

AGENDA  
CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT CITY COUNCIL  
and  
PLANNING AND ZONING COMMISSION MEETING\*  
TUESDAY, NOVEMBER 17, 2015  
GRAPEVINE CITY HALL, SECOND FLOOR  
200 SOUTH MAIN STREET  
GRAPEVINE, TEXAS 76051

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5:30 p.m.	Dinner - City Council Conference Room
6:00 p.m.	Call to Order - City Council Chambers
6:00 p.m.	Executive Session - City Council Conference Room
7:30 p.m.	Joint Public Hearings - City Council Chambers*
7:30 p.m.	Regular Meeting - City Council Chambers

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CALL TO ORDER: 6:00 p.m. - City Council Chambers

EXECUTIVE SESSION:

1. City Council to recess to the City Council Conference Room to conduct a closed session relative to:
  - A. Consultation with the City Attorney regarding Tree Preservation Ordinance and violations (Bass Pro Drive) pursuant to Section 551.071, Texas Government Code.
  - B. Real property relative to deliberation or the exchange, lease, sale or value of City owned properties (portion of 185 acres owned by City) pursuant to Section 551.072, Texas Government Code.
  - C. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

City Council to reconvene in open session in the City Council Chambers and take any necessary action relative to items discussed in Executive Session.

REGULAR MEETING: 7:30 p.m. – City Council Chambers

INVOCATION AND PLEDGE OF ALLEGIANCE: Commissioner Beth Tiggelaar

## JOINT PUBLIC HEARINGS

2. Zoning Change **Z15-07** (Wall Street Township Homes) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Hat Creek Development to rezone approximately 0.925 acres from “HC” Highway Commercial District to “R-5.0” Zero-Lot-Line District for the development of seven single family lots. The property is located at 604 East Northwest Highway and 701 East Wall Street.
3. Zoning Change **Z15-08** (Mercedes Distribution Center) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Seefried Properties to rezone 25.731 acres from “R-20” Single Family District and 13.179 acres from “PID” Planned Industrial Development District to “LI” Light Industrial District. The property is located at 4301 Lakeside Parkway.
4. Zoning Change **Z15-09**, Planned Development Overlay **PD15-05**, and Historic Landmark Subdistrict **HL15-07** (First Baptist Church Grapevine) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Neel-Schaffer Inc. to rezone approximately 1.45 acres from “CBD” Central Business District to “R-7.5” Single Family District. The applicant is also requesting a planned development overlay to allow, but not be limited to, deviation from the drive lane width, parking, landscape buffer, landscape islands, and height, and is also requesting designation as a historic landmark sub-district. The property is located at 301 East Texas Street.

## END OF JOINT PUBLIC HEARINGS

Planning and Zoning Commission to recess to Planning and Zoning Commission Conference Room, Second Floor to consider published agenda items.

City Council to remain in session in the Council Chambers to consider published business.

## CITIZEN COMMENTS

5. Any person who is not scheduled on the agenda may address the City Council under Citizen Comments by completing a Citizen Appearance Request form with the City Secretary. In accordance with the Texas Open Meetings Act, the City Council is restricted in discussing or taking action during Citizen Comments.

## PRESENTATIONS

6. Public Works Director to present winter averaging method of utility bills and possible water conservation.

## NEW BUSINESS

7. Consider a **resolution** nominating American Airlines, Inc. to the Office of the Governor, Economic Development and Tourism, as a Texas Enterprise Project and take any necessary action.
8. Consider a Change Order for construction of The REC of Grapevine with Adolfson and Peterson Construction, consider an **ordinance** appropriating funds for the change order to the FY 2015 – 2016 Capital Project General Facilities Fund and take any necessary action.
9. Consider an agreement with Architexas for professional architectural services for the planning of the commuter rail station and parking garage and take any necessary action.
10. Consider an agreement with Gateway Planning for planning services and take any necessary action.

## CONSENT AGENDA

Consent items are deemed to need little Council deliberation and will be acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion. Approval of the consent agenda authorizes the City Manager, or his designee, to implement each item in accordance with Staff recommendations.

11. Consider an amendment to the Interlocal Agreement with The Fort Worth Transportation Authority relative to commuter rail service. City Manager recommends approval.
12. Consider a **resolution** authorizing the purchase of WiFi equipment and switches from Netsync Network Solutions through a contract established by the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program. City Manager recommends approval.
13. Consider a one-year extension of Conditional Use Permit **CU14-44** (GRACE), approved December 16, 2014 that granted a permit to amend the previously approved Conditional Use Permit CU04-38 (Ordinance No. 2004-77) to enlarge the existing operation of a non-profit organization. The subject property is located at 837 East Walnut Street and is zoned "R-12.5" Single Family District. Development Services Director recommends approval.
14. Consider award of an annual contract with Viverae for a comprehensive health management program that combines wellness, bio-metric screenings and claims data. Chief Financial Officer recommends approval.

15. Consider a **resolution** expressing intent to finance expenditures to be incurred relative to purchasing and acquisition of vehicles and equipment for the Fire Department. Chief Financial Officer and Fire Chief recommend approval.
16. Consider a **resolution** authorizing the purchase of a fire pumper truck from Siddons-Martin Emergency Group through an Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC) and take any necessary action. Fire Chief recommends approval.
17. Consider a **resolution** authorizing a sole source purchase of chest compression systems, services and training from Physio-Control, Inc. Fire Chief recommends approval.
18. Consider a **resolution** authorizing a sole source purchase for upgrading thermal imagers from Metro Fire Apparatus Specialists, Inc. Fire Chief recommends approval.
19. Consider renewal of an annual contract for emergency notification services with Emergency Communications Network, LLC. Fire Chief recommends approval.
20. Consider renewal of an annual contract for book leasing services with Brodart Company through an Interlocal Agreement with the County of Brazoria, Texas. Library Director recommends approval.
21. Consider a **resolution** authorizing the purchase of mobile radios from Motorola Solutions through an Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC). Police Chief recommends approval.
22. Consider ratifying Staff's approval of Change Order No. 1 and approving Change Order No. 2 and Final to the Water Treatment Plant Lagoon and Miscellaneous Improvement Project. Public Works Director recommends approval.
23. Consider the Tarrant County contract with Pavecon Public Works for the 40<sup>th</sup> Year Community Development Block Grant street reconstruction project. Public Works Director recommends approval.
24. Consider a **resolution** authorizing the First Amendment to the Ground and Tower Lease Agreement with T-Mobile West, LLC for the purpose of installing, operating and maintaining a communications facility on the Dove Water Tower located at 1702 Sagebrush Trail. Public Works Director recommends approval.
25. Consider a **resolution** authorizing the purchase of epoxy flooring services for the Vineyards Campground from Retail Commercial Flooring Services through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard) and an **ordinance** appropriating funds to the in the Capital Project General Facilities Fund. Public Works Director recommends approval.

26. Consider the minutes of the November 3, 2015 Regular City Council meeting and the November 11, 2015 Special City Council meeting. City Secretary recommends approval.

Pursuant to the Texas Open Meetings Act, Texas Government Code, Chapter 551.001 et seq, one or more of the above items may be considered in Executive Session closed to the public. Any decision held on such matter will be taken or conducted in open session following conclusion of the executive session.

#### PLANNING AND ZONING COMMISSION RECOMMENDATIONS

27. Zoning Change **Z15-07** (Wall Street Township Homes) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
28. Zoning Change **Z15-08** (Mercedes Distribution Center) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
29. Zoning Change **Z15-09** (First Baptist Church Grapevine) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
30. Planned Development Overlay **PD15-05** (First Baptist Church Grapevine) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
31. Historic Landmark Subdistrict **HL15-07** (First Baptist Church Grapevine) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.

#### ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on November 13, 2015 by 5:00 p.m.

  
\_\_\_\_\_  
Tara Brooks, City Secretary



If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary's Office at 817.410.3182 at least 24 hours in advance of the meeting. Reasonable accommodations will be made to assist your needs.

AGENDA  
CITY OF GRAPEVINE, TEXAS  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, NOVEMBER 17, 2015  
GRAPEVINE CITY HALL, SECOND FLOOR  
200 SOUTH MAIN STREET  
GRAPEVINE, TEXAS 76051

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7:00 p.m. Briefing Session – Planning and Zoning Commission Conference Room  
7:30 p.m. Joint Public Hearings – City Council Chambers  
7:30 p.m. Regular Session – Planning and Zoning Commission Conference Room

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CALL TO ORDER: 7:00 p.m. - Planning and Zoning Commission Conference Room

BRIEFING SESSION:

1. Conduct a briefing session to discuss all items scheduled on tonight's agenda. No action will be taken. Each item will be considered during the Regular Session which immediately follows the Joint Public Hearings.

JOINT PUBLIC HEARINGS: 7:30 p.m. - City Council Chambers

INVOCATION AND PLEDGE OF ALLEGIANCE: Commissioner Beth Tiggelaar

2. Zoning Change **Z15-07** (Wall Street Township Homes) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Hat Creek Development to rezone approximately 0.925 acres from “HC” Highway Commercial District to “R-5.0” Zero-Lot-Line District for the development of seven single family lots. The property is located at 604 East Northwest Highway and 701 East Wall Street.
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END OF JOINT PUBLIC HEARINGS

Planning and Zoning Commission to recess to Planning and Zoning Commission Conference Room, Second Floor to consider published agenda items.

REGULAR SESSION: 7:30 p.m. (Immediately following Joint Public Hearings) - Planning and Zoning Commission Conference Room

NEW BUSINESS

5. Zoning Change **Z15-07** (Wall Street Township Homes) – Consider the application and make a recommendation to the City Council.
6. Zoning Change **Z15-08** (Mercedes Distribution Center) – Consider the application and make a recommendation to the City Council.
7. Zoning Change **Z15-09** (First Baptist Church Grapevine) – Consider the application and make a recommendation to the City Council.
8. Planned Development Overlay **PD15-05** (First Baptist Church Grapevine) – Consider the application and make a recommendation to the City Council.
9. Historic Landmark Subdistrict **HL15-07** (First Baptist Church Grapevine) – Consider the application and make a recommendation to the City Council.
10. Consider the minutes of the October 20, 2015 Planning and Zoning Commission meeting and take any necessary action.

NOTE: Following the adjournment of the Planning and Zoning Commission meeting, a representative will present the recommendations of the Planning and Zoning Commission to the City Council for consideration in the City Council Chambers.

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on November 13, 2015 by 5:00 p.m.

*Tara Brooks*

Tara Brooks, City Secretary



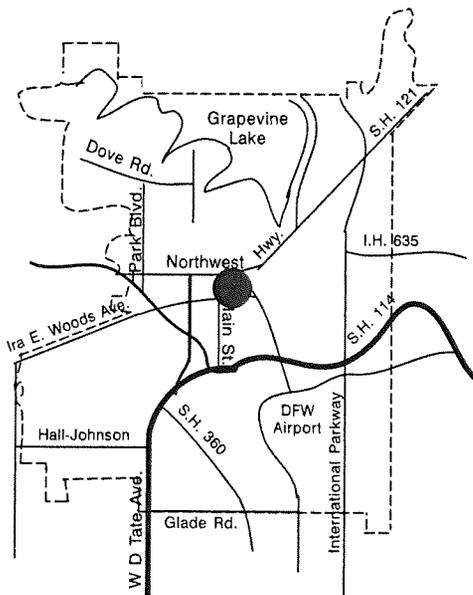
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TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE  
PLANNING AND ZONING COMMISSION

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*  
SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR *SW*

MEETING DATE: NOVEMBER 17, 2015

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF ZONE  
CHANGE APPLICATION Z15-07 WALL STREET TOWNSHIP  
HOMES



APPLICANT: Hat Creek Development

PROPERTY LOCATION AND SIZE:

The subject property is located at 604 East Northwest Highway and 701 East Wall Street and contains 0.925 acres and has approximately 340 feet of frontage along East Wall Street.

REQUESTED ZONE CHANGE AND COMMENTS:

The applicant is requesting a zone change to rezone 0.925 acres from "HC" Highway Commercial District to "R-5.0" Zero Lot Line District for the development of seven, single family detached residential lots.

It is the applicant's intent to develop seven, "R-5.0" Zero Lot Line single family lots on the subject property that meet all the requirement of the ordinance. Average lot size for the proposed seven lots is 5,662 square feet. Density is 7.57 dwelling units per acre; maximum density allowed is eight dwelling units per acre. At the Historic Preservation Commission's October 28, 2015 meeting, the Commission approved a request by the applicant to subdivide the subject property for residential development.

PRESENT ZONING AND USE:

The property is currently zoned "HC" Highway Commercial District and is undeveloped.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and the properties to the north, east, and west were zoned "C-2" Community Business District prior to the 1984 City Rezoning. A portion of the property located immediately to the west of the subject property at the southeast corner of Dooley Street and Northwest Highway was zoned "L-1" Limited Industrial District prior to the 1984 City Rezoning. The property to the south was zoned "R-1" Single Family Residential District prior to the 1984 City Rezoning. At a September 20, 2005 meeting the council approved a historic overlay (HL05-03) on a majority of the subject property (six of the proposed seven lots) and the property immediately adjacent to the north.

SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: "HC" Highway Commercial District—vacant property and the Simmons House
- SOUTH: "R-7.5" Single Family Residential District—College Height Addition, single family residences
- EAST: "HC" Highway Commercial District—office building
- WEST: "HC" Highway Commercial District—various commercial businesses, Brown's Automotive

AIRPORT IMPACT:

The subject tract is located within "Zone A" Zone of Minimal Effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" Map. Few activities will be affected by aircraft sounds in "Zone A" except for sound sensitive activities such as auditoriums, churches, schools, hospitals, and theaters. The applicant's proposal is an appropriate use in this noise zone.

MASTER PLAN APPLICATION:

The Master Plan designates the subject property as a Commercial land use. The applicant's proposal is not in compliance with the Master Plan.

/rs



SEP 10 2015

215-07  
CC ITEM #2, 27  
PZ ITEM #2, 5

# CITY OF GRAPEVINE

## ZONE CHANGE APPLICATION

### PART 1. APPLICANT INFORMATION

Applicant Name: Hot Creek Development - contact Kosse Maykus

Applicant Address: P.O. Box 92747

City/State/Zip: Southlake TX 76092

Phone No.  Fax No.

Email Address: kosse@maykus.com Mobile Phone: 817-329-3111

Applicant's interest in subject property: Property is under contract

~~Leonard Archibald F Survey,  
Abstract 946 Tract 51A &  
51C1~~

### PART 2. PROPERTY INFORMATION

Lot 1, Block 1 Adams Addition - Grapevine

Street Address of subject property: 604 ~~W~~ E. Northwest Highway & 701 E. Wall St.

Legal Description: Lot  Block  Addition

Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)

Size of subject property: acres 0.925 square footage 40,293

Present zoning classification: HC Requested zoning district: R-5.0

Present use of property: Vacant

Proposed use of property: Single Family Residential

The applicant understands the master plan designation and the most restrictive zone that would allow the proposed use is: R-5.0

Minimum/Maximum District size for requested zoning: N/A

### PART 3. PROPERTY OWNER INFORMATION

Property Owner: Classic Real Estate Partners / Bart Adams

Prop Owner Address: 340 W. Northwest Hwy.

City/State/Zip: Grapevine TX 76051

Phone No. 817 481 4527 Fax No. 817 416 8439

SEP 10 2015

215-01

- All Zone Change Requests are assumed to be completed when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.
- All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.
- Any changes to a concept plan approved with a zone change request can only be approved by city council through the public hearing process.
- I have read and understand all the requirements as set forth by the application for zone change request and acknowledge that all requirements of this application have been met at the time of submittal.

CC ITEM #2, 27  
PZ ITEM #2, 5

**PART 4. SIGNATURE TO AUTHORIZE A ZONE CHANGE REQUEST AND PLACE A ZONE CHANGE REQUEST SIGN ON THE SUBJECT PROPERTY**

Kosse MAYKUS  
Print Applicant's Name

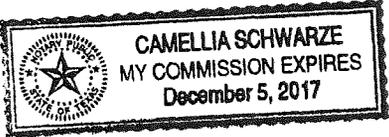
Kosse  
Applicant's Signature

The State of TEXAS

County of TARRANT

Before me (notary) CAMELLIA SCHWARZE on this day personally appeared (applicant) KOSSE MAYKUS known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 3 day of September, A.D. 2015



Camellia Schwarze  
Notary In and For State of TEXAS

Bart Adams  
Print Property Owner's Name

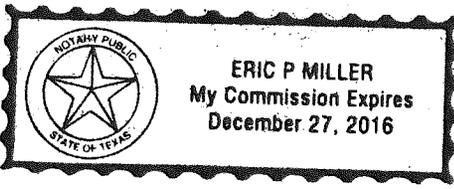
B. Adams  
Property Owner's Signature

The State of Texas

County of Tarrant

Before me (notary) Eric Miller on this day personally appeared (applicant) Bart Adams known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 8<sup>th</sup> day of September, A.D. 2015



Eric Miller  
Notary In and For State of Texas



Z15-01

**ACKNOWLEDGEMENT**

CC ITEM #2, 27  
PZ ITEM #2, 5

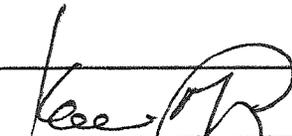
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**All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.**

**Any changes to a concept plan approved with a zone change request can only be approved by city council through the public hearing process.**

**I have read and understand all of the requirements as set forth by the application for zone change request and acknowledge that all requirements of this application have been met at the time of submittal.**

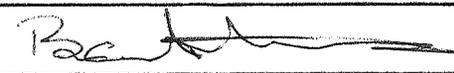
Signature of Applicant



Date

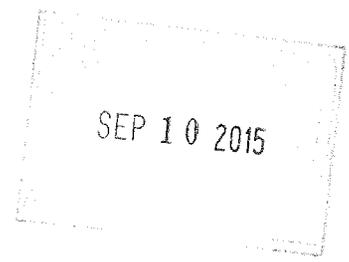
9/3/2015

Signature of Property Owner



Date

9/8/15



## FIELD NOTES

Description for a portion of Lot 1A, Block 1, Adams Addition, to the City of Grapevine, Tarrant County, Texas, according to the plat recorded in Instrument Number D210042447, Real Property Records, Tarrant County, Texas; Together With a tract of land in the A. F. Leonard Survey, Abstract Number 946, City of Grapevine, Tarrant County, Texas, and being described as one (1) tract by metes and bounds as follows:

- Beginning at a 5/8" iron pin found in the north line of East Wall Street for the southeast corner of Lot 1A;
- Thence South 89 degrees 40 minutes 44 seconds West a distance of 254.22 feet along the north line of East Wall Street to a 1/2" iron pin found for a southwest corner of Lot 1A;
- Thence North 45 degrees 15 minutes 11 seconds West a distance of 21.13 feet to a 1/2" iron pin found for a southwest corner of Lot 1A, in the east line of Austin Street;
- Thence North 00 degree 35 minutes 14 seconds West a distance of 92.94 feet along the east line of Austin Street and the west line of Lot 1A;
- Thence North 44 degrees 29 minutes 01 seconds East a distance of 28.55 feet to a 1/2" iron pin found in the south line of East Northwest Highway for a northwest corner of Lot 1A;
- Thence North 89 degrees 39 minutes 40 seconds East at 177.29 feet passing a 1/2" iron pin found for a northeast corner of Lot 1A, in all, a total distance of 269.57 feet to a 1/2" iron pin found for the most easterly northeast corner of Lot 1A;
- Thence North 00 degree 19 minutes 35 seconds West a distance of 11.20 feet along the east line of Lot 2A to a 1/2" iron pin found;
- Thence North 89 degrees 44 minutes 40 seconds East a distance of 86.39 feet to a 1/2" iron pin found;
- Thence SOUTH a distance of 131.86 feet to the north line of East Wall Street;
- Thence South 89 degrees 51 minutes 03 seconds West a distance of 85.64 feet along the north line of East Wall Street to a 1/2" iron pin found;
- Thence North 00 degree 19 minutes 35 seconds West a distance of 12.52 feet to the Point of Beginning, said described tract containing 0.925 of an acre of land.

Date: 09/03/15

Bearings based on the Texas State Plane Coordinate System, North Central Zone and were obtained by GPS observations using the Texas Real Time Kinetic Network.

A drawing should accompany this description.

c:\carlson\projects\45379\45379 concept plan field notes.docx

SEP 8 2015



AREA SURVEYING, INC.

Surveying / Mapping

Web: areasurveying.com

Voice: 817.294.4490 / Fax: 817.764.2328

Mail: 6080 S. Hulen St., Suite 360, #226 / Fort Worth, TX 76132



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE OF GRAPEVINE, TEXAS, GRANTING ZONING CHANGE Z15-07 ON A TRACT OF LAND OUT OF THE A.F. LEONARD SURVEY, ABSTRACT 946, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "HC" HIGHWAY COMMERCIAL DISTRICT TO "R-5.0" ZERO LOT LINE DISTRICT REGULATIONS; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, applications were made to amend the Official Zoning Map, City of Grapevine, Texas by making applications for same with the Planning and Zoning Commission of the City of Grapevine, Texas as required by State statutes and the zoning ordinances of the City of Grapevine, Texas and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Grapevine, Texas after all legal notices, requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the City of Grapevine, Texas at a public hearing called by the City Council did consider the following factors in making a determination as to whether these requested changes should be granted or denied; safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the site; safety from fire hazards and measures for fire control, protection of adjacent property from flood or water damages, noise producing elements and glare of the vehicular and stationary lights and effect of such lights on established character of the neighborhood, location, lighting and types of signs and relation of signs to traffic control and adjacent property, street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood, adequacy of parking as determined by requirements of this ordinance for off-street parking facilities,

location of ingress and egress points for parking and off-street locating spaces, and protection of public health by surfacing on all parking areas to control dust, effect on the promotion of health and the general welfare, effect on light and air, the effect on the transportation, water sewerage, schools, parks and other facilities; and

WHEREAS, the City Council of the City of Grapevine, Texas at a public hearing called by the City Council of the City of Grapevine, Texas did consider the following factors in making a determination as to whether this requested change should be granted or denied; effect on the congestion of the streets, the fire hazards, panics and other dangers possibly present in the securing of safety from same, the effect on the promotion of health and the general welfare, the effect on adequate light and air, the effect on the overcrowding of the land, the effect on the concentration of population, the effect on the transportation, water, sewerage, schools, parks and other public facilities; and

WHEREAS, the City Council further considered among other things the character of the district and its peculiar suitability for particular uses and with the view to conserve the value of buildings, encourage the most appropriate use of land throughout this city; and

WHEREAS, the City Council of the City of Grapevine, Texas does find that there is a public necessity for the zoning change, that the public demands it, that the public interest clearly requires the amendment, that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time their original investment was made; and does find that the change in zoning lessens the congestion in the streets, helps secure safety from fire, panic and other dangers; promotes health and the general welfare; provides adequate light and air; prevents the overcrowding of land; avoids undue concentration of population; facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, the City Council of the City of Grapevine, Texas has determined that there is a necessity and need for this change in zoning and has also found and determined that there has been a change in the conditions of the property surrounding and in close proximity to the property requested for a change since this property was originally classified; and, therefore, feels that a change in zoning classification for the particular piece of property is needed, is called for, and is in the best interest of the public at large, the citizens of the City of Grapevine, Texas and helps promote the general health, safety, and welfare of this community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That the City of Grapevine Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, be, and the same is hereby amended and changed by Zoning Application Z15-07 to rezone the following described property to-wit: being a 0.925 acre tract of land out of the A.F. Leonard Survey, Abstract

946, Tarrant County, Texas (604 East Northwest Highway and 701 East Wall Street), more fully and completely described in Exhibit "A", attached hereto and made a part hereof, which was previously zoned "HC" Highway Commercial District is hereby changed to "R-5.0" Zero Lot Line District Regulations, all in accordance with Comprehensive Zoning Ordinance No. 82-73, as amended.

Section 2. That the City Manager is hereby directed to correct the official zoning map of the City of Grapevine, Texas to reflect the herein change in zoning.

Section 3. That in all other respects, the use of the tract or tracts of land herein above described shall be subject to all the applicable regulations contained in said City of Grapevine zoning ordinances and all other applicable and pertinent ordinances of the City of Grapevine, Texas.

Section 4. That the zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the community. They have been designed with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future, to lessen congestion in the streets; to secure safety from fire, panic, flood and other dangers; provide adequate light and air; to prevent overcrowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements, and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things, of the character of the district, and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

Section 5. That this ordinance shall be cumulative of all other ordinances of the City of Grapevine, Texas affecting zoning and shall not repeal any of the provisions of said ordinances except in those instances where provisions of those ordinances are in direct conflict with the provisions of this ordinance.

Section 6. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the tract or tracts of land described herein shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of the tract or tracts of land described herein.

Section 7. That any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed two thousand dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 8. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an

emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of November, 2015.

APPROVED:

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ATTEST:

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APPROVED AS TO FORM:

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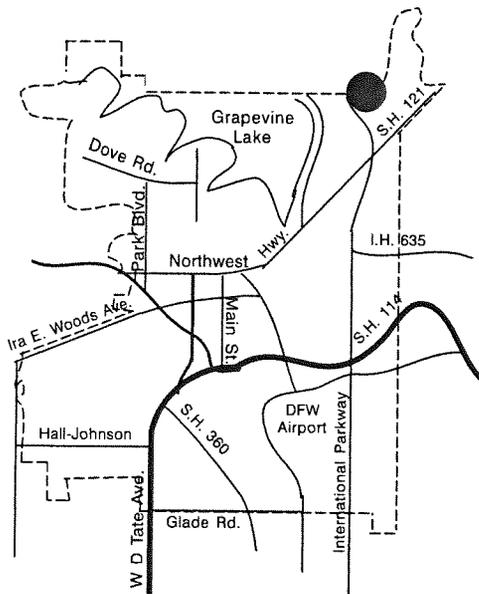


TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE  
PLANNING AND ZONING COMMISSION

FROM: BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>  
SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR 

MEETING DATE: NOVEMBER 17, 2015

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF ZONE  
CHANGE APPLICATION Z15-08, MERCEDES DISTRIBUTION  
CENTER



APPLICANT: Seefried Properties

PROPERTY LOCATION AND SIZE:

The subject property is located at 4301 Lakeside Parkway and is proposed to be platted as Lots 1-3, Block 1, Mercedes Benz Addition. The site contains approximately 39 acres and has 1,026 feet of frontage along Lakeside Parkway and 520 feet of frontage along Enterprise Road.

REQUESTED ZONE CHANGE AND COMMENTS:

The applicant is requesting a zone change to rezone 25.73 acres from "R-20" Single Family District and 13.18 acres from "PID" Planned Industrial Development District to "LI" Light Industrial District for a warehouse and training center development and a future industrial use.

It is the applicant's intent to rezone and develop the proposed Lot 1 (31.21 acres) as a Mercedes Benz distribution center and a learning/development/training center. Lot 2 will be retained by the city of Grapevine and marketed for future development.

The entire site comprises 50.58 acres; however, approximately 11 acres of the development shown on the concept plan are within the Town of Flower Mound. An Interlocal Agreement between the City of Grapevine and the Town of Flower Mound is under development and will detail the various responsibilities and duties relative to utility

service, emergency response, zoning and site planning, and inspection services.

PRESENT ZONING AND USE:

The property is currently zoned "R-20" Single Family District and "PID" Planned Industrial Development District and is undeveloped.

HISTORY OF TRACT AND SURROUNDING AREA:

That portion of the subject property and the surrounding properties to the west and south that were originally in the city of Grapevine were zoned "L-1" Limited Industrial District and "I-1" Light Industrial District prior to the 1984 City Rezoning. In 1994 that portion that is currently zoned R-20 was annexed into the city and given the interim zoning of "R-20" Single Family District.

SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: "BP" Business Park District and the Town of Flower Mound—vacant property
- SOUTH: "CC" Community Commercial District—vacant property
- EAST: "R-20" Single Family District, "GU" Governmental Use District—vacant property
- WEST: "PID" Planned Industrial Development District, "R-MF-1" Multi-Family District, and City of Flower Mound—vacant property and Riverwalk apartments

AIRPORT IMPACT:

The subject tract is located within "Zone A" Zone of Minimal Effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" Map. Few activities will be affected by aircraft sounds in "Zone A" except for sound sensitive activities such as auditoriums, churches, schools, hospitals, and theaters. The applicant's proposal is an appropriate use in this noise zone.

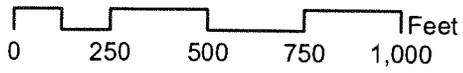
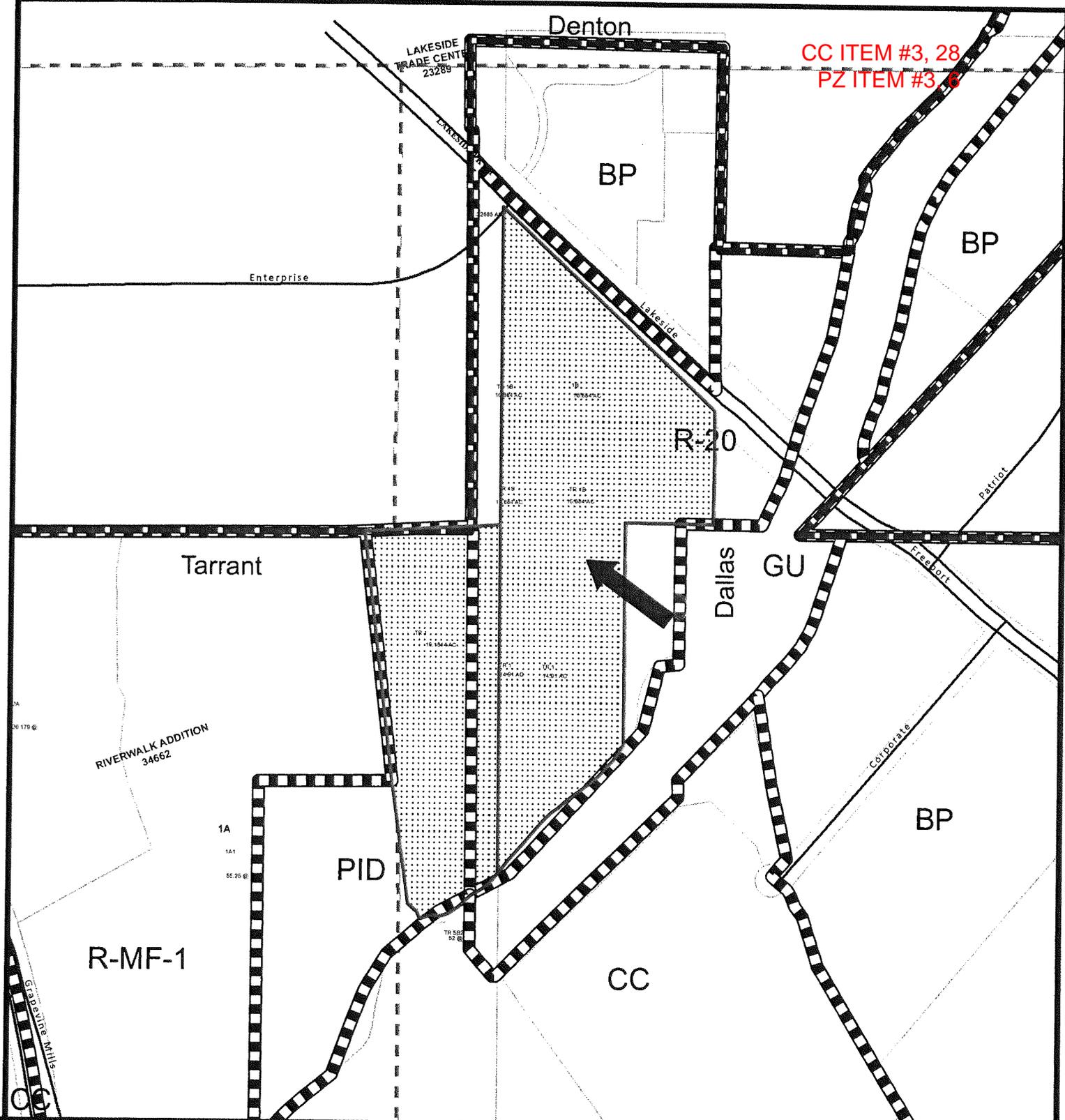
MASTER PLAN APPLICATION:

The Master Plan designates the subject property as an Industrial land use. The applicant's proposal is in compliance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

Lakeside Parkway and Enterprise Road are not designated on the Thoroughfare Plan.

CC ITEM #3, 28  
PZ ITEM #3, 6



# Z15-08 Mercedes Distribution Center

Date Prepared: 11/4/2015

This data has been compiled by the City of Grapevine IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



Z1508  
CC ITEM #3, 28  
PZ ITEM #3, 6

# CITY OF GRAPEVINE

## ZONE CHANGE APPLICATION

### PART 1. APPLICANT INFORMATION

Applicant Name: Seefried Properties - Doug Otte

Applicant Address: 3030 LBJ Freeway, Suite 1650

City/State/Zip: Dallas, TX 75234

Phone No. 214-393-6068 Fax No. \_\_\_\_\_

Email Address douglasotte@seefriedproperties.com Mobile Phone 972-877-0236

Applicant's interest in subject property Developer

### PART 2. PROPERTY INFORMATION

Street Address of subject property 4301 Lakeside Pkwy

Legal Description: Lot 1-2 Block 1 Addition Mercedes Benz Addition

Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)

Size of subject property: acres 50.579 square footage 2,203,221 SF

Present zoning classification R-20 Single Family District Requested zoning district LI Light Industrial District

Present use of property Vacant - Currently zoned R-20 and PID

Proposed use of property Mercedes Benz Training & Development Center and Parts Distribution Warehouse

The applicant understands the master plan designation and the most restrictive zone that would allow the proposed use is LI

Minimum/Maximum District size for requested zoning 20,000 SF

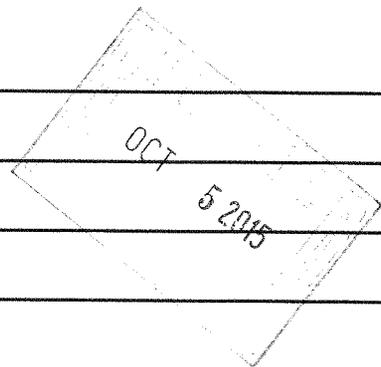
### PART 3. PROPERTY OWNER INFORMATION

Property Owner City of Grapevine - Bruno Rumbelow

Prop Owner Address 200 S. Main Street

City/State/Zip Grapevine, TX 76051

Phone No. 817-410-3000 Fax No. \_\_\_\_\_



CC ITEM #3, 28  
CZ ITEM #8, 6

- All Zone Change Requests are assumed to be completed when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.
- All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.
- Any changes to a concept plan approved with a zone change request can only be approved by city council through the public hearing process.
- I have read and understand all the requirements as set forth by the application for zone change request and acknowledge that all requirements of this application have been met at the time of submittal.

**PART 4. SIGNATURE TO AUTHORIZE A ZONE CHANGE REQUEST AND PLACE A ZONE CHANGE REQUEST SIGN ON THE SUBJECT PROPERTY**

Douglas Otte  
Print Applicant's Name

*Douglas Otte*  
Applicant's Signature

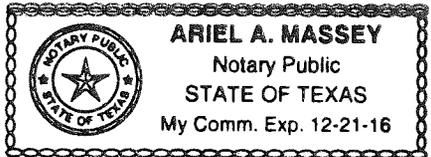
The State of Texas

County of DALLAS

Before me (notary) *Ariel Massey* on this day personally appeared (applicant) Douglas Otte

known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 2<sup>nd</sup> day of October, A.D. 2015



*Ariel A. Massey*  
Notary In and For State of Texas

Bruno Rumbelow  
Print Property Owner's Name

*Bruno Rumbelow*  
Property Owner's Signature

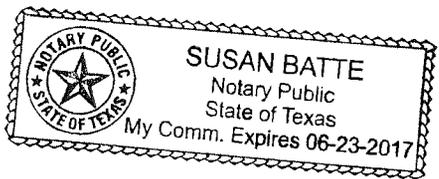
The State of Texas

County of Tarrant

Before me (notary) *Susan Batte* on this day personally appeared (applicant) Bruno Rumbelow

known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 5<sup>th</sup> day of October, A.D. 2015



*Susan Batte*  
Notary In and For State of Texas



**ACKNOWLEDGEMENT**

215-08  
CC ITEM #3, 28  
PZ ITEM #3, 6

**All Zone Change Request are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.**

**All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.**

**Any changes to a concept plan approved with a zone change request can only be approved by city council through the public hearing process.**

**I have read and understand all of the requirements as set forth by the application for zone change request and acknowledge that all requirements of this application have been met at the time of submittal.**

Signature of Applicant | \_\_\_\_\_

*Justin Roth*

Date | \_\_\_\_\_

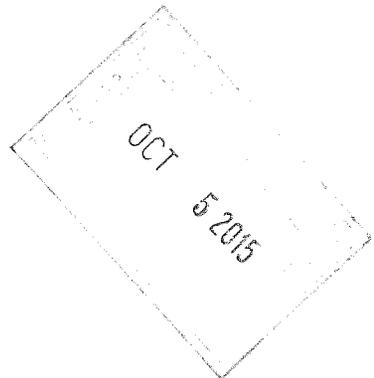
10-2-15

Signature of Property Owner | \_\_\_\_\_

*TJR*

Date | \_\_\_\_\_

10/5/15



PROPERTY DESCRIPTION  
EXISTING R-20 ZONINGSTATE OF TEXAS:  
COUNTY OF DALLAS:

BEING a 25.731 acre tract of land situated in the J.C. Moffett Survey, Abstract No. 1797 and the J.M. Baker Survey, Abstract No. 1691, City of Grapevine, Dallas County, Texas, being a portion of Tract II as described in deed to the City of Grapevine, Texas as recorded in 201300389642, Deed Records, Dallas County, Texas and D213324572, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar capped Goodwin & Marshall set (hereafter referred to as 1/2" rebar capped set) at the intersection of the southwesterly line of Lakeside Parkway (120' R.O.W. per Volume 4622, Page 648, Deed Records, Denton County, Texas), with the southerly line of Enterprise Road (R.O.W. per Volume 5006, Page 1660, Deed Records, Denton County, Texas), being the most northerly corner of said City of Grapevine Tract II;

THENCE S 47°47'25" E, along the southwesterly line of said Lakeside Parkway and the northeasterly line of said City of Grapevine Tract II, a distance of 1026.21 feet to a 1/2" rebar capped set an angle point in the southwesterly line of said Lakeside Parkway, being the most northerly corner of a 45 foot wide right of way dedication to the Town of Flower Mound, recorded in Volume 2002034, Page 9593, Deed Records, Dallas County, Texas, and the most easterly northeast corner of said City of Grapevine Tract II, from which a 5/8" rebar capped Jacobs found bears S 40°24' W, 1.8 feet;

THENCE S 00°07'16" E, at a called distance of 60.82 feet departing the southwesterly line of said Lakeside Parkway, continuing along the east line of City of Grapevine Tract II and the west line of TRACT II as described in deed to Mary Morse and Kevin Routh, Co-Trustees, or successors in trust under the Duncan Family Trust, recorded in Volume 4327, Page 1086, Deed Records, Denton County, Texas, continuing a total distance of 451.12 feet to a 1/2" rebar capped set at the most easterly southeast corner of said Grapevine Tract II, from which a 1/2" rebar found at the northeast corner of a tract of land as described in deed to Robert S. Beall, recorded in Volume 96103, Page 2465, Deed Records, Dallas County, Texas bears N 00°07'16" W, 5119.88 feet (Beall Deed 5120.30 feet), a 1/2" rebar found bears S 00°07'16" E, 6.54 feet, and a steel stake found bears S 06°14' W, 3.2 feet;

THENCE S 89°45'25" W, departing the west line of said Duncan Family Trust TRACT II, along a reentrant line of said City of Grapevine Tract II, at a distance of 214.99 feet (Beall deed 215.0 feet) passing a 1/2" rebar capped West 682 found, continuing a total distance of 355.89 feet (Beall deed 355.88 feet) to a 1/2" rebar capped set at the location of a 1/2" rebar found previously (January 2008 & August 1996) at a reentrant corner of said City of Grapevine Tract II and the northwest corner of TRACT IV as described in deed to said Duncan Family Trust, recorded in Volume 4327, Page 1086, Deed Records, Denton, County, Texas, from which a 1/2" rebar found bears S 47°42' W, 1.26 feet;

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PZ ITEM #3, 6

THENCE S 00°31'43" E, along an east line of said City of Grapevine Tract II and the west line of said Duncan Family Trust TRACT IV, at a distance of 601.07 feet passing a 1/2" rebar capped set for reference, continuing a total distance of 794.24 feet to the center of Denton Creek;

THENCE departing the west line of said Duncan Family Trust TRACT IV, along the center of said Denton Creek, as follows:

S 36°39'56" W, a distance of 192.22 feet;

S 53°36'11" W, a distance of 197.20 feet;

S 44°21'11" W, a distance of 226.30 feet;

S 35°05'56" W, a distance of 43.47 feet;

THENCE N 00°05'44" E, departing the center of said Denton Creek, traversing across said City of Grapevine Tract II, a distance of 2390.91 feet to a point in the south line of aforementioned Enterprise Road and a northerly line of said City of Grapevine Tract II, being the most westerly northwest corner of the herein described tract of land;

THENCE along the southerly line of said Enterprise Road and the northerly line of said City of Grapevine Tract II, as follows:

N 42°12'35" E, a distance of 2.03 feet to a 1/2" rebar capped set;

N 72°12'35" E, a distance of 40.82 feet (R.O.W. deed 40.82 feet) to the POINT OF BEGINNING and containing 25.731 acres of land.

NOTE: Bearings are referenced to Texas State Plane Coordinate System, North Central Zone, NAD83 as derived from Western Data Systems RTK Cooperative Network.

Z15-08

CC ITEM #3, 28  
PZ ITEM #3, 6

PROPERTY DESCRIPTION  
EXISTING PID ZONING

STATE OF TEXAS:  
COUNTY OF TARRANT:

BEING a 13.179 acre tract of land situated in the J.M. Baker Survey, Abstract No. 167, City of Grapevine, Tarrant County, Texas, being a portion of Tract II as described in deed to the City of Grapevine, Texas as recorded in 201300389642, Deed Records, Dallas County, Texas and D213324572, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" rebar capped Goodwin & Marshall set (hereafter referred to as 1/2" rebar capped set) at the intersection of the southwesterly line of Lakeside Parkway (120' R.O.W. per Volume 4622, Page 648, Deed Records, Denton County, Texas), with the southerly line of Enterprise Road (R.O.W. per Volume 5006, Page 1660, Deed Records, Denton County, Texas), being the most northerly corner of said City of Grapevine Tract II;

THENCE along the southerly line of said Enterprise Road and the northerly line of said City of Grapevine Tract II, as follows:

S 72°12'35" W, a distance of 40.82 feet (R.O.W. deed 40.82 feet) to a 1/2" rebar capped set;

S 42°12'35" W, a distance of 2.03 feet to a point;

THENCE S 00°05'44" W, departing the southerly line of said Enterprise Road, traversing across said City of Grapevine Tract II, a distance of 1142.32 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE S 00°05'44" W, traversing across said City of Grapevine Tract II, a distance of 1248.59 feet to the center of Denton Creek;

THENCE along the center of said Denton Creek, as follows:

S 35°05'56" W, a distance of 96.53 feet;

S 59°37'11" W, a distance of 81.20 feet;

S 70°18'41" W, a distance of 151.56 feet;

THENCE departing the center of said Denton Creek, along the west line of said City of Grapevine Tract II, the east line of a called 10.564 acre tract of land as described in deed from Robert S. Beall to Wallcon Equities, Ltd., recorded in Volume 16350, Page 309, Deed Records, Tarrant County, Texas and the east line of the amended plat of Lots 1A and 2A, Block 1A, Riverwalk Addition, an addition to the City of Grapevine, Tarrant County, Texas as recorded in

OCT 5 2015

Cabinet A, Slide 11699, Plat Records, Tarrant County, Texas, as follows:

N 26°33'55" W, a distance of 31.75 feet to a 5/8" rebar capped Jacobs found;

N 53°46'16" W, a distance of 56.18 feet (Wallcon 10.564 acre deed & plat 56.18 feet) to a 5/8" rebar capped Jacobs found;

N 11°30'12" W, a distance of 291.14 feet (Wallcon 10.564 acre deed & plat 291.14 feet to a 1/2" rebar capped set at the northeast corner of said Wallcon Equities, Ltd. called 10.564 acre tract, said point lying in the west line of a tract of land as described in deed to Robert S. Beall, recorded in Volume 96103, Page 2465, Deed Records, Dallas County, Texas, from which a fence corner post found at the northwest corner of said Wallcon Equities, Ltd. called 10.564 acre tract bears S 87°11'59" W, 494.83 feet (Wallcon 10.564 acre deed 494.89 feet, Beall deed 494.91 feet);

THENCE N 02°56'22" W, departing the east line of said Riverwalk Addition, along the west line of said City of Grapevine Tract II, at a distance of 0.7 feet passing a 1-1/2" steel pipe found, continuing a total distance of 648.44 feet (Wallcon 10.564 acre deed 648.44 feet, Beall deed 647.95 feet) to a 1/2" rebar with a damaged plastic cap found at a reentrant corner of said City of Grapevine Tract II;

THENCE N 89°28'53" W, along a reentrant line of said City of Grapevine Tract II, a distance of 46.72 feet to a 5/8" rebar capped Jacobs found on the west side of a 4" fence post found in the east line of said Riverwalk Addition;

THENCE N 07°02'06" W, along the west line of said City of Grapevine Tract II and the east line of said Riverwalk Addition, a distance of 424.82 feet to 1/2" rebar capped Half Assoc found at an angle point in the west line of said City of Grapevine Tract II, the northeast corner of said Riverwalk Addition, and the southeast corner of Lot 2B, Block A of Lakeside Trade Center, an addition to the Town of Flower Mound, Texas as recorded in Cabinet U, Page 554, Plat Records, Denton County, Texas;

THENCE N 89°39'03"E, traversing across said City of Grapevine Tract II, a distance of 519.92 feet to the POINT OF BEGINNING and containing 13.179 acres of land.

NOTE: Bearings are referenced to Texas State Plane Coordinate System, North Central Zone, NAD83 as derived from Western Data Systems RTK Cooperative Network.

ORDINANCE NO. \_\_\_\_\_

215-08

AN ORDINANCE AMENDING ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE OF GRAPEVINE, TEXAS, GRANTING ZONING CHANGE Z15-08 ON A TRACT OF LAND OUT OF THE J.C. MOFFETT SURVEY, ABSTRACT 1797 AND THE J.M. BAKER SURVEY, ABSTRACT 1691, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "R-20" SINGLE FAMILY DISTRICT REGULATIONS AND "PID" PLANNED INDUSTRIAL DEVELOPMENT DISTRICT TO "LI" LIGHT INDUSTRIAL DISTRICT; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, applications were made to amend the Official Zoning Map, City of Grapevine, Texas by making applications for same with the Planning and Zoning Commission of the City of Grapevine, Texas as required by State statutes and the zoning ordinances of the City of Grapevine, Texas and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Grapevine, Texas after all legal notices, requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the City of Grapevine, Texas at a public hearing called by the City Council did consider the following factors in making a determination as to whether these requested changes should be granted or denied; safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the site; safety from fire hazards and measures for fire control, protection of adjacent property from flood or water damages, noise producing elements and glare of the vehicular and stationary lights and effect of such lights on established character of the neighborhood, location, lighting and types of signs and relation of signs to traffic control and adjacent property, street size and adequacy of width for traffic reasonably expected to be generated

by the proposed use around the site and in the immediate neighborhood, adequacy of parking as determined by requirements of this ordinance for off-street parking facilities, location of ingress and egress points for parking and off-street locating spaces, and protection of public health by surfacing on all parking areas to control dust, effect on the promotion of health and the general welfare, effect on light and air, the effect on the transportation, water sewerage, schools, parks and other facilities; and

WHEREAS, the City Council of the City of Grapevine, Texas at a public hearing called by the City Council of the City of Grapevine, Texas did consider the following factors in making a determination as to whether this requested change should be granted or denied; effect on the congestion of the streets, the fire hazards, panics and other dangers possibly present in the securing of safety from same, the effect on the promotion of health and the general welfare, the effect on adequate light and air, the effect on the overcrowding of the land, the effect on the concentration of population, the effect on the transportation, water, sewerage, schools, parks and other public facilities; and

WHEREAS, the City Council further considered among other things the character of the district and its peculiar suitability for particular uses and with the view to conserve the value of buildings, encourage the most appropriate use of land throughout this city; and

WHEREAS, the City Council of the City of Grapevine, Texas does find that there is a public necessity for the zoning change, that the public demands it, that the public interest clearly requires the amendment, that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time their original investment was made; and does find that the change in zoning lessens the congestion in the streets, helps secure safety from fire, panic and other dangers; promotes health and the general welfare; provides adequate light and air; prevents the overcrowding of land; avoids undue concentration of population; facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, the City Council of the City of Grapevine, Texas has determined that there is a necessity and need for this change in zoning and has also found and determined that there has been a change in the conditions of the property surrounding and in close proximity to the property requested for a change since this property was originally classified; and, therefore, feels that a change in zoning classification for the particular piece of property is needed, is called for, and is in the best interest of the public at large, the citizens of the City of Grapevine, Texas and helps promote the general health, safety, and welfare of this community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That the City of Grapevine Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, be, and the same is hereby

amended and changed by Zoning Application Z15-08 to rezone the following described property to-wit: being a 25.731 acre tract of land out of the J.C. Moffett Survey, Abstract 1797, and the J.M. Baker Survey, Abstract 167, Tarrant County, Texas (4301 Lakeside Parkway) which was previously zoned "R-20" Single Family District Regulations and a 13.179 acre tract of land out of the J.M. Baker Survey, Abstract 167, Tarrant County, Texas which was previously zoned "PID" Planned Industrial Development District, more fully and completely described in Exhibit "A", attached hereto and made a part hereof, is hereby changed to "LI" Light Industrial District, all in accordance with Comprehensive Zoning Ordinance No. 82-73, as amended.

Section 2. That the City Manager is hereby directed to correct the official zoning map of the City of Grapevine, Texas to reflect the herein change in zoning.

Section 3. That in all other respects, the use of the tract or tracts of land herein above described shall be subject to all the applicable regulations contained in said City of Grapevine zoning ordinances and all other applicable and pertinent ordinances of the City of Grapevine, Texas.

Section 4. That the zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the community. They have been designed with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future, to lessen congestion in the streets; to secure safety from fire, panic, flood and other dangers; provide adequate light and air; to prevent overcrowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements, and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things, of the character of the district, and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

Section 5. That this ordinance shall be cumulative of all other ordinances of the City of Grapevine, Texas affecting zoning and shall not repeal any of the provisions of said ordinances except in those instances where provisions of those ordinances are in direct conflict with the provisions of this ordinance.

Section 6. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the tract or tracts of land described herein shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of the tract or tracts of land described herein.

Section 7. That any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed two thousand dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 8. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of November, 2015.

APPROVED:

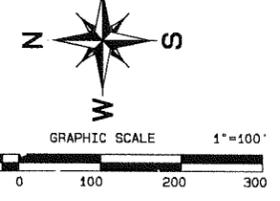
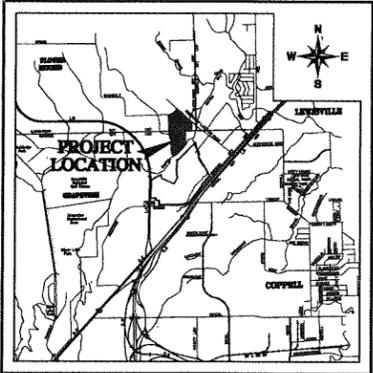
---

ATTEST:

---

APPROVED AS TO FORM:

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**SITE DATA**

Current Zoning -	"R-20" Residential, "PID" Planned Industrial District "CI" Campus Industrial (Flower Mound)
Proposed Zoning -	"LI" Light Industrial & "CI" Campus Industrial (Flower Mound)
Current Land Use -	Vacant
Land Use Designation -	"K" Industrial Commercial
Total Acreage -	50.579 Acres
Lot 1	Tract Size 31.211 Acres % Open Space 35% Building S.F. 548,710 S.F. Parking Spaces 423 Spaces
Lot 2	Tract Size 19.368 Acres % Open Space 80% Building S.F. 45,000 S.F. Parking Spaces 170 Spaces

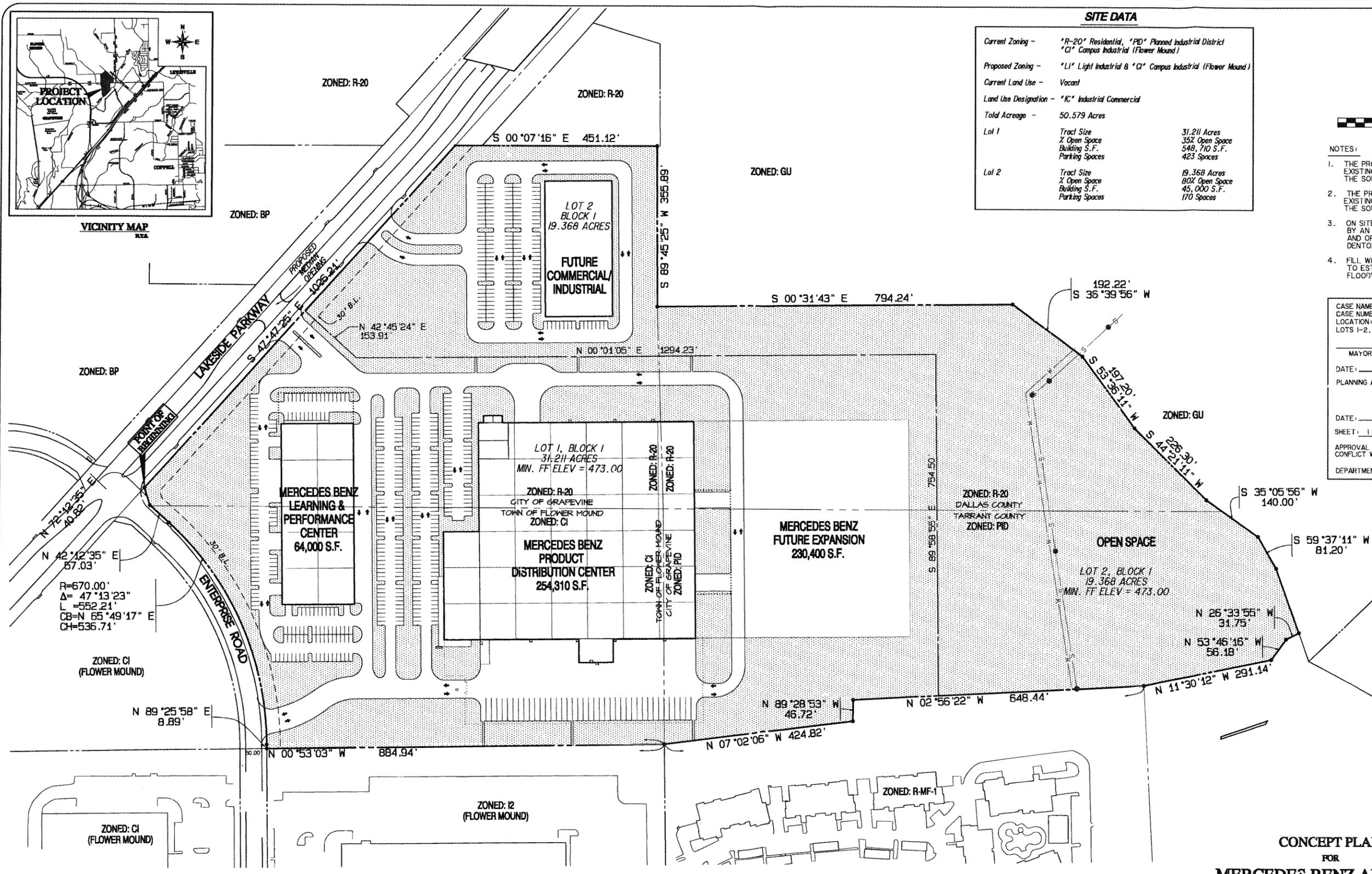
- NOTES:
1. THE PROPERTY WILL BE SERVED BY THE EXISTING WATER LINE THAT TRAVERSES THE SOUTHERN PORTION OF THE PROPERTY.
  2. THE PROPERTY WILL BE SERVED BY THE EXISTING SANITARY SEWER LINE THAT TRAVERSES THE SOUTHERN PORTION OF THE PROPERTY.
  3. ON SITE DRAINAGE WILL BE CONVEYED BY AN UNDERGROUND DRAINAGE SYSTEM AND OPEN DRAINAGE CHANNELS TO DENTON CREEK.
  4. FILL WILL BE ADDED ON THE PROPERTY TO ESTABLISH NEW FLOODPLAIN AND FLOODWAY LIMITS.

CASE NAME: MERCEDES BENZ ADDITION  
 CASE NUMBER: Z15-08  
 LOCATION: LAKESIDE PKWY & ENTERPRISE ROAD  
 LOTS 1-2, BLOCK 1, MERCEDES BENZ ADDITION

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 PLANNING AND ZONING COMMISSION

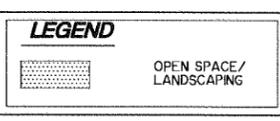
CHAIRMAN \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SHEET: 1 OF 1

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.  
 DEPARTMENT OF DEVELOPMENT SERVICES



PREPARED BY:  
**GOODWIN MARSHALL &**  
 CIVIL ENGINEERS - PLANNERS - SURVEYORS  
 2405 Mustang Drive, Grapevine, Texas 76051  
 Metro (817) 329-4373  
 CONTACT: MATT BAACKS

DEVELOPER:  
**SEEFRIED**  
 INDUSTRIAL PROPERTIES  
 3030 LBJ Freeway, Suite 1650  
 Dallas, TX 75234  
 214-393-6063  
 CONTACT: DOUG OTTE



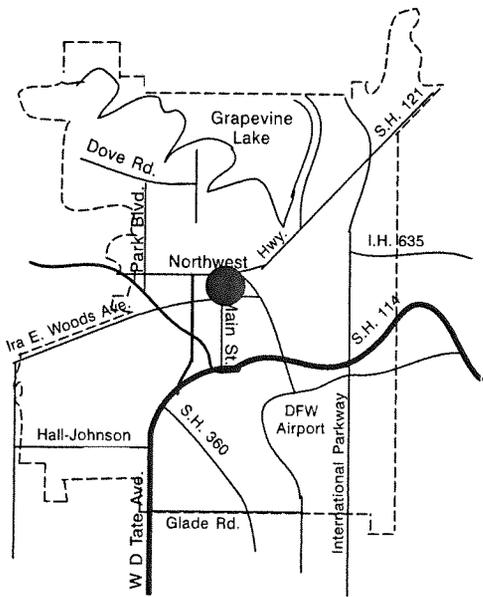
**CONCEPT PLAN**  
 FOR  
**MERCEDES BENZ ADDITION**  
 2 COMMERCIAL LOTS  
 50.579 ACRES  
 SITUATED IN THE  
 J.C. MOFFETT SURVEY, ABSTRACT NO. 886 & 1797  
 J.M. BAKER SURVEY, ABSTRACT NO. 167 & 1691  
 CITY OF GRAPEVINE AND FLOWER MOUND, TARRANT AND DALLAS COUNTY, TEXAS  
 EXISTING ZONING: R-20 & PID (GRAPEVINE), CI (FLOWER MOUND)  
 PROPOSED ZONING: LI (GRAPEVINE), CI (FLOWER MOUND)  
 NOVEMBER, 2015  
 CASE # Z15-08

TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE  
PLANNING AND ZONING COMMISSION

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*  
SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR *[Signature]*

MEETING DATE: NOVEMBER 17, 2015

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF ZONE  
CHANGE APPLICATION Z15-09, PLANNED DEVELOPMENT  
OVERLAY PD15-05 AND HISTORIC OVERLAY HL15-07 FIRST  
BAPTIST CHURCH OF GRAPEVINE



APPLICANT: First Baptist Church of Grapevine

PROPERTY LOCATION AND SIZE:

The subject property is addressed at 301 East Texas Street and is proposed to be platted as Lot 1, Block 1, First Baptist Church Addition. The property contains 7.04 acres and has approximately 837 feet of frontage along East Wall Street, 358 feet of frontage along Jenkins Street, and 864 feet of frontage along East Wall Street.

REQUESTED ZONE CHANGE, PLANNED DEVELOPMENT OVERLAY, HISTORIC OVERLAY AND COMMENTS:

The applicant is requesting a zone change to rezone 1.45 acres from "CBD" Central Business District to "R-7.5" Single Family District for the redevelopment of the church property. The applicant is also requesting a planned development overlay to allow but not be limited to deviation from drive lane width, parking, landscaped buffering and islands, and building height. In addition the applicant is requesting historic landmark sub-district designation.

The applicant intends to demolish the former Burrus grocery store, which was later converted to use by the First Baptist Church and primarily used for their youth ministry. This 25,771 s.f. structure will be demolished and replaced with a new 30,551 s.f. structure

that will be attached to the church auditorium and will provide accommodations for a new children's and youth ministry. This addition will also re-orient the church's main entrance along Jenkins Street. As part of this request the applicant is proposing to rezone a 1.45 acre portion to the west of the property that is currently zoned "CBD" Central Business District, to "R-7.5" Single Family District to eliminate the multiple zoning designations on the subject property.

To accommodate both current conditions and those created with the proposed demolition and remodeling of the subject property the applicant is proposing to deviate from the following areas within the zoning ordinance:

- Section 58.I, Parking, Loading, and Outside Storage Area Development Standards, requires a minimum 24 foot driving lane (25 feet for a designated fire lane). In some areas of the parking area the applicant is requesting 22 feet to accommodate landscaping and provide more parking.
- Section 56.C.2, Off-Street Parking Requirements, requires one parking space be provided per three seats in the sanctuary. With approximately 1,398 seats in the sanctuary, 466 parking spaces are required. The applicant has provided 298 spaces on site and 140 spaces are available to the immediate north in the City parking lot as part of a shared parking agreement with the City. The remaining 28 spaces will be provided by the other available spaces in the immediate vicinity of the church.
- Section 53.H.1.c and 53.H.2.a, Landscaping Regulations, require that a landscaping island be provided after every 12 spaces and at the ends of all rows of parking. The applicant is requesting to eliminate approximately four islands in the northern portion of the parking area to provide more available spaces and provide an uninterrupted area for the staging of carnival equipment relative to city festivals. The applicant is also requesting to reduce the landscaped setback buffer relative to the new parking area from 15 feet to 11 feet to accommodate more parking and to comply with site design requests from the Historic Preservation Commission.
- Section 15.I.1, "R-7.5" Single Family District Regulations, allow for structure height of 35 feet not to exceed two stories. As part of this new construction the applicant proposes a building height of 49 feet. The existing worship center/sanctuary has a height of 58 feet to the bottom of the steeple.

At the Historic Preservation Commission's October 28, 2015 meeting the Commission adopted the preservation criteria for the First Baptist Church of Grapevine.

#### PRESENT ZONING AND USE:

The subject property is currently zoned "CBD" Central Business District and "R-7.5" Single Family District and is developed as the First Baptist Church of Grapevine.

#### HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was zoned both “C-2” Community Business District and “R-1” Single Family District prior to the 1984 City Rezoning. The properties to the west of the subject property were zoned “C-2” Community Business District, and the properties to the east were zoned “R-1” Single Family District prior to the 1984 City Rezoning. The properties to the north and south were zoned “C-2” Community Business District and “R-1” Single Family District prior to the 1984 City Rezoning. The property to the north (city parking lot) was rezoned to “GU” Governmental Use District at Council’s June 23, 2008 meeting. At the February 19, 2014 meeting a portion of the property to the northwest of the subject site was rezoned (Z12-11) from “HC” Highway Commercial District to “CBD” Central Business District for the development of a two story multi-tenant office/retail building. At the July 15, 2014 meeting a conditional use request (CU14-26) was approved on this same property to the northwest to allow for a 117 seat restaurant (Cotton Patch) with on-premise alcohol beverage sales.

#### SURROUNDING ZONING AND EXISTING LAND USE:

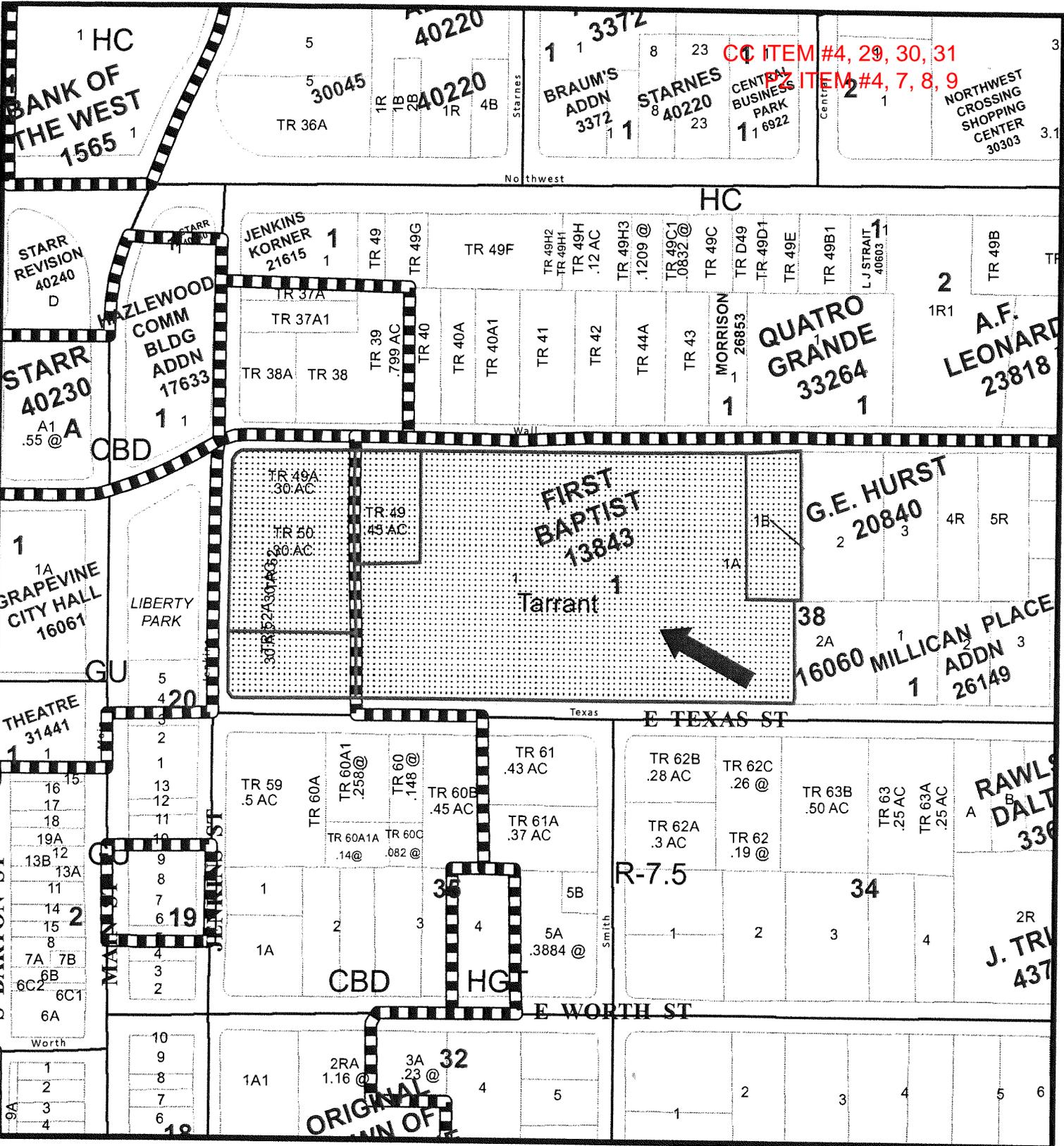
- NORTH: “GU” Governmental Use District and “HC” Highway Commercial District—City parking lot, single family homes, various businesses
- SOUTH: “CBD” Central Business District and “R-7.5” Single Family District—various businesses and single family homes
- EAST: “GU” Governmental Use District—Liberty Park
- WEST: “R-7.5” Single Family District—single family homes

#### AIRPORT IMPACT:

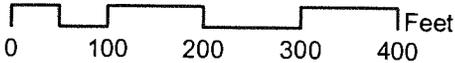
The subject property is located within “Zone A” Zone of Minimal Effect as defined on the “Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs” Map. Few activities will be affected by aircraft sounds in “Zone A” except for sound sensitive activities such as auditoriums, churches, schools, hospitals, and theaters. The applicant’s proposal is an appropriate use in this noise zone.

#### MASTER PLAN APPLICATION:

The Master Plan designates the portion of the subject property that is proposed to be rezoned as a Central Business land use. This portion of the applicant’s request is currently not in compliance with the Master Plan; however, in the future a Master Plan amendment will bring the rezoning request into compliance. The remainder of the subject site is designated a Low-Density Residential land use. This portion of the subject site is in compliance with the Master Plan.



CC ITEM #4, 29, 30, 31  
 2 ITEM #4, 7, 8, 9



# Z15-09, PD15-05, HL15-07 First Baptist Church

Date Prepared: 11/6/2015

This data has been compiled by the City of Grapevine IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



215-09  
CC ITEM #4, 29, 30, 31  
PZ ITEM #4, 7, 8, 9

# CITY OF GRAPEVINE

## ZONE CHANGE APPLICATION

### PART 1. APPLICANT INFORMATION

Applicant Name: First Baptist Church of Grapevine

Applicant Address: 301 East Texas Street

City/State/Zip: Grapevine, Texas 76051

Phone No. 817-488-8573 Fax No. 817-421-0586

Email Address \_\_\_\_\_ Mobile Phone \_\_\_\_\_

Applicant's interest in subject property Owner

### PART 2. PROPERTY INFORMATION

Street Address of subject property 301 East Texas Street

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Addition See attached legal description.

Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)

Size of subject property: acres 1.45 square footage 63,367.03

Present zoning classification CBD Central Business District Requested zoning district R-7.5 Single Family District

Present use of property Church

Proposed use of property Church

The applicant understands the master plan designation and the most restrictive zone that would allow the proposed use is R-7.5

Minimum/Maximum District size for requested zoning Min. 7,500 Sq.Ft. Lot Size

### PART 3. PROPERTY OWNER INFORMATION

Property Owner First Baptist Church of Grapevine

Prop Owner Address 301 East Texas Street

City/State/Zip Grapevine, Texas 76051

Phone No. 817-488-8573 Fax No. 817-421-0586

OCT 5 2015

215-07

CC ITEM #4, 29, 30, 31  
PZ ITEM #4, 7, 8, 9

- All Zone Change Requests are assumed to be completed when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.
- All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.
- Any changes to a concept plan approved with a zone change request can only be approved by city council through the public hearing process.
- I have read and understand all the requirements as set forth by the application for zone change request and acknowledge that all requirements of this application have been met at the time of submittal.

**PART 4. SIGNATURE TO AUTHORIZE A ZONE CHANGE REQUEST AND PLACE A ZONE CHANGE REQUEST SIGN ON THE SUBJECT PROPERTY**

First Baptist Church of Grapevine  
Print Applicant's Name

*Derek Cheatham*  
Applicant's Signature

The State of Texas

County of Tarrant

Before me (notary) Dana McClendon on this day personally appeared (applicant) Derek Cheatham known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 2nd day of October, A.D. 2015



*Dana McClendon*  
Notary In and For State of Texas

First Baptist Church of Grapevine  
Print Property Owner's Name

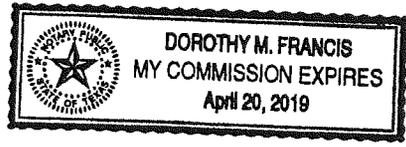
*Bryan Vineyard*  
Property Owner's Signature

The State of Texas

County of Tarrant

Before me (notary) Dorothy M. Francis on this day personally appeared (applicant) BRYAN VINEYARD known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 5th day of OCTOBER, A.D. 2015



*Dorothy M. Francis*  
Notary In and For State of TEXAS

OCT 5 2015

**ACKNOWLEDGEMENT**

CC ITEM #4, 29, 30, 31  
PZ ITEM #4, 7, 8, 9

**All Zone Change Request are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.**

**All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.**

**Any changes to a concept plan approved with a zone change request can only be approved by city council through the public hearing process.**

**I have read and understand all of the requirements as set forth by the application for zone change request and acknowledge that all requirements of this application have been met at the time of submittal.**

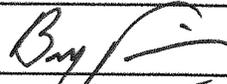
Signature of Applicant



Date

10/02/2015

Signature of Property Owner



Date

10-5-15

OCT 5 2015

PD15-05

CC ITEM #4, 29, 30, 31  
PZ ITEM #4, 7, 8, 9



# CITY OF GRAPEVINE PLANNED DEVELOPMENT OVERLAY APPLICATION

### PART 1. APPLICANT INFORMATION

Name of applicant / agent/company/contact  
Neel-Schaffer, Inc. / Derek B. Cheatham

Street address of applicant / agent:  
2501 Avenue J, Suite 120

City / State / Zip Code of applicant / agent:  
Arlington, TX, 76006

Telephone number of applicant / agent: 817-548-0696	Fax number of applicant / agent: 817-265-8532
Email address of applicant / agent Derek.cheatham@neel-schaffer.com	Mobile phone number of applicant / agent 817-253-8176

Applicant's interest in subject property:  
New addition to existing building and parking improvements

### PART 2. PROPERTY INFORMATION

Street address of subject property  
301 E Texas Street, 113 E Texas Street & 215 Jenkins Street

Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)  
Lot 1 Block 1 Addition First Baptist Church Addition - Grapevine

Size of subject property  
Acres 7.04 Square footage

Present zoning classification: R7.5 and CC	Proposed use of the property: R7.5 - Church
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Minimum / maximum district size for request:

Zoning ordinance provision requesting deviation from:

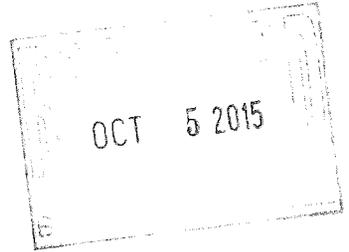
### PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:  
First Baptist Church Grapevine

Street address of property owner:  
301 E. Texas Street

City / State / Zip Code of property owner:  
Grapevine, Texas, 76051

Telephone number of property owner: 817-488-8573	Fax number of property owner: 817-421-0586
---	---



- Submit a letter describing the proposed Planned Development and note the request on the site plan document.
- Describe any special requirements or conditions that require deviation of the zoning district regulations.
- Describe whether the proposed overlay will, or will not cause substantial harm to the value, use or enjoyment of other property in the neighborhood.
- Describe how the proposed planned development will add to the value, use or enjoyment of other property in the neighborhood.
- The site plan submission shall meet the requirements of Section 47, Site Plan Requirements.

- All planned development overlay applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.
- All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.
- Any changes to a site plan (no matter how minor or major) approved with a planned development overlay can only be approved by city council through the public hearing process.
- I have read and understand all the requirements as set forth by the application for planned development overlay and acknowledge that all requirements of this application have been met at the time of submittal.

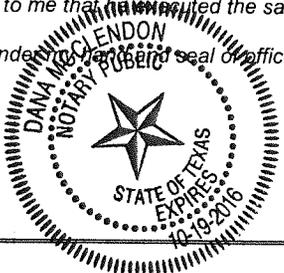
**PART 4. SIGNATURE TO AUTHORIZE PLANNED DEVELOPMENT OVERLAY REQUEST AND PLACE A PLANNED DEVELOPMENT OVERLAY REQUEST SIGN ON THE SUBJECT PROPERTY**

Derek Cheatham  
 Print Applicant's Name: \_\_\_\_\_  
 Applicant's Signature: [Signature]

The State Of Texas  
 County Of Tarrant  
 Before Me Dana McClendon (notary) on this day personally appeared Derek Cheatham (applicant)

known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 2nd day of October, A.D. 2015.



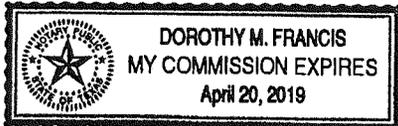
[Signature]  
 Notary In And For State Of Texas

Bryan Vineyard  
 Print Property Owners Name: \_\_\_\_\_  
 Property Owner's Signature: [Signature]

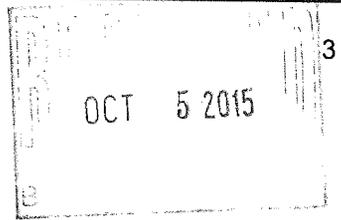
The State Of TEXAS  
 County Of TARRANT  
 Before Me Dorothy M. Francis (notary) on this day personally appeared Bryan Vineyard (property owner)

known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 5th day of OCTOBER, A.D. 2015.



[Signature]  
 Notary In And For State Of Texas



**ACKNOWLEDGEMENT**

**All Planned Development Overlay Applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.**

**All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.**

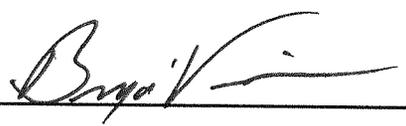
**Any changes to a site plan (no matter how minor or major) approved with a planned development overlay can only be approved by city council through the public hearing process.**

**Any application for a change in zoning or for an amendment to the zoning ordinance shall have, from the date of submittal, a period of four months to request and be scheduled on an agenda before the Planning and Zoning Commission and City Council. If after said period of four months an application has not been scheduled before the Commission and Council said application shall be considered withdrawn, with forfeiture of all filing fees. The application, along with the required filing fee may be resubmitted any time thereafter for reconsideration. Delays in scheduling applications before the Planning and Zoning Commission and City Council created by city staff shall not be considered a part of the four month period.**

**I have read and understand all of the requirements as set forth by the application for planned development overlay and acknowledge that all requirements of this application have been met at the time of submittal.**

Signature of Applicant 

Date: 10/02/2015

Signature of Owner 

Date: 10-5-15



**EXHIBIT "A"**

**PROPERTY DESCRIPTION FOR ZONING CHANGE (CBD – R-7.5)  
63,367.03 SQUARE FEET**

**BEING** two adjoining tracts of land situated in the William Dooley Survey, Abstract No. 442, Tarrant County, Texas, conveyed by deeds to First Baptist Church of Grapevine (FBCG), recorded in Instrument Numbers D197096809 (FBCG 1), D198296264 (FBCG 2) Deed Records, Tarrant County, Texas (DRTCT), and being more particularly described by meets and bounds as follows:

**BEGINNING** at a found 5/8 inch iron rod in the south line of Wall Street and the east line of Jenkins Street;

**THENCE** North 89 degrees 23 minutes 01 seconds East, along said south line, a distance of 171.85 feet to a point for the northeast corner of said FBCG 1 tract, same being the northwest corner of a tract of land conveyed by deed to First Baptist Church of Grapevine, as recorded in Instrument Number D182536708 DRTCT (FBCG 3), for corner;

**THENCE** South 00 degrees 53 minutes 09 seconds East, departing said south line and along the east line of said of said FBCG 1 tract, same being the west line of said FBCG 3 tract, a distance of 169.35 feet to a point for the southwest corner of said FBCG 3 tract, same being an ell point in the east line of said FBCG 1 tract, for corner;

**THENCE** East, a distance of 2.00 feet to a found 5/8 inch iron rod for an ell corner of said FBCG 1 tract, same being a northwest corner of Lot 1, Block 1, First Baptist Church Addition, recorded in Instrument Number D182533513 Plat Records, Tarrant County, Texas (PRTCT), for corner;

**THENCE** South 00 degrees 34 minutes 05 seconds East, along the east line of said FBCG 1 tract, same being the west line of said Lot 1, a distance of 95.20 feet to a found 1 inch iron rod for an angle point in said common line, same being the northeast corner of said FBCG 2 tract, for corner;

**THENCE** South 00 degrees 13 minutes 57 seconds West, along said west line, same being the east line of said FBCG 2 tract, a distance of 94.97 feet, to a point in the north line of East Texas Street, same being the southeast corner of FBCG 2 tract, and the southwest corner of said Lot 1, for corner;

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215-09  
CC ITEM #4, 29, 30, 31  
PZ ITEM #4, 7, 8, 9

**THENCE** South 89 degrees 17 minutes 26 seconds West, along said north line, a distance of 180.08 feet to a found X cut in concrete, in the east line of said Jenkins Street;

**THENCE** North 00 degrees 29 minutes 21 seconds East, along said east line, a distance of 358.70 feet to the **POINT OF BEGINNING** and containing 63,367.03 square feet or 1.45 acres of land.

P1515-05

First Baptist Church Addition – Downtown Campus Redevelopment  
CC ITEM #4, 29, 30, 31  
PD Overlay Application  
PZ ITEM #4, 7, 8, 9

If you have any questions or we may be of further assistance please send me an email to [derek.cheatham@neel-schaffer.com](mailto:derek.cheatham@neel-schaffer.com) or call me at 817-548-0696.

Sincerely,

NEEL-SCHAFFER, INC.



Derek B. Cheatham, P.E.  
Vice President

OCT 5 2015



October 5, 2015

Development Services  
Planning Division  
P.O. Box 95104  
Grapevine, TX 76099

Reference: First Baptist Church Addition – Downtown Campus Redevelopment  
PD Overlay Application

The First Baptist Church is planning to improve their existing campus by constructing a new addition on the west side of their existing auditorium. The new addition will accommodate children and youth ministries. The proposed improvements to the downtown campus will only enhance the value and enjoyment of other property in the area. The building addition will create a new façade to front Jenkins Street complementary to the surrounding buildings. Other improvements will include new landscaping, new accessibility routes, parking improvements, exterior security lights and a new landscape buffer islands that create a landscape connection from the church to Liberty Park.

The site will require deviation from zone district regulations as shown in the following table:

<b>Case Number:</b>			
<b>Case Address:</b> 301 E. Texas Street, Grapevine, Tx 76051			
<b>Current/Proposed Legal Description:</b> First Baptist Church of Grapevine, Lot 1, Block 1, First Baptist Church Addition, an addition to the City of Grapevine, as recorded in Instrument Number D182533513, Plat Records, Tarrant County, Texas, (PRTCT), and three tracts of land described in Instrument No. D182536708, D197096809 and 198296264 of the Deed Records of Tarrant County, Texas (DRTCT).			
Section	Regulation	Proposed Deviation	Explanation
58 I	Drive Lane Width	22' Drive lane width in lieu of 25' drive lane width in some parking lot areas.	Landscaping and parking requirements restrict available area for drive lane.
56 C.2	1 per 3 seats in Sanctuary. (466 Spaces Required)	438 Spaces Provided (298 On-Site) + (140 in Shared City Lot)	Landscape requirements and site design requests from City Historic Commission restrict available area for parking. 327 legal spaces currently exist on site.
53 H.2.a	15' Landscape Buffer required	Landscape Buffer along Wall Street decreased to 11'	Parking requirements and site design requests from City Historic Commission restrict available area for Landscape Buffer
53 H.1.c	1 Island per 12 spaces required	Landscape islands omitted from North Parking Field	Request omission of 4 landscape islands in order to provide un-interrupted paving area for future potential staging of carnival equipment for City Festivals
15 I.1	Max principal structure height: 2 stories/ 35'	49' Building height	Existing worship center on site has height of 58' to bottom of steeple.

OCT 5 2015

**GRAPEVINE HISTORIC PRESERVATION COMMISSION  
HISTORIC LANDMARK DESIGNATION FORM**

1. Name First Baptist Church of Grapevine

Historic

And/or common

2. Location 301 E. Texas St, 215 Jenkins St, 113 E. Texas St.

Address

Location/neighborhood

3. Current zoning Commercial

4. Classification Religious

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure		<input type="checkbox"/> work in progress	<input type="checkbox"/> education	<input type="checkbox"/> residence
<input type="checkbox"/> site	Accessible		<input type="checkbox"/> Entertainment	<input checked="" type="checkbox"/> Religious
	<input type="checkbox"/> yes: restricted		<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> yes: unrestr.		<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> no		<input type="checkbox"/> military	<input type="checkbox"/> other

5. Ownership First Baptist Church of Grapevine

Current owner: phone: 817-488-8573

Address: 301 E. Texas St. City: Grapevine state: Texas zip: 76051

6. Form Preparation

Name & title: David Klempin, HP Officer Organization: Grapevine Township Revitalization Project, Inc.

Susan Allen Kline for David Klempin; Betsy Deiterman, 2015 HPP Intern; Sallie Andrews, HPP Consultant

Contact: David Klempin phone: 817 410-3197

7. Representation on Existing Surveys

- Tarrant County Historic Resources
- National Register of Historic Places
- Recorded Texas Historic Landmark
- Texas Archaeological Landmark
- other \_\_\_\_\_

*For office use only*

8. Date Rec'd: \_\_\_\_\_ Survey Verified:  Yes  No

9. Field Chk date: \_\_\_\_\_ By: \_\_\_\_\_

10. Nomination

- Archaeological
- Structure
- District
- Site
- Structure & Site

11. Historic Ownership: Land at 301 E. Texas was donated by J.L. Morehead in 1905  
Original owner: William Dooley, 1871  
215 Jenkins St. (Burrus Grocery) previously owned by S.L. Burrus  
118 E. Texas previously owned by Floyd S. Harris and Leonard Bradford, Sr. (individually and as partners in Harris & Bradford), and Thelma S. Harris and Wanda Bradford

Significant later owner(s) First Baptist Church

12. Construction Dates 1905 original structure; 1940 - Educational Building; 1951- Educational Building; 1958 - original sanctuary demolished and replaced with red brick structure; 1960 - second educational wing for offices, library and children's classrooms; 1975 educational wing; 1980 education wing; 1997 - current sanctuary.

Original

alterations/additions Renovations Architect unknown

Alterations/additions:

13. Site Features

Natural

Urban design

14. Physical Description

Condition	Check One:		Check One:
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Original site
<input type="checkbox"/> good	<input type="checkbox"/> Ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> Moved (date: _____)
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> Unexposed		
<input type="checkbox"/>	<input type="checkbox"/>		

*Describe present and original (if known) physical appearance; include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc.). Elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.*

This land tract was originally surveyed on September 18, 1871 by James H. Smith, Special Deputy for C.A. Sams, Surveyor of Tarrant County. William Dooley claimed 80 acres under a pre-emption land grant of the Robertson 3<sup>rd</sup> class from the Peters Colony land on August 12, 1870.\*

Index of properties:

301 E. Texas St. – Site of current sanctuary constructed in 1995; and original structure built in 1905 (demolished 1958).

Education building constructed in 1940s

Education wing constructed in 1951

Sanctuary constructed in 1958

Education wing constructed in 1960s

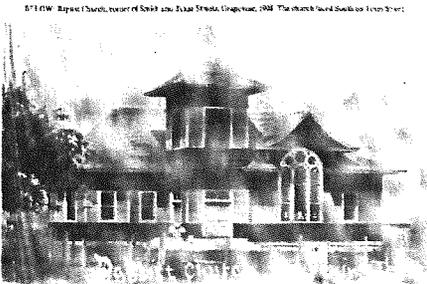
Education wing constructed in 1980s

215 Jenkins St. – Currently known as “The Box” was formerly the location of a home with a shed on property in 1915. Home was demolished and the current structure, formerly Burrus Grocers, was constructed in 1975.

113 E. Texas – Former post office building constructed in 1960 on private property and leased to the U.S. Postal Service. Originally the property was owned by Joe and Vera August Burrus, and went through a succession of owners, (listed in the text to follow.)

\*\*\*

**Photographs**



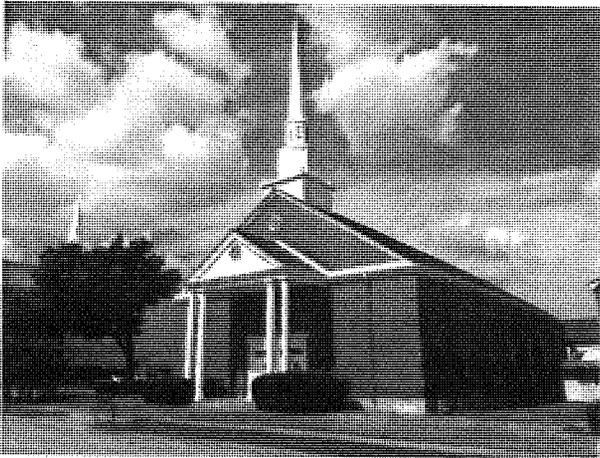
Original structure built in 1905  
(Photographed in 1908)  
Demolished in 1958



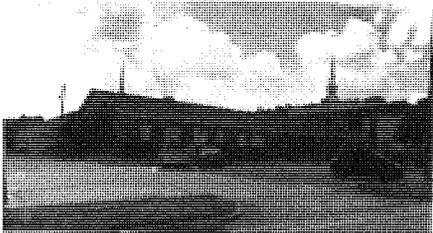
First education wing built in 1940



Second education wing built in 1951



Sanctuary built in 1958



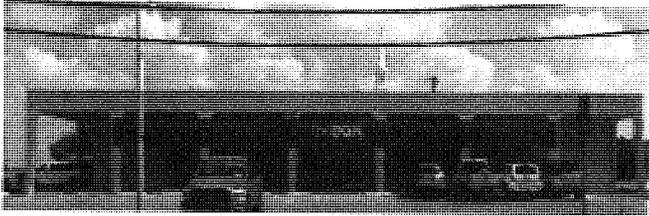
New education wing built in 1960s



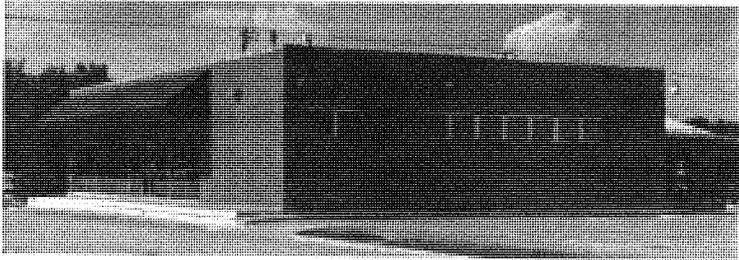
Education wing built in 1980s



Current sanctuary built in 1995  
301 E. Texas St.



Former Burrus Grocery Store acquired in 1997  
215 Jenkins St.



Former Post Office acquired in 1998  
113 E. Texas St.

Land at 301 E. Texas St was donated by J.L. Morehead in 1905 to construct the church. The sanctuary currently sits at this location.

215 Jenkins Street, 113 East Texas Street

First Baptist Church

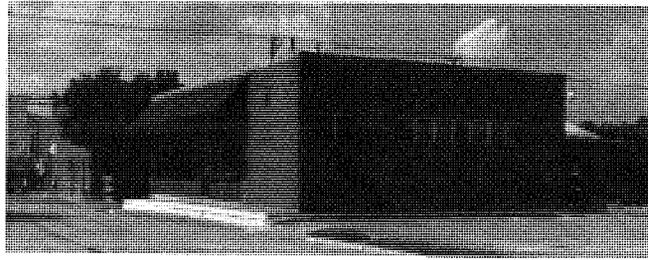
William Dooley Survey

Abstract 422, tract 49a, 50, and 52

City of Grapevine



215 Jenkins St.



**113 E. Texas St.**

\*\*\*

**215 Jenkins St.**

According to the Tarrant Appraisal District (TAD) records, a single-story residence and shed were built on the property at 215 Jenkins Street in 1915. The home consisted of eight rooms on two stories, at 2,192 sq ft. The residence measured 32 ft x 44 ft, and the shed measured 12 ft x 14 ft. Both structures had shingled roofs. The residence had a block foundation; the shed had no foundation. The house had gas and electricity. The property also included 0.35 acres of 1<sup>st</sup> class farming land.

TAD records of ownership for 215 Jenkins Street are listed as:

T.C. Cooley	No date
Mrs. May Sanders	10/06/1937
Mrs. Thelma Conine	07/23/1943
Lienholder: Metropolitan B&L Assn	08/14/1950
Lienholder: First National Bank, Grapevine	10/24/1956
Lienholder: First National Bank, Grapevine	05/25/1962
S.J. and Vera Burrus	04/01/1966
Lone Star Life Ins. Co.	03/31/1967
Kathryn Burrus, Vera A. and Bob Burrus	09/16/1994
Bob J. Burrus and Kathryn Mae Burrus	01/16/1995

Property values jumped from \$11,000 in 1962 to \$90,000 in 1967. During this time, the lot was expanded to include 113 East Texas Street. The original home and shed were demolished and the current structure, originally a Burrus Grocery Store, was constructed on the property in 1975.

In 1975, the property was classified as Commercial; in 1997 the property was listed as Religious.

\*\*\*

**113 E. Texas St.**

The former U. S. Post Office is located at the northeast corner of East Texas Street and Jenkins Street on the campus of First Baptist Church of Grapevine. The one-story, 3,952 square foot building has a flat roof and faces south. It is located close to the curb which is actually composed of two long concrete steps (three at the corner of East Texas and Jenkins). There is a parking lot along the east side of the building and a concrete drive behind it.

The exterior is sheathed with a reddish-orange brick. Two-thirds of the façade is composed of a ribbon of plate glass windows and paired aluminum-framed doors. The windows sit on green panels and are surmounted by fixed transoms. Originally a flat awning extended across the façade directly above the transom windows. The flat awning has been replaced by a tent-style green awning, complementing the green panels below the windows.

The west elevation faces Jenkins Street. It has two window openings. The opening near the north end of the building has three fixed window units. The opening near the south end of the building has four fixed window units. The east elevation has two window openings. The opening near the south end has two fixed units. The opening in the center of the wall has seven fixed units.

The rear (north) elevation sits on a high concrete foundation that elevates the building's floor plate several feet off the ground. This provided for the creation of a concrete loading dock located near the east end of this elevation. The loading dock is covered by a shed roof supported by a metal frame. Steel doors provide access to the loading dock. Near the west end of this elevation is another steel door that is fronted by a concrete stairs. Above this door and extending east toward the loading dock is a ribbon of eight multi-light windows with opaque glass.

With the exception of the green awning on the façade, the exterior of the building retains a high degree of integrity.

***Statement of historical and cultural significance. Include: cultural influences, special events and important personages, influences on neighborhood, on the city, etc.***

Excerpted from the Grapevine Area History Book (published in 1979), Pages 24 and 25:

Following two or three years of Union Services in homes, in 1856 the Baptists of the Grapevine Community began meeting together first in the homes then in a log schoolhouse near the present site of Grapevine Cemetery (on Dooley Street). The group organized a church Dec. 25, 1869, to meet in the schoolhouse until a church building could be erected. Occasionally a traveling preacher would ride through and preach in the schoolhouse.

In 1855, churches in Tarrant, Denton, Parker, Wise and Jack counties met in Birdville, then the County Seat of Tarrant County, and organized the West Fork Association. These pioneer preachers... were called Circuit Riders and helped bless homes in this area. Then one day the Lord led a humble preacher to the First Baptist Church and he became its first pastor with no salary, but he was paid in provisions. The man was A. J. Hallford.

The first members were: John C. Dunn and wife, Nancy and daughter Sarah Dunn; Solon Dunn and wife Nancy; J. N. Rogers, wife Mattie and daughter Alice; J. J. Rogers and wife Mary; J. M. Rogers and wife Seanna; W. M. Biddens and wife Rachel; Rachel V. Allison; Margaret Jarman; Mrs. E. A. Bushong; and Mary J. Boals. Three ministers formed the Presbytery: Reverends W. W. Mitchell, A. J. Hallford, and Elihu Newton.

In 1870 the membership erected a brick church building on land purchased from E. Nathan Hudgins at the corner of what is now Wall and Church Streets. Bricks were made in Solon Dunn's kiln located at the corner of Allen Coble's farm, now owned by Mrs. Martha Wall Cluck. It was a large but un-floored building until 1880. The men sat on one side of the church, the women on the other. Small wicker baskets with long handles were used for collections. A large pot-bellied stove warmed the congregation. Wagons were drawn up near the doors, made fast to hitching posts, and children slept on pallets in the wagons. The church had a belfry and it was a joy to hear the bell on Sunday morning. Zeb Jenkins was the first Sunday School Superintendent.

Sid Williams, the great evangelist, held a revival in the church in 1885. The membership was 237. The church moved in 1905 to its present site given by Jacob Lyon Morehead, son of Judge James Tracy Morehead.

At the turn of the century (1900), the little community of Grapevine found itself in the midst of a progressive world. There were cultivated fields where once a forest stood. There were well marked public roads and the old ox wagons gave way to horse-drawn carriages, hacks, ponycarts and very soon, horseless carriages, the noisy automobile.

A new frame building with stained glass windows was built on the present site at a cost of \$5,700.00. Mr. George E. Bushong, who had given much to the church and showed a great deal of interest in its building, became very ill and never saw its completion. On December 3, 1905, his was the first funeral in the church.

During the years of 1917 and 1918 under the leadership of Bro. C. S. Harrison, the church was active in giving every aid possible to the soldiers stationed at Camp Bowie. Many of the soldiers came to services, and Bro. Harrison and members would meet the troop trains when they passed through, waving good bye to the boys and mailing their letters and cards for them.

During the Great Depression, Grapevine First Baptist Church kept up its entire program. In 1940, a new home for the pastor, Rev. E. A. Zund, was built and a new baptistry was installed.

The first Education Building was erected in 1951 during Bro. Carroll Jackson's ministry. In 1958 the church had an enrollment of 780 members. The beautiful new red brick church with white colonial pillars and lighted steeple and belfry replaced the former frame one. The new building embraced the sanctuary, pastors' study, library, office and modern kitchen and assembly rooms, and adult classrooms.

During the pastorate of Rev. W. R. Karkalits, a brick parsonage was purchased on Ridge Road, the Centennial Celebration of the Church was held and a compiled church history was published with Mrs. F. J. Chambers, Chairman; Lee Thompson, Publisher; and Mrs. Elwood Cluck, historian.

A new \$150,000 education wing was completed in March 1975 which housed a new church office and equipment room, offices for the pastor and director of education and a new library with more than 5,000 books. Six Sunday School rooms for children and preschool departments, a baby nursery and toddler department and one adult assembly area and classrooms are housed in the new wing.

The top floor of the chapel building is occupied by the church youth. There is a large carpeted central game and meeting area and kitchen with Sunday School classrooms on either end of the youth center.

The total membership in April 1978 was 1,233 and the value of the church plant and properties is \$1 million.

#### Old Post Office, 113 E. Texas St.:

The former Grapevine Post Office is located a block east of the city's historic commercial district. Constructed during a period of great growth following World War II, it represents the city's and federal government's efforts to provide a modern postal facility through a lease-build arrangement. It is also significant as an example of post-war architecture reflecting the influence of Modernism in its design.

Local history sources state that the first postmaster of Grapevine was Archibald F. Leonard, an early pioneer and proprietor of the first store in the area. Official records state that the first post office at Grape Vine was established on August 4, 1858 with Irenius P. S. Dunn recorded as the first postmaster. The U. S. Post Office was discontinued during the Civil War and was replaced by a post office established by the Confederate States of America. After the war, a U. S. Post Office was reestablished in 1874. Between that date and 1957, there were fourteen postmasters serving the community. It was in 1914 that the name of the post office was changed from "Grape Vine" to "Grapevine."

Like many Texas cities, Grapevine experienced rapid growth in the decades following World War II. In 1940, it had a population of 1,043 people. Within a year of the war's end, it was noted that many people from Dallas were purchasing property in and near the city. New industries soon followed, bringing more jobs and people to the area. Among them was the Midway Trailer Corporation which established a plant for the production of "luxury house trailers" in 1955. The construction of Lake Grapevine was expected to make the area a recreational destination. Housing developments such as the Bellaire Addition provided two and three bedroom homes for families spawning the baby boom generation. By 1960, the city had a population of 2,823.

Efforts to construct a new post office building in Grapevine began as early as 1950. By 1954, a post office for Grapevine was among 300 federally-funded projects under consideration in Texas. It was anticipated that acquisition of land and construction of the building would cost \$211,000. Renovation or construction of new post offices or a combined post office and courthouse/federal buildings also were under consideration for Austin, Denton, Forney, Gainesville, Lubbock, Plano, Sherman, Temple, Terrell, Waco, Waxahachie, and Wolfe City. However, Grapevine would have to wait several years before it received a new post office.

In November 1959, U. S. Postmaster General Arthur E. Summerfeld stated that the Post Office Department was signing contracts for new post offices across the country at the rate of six per day and he expected that number to rise to ten a day by 1960 in order to meet the department's goal of putting 12,000 new or modernized post offices in operation by 1965. That same month, it was announced that Grapevine would finally receive a new post office. The building was to be constructed under the Post Office Department's commercial leasing program. Under this plan, private parties would own the land and construct the building. The building would remain under private ownership and be leased to the Post Office Department. This option would save time as the project would not be dependent on the appropriation of funds from Congress. As a privately owned building, the lessor would pay local real estate taxes thereby adding money to the city's coffers which would not be the case if the building was owned by the government.

Around the time construction began on the post office, the property was owned by Joe and Vera August Burrus. In May 1960, the property was sold to Leonard E. Bradford, Sr. and his wife Wanda, Floyd S. and Thelma S. Harris, and the company Harris and Bradford. As the building was nearing completion, the property was sold to G. T. and Eltrie Owen in September 1960. The Owens retained ownership of the property until 1983 when it was sold to Duaine J. Appleton who quickly sold it to Robert Grunnah Trust. The First Baptist Church of Grapevine purchased it in 1998.

Having a post office in a leased space was not a new concept for Grapevine or elsewhere across the country. For instance, at one time, Grapevine's post office was located in a commercial building at 408 S. Main Street. Nationally, as of 1981, the United States Postal Service owned only 3,691 buildings. The remaining 28,743 post offices in the country were leased from the building's owners. This arrangement worked especially well in smaller cities and for neighborhood post offices in larger cities.

The design of the Grapevine Post Office reflected current trends in commercial architecture. Readily accessible materials providing simple, clean lines and little in the way of ornamentation were a hallmark of mid-twentieth century Modernist design. The use of orange or yellow brick was also popular during this era as was large plate glass windows that offered unobstructed views of the interior.

Although the designer of the former Grapevine Post Office has not been identified, the building is similar to other small, leased post offices of the era that were constructed in Texas and Oklahoma. Although they varied in size, leased post offices from c. 1960 with similar Modernist design characteristics as the building in Grapevine could be found in the Dallas neighborhood of Oak Cliff, in Stinnett, Texas, the Cimarron Station in Oklahoma City, and in Kingston, Oklahoma, among other places.

Postal operations began in the new Grapevine building in October 1960. Upon its completion, the building was valued at \$70,000. A dedication ceremony was held at 2:00 p.m. on Saturday, November 19, 1960. Dr. Ira Woods was the master of ceremonies, Joe Box, representing the Grapevine Chamber of Commerce made remarks as did W. B. Weatherred, Senior Field Officer of the Dallas region of the Post Office Department. Weatherred stated that it was anticipated that the equipment in the new building was expected to handle anticipated mail volume for the next ten years. Congressman Jim Wright provided a flag that had flown over the U. S. Capitol Building. The Grapevine High School Band provided music. Guests were given a tour of the building and treated to refreshments provided by the wives of the postal employees.

## 15. Bibliography

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Tarrant County Appraisal District

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*Grapevine Area History* sponsored by Grapevine Historical Society, Charles H. Young, Editor

*Daily Oklahoman*, November 13, 1959, May 14, July 18, and August 22, 1960.

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*Dallas Morning News*, March 10, 1946, May 17, 1950, April 19, 1954, February 19, 1956, November 22, 1959, October 2 and November 20, 1960.

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*Grapevine Area History* (Dallas, Texas: Taylor Publishing, 1979, revised edition, 1989), p. 93.

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*Grapevine Sun*, October 27, November 17, and November 24, 1960. *New York Times*, July 5, 1981.

16. Attachments

- |   |  |
|---|--|
| <input type="checkbox"/> District or Site map<br><input type="checkbox"/> Site Plan<br><input checked="" type="checkbox"/> photos (current) | <input type="checkbox"/> Additional descriptive material<br><input type="checkbox"/> Footnotes<br><input type="checkbox"/> Other ( _____ ) |
|---|--|

19. Designation Merit

- |   |  |
|---|--|
| <p>A. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Grapevine, State of Texas of the United States. <span style="float: right;">_____ x _____</span></p> <p>B. Location as the site of a significant historical event. <span style="float: right;">_____</span></p> <p>C. Identification with a person or persons who significantly contributed to the culture and development of the city. <span style="float: right;">_____</span></p> <p>D. Exemplification of the cultural, economic, social or historical heritage of the city <span style="float: right;">_____ x _____</span></p> <p>E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. <span style="float: right;">_____</span></p> <p>F. Embodiment of distinguishing characteristics of an architectural type or specimen. <span style="float: right;">_____</span></p> | <p>G. Identification as the work of an architect or master builder whose individual work has influenced the development of the city. <span style="float: right;">_____</span></p> <p>H. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation. <span style="float: right;">_____</span></p> <p>I. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif. <span style="float: right;">_____</span></p> <p>J. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city. <span style="float: right;">_____</span></p> <p>K. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric value. <span style="float: right;">_____</span></p> <p>L. Value as an aspect of community sentiment or public pride. <span style="float: right;">_____ x _____</span></p> |
|---|--|

20. Recommendation

The Grapevine Township Revitalization Program requests the Grapevine Historic Preservation Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 39, City of Grapevine Comprehensive Zoning Ordinance.

Further, the Grapevine Historic Preservation Commission endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the City of Grapevine Development Services Department.

\_\_\_\_\_  
 Burl Gilliam, Chair  
 Grapevine Historic Preservation Commission

\_\_\_\_\_  
 David Klempin,  
 Historic Preservation Officer

\_\_\_\_\_  
 Tommy Hardy, Director  
 Development Services Department

21. Historical Marker

The Grapevine Historic Preservation Commission and the Grapevine Historical Society have a cooperative marker program for properties that are officially (individually or located within) designated Historic Landmark Sub-districts. Please indicate if you are interested in obtaining one or both markers for your property. There is no fee for either of the markers, however, the Grapevine Historical Society will only fund two (2) of the medallion and text plaque (second option), per year, on a first come, first serve basis.

Check One:

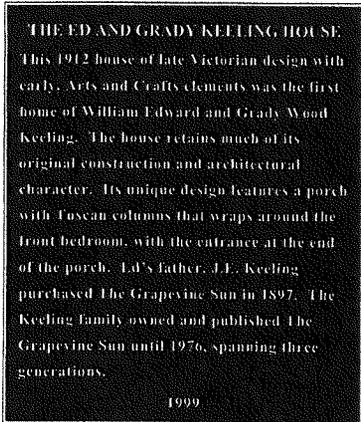
- Yes, I am interested in obtaining a bronze Historic Landmark Plaque for my property from the Historic Preservation Commission. I understand there is no fee for this plaque.
  - No, I am not interested in obtaining a marker for my property.
- 
- Yes, I am interested in obtaining a bronze Historic Marker (medallion and text plaque) for my property from the Grapevine Historical Society.

*Below for office use only*



- Historic Preservation Commission's Historic Landmark Plaque.

- Historic Preservation Commission's Historic District Plaque.



- Grapevine Historical Society's

Historic Landmark Marker.



THE 1914 HOUSE OF THE VANDERBILT...  
1914

The Ketchikan House has been designated a  
Historic Landmark by the City of Ketchikan  
1998

The Ketchikan House is located in the  
Ketchikan Historic District...  
1998

The Ketchikan House has been designated a  
Historic Landmark by the City of Ketchikan  
1998

The Ketchikan House is located in the  
Ketchikan Historic District...  
1998

○ Historic Landmark Marker,  
existing GHS marker.

○ Historic District Marker,  
existing GHS marker.

○ Historic Landmark Marker,  
new GHS marker.

○ Historic District Marker,  
new GHS marker.

**Design Guidelines**

**First Baptist Church of Grapevine  
301 East Texas Street  
Grapevine, Texas**

**Grapevine Township Revitalization Project, Inc.  
City of Grapevine  
636 S. Main  
Grapevine, Texas 76051**

October 28, 2015

**Table of Contents**

PREFACE

I. SITE

- Setbacks
- Driveways, Parking Lots
- Service and Mechanical Areas
- Fences

II. BUILDING FABRIC

- Preservation
- Exterior Finishes
- Windows

III. EMBELLISHMENTS

- Awnings-Canopies
- Exterior Lighting

IV. NEW BUILDING CONSTRUCTION

- Infill
- Additions to Historic Buildings

## Preface

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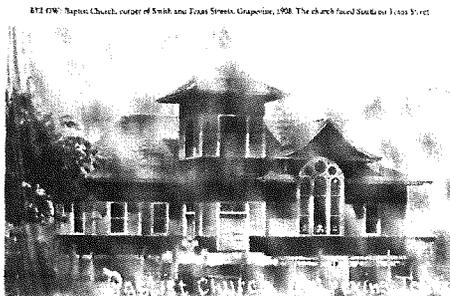
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## **Photographs**



Original structure built in 1905

(Photographed in 1908)

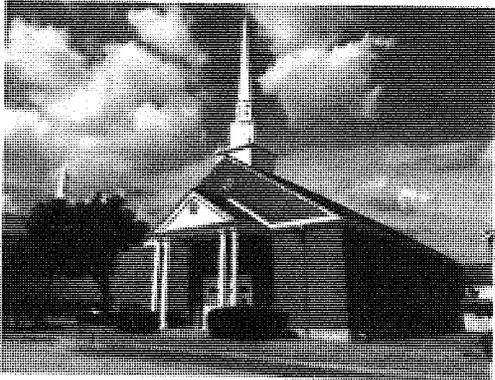
Demolished in 1958



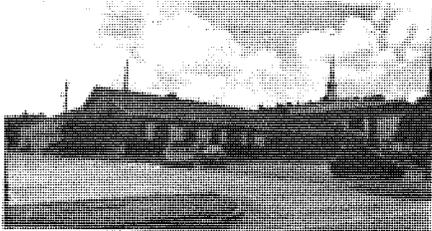
First education wing built in 1940



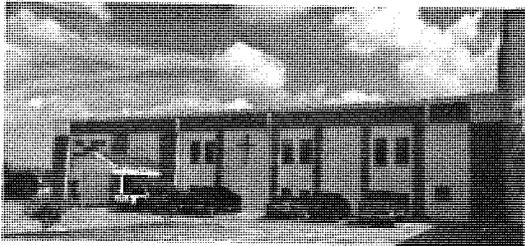
Second education wing built in 1951



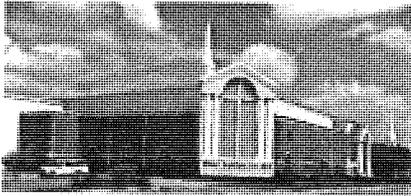
Sanctuary built in 1958



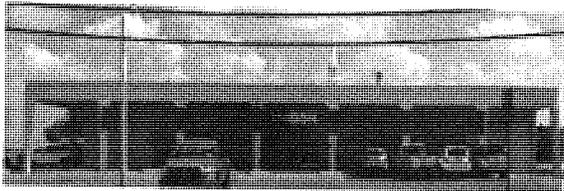
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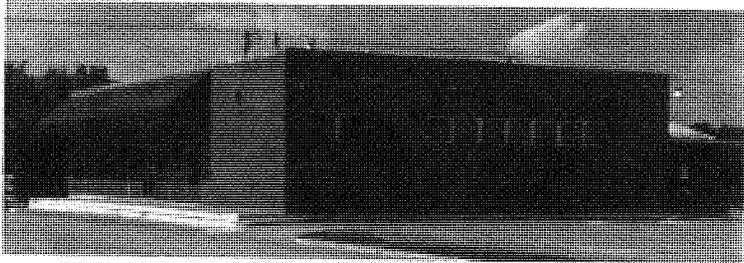
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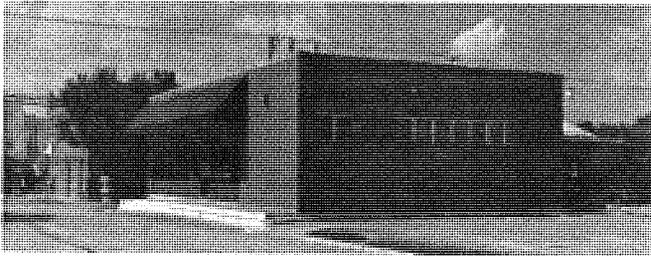
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Abstract 422, tract 49a, 50, and 52  
City of Grapevine**



**215 Jenkins St.**



**113 E. Texas St.**

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**215 Jenkins St.**

According to the Tarrant Appraisal District (TAD) records, a single-story residence and shed were built on the property at 215 Jenkins Street in 1915. The home consisted of eight rooms on two stories, at 2,192 sq ft. The residence measured 32 ft x 44 ft, and the shed measured 12 ft x 14 ft. Both structures had shingled roofs. The residence had a block foundation; the shed had no foundation. The house had gas and electricity. The property also included 0.35 acres of 1<sup>st</sup> class farming land.

TAD records of ownership for 215 Jenkins Street are listed as:

T.C. Cooley	No date
Mrs. May Sanders	10/06/1937
Mrs. Thelma Conine	07/23/1943
Lienholder: Metropolitan B&L Assn	08/14/1950
Lienholder: First National Bank, Grapevine	10/24/1956
Lienholder: First National Bank, Grapevine	05/25/1962
S.J. and Vera Burrus	04/01/1966
Lone Star Life Ins. Co.	03/31/1967
Kathryn Burrus, Vera A. and Bob Burrus	09/16/1994
Bob J. Burrus and Kathryn Mae Burrus	01/16/1995

Property values jumped from \$11,000 in 1962 to \$90,000 in 1967. During this time, the lot was expanded to include 113 East Texas Street. The original home and shed were demolished and the current structure, originally a Burrus Grocery Store, was constructed on the property in 1975. In 1975, the property was classified as Commercial; in 1997 the property was listed as Religious.

**113 E. Texas St.**

The former U. S. Post Office is located at the northeast corner of East Texas Street and Jenkins Street on the campus of First Baptist Church of Grapevine. The one-story, 3,952 square foot building has a flat roof and faces south. It is located close to the curb which is actually composed of two long concrete steps (three at the corner of East Texas and Jenkins). There is a parking lot along the east side of the building and a concrete drive behind it.

The exterior is sheathed with a reddish-orange brick. Two-thirds of the façade is composed of a ribbon of plate glass windows and paired aluminum-framed doors. The windows sit on green panels and are surmounted by fixed transoms. Originally a flat awning extended across the façade directly above the transom windows. The flat awning has been replaced by a tent-style green awning, complementing the green panels below the windows.

The west elevation faces Jenkins Street. It has two window openings. The opening near the north end of the building has three fixed window units. The opening near the south end of the building has four fixed window units. The east elevation has two window openings. The opening near the south end has two fixed units. The opening in the center of the wall has seven fixed units.

The rear (north) elevation sits on a high concrete foundation that elevates the building's floor plate several feet off the ground. This provided for the creation of a concrete loading dock located near the east end of this elevation. The loading dock is covered by a shed roof supported by a metal frame. Steel doors provide access to the loading dock. Near the west end of this elevation is another steel door that is fronted by a concrete stairs. Above this door and extending east toward the loading dock is a ribbon of eight multi-light windows with opaque glass.

With the exception of the green awning on the façade, the exterior of the building retains a high degree of integrity.

Excerpted from the Grapevine Area History Book (published in 1979), Pages 24 and 25:

Following two or three years of Union Services in homes, in 1856 the Baptists of the Grapevine Community began meeting together first in the homes then in a log schoolhouse near the present site of Grapevine Cemetery (on Dooley Street). The group organized a church Dec. 25, 1869, to meet in the schoolhouse until a church building could be erected. Occasionally a traveling preacher would ride through and preach in the schoolhouse.

In 1855, churches in Tarrant, Denton, Parker, Wise and Jack counties met in Birdville, then the County Seat of Tarrant Count, and organized the West Fork Association. These pioneer preachers...were called Circuit Riders and helped bless homes in this area. Then one day the Lord led a humble preacher to the First Baptist Church and he became its first pastor with no salary, but he was paid in provisions. The man was A. J. Hallford.

The first members were: John C. Dunn and wife, Nancy and daughter Sarah Dunn; Solon Dunn and wife Nancy; J. N. Rogers, wife Mattie and daughter Alice; J. J. Rogers and wife Mary; J. M. Rogers and wife Seanna; W. M. Biddens and wife Rachel; Rachel V. Allison; Margaret Jarman; Mrs. E. A. Bushong; and Mary J. Boals. Three ministers formed the Presbytery: Reverends W. W. Mitchell, A. J. Hallford, and Elihu Newton.

In 1870 the membership erected a brick church building on land purchased from E. Nathan Hudgins at the corner of what is now Wall and Church Streets. Bricks were made in Solon Dunn's kiln located at the corner of Allen Coble's farm, now owned by Mrs. Martha Wall Cluck. It was a large but un-floored building until 1880. The men sat on one side of the church, the women on the other. Small wicker baskets with long handles were used for collections. A large pot-bellied stove warmed the congregation. Wagons were drawn up near the doors, made fast to hitching posts, and children slept on pallets in the wagons. The church had a belfry and it was a joy to hear the bell on Sunday morning. Zeb Jenkins was the first Sunday School Superintendent.

Sid Williams, the great evangelist, held a revival in the church in 1885. The membership was 237. The church moved in 1905 to its present site given by Jacob Lyon Morehead, son of Judge James Tracy Morehead.

At the turn of the century (1900), the little community of Grapevine found itself in the midst of a progressive world. There were cultivated fields where once a forest stood. There were well marked public roads and the old ox wagons gave way to horse-drawn carriages, hacks, ponycars and very soon, horseless carriages, the noisy automobile.

A new frame building with stained glass windows was built on the present site at a cost of \$5,700.00. Mr. George E. Bushong, who had given much to the church and showed a great deal of interest in its building, became very ill and never saw its completion. On December 3, 1905, his was the first funeral in the church.

During the years of 1917 and 1918 under the leadership of Bro. C. S. Harrison, the church was active in giving every aid possible to the soldiers stationed at Camp Bowie. Many of the soldiers came to services, and Bro. Harrison and members would meet the troop trains when they passed through, waving good bye to the boys and mailing their letters and cards for them.

During the Great Depression, Grapevine First Baptist Church kept up its entire program. In 1940, a new home for the pastor, Rev. E. A. Zund, was built and a new baptistery was installed.

The first Education Building was erected in 1951 during Bro. Carroll Jackson's ministry. In 1958 the church had an enrollment of 780 members. The beautiful new red brick church with white colonial pillars and lighted steeple and belfry replaced the former frame one. The new building embraced the sanctuary, pastors' study, library, office and modern kitchen and assembly rooms, and adult classrooms.

During the pastorate of Rev. W. R. Karkalits, a brick parsonage was purchased on Ridge Road, the Centennial Celebration of the Church was held and a compiled church history was published with Mrs. F. J. Chambers, Chairman; Lee Thompson, Publisher; and Mrs. Elwood Cluck, historian.

A new \$150,000 education wing was completed in March 1975 which housed a new church office and equipment room, offices for the pastor and director of education and a new library with more than 5,000 books. Six Sunday School rooms for children and preschool departments, a baby nursery and toddler department and one adult assembly area and classrooms are housed in the new wing.

The top floor of the chapel building is occupied by the church youth. There is a large carpeted central game and meeting area and kitchen with Sunday School classrooms on either end of the youth center.

The total membership in April 1978 was 1,233 and the value of the church plant and properties is \$1 million.

### **Old Post Office, 113 E. Texas St.:**

The former Grapevine Post Office is located a block east of the city's historic commercial district. Constructed during a period of great growth following World War II, it represents the city's and federal government's efforts to provide a modern postal facility through a lease-build arrangement. It is also significant as an example of post-war architecture reflecting the influence of Modernism in its design.

Local history sources state that the first postmaster of Grapevine was Archibald F. Leonard, an early pioneer and proprietor of the first store in the area. Official records state that the first post office at Grape Vine was established on August 4, 1858 with Irenius P. S. Dunn recorded as the first postmaster. The U. S. Post Office was discontinued during the Civil War and was replaced by a post office established by the Confederate States of America. After the war, a U. S. Post Office was reestablished in 1874. Between that date and 1957, there were fourteen postmasters serving the community. It was in 1914 that the name of the post office was changed from "Grape Vine" to "Grapevine."

Like many Texas cities, Grapevine experienced rapid growth in the decades following World War II. In 1940, it had a population of 1,043 people. Within a year of the war's end, it was noted that many people from Dallas were purchasing property in and near the city. New industries soon followed, bringing more jobs and people to the area. Among them was the Midway Trailer Corporation which established a plant for the production of "luxury house trailers" in 1955. The construction of Lake Grapevine was expected to make the area a recreational destination. Housing developments such as the Bellaire Addition provided two and three bedroom homes for families spawning the baby boom generation. By 1960, the city had a population of 2,823.

Efforts to construct a new post office building in Grapevine began as early as 1950. By 1954, a post office for Grapevine was among 300 federally-funded projects under consideration in Texas. It was anticipated that acquisition of land and construction of the building would cost \$211,000. Renovation or construction of new post offices or a combined post office and courthouse/federal buildings also were under consideration for Austin, Denton, Forney, Gainesville, Lubbock, Plano, Sherman, Temple, Terrell, Waco, Waxahachie, and Wolfe City. However, Grapevine would have to wait several years before it received a new post office.

In November 1959, U. S. Postmaster General Arthur E. Summerfeld stated that the Post Office Department was signing contracts for new post offices across the country at the rate of six per day and he expected that number to rise to ten a day by 1960 in order to meet the department's goal of putting 12,000 new or modernized post offices in operation by 1965. That same month, it was announced that Grapevine would finally receive a new post office. The building was to be constructed under the Post Office Department's commercial leasing program. Under this plan, private parties would own the land and construct the building. The building would remain under private ownership and be leased to the Post Office Department. This option would save time as the project would not be dependent on the appropriation of funds from Congress. As a privately owned building, the lessor would pay local real estate taxes thereby adding money to the city's coffers which would not be the case if the building was owned by the government.

Around the time construction began on the post office, the property was owned by Joe and Vera August Burrus. In May 1960, the property was sold to Leonard E. Bradford, Sr. and his wife Wanda, Floyd S. and Thelma S. Harris, and the company Harris and Bradford. As the building was nearing completion, the property was sold to G. T. and Eltrie Owen in September 1960. The Owens retained ownership of the property until 1983 when it was sold to Duaine J. Appleton who quickly sold it to Robert Grunnah Trust. The First Baptist

Church of Grapevine purchased it in 1998.

Having a post office in a leased space was not a new concept for Grapevine or elsewhere across the country. For instance, at one time, Grapevine's post office was located in a commercial building at 408 S. Main Street. Nationally, as of 1981, the United States Postal Service owned only 3,691 buildings. The remaining 28,743 post offices in the country were leased from the building's owners. This arrangement worked especially well in smaller cities and for neighborhood post offices in larger cities.

The design of the Grapevine Post Office reflected current trends in commercial architecture. Readily accessible materials providing simple, clean lines and little in the way of ornamentation were a hallmark of mid-twentieth century Modernist design. The use of orange or yellow brick was also popular during this era as was large plate glass windows that offered unobstructed views of the interior.

Although the designer of the former Grapevine Post Office has not been identified, the building is similar to other small, leased post offices of the era that were constructed in Texas and Oklahoma. Although they varied in size, leased post offices from c. 1960 with similar Modernist design characteristics as the building in Grapevine could be found in the Dallas neighborhood of Oak Cliff, in Stinnett, Texas, the Cimarron Station in Oklahoma City, and in Kingston, Oklahoma, among other places.

Postal operations began in the new Grapevine building in October 1960. Upon its completion, the building was valued at \$70,000. A dedication ceremony was held at 2:00 p.m. on Saturday, November 19, 1960.

Dr. Ira Woods was the master of ceremonies, Joe Box, representing the Grapevine Chamber of Commerce made remarks as did W. B. Weatherred, Senior Field Officer of the Dallas region of the Post Office Department. Weatherred stated that it was anticipated that the equipment in the new building was expected to handle anticipated mail volume for the next ten years. Congressman Jim Wright provided a flag that had flown over the U. S. Capitol Building. The Grapevine High School Band provided music. Guests were given a tour of the building and treated to refreshments provided by the wives of the postal employees.

## SITE

Retain the historic relationships between buildings, landscaping features and open space. Avoid rearranging the site by moving or removing buildings and site features, such as walks, drives and fences that help define the residence's historic value.

## **SETBACKS**

Building setbacks should be consistent with adjacent buildings or with the style of the building. Setbacks are an important ingredient in creating an attractive streetscape. Buildings should be set back to a line that is consistent with their neighbors and land use. For example, a residential setback should retain the setback of adjacent and nearby structures, with landscaping along the street right-of-way.

Residential buildings with a commercial use in residential areas should be set back in a manner consistent with setbacks of neighboring or similar residential structures.

Maintain building orientation pattern, with the front facade facing the street. Maintain spacing patterns between buildings.

## **DRIVEWAYS, PARKING LOTS AND VACANT SITES**

Driveways should be located perpendicular to the street; no circular drives shall be allowed (unless proven with historic documentation) in front or corner side yard, so that the character of the landscaped yard can be reinforced.

New parking lots for commercial uses should not be located adjacent to sidewalks in the district.

Off-street parking lots should not be allowed to interrupt the continuity of landscaped front or corner side yards. This is important to both the preservation of historic character, and to the strengthening of the residential district.

Screen existing parking lots from streets and pedestrian areas in the Historic District. Existing parking lots located adjacent to streets and sidewalks may be screened to the height of car hoods. This will provide a certain level of continuity of the building façade line; it will screen unsightly views; and it will provide a level of security by allowing views to and from the sidewalk.

## **FENCES**

Historically, fences around historic houses defined yards and the boundary around property and gardens. Wood picket fences, wood rail fences and barbed wire or decorative wire fences were the common fence types in Grapevine. Traditionally, picket fences surrounded the front of the house while rail and wire fences surrounded the agricultural portions of the property. Maintain historic fences.

New fences. Simple wood picket fences, wood and wire and wrought iron fences are appropriate. Avoid chain-link fences, privacy fences and concrete block fences for the street sides of property. Wood privacy fences may be allowed when installed in the rear yard and behind the front façade of a property. Utilitarian/privacy fences should not be installed in front of a historic building or beyond the line of the front façade of a historic building.

Replacing fences. If replacement is required due to deterioration, remove only those portions of historic fences that are damaged beyond repair and replace in-kind, matching the original in material, design and placement. If replacement is necessary for non-historic fences, or new fences are proposed, locate and design the fence in such a way that will compliment the historic boundary of the property without concealing the historic character of the property.

### **SERVICE AND MECHANICAL AREAS**

Service and mechanical areas and equipment should be screened from the street and other pedestrian areas.

All garbage and equipment storage areas should be screened from the street.

Mechanical equipment, including satellite dishes, shall not be located in front or corner side yards or should be set back from the edges of roofs, and screened so that they are not visible to pedestrians and do not detract from the historic character of buildings.

### **BUILDING FABRIC**

#### **PRESERVATION**

Preserve, stabilize, and restore original building form, ornament and materials.

Any missing or severely deteriorated elements may be replaced with replicas of the original. Ensure that roof, window, porch and cornice treatments are preserved, or when preservation is not possible duplicate the original building element.

When rehabilitating, remove non-historic alterations.

Often, "modern" renovations conceal the original facade details. If not, the original style may be recreated through the use of historic photographs.

Where replication of original elements is not possible, a new design consistent with the original style of the building may be used.

Reconstruction of building elements should reflect the size, scale, material and level of detail of the original design.

Preserve older renovations that have achieved historic significance. Older structures or additions may have, at some time, been renovated with such care and skill that the renovation itself is worthy of preservation. Usually, such renovations may date from before 1940.

#### **EXTERIOR FINISHES**

Original wood finishes should be maintained and painted or, when necessary, replaced in kind. Modern synthetic siding materials such as vinyl or metal bear little resemblance to historic siding materials. The application of such modern synthetic materials often involves the removal of original decorative elements such as cornice, corner boards, brackets, window and door trim, etc. New synthetic siding shall not be installed; removal of existing such materials is not required, but strongly encouraged, to restore historic patina, finish and appearance.

Original asbestos siding should be maintained and painted, or when necessary, replaced with synthetic siding to match the existing asbestos siding. The removal of asbestos siding over existing wood siding is not required, but strongly encouraged, to restore historic patina, finish and appearance.

Original masonry surfaces should be maintained and not be painted, unless severe deterioration of the brick or stone can be shown to require painting. If the color or texture of replacement brick or stone cannot be matched with existing, painting may be an appropriate treatment.

Paint colors should be complimentary to each other and the overall character of the house. When possible, research the original paint color and finishes of the building's historic period; the right colors respect the historic building.

The Historic Preservation Commission shall adopt, as necessary, a paint palette(s) appropriate to the district's character, which may be proposed and approved through the Minor Exterior Alteration application process. Any colors proposed outside the adopted palette may be reviewed by the Commission in the regular Certificate of Appropriateness process.

## **WINDOWS**

Original window framing and lites (panes of glass) configurations should be preserved and maintained or replaced in kind.

When replacement is necessary, do so within existing historic opening. Replacement of non-original windows should consider the use of historically appropriate wood windows. Use same sash size to avoid filling in or enlarging the original opening. Clear or very slightly tinted window glass may be used. No reflective or heavily tinted glass shall be used.

Should the owner wish to install security bars, they should be installed on the interior of windows and doors.

Storm windows. The use of interior storm windows is encouraged. Storm windows are available which can be installed on the interior of windows. This helps to preserve the exterior historic character of the building.

Should storm windows need to be installed on the exterior of the historic windows, storm windows constructed of wood and configured to match the historic sashes (i.e. one over one sashes) are recommended.

If metal storm windows are installed, paint to blend with surrounding elements.

## **EMBELLISHMENTS**

### **AWNINGS-CANOPIES**

New awnings and canopies should not be installed above windows or doors.

### **EXTERIOR LIGHTING**

Lighting is an important element in residential areas. Fixtures should be consistent with the

historic character of the house.

Appropriate incandescent light fixtures to the style of the district should be used.

Avoid exposed lighting of any kind unless part of a historic fixture.

### **NEW BUILDING CONSTRUCTION**

#### **INFILL**

The Secretary of the Interior's guidelines for new buildings in historic districts encourage similarity of form and materials, but not actual replication. New construction proposals and the rehabilitation of non-historic buildings will be reviewed based on these Criteria. Judgement will be based on the compatibility of the design within the context of the property's adjacent and nearby historic buildings.

The design of new buildings should have key elements of the building's historic period of significance including massing, scale, fenestration and materials.

Infill buildings should not be absolute reproductions, and appear as clearly contemporary. Only when a previously demolished historic Grapevine building can be accurately replicated may a reproduction be considered.

Infill buildings between historic buildings should be similar in setback, roof form, cornice line and materials, to one of the adjacent buildings. Relate height of new building to the heights of adjacent structures. Avoid new buildings that tower over existing ones.

Horizontal wood siding (either novelty, tongue and groove, shiplap or equivalent) and brick are appropriate exterior building finishes for the historic house. Fake brick or stone or gravel aggregate materials shall never be used.

#### **ADDITIONS TO HISTORIC BUILDINGS**

Additions to historic buildings should replicate the style of the main building if possible; otherwise they should adhere to the general style with simplified details.

As a minimum, new additions should reflect the massing, roof shape, bay spacing, cornice lines and building materials of the primary structure.

All new wood or metal materials should have a painted finish except on some 20<sup>th</sup> century buildings where the use of unpainted aluminum or steel was part of the original design and should be maintained.

A new addition should, if at all possible, be located at the rear of the historic building. If this is not possible, the addition may be added to the side if it is recessed at least 18 inches from the historic building facade or a connection is used to separate old from new.

New vertical additions should be set back from primary facades so as not to be readily apparent from the facing street.

When reproducing elements that were originally part of a historic building they should be replicated when evidence of the actual detail has been documented by photographs, drawings, or remaining physical evidence. If no evidence exists, elements typical of the architectural style may be used. Historic photographs can provide information on the original elements of the building.

ORDINANCE NO. \_\_\_\_\_

Z15-09

AN ORDINANCE AMENDING ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE OF GRAPEVINE, TEXAS, GRANTING ZONING CHANGE Z15-09 ON A TRACT OF LAND OUT OF THE WILLIAM DOOLEY SURVEY, ABSTRACT 442, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "CBD" CENTRAL BUSINESS DISTRICT TO "R-7.5" SINGLE FAMILY DISTRICT REGULATIONS; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, applications were made to amend the Official Zoning Map, City of Grapevine, Texas by making applications for same with the Planning and Zoning Commission of the City of Grapevine, Texas as required by State statutes and the zoning ordinances of the City of Grapevine, Texas and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Grapevine, Texas after all legal notices, requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the City of Grapevine, Texas at a public hearing called by the City Council did consider the following factors in making a determination as to whether these requested changes should be granted or denied; safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the site; safety from fire hazards and measures for fire control, protection of adjacent property from flood or water damages, noise producing elements and glare of the vehicular and stationary lights and effect of such lights on established character of the neighborhood, location, lighting and types of signs and relation of signs to traffic control and adjacent property, street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood, adequacy of parking as determined by requirements of this ordinance for off-street parking facilities, location of ingress and egress points for parking and off-street locating spaces, and

protection of public health by surfacing on all parking areas to control dust, effect on the promotion of health and the general welfare, effect on light and air, the effect on the transportation, water sewerage, schools, parks and other facilities; and

WHEREAS, the City Council of the City of Grapevine, Texas at a public hearing called by the City Council of the City of Grapevine, Texas did consider the following factors in making a determination as to whether this requested change should be granted or denied; effect on the congestion of the streets, the fire hazards, panics and other dangers possibly present in the securing of safety from same, the effect on the promotion of health and the general welfare, the effect on adequate light and air, the effect on the overcrowding of the land, the effect on the concentration of population, the effect on the transportation, water, sewerage, schools, parks and other public facilities; and

WHEREAS, the City Council further considered among other things the character of the district and its peculiar suitability for particular uses and with the view to conserve the value of buildings, encourage the most appropriate use of land throughout this city; and

WHEREAS, the City Council of the City of Grapevine, Texas does find that there is a public necessity for the zoning change, that the public demands it, that the public interest clearly requires the amendment, that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time their original investment was made; and does find that the change in zoning lessens the congestion in the streets, helps secure safety from fire, panic and other dangers; promotes health and the general welfare; provides adequate light and air; prevents the overcrowding of land; avoids undue concentration of population; facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, the City Council of the City of Grapevine, Texas has determined that there is a necessity and need for this change in zoning and has also found and determined that there has been a change in the conditions of the property surrounding and in close proximity to the property requested for a change since this property was originally classified; and, therefore, feels that a change in zoning classification for the particular piece of property is needed, is called for, and is in the best interest of the public at large, the citizens of the City of Grapevine, Texas and helps promote the general health, safety, and welfare of this community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That the City of Grapevine Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, be, and the same is hereby amended and changed by Zoning Application Z15-09 to rezone the following described property to-wit: being a 1.45 acre tract of land out of the William Dooley Survey, Abstract 442, Tarrant County, Texas (301 East Texas Street); Lot 1, Block 1, First Baptist Church

Addition, more fully and completely described in Exhibit "A", attached hereto and made a part hereof, which was previously zoned "CBD" Central Business District is hereby changed to "R-7.5" Single Family District Regulations, all in accordance with Comprehensive Zoning Ordinance No. 82-73, as amended.

Section 2. That the City Manager is hereby directed to correct the official zoning map of the City of Grapevine, Texas to reflect the herein change in zoning.

Section 3. That in all other respects, the use of the tract or tracts of land herein above described shall be subject to all the applicable regulations contained in said City of Grapevine zoning ordinances and all other applicable and pertinent ordinances of the City of Grapevine, Texas.

Section 4. That the zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the community. They have been designed with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future, to lessen congestion in the streets; to secure safety from fire, panic, flood and other dangers; provide adequate light and air; to prevent overcrowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements, and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things, of the character of the district, and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

Section 5. That this ordinance shall be cumulative of all other ordinances of the City of Grapevine, Texas affecting zoning and shall not repeal any of the provisions of said ordinances except in those instances where provisions of those ordinances are in direct conflict with the provisions of this ordinance.

Section 6. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the tract or tracts of land described herein shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of the tract or tracts of land described herein.

Section 7. That any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed two thousand dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 8. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety

and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of November, 2015.

APPROVED:

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ATTEST:

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APPROVED AS TO FORM:

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PD 15-05

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE ISSUING A PLANNED DEVELOPMENT OVERLAY IN ACCORDANCE WITH SECTION 41 OF ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE, BY GRANTING PLANNED DEVELOPMENT OVERLAY PD15-05 TO ALLOW, BUT NOT BE LIMITED TO, DEVIATION FROM DRIVE LANE WIDTH, PARKING, LANDSCAPE BUFFER, LANDSCAPE ISLANDS, AND HEIGHT, ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS PLANNED DEVELOPMENT OVERLAY PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application was made requesting issuance of a planned development overlay by making applications for same with the Planning and Zoning Commission of the City of Grapevine, Texas, as required by State statutes and the zoning ordinance of the City of Grapevine, Texas, and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Grapevine, Texas, after all legal notices requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the City of Grapevine, Texas, at a public hearing called by the City Council did consider the following factors in making a determination as to whether this requested planned development overlay should be granted or denied: safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the site; safety from fire hazards and measures for fire control; protection of adjacent property from flood or water damages, noise producing elements, and glare of the vehicular and stationary lights and effect of such lights on established character of the neighborhood; location, lighting, and types of signs and relation of signs to traffic control and adjacent property; street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood; adequacy of parking as determined by requirements of this ordinance for off-street parking facilities; location of ingress and egress points for parking and off-street locating spaces,

and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; the effect on the overcrowding of the land; the effect on the concentration of population; the effect on the transportation, water, sewerage, schools, parks and other facilities; and

WHEREAS, the City Council of the City of Grapevine, Texas, at a public hearing called by the City Council of the City of Grapevine, Texas, did consider the following factors in making a determination as to whether this requested planned development overlay should be granted or denied; effect on the congestion of the streets, the fire hazards, panics and other dangers possibly present in the securing of safety from same, the effect on the promotion of health and the general welfare, effect on adequate light and air, the effect on the overcrowding of the land, the effect on the concentration of population, the effect on the transportation, water, sewerage, schools, parks and other public facilities; and

WHEREAS, all of the requirements of Section 41 of Ordinance No. 82-73 have been satisfied by the submission of evidence at a public hearing; and

WHEREAS, the City Council further considered among other things the character of the existing zoning district and its peculiar suitability for particular uses and with the view to conserve the value of buildings and encourage the most appropriate use of land throughout this City; and

WHEREAS, the City Council of the City of Grapevine, Texas, does find that there is a public necessity for the granting of this planned development overlay, that the public demands it, that the public interest clearly requires the amendment, that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time their original investment was made; and

WHEREAS, the City Council of the City of Grapevine, Texas, does find that the planned development overlay lessens the congestion in the streets, helps secure safety from fire, panic and other dangers, prevents the overcrowding of land, avoids undue concentration of population, facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, the City Council of the City of Grapevine, Texas, has determined that there is a necessity and need for this planned development overlay and has also found and determined that there has been a change in the conditions of the property surrounding and in close proximity to the property requested for a change since this property was originally classified and, therefore, feels that the issuance of this planned development overlay for the particular piece of property is needed, is called for, and is in the best interest of the public at large, the citizens of the City of Grapevine, Texas, and helps promote the general health, safety and welfare of this community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That the City does hereby issue a planned development overlay in accordance with Section 41 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Planned Development Overlay PD15-05 to allow, but not be limited to, deviation from drive lane width, parking, landscape buffer, landscape islands, and height within the following described property: Lot 1, Block 1, First Baptist Church Addition (301 East Texas Street) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

Section 2. That the City Manager is hereby directed to amend the official zoning map of the City of Grapevine, Texas, to reflect the herein planned development overlay.

Section 3. That in all other respects the use of the tract or tracts of land herein above described shall be subject to all the applicable regulations contained in said City of Grapevine zoning ordinance and all other applicable and pertinent ordinances of the City of Grapevine, Texas.

Section 4. That the zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the community. They have been designed with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to secure safety from fire, panic, flood and other dangers; provide adequate light and air; to prevent overcrowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements, and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things, of the character of the district, and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

Section 5. That this ordinance shall be cumulative of all other ordinances of the City of Grapevine, Texas, affecting zoning and shall not repeal any of the provisions of said ordinances except in those instances where provisions of those ordinances which are in direct conflict with the provisions of this ordinance.

Section 6. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the tract or tracts of land described herein shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of the tract or tracts of land described herein.

Section 7. That any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum

not to exceed Two Thousand Dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 8. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of November, 2015.

APPROVED:

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ATTEST:

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APPROVED AS TO FORM:

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HL 15-07

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING A HISTORIC LANDMARK SUBDISTRICT HL 15-07 IN ACCORDANCE WITH SECTION 39 OF ORDINANCE NO. 82-73 (APPENDIX "D" OF THE CODE OF ORDINANCES), DESIGNATING THE AREA LEGALLY DESCRIBED AS LOT 1, BLOCK 1, FIRST BAPTIST CHURCH OF THE WILLIAM DOOLEY SURVEY AND MORE SPECIFICALLY DESCRIBED HEREIN, IN A DISTRICT ZONED "R-7.5" SINGLE FAMILY DISTRICT REGULATIONS; PROVIDING FOR THE ADOPTION OF THE FIRST BAPTIST CHURCH HISTORIC DISTRICT PRESERVATION CRITERIA; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application was made by the Grapevine Historic Preservation Commission requesting a historic landmark subdistrict designation by making application for same with the Planning and Zoning Commission of the City of Grapevine, Texas as required by State statutes and the zoning ordinances of the City of Grapevine, Texas and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Grapevine, Texas after all legal notices, requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the City of Grapevine, Texas at a public hearing called by the City Council did consider the following factors in making a determination as to whether this requested historic landmark subdistrict designation should be granted or denied; safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the site; safety from fire hazards and measures for fire control, protection of adjacent property from flood or water damages, noise producing elements and glare of the vehicular and stationary lights and effect of such lights on established character of the neighborhood, location, lighting and types of signs and relation of signs to traffic control and adjacent property, street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood, adequacy of parking as determined by requirements of this ordinance for off-street parking facilities, location of ingress and egress points for parking and off-street locating spaces, and protection of public health by surfacing on all parking areas to control dust, effect on the promotion of health and the general welfare, effect on

light and air, the effect on the transportation, water sewerage, schools, parks and other facilities; and

WHEREAS, all of the requirements of Section 39 of Appendix "D" of the Code of Ordinances have been satisfied by the submission of evidence at a public hearing; and

WHEREAS, the City Council further considered, among other things, the character of the existing zoning district and its peculiar suitability for particular uses and with the view to conserve the value of buildings and encourage the most appropriate use of land throughout this city;

WHEREAS, the City Council of the City of Grapevine, Texas does find that there is a public necessity for the granting of this historic landmark subdistrict, that the public demands it, that the public interest clearly requires the amendment, that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time their original investment was made; and does find that the historic landmark subdistrict designation lessens the congestion in the streets, helps secure safety from fire, panic and other dangers; promotes health and the general welfare; provides adequate light and air; prevents the overcrowding of land; avoids undue concentration of population; facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, the City Council of the City of Grapevine, Texas has determined that there is a necessity and need for this historic landmark subdistrict designation and has also found and determined that there has been a change in the conditions of the property surrounding and in close proximity to the property requested for a change since this property was originally classified; and, therefore, feels that historic landmark subdistrict designation for the particular piece of property is needed, is called for, and is in the best interest of the public at large, the citizens of the City of Grapevine, Texas and helps promote the general health, safety, and welfare of this community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That the City does hereby designate a historic landmark subdistrict (HL15-07) in accordance with Section 39 of Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, in a district zoned "R-7.5" Single Family District Regulations within the following described property: 301 East Texas Street and platted as Lot 1, Block 1, First Baptist Church Addition of the William Dooley Survey, more fully and completely described in Exhibit "A", attached hereto and made a part of hereof; and, in addition thereto, the adoption of the First Baptist Church Historic District Preservation Guidelines as conditions, regulations and safeguards in connection with the said historic landmark subdistrict, a copy of said criteria being attached hereto and labeled Exhibit "B".

Section 2. That the City Manager is hereby directed to correct the official zoning map of the City of Grapevine, Texas to reflect the "H" zoning designation.

Section 3. That in all other respects, the use of the tract or tracts of land herein above described shall be subject to all the applicable regulations contained in said City of Grapevine zoning ordinances and all other applicable and pertinent ordinances of the City of Grapevine, Texas.

Section 4. That the zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the community. They have been designed with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future, to lessen congestion in the streets; to secure safety from fire, panic, flood and other dangers; provide adequate light and air; to prevent overcrowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements, and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things, of the character of the district, and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

Section 5. That this ordinance shall be cumulative of all other ordinances of the City of Grapevine, Texas affecting zoning and shall not repeal any of the provisions of said ordinances except in those instances where provisions of those ordinances are in direct conflict with the provisions of this ordinance.

Section 6. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the tract or tracts of land described herein shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of the tract or tracts of land described herein.

Section 7. That any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed two thousand dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 8. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of November, 2015.

APPROVED:

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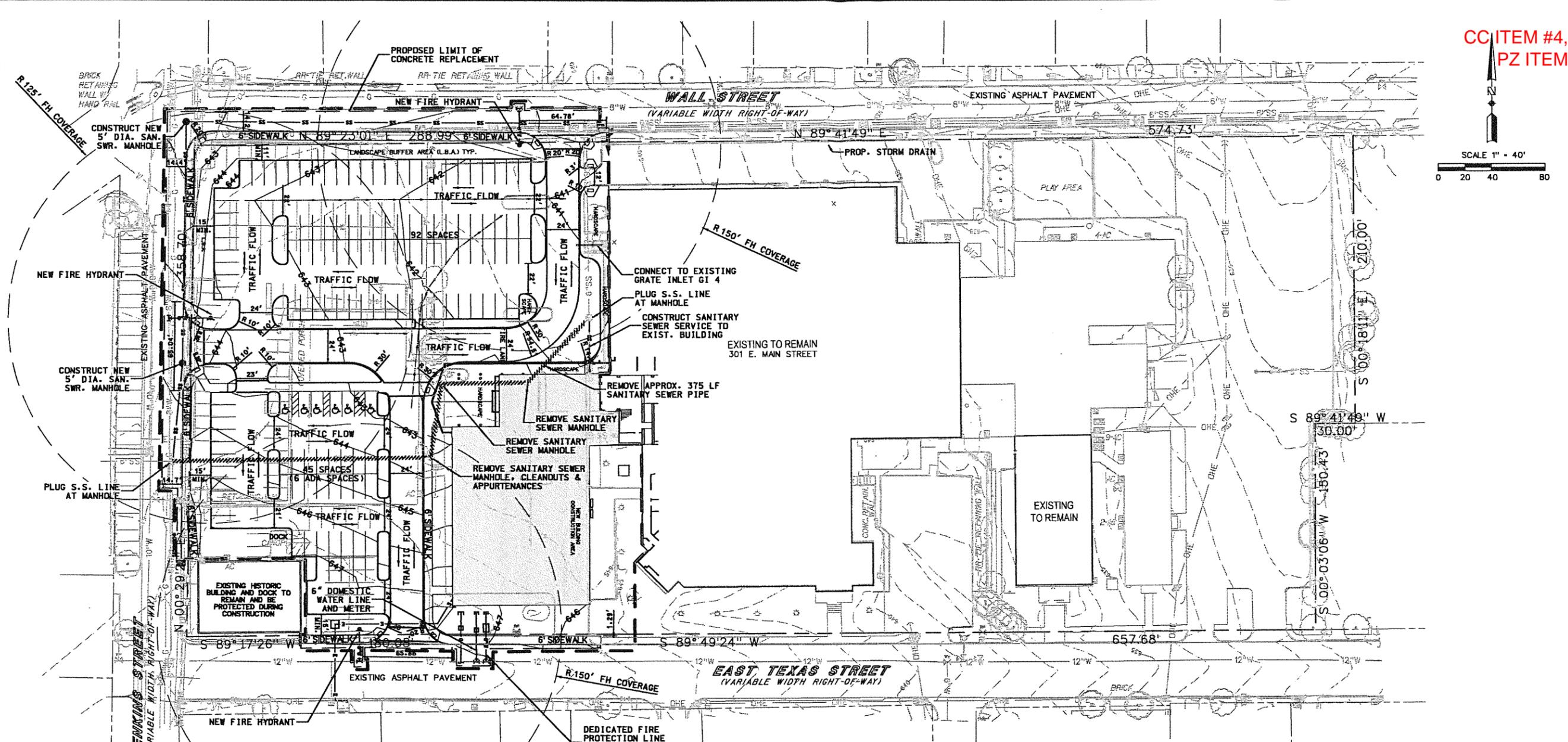
ATTEST:

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APPROVED AS TO FORM:

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CC ITEM #4, 29, 30, 31  
 PZ ITEM #4, 7, 8  
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 TBPE FIRM NO. F-2697

SCALE 1" = 40'  
 0 20 40 80  
 FOR REVIEW ONLY  
 THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES. THEY WERE PREPARED BY, OR UNDER SUPERVISION OF, DEREK B. CHEATHAM 85410 11/18/2015  
 DATE  
 FE NO.

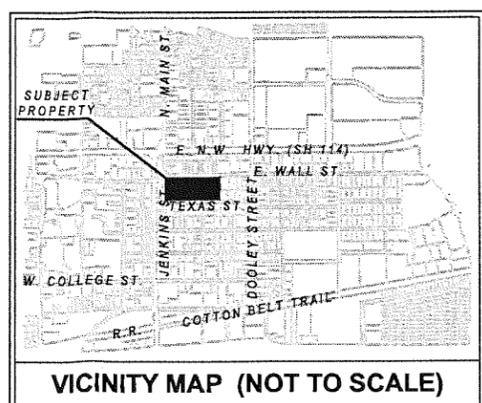
FIRST BAPTIST CHURCH GRAPEVINE  
 DOWNTOWN CAMPUS REDEVELOPMENT  
 RECONSTRUCTION  
 PHASE I  
 SITE PLAN

- NOTES:
- THE FIRST BAPTIST CHURCH IS PLANNING TO IMPROVE THEIR EXISTING CAMPUS BY CONSTRUCTING A NEW ADDITION ON THE WEST SIDE OF THEIR EXISTING AUDITORIUM. THE NEW ADDITION WILL ACCOMMODATE CHILDREN AND YOUTH MINISTRIES. THE PROPOSED IMPROVEMENTS TO THE DOWNTOWN CAMPUS WILL ONLY ENHANCE THE VALUE AND ENJOYMENT OF OTHER PROPERTY IN THE AREA. THE BUILDING ADDITION WILL CREATE A NEW FAÇADE TO FRONT JENKINS STREET. COMPLEMENTARY TO THE SURROUNDING BUILDINGS, OTHER IMPROVEMENTS WILL INCLUDE NEW LANDSCAPING, NEW ACCESSIBILITY ROUTES, PARKING IMPROVEMENTS, EXTERIOR SECURITY LIGHTS AND A NEW LANDSCAPE BUFFER ISLANDS THAT CREATE A LANDSCAPE CONNECTION FROM THE CHURCH TO LIBERTY PARK.
  - ALL DRIVE LANE DIMENSIONS TO FACE OF CURBS UNLESS OTHERWISE NOTED.
  - THE MINIMUM PAVING RADIUS IS 3.0 FEET.
  - ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCES SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
  - ALL NEW SANITARY SEWER LINES SHALL BE MINIMUM 6" DIAMETER LINES.
  - ALL THREE NEW FIRE HYDRANT ASSEMBLIES SHALL BE CONSTRUCTED WITH MINIMUM 6" DIAMETER LEADS.

**FIRST BAPTIST CHURCH ADDITION - AREA TABULATIONS**

TYPE	LIMITS	BUILD-OUT
BUILDING HEIGHT (STORIES/FEET)		
EXISTING BUILDING HEIGHT	35 FT. MAX	2 STORIES/58 FT.
PHASE I NEW BUILDING	35 FT. MAX	2 STORIES/47 FT.
BUILDING AREA (SQUARE FEET)		
EXISTING BUILDING AREA (TO REMAIN)		123,903 SF
EXISTING BUILDING AREA (TO BE DEMOLISHED)		25,771 SF
PHASE I NEW BUILDING AREA		30,551 SF
PHASE I TOTAL BUILDING AREA		154,454 SF
TOTAL ARTIFICIAL LOT AREA		109,689 SF
FLOOR AREA RATIO		0.503
PHASE I TOTAL IMPERVIOUS AREA	80% MAX	218,563 SF
PHASE I TOTAL LANDSCAPE AREA		24,824 SF
TOTAL BUILDING AND PAVED AREAS		218,563 SF

Section	Regulation	Proposed Deviation	Explanation
58.1	Drive Lane Width	22' Drive lane width in lieu of 25' drive lane width in some parking lot areas.	Landscape and parking requirements restrict available area for drive lane.
56.C.2	1 per 3 seats in Sanctuary. (466 Spaces Required)	438 Spaces Provided (298 On-Site) + (140 In Shared City Lot)	Landscape requirements and site design requests from City Historic Commission restrict available area for parking. 327 legal spaces currently exist on site.
53.H.2.a	15' Landscape Buffer required	Landscape Buffer along Wall Street decreased to 11'	Parking requirements and site design requests from City Historic Commission restrict available area for Landscape Buffer
53.H.1.c	1 Island per 12 spaces required	Landscape islands omitted from North Parking Field	Request omission of 4 landscape islands in order to provide un-interrupted paving area for future potential staging of carnival equipment for City Festivals
151.1	Max principal structure height: 2 stories/35'	47' Building height	Existing worship center on site has height of 58' to bottom of steeple.



**FIRST BAPTIST CHURCH ADDITION**  
**LOT 1, BLOCK 1**  
**SITE PLAN/SUP/CUP SUBMITTAL**  
**MASTER SITE PLAN**  
**OCTOBER 5, 2015**  
**ZONED R-7.5 & CBD**  
**PROPOSED ZONING: R-7.5**  
**CASE NO.**

**OWNER:**  
 FIRST BAPTIST CHURCH OF GRAPEVINE  
 301 E. TEXAS STREET  
 GRAPEVINE, TX 76051  
 (817) 488-8573 MAIN  
 (817) 421-0588 FAX  
 BRYAN VINEYARD

**APPLICANT/ENGINEER:**  
 NEEL-SCHAFFER, INC.  
 2501 AVENUE J, STE. 120  
 ARLINGTON, TX 76006  
 (817) 548-0696 MAIN  
 (817) 265-8532 FAX  
 DEREK CHEATHAM, P.E.

**CASE NAME:** FST. BAPTIST CH. GRAPEVINE  
**CASE NO.:**  
**LOCATION:** 301 E. TEXAS STREET

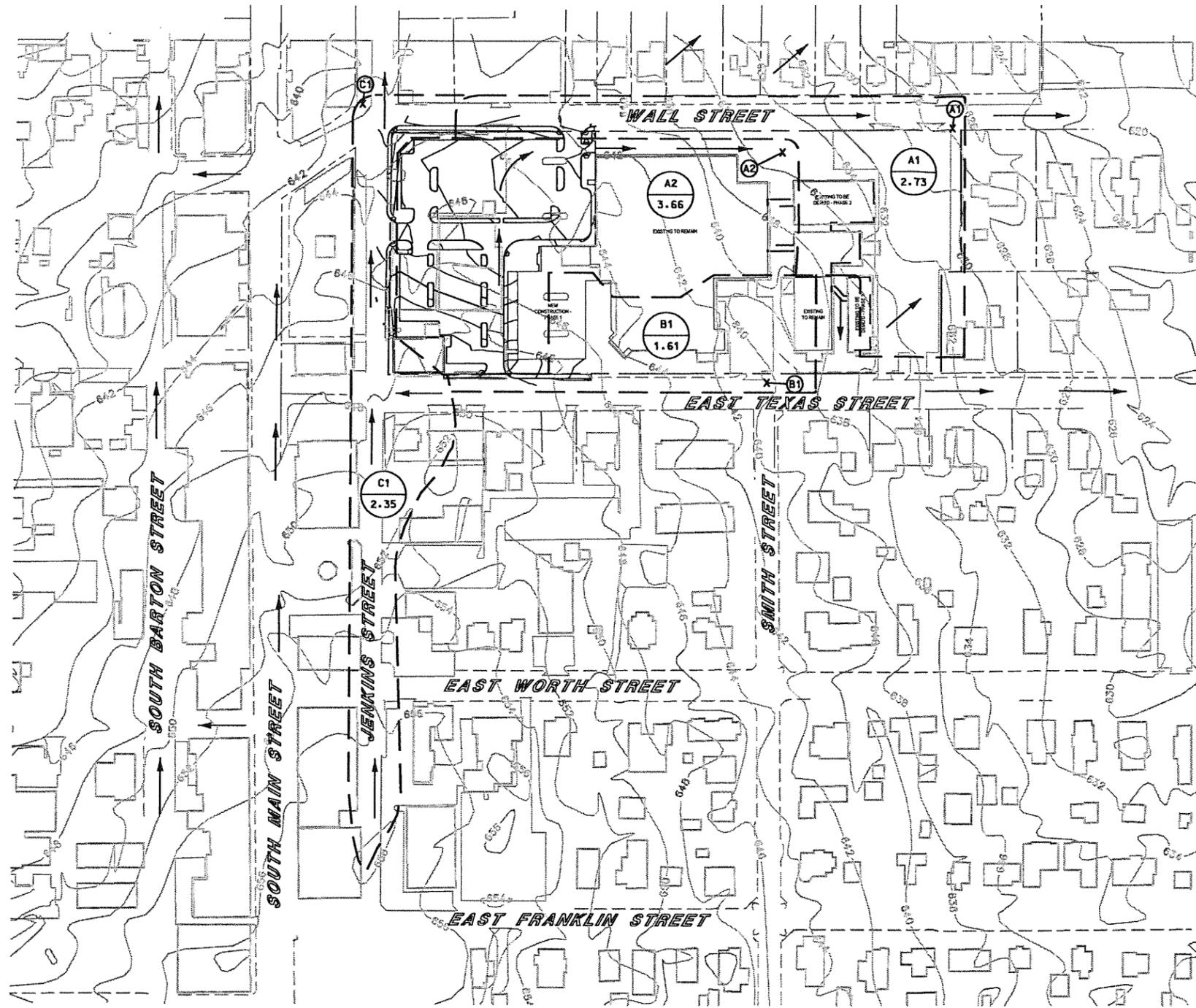
**MAYOR** \_\_\_\_\_ **SECRETARY** \_\_\_\_\_  
**DATE:** \_\_\_\_\_  
**PLANNING AND ZONING COMMISSION**  
**CHAIRMAN** \_\_\_\_\_  
**DATE:** \_\_\_\_\_  
**SHEET 1 OF 5**

**APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.**  
**DEPARTMENT OF DEVELOPMENT SERVICES**

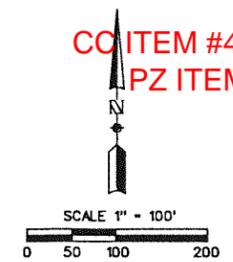
NO.	REVISION	BY	DATE	JOB	DATE	DESIGNED	D.R.C.	DRAWN	D.H./P./J.C.	CHECKED
				12823	11/19/2015					

SHEET PD-1  
 CASE

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CO ITEM #4, 29, 30, 31  
 PZ ITEM #4, 8, 12, 13



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**FOR REVIEW ONLY**  
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 DEREK B. CHEATHAM 85410 10/5/2015  
 PE NO. DATE

**FIRST BAPTIST CHURCH GRAPEVINE**  
 DOWNTOWN CAMPUS REDEVELOPMENT  
 RECONSTRUCTION  
 PHASE 1  
 DRAINAGE AREA MAP

NO.	REVISION	BY	DATE	JOB DATE	DATE	DESIGNED	D.B.C.	DRAWN	D.H./P.-J.C.	CHECKED
				12525	10/4/2015					

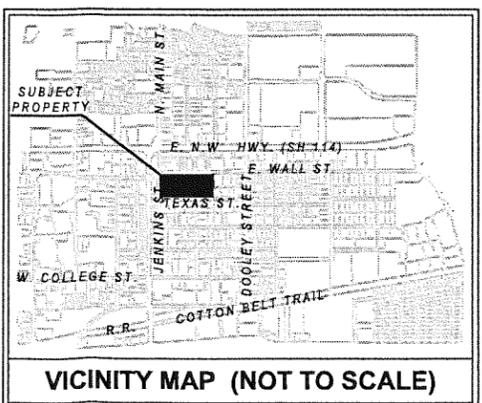
- LEGEND**
- AREA DESIGNATION
  - AREA (ACRES)
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - DRAINAGE DIVIDE
  - FLOW ARROW
  - DESIGN POINT
  - STORM DRAIN

**EXISTING CONDITIONS**

Design Point	Area	Total Area (AC)	Impervious Area (AC)	Pervious Area (AC)	Runoff Coef.	Tc (min)	I-5 (in/hr)	Q5 (cfs)	I-100 (in/hr)	Q100 (cfs)
A1	A1	2.73	2.59	0.14	0.90	10	5.74	14.10	11.55	28.38
A2	A2	3.31	3.06	0.25	0.85	10	5.74	16.15	11.55	32.50
B1	B1	1.46	1.39	0.07	0.90	10	5.74	7.54	11.55	15.18
C1	C1	2.85	2.80	0.05	0.90	15	4.86	12.47	9.98	25.60

**PROPOSED CONDITIONS**

Design Point	Area	Total Area (AC)	Impervious Area (AC)	Pervious Area (AC)	Runoff Coef.	Tc (min)	I-5 (in/hr)	Q5 (cfs)	I-100 (in/hr)	Q100 (cfs)	Δ Q100 (cfs)
A1	A1	2.73	2.59	0.14	0.90	10	5.74	14.10	11.55	28.38	0.00
A2	A2	3.66	3.47	0.19	0.90	10	5.74	18.91	11.55	38.05	5.55
B1	B1	1.61	1.53	0.08	0.90	10	5.74	8.32	11.55	16.74	1.56
C1	C1	2.35	2.21	0.14	0.85	15	4.86	9.71	9.98	19.94	-5.66



**FIRST BAPTIST CHURCH ADDITION**  
**LOT 1, BLOCK 1**  
**SITE PLAN/SUP/CUP SUBMITTAL**  
**DRAINAGE AREA MAP**  
**OCTOBER 5, 2015**  
**ZONED R-7.5 & CBD**  
**PROPOSED ZONING: R-7.5**  
**CASE NO.**

**OWNER:**  
 FIRST BAPTIST CHURCH OF GRAPEVINE  
 301 E. TEXAS STREET  
 GRAPEVINE, TX 76051  
 (817) 488-8573 MAIN  
 (817) 421-0586 FAX  
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**CASE NAME:** FST. BAPTIST CH. GRAPEVINE  
**CASE NO.:**  
**LOCATION:** 301 E. TEXAS STREET

**MAYOR** \_\_\_\_\_ **SECRETARY** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

**PLANNING AND ZONING COMMISSION**

**CHAIRMAN** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

**SHEET 2 OF 5**

**APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.**

**DEPARTMENT OF DEVELOPMENT SERVICES**

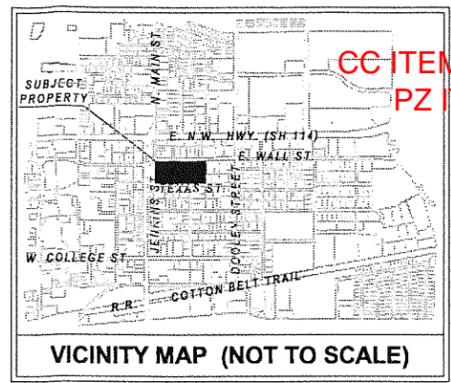
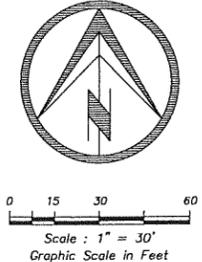
SHEET **PD-2**  
 CASE .....

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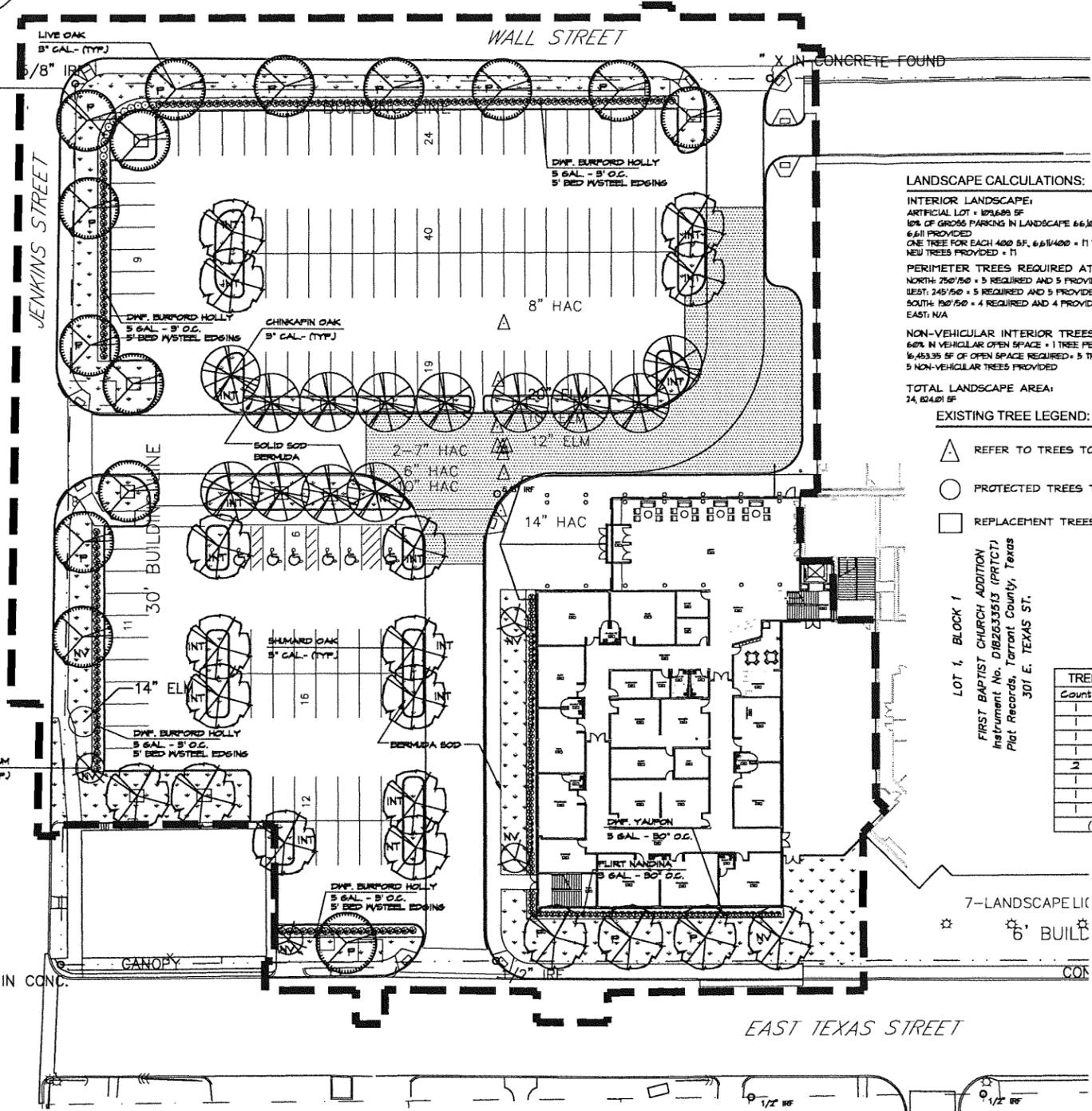


5 PERIMETER TREES REQUIRED  
5 PROVIDED



VICINITY MAP (NOT TO SCALE)

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Solutions you can rely upon  
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ARLINGTON, TX 76010  
(817) 546-0696 MAIN  
www.neelschaffer.com  
TEL: FIRM NO. F-2897



**LANDSCAPE CALCULATIONS:**  
INTERIOR LANDSCAPE:  
ARTIFICIAL LOT = 174,695 SF  
10% OF GROSS PARKING IN LANDSCAPE 66,309 SF X 10% = 6,631 SF  
6.631 PROVIDED  
ONE TREE FOR EACH 400 SF. 6,631/400 = 17 TREES  
NEW TREES PROVIDED = 17

PERIMETER TREES REQUIRED AT 1 PER 50 FT.:  
NORTH: 250/50 = 5 REQUIRED AND 5 PROVIDED (1 NEW 4 EX)  
WEST: 245/50 = 5 REQUIRED AND 5 PROVIDED (4 NEW 1 EX)  
SOUTH: 190/50 = 4 REQUIRED AND 4 PROVIDED  
EAST: N/A

NON-VEHICULAR INTERIOR TREES REQUIRED:  
60% IN VEHICULAR OPEN SPACE = 1 TREE PER 4,000 SF  
16,453.35 SF OF OPEN SPACE REQUIRED = 5 TREES (1.26/1.4 SF PROVIDED)  
5 NON-VEHICULAR TREES PROVIDED

TOTAL LANDSCAPE AREA:  
24,824.01 SF

**EXISTING TREE LEGEND:**  
△ REFER TO TREES TO BE REMOVED  
○ PROTECTED TREES TO BE PROTECTED AND RETAINED  
□ REPLACEMENT TREES

**PROPOSED TREE ABBREVIATION:**  
P - PERIMETER TREE  
NV - NON-VEHICULAR TREE  
INT - INTERIOR TREE  
R - REPLACEMENT TREE

**TREES REMOVED**

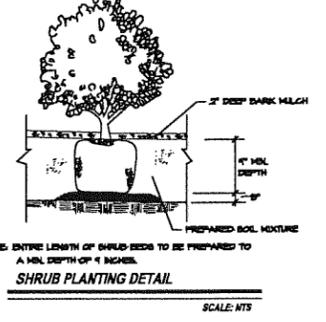
Count	TREE	STATUS
1	8" HACKBERRY	EXEMPT
1	20" ELM	REPLACE W(7) 3" TREES
1	10" ELM	REPLACE W(4) 3" TREES
1	12" ELM	REPLACE W(4) 3" TREES
2	7" HACKBERRY	EXEMPT
1	6" HACKBERRY	EXEMPT
1	10" HACKBERRY	EXEMPT
1	14" HACKBERRY	EXEMPT
(15) 3" TREES PROVIDED AS REPLACEMENT		

**NOTES:**

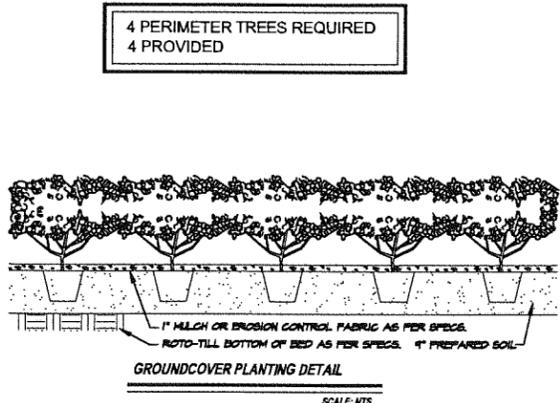
- PROJECT SHALL INCLUDE INSTALLATION OF AUTOMATIC IRRIGATION SYSTEM REFERENCED WITHIN PLANS AND SPECIFICATIONS. AUTOMATIC UNDERGROUND SPRINKLER SYSTEMS SHALL BE EQUIPPED WITH A RAIN GUARD SYSTEM AND A FREEZE GUARD SET AT 38 DEGREES FAHRENHEIT. ALL IRRIGATION SYSTEMS REQUIRE A DOUBLE CHECK DEVICE. IF CHEMICAL INJECTION SHALL BE USED THROUGH THE SYSTEM FOR PURPOSES OF FERTILIZING OR OTHER TREATMENTS, AN RPZ SHALL BE REQUIRED TO BE INSTALLED.
- ALL LANDSCAPE WITHIN VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS STATED IN THE CITY CODE. NO TREES WILL BE PLANTED WITHIN THE VISIBILITY TRIANGLES. EXISTING TREES WITHIN VISIBILITY TRIANGLES SHALL BE PRUNED IN ACCORDANCE WITH REFERENCED REQUIREMENTS.
- VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY EXCAVATION OR TRENCHING.
- ALL WATER METERS, FIRE HYDRANTS, VALVES, MANHOLES AND CLEANOUTS ON OR ADJACENT TO THE SUBJECT PROPERTY MUST REMAIN ACCESSIBLE FOR MAINTENANCE DURING CONSTRUCTION AND UPON THE COMPLETION OF NECESSARY GRADING AND LANDSCAPING. THE EXISTING FACILITIES SHOULD BE ADJUSTED TO FINAL GRADE, ABOVE THE FINISHED GRADE OF THE LANDSCAPING, PRIOR TO THE COMPLETION OF THE WORK.
- ALL SITE AREAS, INCLUDING ADJACENT ROWS, EASEMENTS, AND AREAS DISTURBED BY CONSTRUCTION NOT OTHERWISE DESIGNATED SHALL BE HYDRICULCHED WITH COMMON BERBERIDA.
- MAINTAINANCE THE OWNER, TRUST AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING AND IRRIGATION. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE. AUTOMATIC IN-GROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORY CAPABILITY SHALL BE PROVIDED FOR ALL REQUIRED LANDSCAPE.

**GENERAL SPECIFICATIONS:**

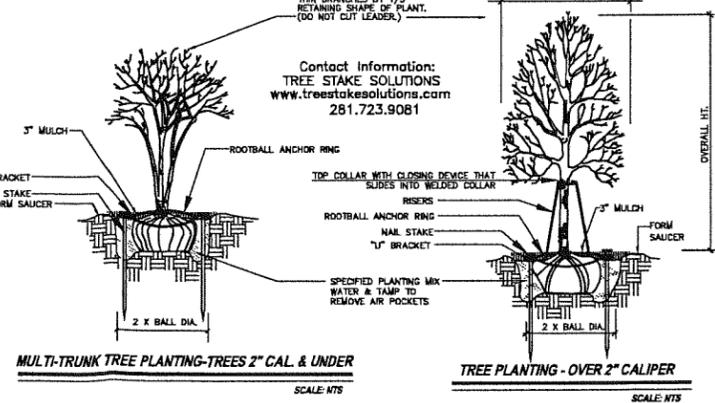
- IRRIGATION: INSTALLATION SHALL BE CONSISTENT WITH LANDSCAPE IRRIGATION PLAN. AVOID PIPING CONFLICTS WITH EXISTING AND PROPOSED PLANT MATERIALS. PLACE LAWN AREAS ON SEPARATE ZONES FROM GRASSCOVERS/SARIS BEDS. INSTALL RAIN/FREEZE GUARD ON SYSTEM AND SET AT 38 DEGREES. THE DESIGN AND TRENCHING FOR IRRIGATION SYSTEMS SHALL NOT CROSS THE CRITICAL ROOT ZONE OF PRESERVED TREES. THE IRRIGATION TRENCHES SHOULD BE LOCATED OUTSIDE OF THE CRITICAL ROOT ZONE AND DESIGNED TO THROB TOWARD THE AREA WITHIN THE DRIP LINE OF THE TREE. ANY TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER SUCH AS IN BICYCLE WPOKE CONFIGURATION.
- PLANT MATERIALS: PLANTS SHALL BE NURSERY GROWN, HEALTHY, VIGOROUS, WELL BRANCHED, OF NORMAL HABIT OF GROWTH FOR THE SPECIES AND SHALL BE FREE FROM DEFECTS, INJURIES, DISEASES OR STATIONS. PROVIDE STOCK TRUE TO BOTANICAL NAME AND LEGIBLY TAGGED BY GROWER. ALL SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT. PERMITTED WORK REQUIRED TO COMPLETE THE LANDSCAPING INDICATED BY THE DRAWINGS AND FURNISH ALL SUPPLEMENTARY ITEMS NECESSARY FOR ITS PROPER INSTALLATION. WARRANTY ALL PLANT MATERIALS FOR ONE YEAR UPON FINAL ACCEPTANCE. REMOVE EXCESS SOIL AND OTHER MATERIALS AND LEAVE SITE IN A CLEAN AND ORDERLY CONDITION.
- LAWN: ALL LAWN AREAS OR DISTURBED AREAS OF THE SITE NOT OTHERWISE DESIGNATED SHALL RECEIVE COMMON BERBERIDA SOIL. CONTRACTORS SHALL MAINTAIN LAWN AREAS UNTIL AN ACCEPTABLE STAND IS ACHIEVED.
- STEEL EDGING: INSTALL 2" PRO-STEEL EDGING OR EQUAL WHERE SHOWN ON PLAN.



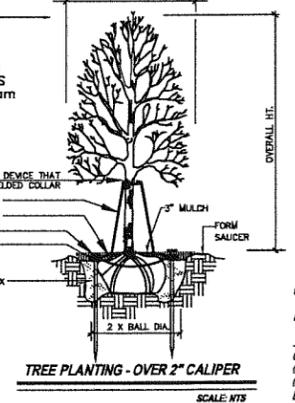
SHRUB PLANTING DETAIL  
SCALE: NTS



GROUNDCOVER PLANTING DETAIL  
SCALE: NTS



MULTI-TRUNK TREE PLANTING-TREES 2" CAL. & UNDER  
SCALE: NTS



TREE PLANTING - OVER 2" CALIPER  
SCALE: NTS

**Landscape Legend**

**Trees**

Qty	Symbol	Common Name	Botanical Name	Plant Size
15	⊗	Oak, Chinkapin	Quercus muehlenbergii	3" Cal.
4	⊗	Flm, Mexican	Prunus mexicana	2" Cal.
15	⊗	Oak, Southern Live	Quercus virginiana	3" Cal.
19	⊗	Oak, Shumard	Quercus shumardii	3" Cal.

**Shrubs Under 4 Feet**

Qty	Symbol	Common Name	Botanical Name	Plant Size
40	⊗	Nandina, Flirt	Nandina domestica 'Murasaki'	3 Gallon
49	⊗	Holly, Dwarf Yaupon	Ilex vomitoria nana	5 Gallon
12	⊗	Abelia, Sherwood	Abelia x grandiflora 'Sherwoodii'	5 Gallon
151	⊗	Holly, Dwarf Burford	Ilex cornuta 'Burfordii Nana'	5 Gallon

OF GRAPEVINE  
T 3, 4 & 5  
LOCK 20

5 PERIMETER TREES REQUIRED  
1 EXISTING & 4 NEW PROVIDED

4 PERIMETER TREES REQUIRED  
4 PROVIDED

CASE NAME: FST. BAPTIST CH. GRAPEVINE  
CASE NO.: XXX  
LOCATION: 301 E. TEXAS STREET

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_  
DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_  
DATE: \_\_\_\_\_

SHEET 5 OF 5

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

**FIRST BAPTIST CHURCH ADDITION  
LOT 1, BLOCK 1  
SITE PLAN/SUP/CUP SUBMITTAL  
MASTER SITE PLAN  
OCTOBER 5, 2015  
ZONED R-7.5 & CBD  
PROPOSED ZONING: R-7.5  
CASE NO.**

OWNER: FIRST BAPTIST CHURCH OF GRAPEVINE  
301 E. TEXAS STREET  
GRAPEVINE, TX 76051  
(817) 488-8573 MAIN  
(817) 421-0586 FAX  
BRYAN VINEYARD

APPLICANT/ENGINEER: NEEL-SCHAFFER, INC.  
2501 AVENUE J, STE. 120  
ARLINGTON, TX 76010  
(817) 546-0696 FAX  
DEREK CHEATHAM, P.E.

LANDSCAPE ARCHITECT: THE LANDSCAPE ALLIANCE  
951 W. PPELWE RD., STE. 410  
HURST, TX 76053  
(817) 589-8909 MAIN  
(817) 616-3344 FAX  
GARY KUTILEK, R.L.A..

**FOR REVIEW ONLY**

THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES. THEY WERE PREPARED BY, OR UNDER SUPERVISION OF:

GARY P. KUTILEK 625 10-05-15  
DATE

**FIRST BAPTIST CHURCH GRAPEVINE  
DOWNTOWN CAMPUS REDEVELOPMENT  
RECONSTRUCTION  
PHASE 1  
LANDSCAPE PLAN**

NO.	REVISION	DATE	BY	DATE	DESIGNED	DRAWN	CHECKED
12925							

SHEET 5 OF 5

CASE

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*  
MEETING DATE: NOVEMBER 17, 2015  
SUBJECT: CONSIDERATION OF A RESOLUTION TO THE CITY'S ENTERPRISE ZONE PROGRAM CONCERNING THE NOMINATION OF AMERICAN AIRLINES, INC. TO THE OFFICE OF THE GOVERNOR, ECONOMIC DEVELOPMENT AND TOURISM, AS A TEXAS ENTERPRISE PROJECT

RECOMMENDATION:

Staff recommends that the City Council approve the attached resolution to nominate American Airlines, Inc. to the Office of the Governor, Economic Development and Tourism as a Texas Enterprise Project.

FUNDING SOURCE:

Economic development incentives in the form of sales and use tax rebates are derived from the state's portion of state sales and use taxes. None of the funding source will involve the local sales tax.

BACKGROUND INFORMATION:

American Airlines hangars 1 through 4 are located at 1600 W. 20th Street, here in Grapevine and house approximately 2,050 full-time employees. Other American locations in Texas include facilities in Arlington, Austin, College Station, Dallas, Fort Worth, Humble, Irving, El Paso, Longview, San Angelo, San Antonio, Southlake, and Waco. American currently has over 23,000 employees throughout all of its Texas facilities.

Hangars 1 through 4 are dedicated to line maintenance work. Activities at this location include light aircraft maintenance aircraft parking, light routine aircraft maintenance, and some overnight quality assurance.

American is now in a position to upgrade and retrofit Machinery, Equipment, and some structures that have been in use for quite a while. They have many improvements in the planning stages that have been postponed during the bankruptcy and merger. Some examples include the replacement and upgrade of the 40 year old fire suppression systems, upgrades to ground service equipment as that is over 10 years old and in need of upgrade and replacement.



## **American Airlines Requesting State Enterprise Project Designation**

- **Enterprise Project** – State program for job retention and/or expansion. Allows \$2,500 per job per year in State sales and use tax rebate. No rebate of any portion of local sales tax.
- **City's role is to nominate it by ordinance to the State for project designation.**
  - **November 17, 2015 City review**
  - **December 1, 2015 State deadline**
- **American Airlines' hangars 1-4 currently house approximately 2,050 workers. They are spending approximately \$80 million to upgrade their equipment and systems.**
- **Requesting credit for up to 500 jobs for 5 years for a maximum amount of \$1.25 million.**
- **Requires that 35% of new hires be economically disadvantaged.**
- **American Airlines must prove that they are meeting the retention and hiring criteria through the State Comptroller's office prior to rebate.**



## **Economically Disadvantaged Worker**

- **Unemployed for the preceding 3 months**
- **Recipient of some type of public assistance**
- **Eligible for the Federal Work Opportunity Tax Credit Program**
- **A handicapped individual**
- **An inmate entering the workforce after serving in a correctional facility**
- **Earn less than 80% of the median area income as provided by the latest U.S. Census**
- **A parolee from the Texas Youth Commission**
- **A United States military veteran**

# American Airlines Hangars 1-4 CC ITEM #7 1600 W. 20th Street, Grapevine, TX

W-20TH-ST

AMERICAN  
AIRLINES  
HANGAR 1

AMERICAN  
AIRLINES  
HANGAR 2

W-20TH-ST

W 21ST ST

W AIRFIELD DR

AMERICAN  
AIRLINES  
HANGAR 3

AMERICAN  
AIRLINES  
HANGAR 4

W AIRFIELD DR



December 1, 2015

Office of the Governor  
Economic Development & Tourism  
Texas Economic Development Bank  
1100 San Jacinto  
Austin, TX 78701

Bob Farley  
Economic Development Director  
City of Grapevine  
200 S. Main Street  
Grapevine, TX 76051

Re: Designation of American Airlines, Inc. as an Enterprise Project

Dear Executive Director:

American Airlines Group Inc (“AAG”) is a holding company and its wholly-owned subsidiaries include American Airlines, Inc. (“American”), US Airways Group, Inc. (“US Airways Group”) and Envoy Aviation Group Inc. (“Envoy”). US Airways Group's principal subsidiary include US Airways, Inc. (“US Airways”) and its other wholly-owned subsidiaries include Piedmont Airlines, Inc. (“Piedmont”), and PSA Airlines, Inc. (“PSA”). AAG was formed in 1982 under the name AMR Corporation (AMR) as the parent company of American which was founded in 1934. On December 9, 2013, a subsidiary of AMR merged with and into US Airways Group, which survived as a wholly-owned subsidiary of AAG, and AAG emerged from Chapter 11. Upon closing of the Merger and emergence from Chapter 11, AMR changed its name to American Airlines Group Inc. AAG's and American's principal executive offices are located at 4333 Amon Carter Boulevard, Fort Worth, Texas 76155. 2014 total operating revenue was \$42,650,000,000, with 2013 total operating revenue of \$26,743,000,000, and 2012 total operating revenue of \$24,855,000,000.

AAG's primary business activity includes the operation of two network carriers through its principal, wholly-owned mainline operating subsidiaries: American and US Airways. The Company's airlines operate an average of approximately 6,700 flights per day to around 339 destinations in around 54 countries from its hubs in Charlotte, Chicago, Dallas/Fort Worth (DFW), Los Angeles, Miami, New York, Philadelphia, Phoenix and Washington, District of Columbia.

Hangars 1 through 4 are located at 1600 W. 20<sup>th</sup> Street, Grapevine, Texas, 75261 and house approximately 2,050 employees. Other American locations in Texas include facilities in Arlington, Austin, College Station, Dallas, Fort Worth, Grapevine, Humble, Irving, El Paso, Longview, San Angelo, San Antonio, Southlake, and Waco. American currently operates at 15 different sites throughout Texas and employs in excess of 36,000 people engaged in a variety of functions, including pilots, flight attendants, passenger service, and aircraft maintenance.

Hangars 1 through 4 are dedicated to line maintenance work. Activities at this location include light aircraft maintenance, "A checks" and "B checks", aircraft parking, light routine aircraft maintenance, and some overnight quality assurance. "A checks" are performed approximately every 125 flight hours or 200–300 cycles (takeoff and landing is considered an aircraft "cycle"). These checks take about 20–50 man-hours and are usually performed overnight. The actual occurrence of this check varies by aircraft type, the cycle count, or the number of hours flown since the last check. "B checks" are performed approximately every 6 months. These checks take about 120-150 man-hours, depending on the aircraft, and are usually completed within 1–3 days. A similar occurrence schedule applies to the B check as to the A check. However, B checks may also be incorporated into successive A checks.

American is now in a position to upgrade and retrofit M&E that has been in existence for quite a while. They have many improvements in the planning stages that they had to postpone during the bankruptcy and merger. For example, the fire suppression systems being replaced are 40 years old. The ground service equipment as well as other machinery and equipment is over 10+ years old and in need of upgrade and replacement.

American projects to spend approximately \$82.5 million over the next 5 years on equipment and systems upgrades, a new engine disassembly center, and a large parts warehouse/distribution center. This projected investment will occur throughout the 5-year project designation period, starting in July 2015 through December 2020. Equipment upgrades expected during 2015 include approximately \$1.5 million for ground service equipment such as a super tug (i.e., a vehicle and equipment used to tow aircraft) and ground power units for the hangars. Approximately \$10 million is expected to be spent for system upgrades throughout the hangars. These upgrades include security upgrades, fire system upgrades, electrical systems upgrade, electrical systems upgrades for plugging into planes, mobile and stationary ground power units, electric carts and push out tractors, and adding an air handling system. The engine disassembly center is projected to cost approximately \$10 million and the investment will take place from 2016 through 2020. Investment in a warehouse/distribution center is projected to be approximately \$60 million, commencing in 2016 and going through 2020.

These investments are critical to the competitiveness of American as a whole, the viability of the Grapevine facilities as contributing assets in American's operating portfolio, and ultimately to creating as well as retaining jobs. Further, as needed, the business will maintain separate payroll and tax records of the business activity conducted at the qualified business site.

American is requesting your support in obtaining an Enterprise Project designation from the Office of the Governor – Economic Development & Tourism as an Enterprise Zone Project. American is requesting benefit for the retention of 500 jobs due to the proposed capital investment and subsequent equipment upgrades. Thank you for your consideration in this regard, and I look forward with anticipation to a positive disposition.

Sincerely,

Robert Glenn  
Sr. Transaction Tax Manager

RESOLUTION NO. \_\_\_\_\_

AMERICAN  
AIRLINES

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, NOMINATING AMERICAN AIRLINES, INC. TO THE OFFICE OF THE GOVERNOR, ECONOMIC DEVELOPMENT AND TOURISM THROUGH THE ECONOMIC DEVELOPMENT BANK FOR DESIGNATION AS AN ENTERPRISE PROJECT ("PROJECT") UNDER THE TEXAS ENTERPRISE ZONE PROGRAM UNDER THE TEXAS ENTERPRISE ZONE ACT, CHAPTER 2303, TEXAS GOVERNMENT CODE ("ACT") AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on August 3, 2010, the City of Grapevine, Texas (the "City") passed Ordinance No. 2010-38 electing to participate in the Texas Enterprise Zone Program, and the local incentives available under this resolution are the same on this date as were outlined in Ordinance No. 2010-38; and

WHEREAS, the Office of the Governor Economic Development and Tourism ("OOGEDT") through the Economic Development Bank ("Bank") will consider American Airlines, Inc. (the "Company") as an enterprise project pursuant to a nomination and an application made by the City; and

WHEREAS, the City Council of the City of Grapevine, Texas, desires to pursue the creation of the proper economic and social environment in order to induce the investment of private resources in productive business enterprises located in the City and to provide employment to residents of enterprise zones and to other economically disadvantaged individuals; and

WHEREAS, pursuant to Chapter 2303, Subchapter F of the Texas Enterprise Zone Act, Texas Government Code (the "Act"), American Airlines, Inc. has applied to the City for designation as an enterprise project; and

WHEREAS, the City finds that American Airlines, Inc. meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act on the following grounds:

1. American Airlines, Inc. is a "qualified business" under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at a qualified business site within the governing body's jurisdiction located outside of an enterprise zone and at least thirty-five percent (35.0%) of the business' new employees will be residents of an enterprise zone or economically disadvantaged individuals; and

2. There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities within the area; and
3. The designation of American Airlines, Inc. as an enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area.

WHEREAS, the City finds that American Airlines, Inc. meets the criteria for tax relief and other incentives adopted by the City and nominates American Airlines, Inc. for enterprise project status on the grounds that it will be located at the qualified business site, will create a higher level of employment, economic activity and stability; and

WHEREAS, the City finds that it is in the best interest of the City to nominate American Airlines, Inc. as an enterprise project pursuant to the Act; and

WHEREAS, all legal prerequisites for the adoption of this resolution have been met, including but not limited to the Local Government Code and the Open Meetings Act; and

WHEREAS, the City Council hereby declares that the approval of this resolution is in the best interests of the health, safety, and welfare of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That the findings of the City and its actions approving this resolution taken at the council meeting are hereby approved and adopted.

Section 2. That the City finds that American Airlines, Inc. is a "qualified business", as defined in Section 2303.402 of the Act, and meets the criteria for designation as an enterprise project, as set forth in Section 2303, Subchapter F of the Act.

Section 3. That the City nominates American Airlines, Inc. to the State of Texas for Enterprise Project status.

Section 4. That the enterprise project shall take effect on the date of designation of the enterprise project by OOGEDT and terminate 5 years after the date of designation.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of November, 2015.

APPROVED:

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ATTEST:

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APPROVED AS TO FORM:

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MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER   
MEETING DATE: NOVEMBER 17, 2015  
SUBJECT: APPROVAL OF FINAL CHANGE ORDER FOR THE REC OF GRAPEVINE

RECOMMENDATION:

City Council to consider approval of a change order for The REC of Grapevine with Adolfson & Peterson Construction in an amount not to exceed \$499,436.

FUNDING SOURCE:

Upon approval of the attached Appropriation Ordinance, funds will be available in the Capital Project General Facilities in the amount of \$499,436. The REC of Grapevine membership revenue finished the year \$800,000 over projected revenue of \$205,500.

BACKGROUND:

Council approved the Guaranteed Maximum Price for the expansion and renovation of the CAC and the central utility plant for the Library and CAC in the amount of \$25,869,658 from Adolfson & Peterson Construction on March 4, 2014. As you recall this was originally a 24 month construction project. Council approved a modified schedule to allow a total closure of the facility for construction. This saved valuable time, expense and allowed the project to open in less than 12 months. The proposed change order represents less than 2% of the 25.8 million dollar contract.

The major areas of expense are described below:

- **Utilities: \$93,000**  
Existing utilities under the CAC slab and site were not accurate on the as-built for the original building and many utility lines had to be redesigned/relocated. The team quickly evaluated the situation and made changes in the field to keep the project moving forward. This was an unforeseen expense to the project, but mandatory to the completion of the project.
- **Unforeseen Demo: \$30,000**  
There were many unforeseen items that were discovered that had to be removed. An old road bed on the northeast side of the property was discovered, an old asbestos pipe line, several grade beams, and some masonry walls.
- **Emergency/Fire Stairs: \$57,000**  
One of the major issues that was discovered was with the south fire exit stairwell. The existing stairs had extensive water damage and the structural integrity was

compromised. The old stairwell had to be removed and new stairs had to be installed to meet the fire safety needs of the building.

- **Water Proofing/Building Penetrations: \$63,000**  
Another unexpected expense was water proofing between the new/old structure and the new penetrations in the existing building.
- **Walls: \$36,000**  
New walls were necessary in the gymnasiums to cover the existing CMU block walls. Removing the carpet from the CMU severely damaged the CMU and there was no way to safely and aesthetically correct the damage. The only solution was to cover all of the CMU.
- **AV Display System: \$64,000**  
A significant challenge that we experienced near opening day was the digital encryption from the cable providers. Due to new federal requirements it was necessary to have custom built modulators designed, built and programmed to receive the TV signals for rebroadcast to all the displays in the REC. This change required additional fiber requirements throughout the building.
- **TDLR/ADA: \$90,000**  
Once the Texas Department of Licensing and Regulation (TDLR) visited the building, several items were needed to comply with the newly enacted code requirements. Primarily, these were ADA exit/entrances into the restrooms and pool area, signage, and an accessible route to the stage in the events hall.

Total Above:	\$ 433,000
Miscellaneous Items:	\$ 38,491
<u>Bond, Insurance &amp; Fee (5.85%):</u>	<u>\$ 18,515</u>
Total	\$ 499,436

Staff and Adolfson & Peterson representatives have been negotiating the final numbers for the past several weeks. Their liability for Adolfson & Peterson was more than double that of the City. The items we are paying for with the change order were outside of the original contract but necessary for the buildings completion. Barker Rinker Seacat (BRS) realized some of the design issues and unforeseen challenges could have been minimized. As a result BRS voluntarily reduced their fees by \$30,000. The City also received a check from ONCOR for a utility rebate in the amount of \$60,000

The REC has been well received by the community. The membership projection in the 2012 PROS Business plan was 12,000 members. The REC ended FY2015 with 14,700 members and that has continued to grow to over 17,000 members. Programs continue to expand, facility use and rentals are at all-time highs. The REC of Grapevine currently averages 3,000 patrons per day.

ORDINANCE NO. \_\_\_\_\_

REC  
APPROPRIATION  
CHANGE ORDER

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROPRIATING \$499,436 IN THE GENERAL FUND; AUTHORIZING THE TRANSFER OF FUNDS; APPROPRIATING \$499,436 IN CAPITAL PROJECT GENERAL FACILITIES FUND; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine expanded The REC of Grapevine for the benefit of all Grapevine residents to foster Recreation, Education, and Community; and

WHEREAS, The REC of Grapevine ended Fiscal Year 2015 with 14,700 members; and

WHEREAS, The REC of Grapevine exceeded Fiscal Year 2015 revenue expectations by \$782,500; and

WHEREAS, unforeseen change orders were necessary to complete construction due to unexpected weather delays and challenges, regulation, and technical requirements; and

WHEREAS, funding for improvements is not currently included in the Capital Project General Facilities Fund appropriation.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That all matters stated in the preamble of this ordinance are true and correct and are hereby incorporated into the body of this ordinance as if copied in their entirety.

Section 2. That the City Council hereby authorizes the appropriation of \$499,436 from the General Fund, authorizes the transfer of funds, and appropriates \$499,436 in the Capital Project General Facilities Fund.

Section 3. That the terms and provisions of this ordinance shall be deemed to be severable, and that if the validity of any section, subsection, word, sentence or phrase shall be held to be invalid, it shall not affect the remaining part of this ordinance.

Section 4. That the fact that the present ordinances and regulations of the City of Grapevine, Texas are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety,

and general welfare which requires that this ordinance shall take effect immediately from and after its passage and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of November, 2015.

APPROVED:

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ATTEST:

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APPROVED AS TO FORM:

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MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>  
MEETING DATE: NOVEMBER 17, 2015  
SUBJECT: APPROVAL FOR PROFESSIONAL ARCHITECTURAL SERVICES FOR NEW COMMUTER RAIL STATION

RECOMMENDATION:

City Council to consider approval for a professional architectural services contract with ARCHITEXAS for the planning of the new Commuter Rail Station and parking garage.

FUNDING SOURCE:

Funds are available in an amount not to exceed \$60,000 in the Train Station account 122-44540-122-01 for these services.

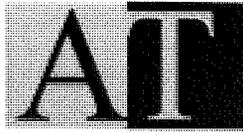
BACKGROUND:

Tex Rail is set to begin service between Fort Worth and Grapevine in 2018. There will ultimately be three stations in the City of Grapevine, one of which is on Main Street. This contract is for initial planning of the new commuter rail station to be located at the northeast corner of E. Dallas Road and S. Main Street. A parking facility will also be developed on the property that would provide the required parking spaces. The entire project would generally include:

- Commuter Rail Station
- Parking garage
- Retail
- Large gathering public plaza
- Community meeting facility and event space
- Bus drop off for commuters

ARCHITEXAS will facilitate the planning process with City Council staff and the Fort Worth Transportation Authority, as well as work closely with any developers to keep the project within the scope of the program.

Staff recommends approval.



**ARCHITEXAS**

Architecture, Planning and Historic Preservation, Inc

November 5, 2015

**From:** Craig Melde, Sr. Principal  
ARCHITEXAS  
1907 Marilla  
Dallas, Texas 75201

**To:** Mr. Bruno Rumbelow, City Manager  
City of Grapevine  
200 S. Main Street  
Grapevine, Texas 76051

**Re:** **Tex-Rail Project**  
**Grapevine Station**  
**Grapevine, Texas**

**ARCHITEXAS (AT)** is pleased to submit this proposal for architectural services related to the initial planning of the proposed new Commuter Rail Station and parking garage to be located in Grapevine at the northeast corner of Main Street and Dallas Road. The site consists of approximately 4.5 acres and is in a prominent location in Grapevine. The location and its development as a well-designed and prominent public building can serve as a significant contributor to the downtown Grapevine historic district and serve as a gateway to the district from the south on Main Street. The site is on the historic Cotton Belt Railroad line and adjacent (just south of) the restored historic Cotton Belt Depot and the Grapevine Heritage Center.

The proposed project will generally include:

- 1) **Commuter Rail Station** - to service the planned Tex-Rail Project - Line Segment 3.
- 2) **Community Meeting Facility with Event Space**
- 3) **Retail / Public Marketplace**
- 4) **Public Plaza** - to accommodate large gatherings
- 5) **Parking Garage** - 350- 400 cars
- 6) **Bus Drop off for Commuters**

The role of **AT** will be to facilitate the project planning process with the mayor, city council and city staff leading to a conceptual design for the facility.

The process will include:

**Site Analysis**-Analyze the site to understand the constraints and opportunities and explore the circulation and relationship of the building areas and the public spaces to the commuter rail function and the town;

**Research** - Review of other similar successful Commuter Rail Stations and similar Historic train stations to be referenced in the historic design which could include the on-site visitation of some existing historic train stations;

**Planning Sessions with the Mayor, City Council and City Staff** – programming and design presentations to receive feedback on the proposed design;

**Final Program** - written and graphic document outlining the project size and function;

**Conceptual Design** – conceptual site plan, floor plan(s) and initial elevations and other conceptual drawings to illustrate the project.

**Presentations to the City Council, City Staff and Public** – When requested

#### PROJECT TEAM

The following are the AT project team members assigned to the project and their roles and responsibilities:

Craig Melde, Sr. Principal	Principal in Charge/Project Design
John Allender, Principal	Project Design
Michael Karnowski	Project Design Associate
Jay Firsching, Associate	Sr. Preservation Specialist–Research

Other Consultants Include:

Mike Frazee–Studio Outside	Project Landscape Architect
Robin Frye	Project Illustrator

#### COMPENSATION

AT proposes to perform the services outlined in the Scope of Services on an **hourly basis** to a maximum fee of \$65,000.00. (Including consultants)

##### Hourly Rates

Sr. Principal	\$185.00
Principal	175.00
Senior Architect/Designer	120.00
Architect/Designer	100.00
Historic Preservation Specialist	110.00
Intern Architect/Designer	75.00
Administrative	50.00

##### Reimbursable Expenses

Reimbursable expenses necessary to perform the above services will be invoiced in addition to the fees described above at a rate of 1.1 times the actual expenses. Reimbursable expenses include, but are not limited to:

- Reproduction
- Plotting of drawings, reproduction of historic drawings
- Mileage @ 0.60 cents/mile
- In-house printing (printing, copying, and plotting, fax)
- Mail and delivery charges
- Other expenses directly associated with delivery of the work
- Travel expenses out of the area in connection with the project

Grapevine Station  
November 5, 2015  
Page 3

Thank you for allowing ARCHITEXAS the opportunity to submit this proposal. We are ready to begin immediately.

Sincerely,



Craig Melde  
Sr. Principal

Authorization by:

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Bruno Rumbelow, City Manager

-----  
Date

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER  
MEETING DATE: NOVEMBER 17, 2015  
SUBJECT: CONSIDER A CONTRACT WITH GATEWAY PLANNING FOR  
PLANNING SERVICES

RECOMMENDATION:

City Council to consider a contract with Gateway Planning for planning services in an amount not to exceed \$39,500.

FUNDING SOURCE:

Funding for this purchase is currently available in account 124-44540-124-1 (Professional Services, Economic Development Fund) for the amount not to exceed \$39,500

BACKGROUND:

As the City reaches buildout, there are very few large parcels of land left for development. The purpose of this consulting agreement is to examine current development trends in the Metroplex to identify potential uses of those tracts in a way that will provide the most benefit to the land owner and the Grapevine residents.

The contract scope includes:

1. Interviews with city leadership
2. Assessment of key undeveloped sites based on adjacent land use and regional market factors
3. Provide a report on the evolving motive of land use co-tenancies and market preferences.
4. Assess City's comprehensive plan and general review of ordinances

Staff recommends approval.

## Tasks and Budget

1. **Undertake 1-day of interviews of city leadership** to understand the variety of perspectives and goals for decision making on land use and development, and to frame the remaining analysis [\$2,500]
2. **Undertake an assessment of the respective areas of key remaining undeveloped sites in Grapevine** in terms of the opportunities that each general area offers relative to the myriad of adjacent land use factors and regional market factors including the following: [Deliverable: Schematic Map for each respective area and Memorandum] [\$22,000]
  - a. Provide overview of existing context elements including adjacent uses, transportation context and general site conditions
  - b. Assess general development potential based on existing conditions and available market data
  - c. Analyze likely development character in terms of development patterns, general urban design, height considerations, likely use program and role of rail transit
3. **Develop a “white paper” on the evolving nature of land use co-tenancies and market preferences** with a focus on multi-family’s role in that equation in the Grapevine context, including the following elements: [Deliverable: Memorandum] [\$8,000]
  - a. Nature of today’s evolving consumer demand
  - b. Considerations and drivers of quality design and construction
  - c. Retail location factors
  - d. Employment Center factors
4. **Assess city’s comprehensive plan and general review of ordinances** to understand potential revisions and updates to facilitate policy considerations framed by the analysis in tasks 2 and 3 [Deliverable: Memorandum] [\$4,500]
5. **Preparation for and Presentation of results** of analysis to City Council [Deliverable: PowerPoint] [\$2,500]

Total Fee: \$39,500 (to be billed on a percent complete basis)

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER   
MEETING DATE: NOVEMBER 17, 2015  
SUBJECT: AMENDMENT TO INTERLOCAL AGREEMENT WITH FWTA

RECOMMENDATION:

City Council to consider amending the Interlocal Agreement with FWTA

FUNDING SOURCE:

NA

BACKGROUND:

In order to ensure equity, the original Interlocal Agreement (ILA) that was approved by the City and the Fort Worth Transportation Authority (The T) included a provision that no other City could be served by TEX Rail at a rate less than 3/8 of a cent of sales tax or equivalent without the permission of Grapevine.

The City of North Richland Hills has a very strong interest in pursuing the TEX Rail and would provide a benefit to the TEX Rail project by substantially increasing ridership, however, North Richland Hills is unable to meet the 3/8 of one cent contribution. The T, recognizing the importance of the ridership from the North Richland Hills station, has agreed to rebate a portion of Grapevine's sales tax contribution until North Richland Hills meets the full 3/8 of one cent contribution.

The attached amendment modifies the original ILA between the T and the City of Grapevine to provide an allowance for North Richland Hills to enter the TEX Rail project in exchange for an annual rebate to the City of Grapevine until the full 3/8 of one cent contribution is met by North Richland Hills.

Staff recommends approval.

**FIRST AMENDMENT TO  
INTERLOCAL AGREEMENT  
REGARDING COMMUTER RAIL SERVICE  
BY AND BETWEEN  
THE FORT WORTH TRANSPORTATION AUTHORITY  
AND  
THE CITY OF GRAPEVINE, TEXAS,**

This First Amendment to the Interlocal Agreement Regarding Commuter Rail Service (“Amendment”) is made and entered into by and between the Fort Worth Transportation Authority (“The T”), a regional political subdivision of the State of Texas, and the City of Grapevine, Texas (“Grapevine”), also a political subdivision of the State of Texas and a home rule municipal corporation. The T and Grapevine may collectively be referred to as “the Parties” or individually as a “Party.”

WHEREAS, the Parties entered into the Interlocal Agreement Regarding Commuter Rail Service (therein referred to as the “Agreement”) on May 30, 2007; and

WHEREAS, Section 1.1.7 of the Agreement defines the “Southwest to Northeast Corridor” (also referred to as “the Corridor”) as the rail right-of-way, trackage and commuter line from the southwest Tarrant County area through Grapevine and to the Dallas-Fort Worth International Airport (“Airport”).

WHEREAS, Section 1.1.8 of the Agreement defines the “Project” as the acquisition, construction, operation and maintenance of the Corridor and all rail Facilities and Stations appurtenant thereto, including real property acquisition; and

WHEREAS, the “TEX Rail Project” is a 27-mile commuter rail project being developed by The T, in agreement with the Federal Transit Administration and the Federal Aviation Administration, both of the U.S. Department of Transportation, to extend passenger rail service

from downtown Fort Worth, through Haltom City, the City of North Richland Hills, Texas (“NRH”), and Grapevine to the northern entrance of the Airport; and

WHEREAS, the TEX Rail Project and the Project in the Agreement have effectively become the same endeavor; and

WHEREAS, Section 2.5 of the Agreement includes a most favored nations provision in favor of Grapevine; and

WHEREAS, The T has proposed to enter into an arrangement with NRH (the “NRH Agreement”) on terms which are not the same or similar to those in the Agreement; and

WHEREAS, The T and Grapevine wish to continue their cooperative efforts towards the development and provision of rail service through the TEX Rail Project along the Corridor; and

WHEREAS, the Parties understand that the ridership estimated for NRH constitutes a critical component towards achieving the necessary Federal funding for the TEX Rail Project and that the loss of NRH ridership would put the TEX Rail Project at risk of significant delay or termination; and

WHEREAS, to further the TEX Rail Project and in return for the compensation specified below, Grapevine will consider approval of the NRH Agreement; and

WHEREAS, the Parties agree that the approval of this Amendment is in the mutual interests of both Parties and is in the best interests of the health, safety, and welfare of the public.

NOW, THEREFORE, in consideration of the covenants, conditions, and provisions set forth in this Amendment, the receipt and sufficiency of which are hereby affirmed, the Parties agree to this Amendment as follows:

1. All matters stated hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

2. Section 1.2.4(e)(ii). of the Agreement is hereby amended by adding the following to the end of Section 1.2.4(e)(ii):

Station Improvements. The Parties acknowledge and agree that the money refunded by The T to Grapevine under Subsection 2.5.2 is in addition to, and not in lieu of, the fifty percent contribution that The T is already obligated to make under this Subsection 1.2.4(e)(ii) for the station enhancements for the Downtown Grapevine Station.

3. Section 2.5 of the Agreement is hereby amended as follows:

Section 2.5 is re-designated as Subsection 2.5.1 and new Subsection 2.5.2., Subsection 2.5.3, and Subsection 2.5.4 are added as follows:

2.5.2. Grapevine contributes 3/8th of one cent of Grapevine's annual sales tax revenue to The T, less specified exemptions for Grapevine's shuttle service and certain economic development agreements. An agreement between The T and the City of North Richland Hills, Texas ("NRH") permits NRH to pay less than 3/8th of one cent of NRH's annual sales tax revenue to The T for a set number of years (the "NRH Agreement"). As compensation to Grapevine for accepting the NRH Agreement, The T agrees to refund to Grapevine, in annual payments (the "Annual Refund"), the first payment being made on May 1, 2024, a sum of money calculated using audited data from NRH and Grapevine's immediately previous annual fiscal year audit and applying this formula: Grapevine's Annual Refund equals A minus (A multiplied by B) minus C where A is 3/8th's of one cent of NRH's annual sales tax revenue; B is the product of dividing the amount of Grapevine's shuttle service exemption plus certain of Grapevine's economic development agreements by Grapevine's 3/8th of one cent annual sales tax revenue; and C is NRH's actual annual contribution to The T for that given year, including, without limitation, all contributions to The T resulting from any tax increment financing district established by NRH. Grapevine will continue to receive this Annual Refund from The T until NRH's annual contribution to The T equals a full 3/8th's of one cent of NRH's annual sales tax revenue. A graphic estimate of Grapevine's Annual Refund is attached Exhibit A, provided, however, that the Parties acknowledge that the actual Annual Refund may differ from that estimate..

2.5.3. Grapevine shall have the right to approve rail service to other cities in the future on varied or different terms as provided in Section 2.5 of this Agreement. In considering such arrangements, priority will be placed on achieving the original intent of the Parties set forth in Section 2.5, as much as reasonably possible, while furthering the interests of the TEX Rail Project. Grapevine reserves the right to demand reasonable revisions to the Agreement in accordance with Section 2.5 as a condition of approving any future arrangements, including the obligation for The T to make monetary adjustments with Grapevine to make it whole.

2.5.4 Grapevine hereby accepts and approves the NRH Agreement in the form attached hereto as Exhibit B. This approval is wholly contingent upon the additional consideration provided for in Subsection 2.5.2.

4. Section 4.3 of the Agreement is amended by adding the following new subsection (g):

(g) The Parties acknowledge that the funds used for the design and construction of the TEX Rail Project will include federal funds. Each Party agrees to comply with all applicable federal and state requirements in the performance of its rights and obligations under this Agreement, and to reasonably support the other Party's compliance if requested, including, without limitation, in all bidding and other procurement activities and regarding retention of records and access thereto, audit, and inspection rights. A Party requesting or causing an audit or inspection of the other Party's records will reimburse the other Party for all reasonable costs of that inspection or audit.

(h) The Parties acknowledge that Grapevine's Annual Refund will be not be subject to the restrictions described in Subsection (g) above or any other restriction arising from or relating to the TEX Rail Project..

5. Based on the above and foregoing, the Parties agree that these revisions shall be considered a part of the Agreement referred to above and incorporated by reference for all purposes. These revisions shall be subject to any and all other provisions of the Agreement, with the exception of the parts or provisions of the Agreement, which have been revised by this Amendment.

In witness whereof, the undersigned Parties have executed this amendment on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**CITY OF GRAPEVINE**

**BY:** \_\_\_\_\_  
**BRUNO RUMBELOW, CITY MANAGER**

**ATTEST:**

**BY:** \_\_\_\_\_  
**TARA BROOKS, CITY SECRETARY**

**APPROVED AS TO FORM:**

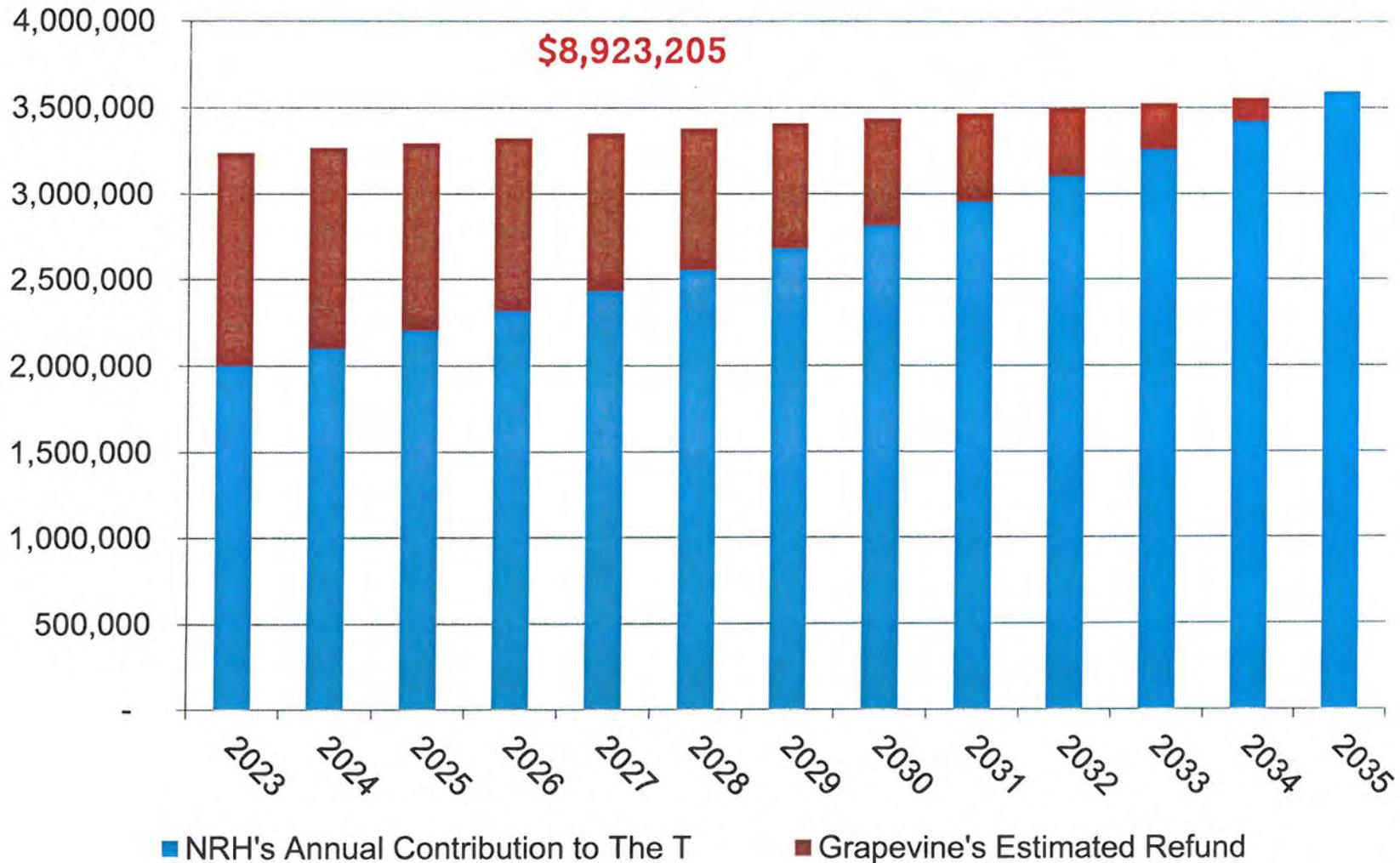
**BY:** \_\_\_\_\_  
**CITY ATTORNEY**

**FORT WORTH TRANSPORTATION AUTHORITY**

**BY:** \_\_\_\_\_  
\_\_\_\_\_, **PRESIDENT/ CEO**

EXHIBIT A -  
GRAPHIC ESTIMATE

# Estimate of Grapevine's Annual Refund from The T



**EXHIBIT B - THE NRH AGREEMENT**

**THE FORT WORTH TRANSPORTATION AUTHORITY**

**and**

**THE CITY OF NORTH RICHLAND HILLS, TEXAS**

**INTERLOCAL AGREEMENT**

**REGARDING COMMUTER RAIL SERVICE**

INTERLOCAL AGREEMENT  
REGARDING COMMUTER RAIL SERVICE  
by and between  
THE FORT WORTH TRANSPORTATION AUTHORITY  
and  
THE CITY OF NORTH RICHLAND HILLS, TEXAS

This Interlocal Agreement Regarding Commuter Rail Service (the "Agreement") is to be effective as of the 20<sup>th</sup> of July, 2015 between THE FORT WORTH TRANSPORTATION AUTHORITY (hereinafter referred to as "The T"), a regional transportation authority created and existing pursuant to Chapter 452 of the Texas Transportation Code, and the CITY OF NORTH RICHLAND HILLS, TEXAS (hereinafter referred to as "NRH"), (NRH and The T may together be referred to as "the Parties," or individually as a "Party")

RECITALS:

WHEREAS:

- A. The T provides public transportation services in the Greater Fort Worth area, and has developed plans for a commuter rail project known as "TEX Rail" (the "TEX Rail Project"); and
- B. The TEX Rail Project will be constructed, operated, and maintained by The T over an approximately twenty-seven-mile corridor of rail right-of-way, trackage, and commuter line as established by the Federal Transit Administration Record of Decision dated September 29, 2014 and amended on April 17, 2015 (the "Corridor"), running from the T&P Station to the Intermodal Transportation Center (the "ITC") in downtown Fort Worth and then to the Dallas/Fort Worth International Airport (the "DFW Airport"); and
- C. A portion of the Corridor extends through the municipal limits of NRH, which is not a member city of The T; and
- D. Pursuant to the Interlocal Cooperation Act, Chapter 791, Texas Government Code, NRH and The T may contract with one another to increase their efficiency and effectiveness; and
- E. Pursuant to Article 1182k, Texas Revised Civil Statutes, all railroad-related activities by public agencies, separately or jointly exercised, are public and governmental functions exercised for a public purpose and as matters of public necessity; and
- F. The T and NRH have agreed that it would be mutually beneficial to the citizens of NRH and The T service area to have commuter rail service, provided by the TEX Rail Project, connecting downtown Fort Worth to NRH and the DFW Airport to

relieve traffic congestion, provide transportation opportunities, and aid in attaining federal air quality standards; and

G. NRH and The T have agreed to execute a mutually beneficial interlocal agreement (hereinafter referred to as the "ILA"), granting to NRH and The T certain rights, and binding them with certain responsibilities, related to commuter rail service along the Corridor; and

H. NRH and The T desire to enter into this Agreement to define their respective rights and responsibilities regarding the provision of commuter rail service along the Corridor including, but not limited to, the means through which they will raise funds for the operation and maintenance of the commuter rail service, and, if desired by The T, later entering into additional agreement(s) further detailing and setting forth their respective rights and obligations with regard to the operation and ongoing maintenance of such commuter rail service, provided that any such additional agreement(s), and specifically any change to the rights and obligations under this Agreement effected by such agreement, are wholly subject to the mutual agreement of the Parties; and

I. All payments required to be made under this Agreement shall be made with current funds available to the Parties.

NOW, THEREFORE, in consideration of the covenants and agreements herein, the receipt and sufficiency of which are hereby confirmed, the Parties agree as follows:

## SECTION I

### RESPONSIBILITIES OF THE T

#### 1.1 The TEX Rail Project, Generally.

Except as otherwise provided in this Agreement and in The T's agreements with other cities along the Corridor and with other TEX Rail Project stakeholders, The T shall be responsible for designing, constructing, operating, and maintaining the TEX Rail Project.

#### 1.2 Design and Construction of the TEX Rail Project.

1.2.1 The T will design and construct the TEX Rail Project in compliance with all applicable state and federal laws.

1.2.2 The design and construction of the TEX Rail Project shall also comply with the zoning, subdivision design, and construction standards adopted by NRH for paving, drainage, landscaping, streetscape, public utilities, and structures, together with NRH's Comprehensive Plan, Zoning Ordinance, Historic Preservation Ordinance or other local ordinance, but only to the extent (a) the applicable improvements are by their nature subject thereto and (b) The T is not otherwise exempt therefrom.

#### 1.3 Construction of the NRH Stations.

1.3.1 For the purposes of this Agreement, "Station" or "Stations" means passenger stations composed of a covered platform and surface parking, together with the real property required for the construction and operation of the Station, and, if applicable,

associated driveways, bus and/or shuttle drop-off and pick-up zones, passenger drop-off and pick-up zones, ramps, ticket kiosks, and ancillary improvements on the Corridor.

1.3.2 Subject to NRH's obligations under Section 2, The T will design and construct two (2) Stations within NRH's municipal limits (the "NRH Stations") and will use all reasonable efforts to cause the NRH Stations to be substantially complete on or before commencement of service for the TEX Rail Project. The NRH Stations will be similar to other TEX Rail stations (exclusive of the T&P Station and the ITC) and designed for passenger comfort and safety during boarding and disembarking, including access for disabled persons; the locations and design of the NRH Stations will be subject to NRH approval, not to be unreasonably withheld or delayed.

#### 1.4 Operation and Maintenance of the TEX Rail Project.

1.4.1 Subject to NRH's obligations under Section 2, after completion of construction of the TEX Rail Project and acceptance thereof by The T, The T will operate the TEX Rail Project and provide for the ongoing maintenance of the Corridor. The T will develop standards for train operations, and such operations will minimize impact on traffic at at-grade roadway crossings within NRH's municipal limits to the greatest extent reasonably possible. Such standards may require integration of the train signal control system with the adjacent traffic signal network along the rail alignment.

1.4.2 The T will establish and fund a security and safety plan for all hours of operation, with an emphasis on Stations and within trains, including an emergency plan for incidents that may occur at Stations, on trains, and along the Corridor.

1.4.3 The T will maintain the NRH Stations and parking facilities, including the platforms, canopies, surface parking lots and drives, landscaping, signage and lighting at the same level as it provides at other TEX Rail stations (exclusive of the T&P Station and the ITC).

1.4.4 The T shall have no responsibility to provide bus or trolley-based paratransit services complimentary to any bus or trolley service operated by NRH or any affiliated or associated NRH entity.

## SECTION 2

### RESPONSIBILITIES OF NRH

#### 2.1 The TEX Rail Project, Generally.

For and in consideration of The T's obligations set forth in this Agreement, including those contained in Section 1 above, NRH agrees to support the TEX Rail Project as set forth below.

#### 2.2 Support of The T's Design and Construction of the TEX Rail Project.

2.2.1 Subject to the License Agreement between Dallas Area Rapid Transit, NRH, and others, dated January 1, 2015 for the purpose of constructing, installing, maintaining and operating a hike and bike trail commonly known as the "Cotton Belt Hike & Bike Trail" (the "Permitted Improvement"), the Permitted Improvement shall be maintained by NRH in such

a manner as to keep the Property (as defined below) in a good and safe condition. NRH understands that the Permitted Improvement will require various types of continuous maintenance (e.g. mowing, edging, tree trimming, removing litter, removing overgrown vegetation, removing obstructing trees and shrubs, keeping drainage ditches clear of debris, etc.) to ensure that the Cotton Belt right-of-way between MP 620.67 Precinct Line Road and MP 625.60 NE Loop 820 (the "Property") is maintained to a good, safe and manageable condition. In addition, NRH agrees to maintain the Property to not less than the condition required of private property as per its city ordinances or codes. Prior to performing any maintenance on the Property, NRH shall contact The T (via email and phone) and secure "Form C" working privileges, on each separate occurrence, to perform the required maintenance. NRH understands that work may be performed only after written approval (via e-mail or letter) has been given by The T and satisfactory evidence of sufficient insurance coverage is provided by NRH. In the event The T notifies NRH of the failure to maintain the Property or to otherwise comply with this subsection 2.2.1, and NRH shall not have remedied the failure within thirty (30) days from the date of such notice, The T shall have the right, but not the obligation, to remedy such failure at the sole cost and expense of NRH. In the event NRH exercises its right to remedy NRH's failure, NRH agrees to immediately pay to The T all costs incurred by The T upon demand. If NRH's failure to maintain the Property results in a condition that impairs the safe or efficient operation of TEX Rail or otherwise creates an emergency, The T may remedy that condition, at NRH's cost, after The T provides NRH only such notice as is reasonable under the circumstances, if any.

2.2.2 NRH will provide to The T copies of all applicable city ordinances, regulations for development, NRH's Comprehensive Plan, all applicable zoning ordinances, and its Historic Preservation Ordinance, and any other laws, regulations codes or ordinances with which NRH believes some portion of the design or construction of the TEX Rail Project must comply, specifying such portion and the basis for NRH's determination that compliance is required.

2.2.3 To the extent NRH's review and approval is required for a portion of the design or construction of the TEX Rail Project, NRH will cooperate with The T in achieving the goals and schedules of the TEX Rail Project by expeditiously reviewing all submitted documents and not unreasonably withholding or delaying its approval. Additionally, NRH will provide timely, accurate, and complete information with respect to its regulations, requirements, and development regulations applicable to the TEX Rail Project. Furthermore, NRH will waive all fees typically applied to design and construction projects, including fees for plans review, construction inspection, plat and zoning application, water and wastewater impact, and sign permits.

2.2.4 NRH will apply with the Federal Railroad Administration for Quiet Zones within the NRH municipal limits with respect to the TEX Rail Project.

2.2.5 Without limiting the foregoing, NRH will consult with The T and cooperate as fully as possible to meet TEX Rail Project objectives as they relate to portions of the TEX Rail Project within the NRH municipal limits.

### 2.3 The NRH Funds.

2.3.1 In accordance with the terms of this Section 2.3, NRH will dedicate, pledge, and set aside the NRH Funds (as defined below) for The T's application against the

operating, maintenance, debt service, and other costs resulting from or relating to the TEX Rail Project. Solely for the purpose of computing the NRH Funds, the Parties acknowledge that NRH has adopted a one percent (1%) local sales and use tax within NRH as authorized by the Municipal Sales and Use Tax Act, Texas Tax Code, Chapter 321 (the "Sales and Use Tax").

2.3.2 Except as modified by Section 3.1 below, NRH's remittance of the monetary support pursuant to this Section 2.3 will be funded from any available source. NRH's monetary support will commence as soon as practicable after the execution of this Agreement with the contribution to The T of certain land necessary for the TEX Rail parking at the Iron Horse Station; it will continue with the contribution of funds beginning no later than January 1, 2023 in an amount not less than \$2,000,000. The total annual contribution from all sources will escalate at 5% per annum to 3/8 of one cent of the Sales and Use Tax no later than January 1, 2035 and thereafter must remain at that level (all such funds collectively constituting the "NRH Funds"). All computations of the NRH Funds will be based on the amounts reported by the Texas Comptroller of Public Accounts. The NRH Funds will be payable to The T monthly. The monthly contribution will be based on an agreed-upon contribution schedule or 3/8 of one cent of NRH's prior month allocation of Sales and Use Tax. The Parties will mutually agree on the level of feeder or circulator bus service supporting the NRH Stations.

#### 2.4 Other Responsibilities of NRH.

2.4.1 The Parties agree that a feeder or circulator bus system is necessary to support the TEX Rail ridership to and from the NRH Stations. NRH will be solely responsible to provide such bus or trolley-based feeder or circulator service adequate to support TEX Rail ridership as agreed by the Parties. Once the NRH Funds reach the equivalent of 3/8 of one cent of the Sales and Use Tax, NRH may deduct one half (1/2) of the amount of funds necessary to provide associated and ancillary bus or trolley service operated by NRH or any affiliated or associated NRH entity that complies with this subsection. The deduction for feeder or circulator bus service may not exceed ten percent (10%) of the NRH Funds. Until such time as NRH Funds reach the equivalent of 3/8 of one cent of the Sales and Use Tax, NRH has sole authority for determining the level of feeder bus service so long as NRH is not seeking reimbursement from those NRH Funds.

### SECTION 3

#### BUDGET AND FUNDING

##### 3.1 Regional Rail Initiative Tax.

The Parties acknowledge that a regional rail initiative may be formed and that a sales tax may be levied in the future within Tarrant County or the surrounding region, the proceeds of which being dedicated to providing passenger rail service (the "Regional Rail Tax"). If NRH is subject to a Regional Rail Tax that equals or exceeds the equivalent of 3/8 of one cent of the Sales and Use Tax, which is the maximum and escalated amount of the NRH Funds, then for so long as that Regional Rail Tax is remitted to The T, NRH's obligations to transfer the NRH Funds to The T are suspended. If NRH is subject to a Regional Rail Tax less than the equivalent of 3/8 of one cent of the Sales and Use Tax, then NRH shall transfer to The T the difference between the Regional Rail Tax and 3/8 of one cent of Sales and Use Tax in accordance with Section 2.3 above.

## SECTION 4

## TERM, TERMINATION, AND DISPUTE RESOLUTION

4.1 Term.

This Agreement shall be in full force and effect for an initial term of forty (40) years, unless otherwise earlier terminated as provided for herein. Thereafter, the term of this Agreement will be automatically renewed for two (2) successive terms of fifteen (15) years each (each, a "Renewal Term"), unless either Party gives written notice of its election to terminate this Agreement no less than one hundred eighty (180) days prior to the expiration of the Initial Term, or current Renewal Term, as the case may be. Any reference to "Term" as used in this Agreement shall include the Initial Term and the Renewal Terms.

4.2 Termination.

Except as otherwise provided for herein, this Agreement may be terminated only upon the joint decision of the Parties and as evidenced by a written instrument executed in like manner as this Agreement.

4.3 Dispute Resolution.

The Parties hereby agree to make a good faith effort to resolve any disagreement, failure to agree, or other dispute between The T and NRH arising out of or in connection with this Agreement, including with respect to the interpretation, construction, breach, performance, validity, or termination hereof (a "Dispute") through informal discussions between the Parties. In the event that a Dispute cannot be resolved through informal discussions, prior to initiating an alternative remedy either Party must submit a written complaint to the individual set forth in this Agreement for purposes of notice that sets forth with specificity the basis of the complaint and a proposed resolution to the Dispute. The Party receiving the complaint shall respond in writing to such written complaint within thirty (30) days, by accepting the proposed resolution, rejecting the proposed resolution, or by proposing an alternative resolution to the Dispute. Within twenty (20) days of receipt of the Party's written response, if such response is a rejection or a counterproposal, the other Party must either accept the counterproposal or request that the Dispute be reconsidered and mediated by an independent third party that is mutually agreed upon by the Parties. If the Dispute is mediated, both Parties shall participate in good faith and attempt to resolve the Dispute to their mutual satisfaction. Each Party shall be responsible for its own costs incurred in connection with such mediation, but shall also be responsible for one-half of all of the out-of-pocket costs of and incurred by such independent third party in connection with such mediation. In the event that the Dispute is unable to be resolved through mediation, both Parties shall have full legal remedies allowed by law.

Failure by either Party to raise a Dispute through this process shall not constitute waiver or acceptance of an alleged violation of this Agreement. The provisions of this section are strictly limited in scope to serving as a prerequisite to the enforcement of remedies under this Agreement.

SECTION 5

MISCELLANEOUS PROVISIONS

5.1 Representatives.

The T's President/CEO, or his or her designee(s), shall be the principal representative of The T in all matters relating to this Agreement. NRH's City Manager, or his or her designee(s), shall be the principal representative of NRH in all matters relating to this Agreement. NRH's representative shall have access to the records pertaining to the TEX Rail Project. The T hereby agrees to provide periodic and timely communications to NRH's representative with regard to any material aspect of the TEX Rail Project.

5.2 Notices.

Notices sent pursuant to this Agreement will be deemed to have been delivered five (5) days after having been placed in the United States mail, first class mail, prepaid, and addressed as follows:

To The T:

Paul J Ballard  
President/Chief Executive Officer  
Fort Worth Transportation Authority  
1600 E. Lancaster Ave.  
Fort Worth, Texas 76102

To NRH:

Mark Hindman  
City Manager  
City of North Richland Hills  
7301 NE Loop 820  
North Richland Hills, Texas 76180

5.3 Force Majeure.

Each Party will be excused from the performance of any of its obligations hereunder, except obligations involving the payment of money to the other Party, during the time when such nonperformance is caused by fire, earthquake, flood, explosion, wreck, casualty, labor strike, unavoidable accident, riot, insurrection, civil disturbance, act of public enemy, embargo, war, extreme and violent weather conditions, inability to obtain labor, materials or supplies, or any other similar cause beyond the nonperforming Party's reasonable control, provided the nonperforming Party gives notice to the other Party within ten (10) days following the nonperforming Party's knowledge of such event, setting forth the facts giving rise to such nonperformance and the number of days of delay expected to be caused thereby.

5.4 No Third-Party Rights.

NRH AND THE T AGREE THAT NEITHER IS THE AGENT, SERVANT, OFFICER, AND/OR EMPLOYEE OF THE OTHER AND, THAT NOTHING IN THIS AGREEMENT CREATES, GRANTS, OR ASSIGNS RIGHTS OR RESPONSIBILITIES

TO ACT AS A JOINT VENTURER, PARTNERSHIP, OR AGENT TO THE OTHER, OR CREATES A JOINT ENTERPRISE.

NRH AGREES TO BE RESPONSIBLE FOR ANY LIABILITY OR DAMAGES NRH MAY SUFFER AS A RESULT OF CLAIMS, DEMANDS, COSTS, OR JUDGMENTS, INCLUDING WITHOUT LIMITATION REASONABLE ATTORNEYS' FEES, AGAINST NRH, ARISING OUT OF ITS PERFORMANCE OF THIS AGREEMENT, OR ARISING FROM ANY ACCIDENT, INJURY, OR DAMAGE, WHATSOEVER, TO ANY PERSON OR PERSONS, OR TO THE PROPERTY OF ANY PERSON(S), CORPORATION(S), OR OTHER ENTITIES OCCURRING DURING THE PERFORMANCE OF THIS AGREEMENT AND CAUSED BY THE SOLE NEGLIGENCE OF NRH, ITS AGENTS, SERVANTS, OFFICERS, AND/OR EMPLOYEES.

THE T AGREES TO BE RESPONSIBLE FOR ANY LIABILITY OR DAMAGES THAT THE T MAY SUFFER AS A RESULT OF CLAIMS, DEMANDS, COSTS, OR JUDGMENTS, INCLUDING WITHOUT LIMITATION REASONABLE ATTORNEYS' FEES, AGAINST THE T, ARISING OUT OF ITS PERFORMANCE OF THIS AGREEMENT, OR ARISING FROM ANY ACCIDENT, INJURY, OR DAMAGE, WHATSOEVER, TO ANY PERSON OR PERSONS, OR TO THE PROPERTY OF ANY PERSON(S), CORPORATION(S), OR OTHER ENTITIES OCCURRING DURING THE PERFORMANCE OF THIS AGREEMENT AND CAUSED BY THE SOLE NEGLIGENCE OF THE T, ITS AGENTS, SERVANTS, OFFICERS AND/OR EMPLOYEES.

THE ABOVE NOTWITHSTANDING, NOTHING IN THIS AGREEMENT SHALL BE CONSTRUED AS A WAIVER OF ANY GOVERNMENTAL IMMUNITY AVAILABLE TO THE PARTIES UNDER TEXAS LAW, NOR A WAIVER OF ANY DEFENSES OF THE PARTIES UNDER TEXAS LAW.

Except as expressly set forth herein, the representations, warranties, terms, and provisions of this Agreement are for the exclusive benefit of the Parties hereto and no other person or entity will have any right or claim against either Party by reason of any of these terms and provisions or be entitled to enforce those terms and provisions against either Party.

5.5 Severability.

If any part, term or provision of this Agreement is judicially determined to be illegal or in conflict with any applicable law, the validity of the remaining portions or provisions will not be affected, and the rights and obligations of the Parties will be construed and enforced as if this Agreement did not contain the particular part, term or provision held to be invalid or illegal.

5.6 Entire Agreement.

This Agreement, including any Exhibit hereto, is intended as the complete integration of all understandings between the Parties. No prior or contemporaneous addition, deletion, or other amendment will have any force or effect unless embodied in writing. No subsequent novation, renewal, addition, deletion, or other amendment hereto will

have any force or effect unless embodied in a written amendment or other agreement executed by the authorized representatives of the Parties.

5.7 Captions and Headings.

The captions and headings set forth herein are for convenience of reference only and will not be construed so as to define or limit the terms and provisions hereof.

5.8 Assignment.

All the contents of this Agreement shall inure to the benefit of and shall be binding upon the Party's successors and assigns, except that no Party may assign any of its rights or obligations hereunder without the prior written consent of the other Party, which consent will not be unreasonably withheld or delayed.

5.9 Applicable Law.

This Agreement shall be governed by and interpreted under the laws of the State of Texas.

5.10 Venue.

Venue as to any Dispute, claim, or litigation with regard to this Agreement shall lie in Tarrant County, Texas.

5.11 Agreement Contingency.

This Agreement is contingent, and will become effective only, upon approval by both the Board of Directors of The T and the NRH City Council.

5.12 NRH Not a Member City of The T.

This Agreement contemplates the provision of commuter rail service only, and no other transportation services. NRH hereby acknowledges that it is not a member of The T or any other project or operations of The T.

[Signature Page Follows]

EXECUTED this 15 day of July, 2015.

FORT WORTH TRANSPORTATION  
AUTHORITY

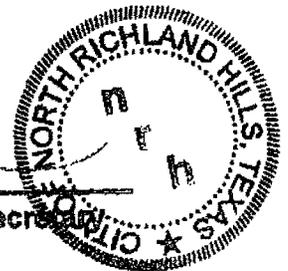
CITY OF NORTH RICHLAND HILLS,  
TEXAS

By: Paul Ballard 7-20-15  
Paul J. Ballard  
President/Chief Executive Officer

By: Mark Hindman  
Mark Hindman  
City Manager

**ATTEST:**

Alicia Richardson  
Alicia Richardson, City Secretary



Approved as to form and legality:

George Staples  
George Staples, City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*  
MEETING DATE: NOVEMBER 17, 2015  
SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF WIFI  
EQUIPMENT AND SWITCHES

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of WiFi equipment and switches from Netsync Network Solutions through a contract established by the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program.

FUNDING SOURCE:

Funding for this purchase is available in the IT Replacement Fund in the amount of \$110,333.00 and in the Quality of Life Fund in the amount of \$40,000.00 for a total amount not to exceed \$150,333.00.

BACKGROUND:

This purchase will be made in accordance with a contract established with Netsync Network Solutions by the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program. Purchases through this program are authorized under Texas Local Government Code, Chapter 271, Subchapter D and Texas Government Code Chapter 2054, Section 2054.0565 (b).

Bids were taken by the cooperative and a contract was awarded to Netsync Network Solutions. The Purchasing and IT staff reviewed the contract for departmental specification compliance and determined that the contract would provide the best product, service and pricing for meeting the needs of the City.

This purchase request is for WiFi upgrades for Main Street, Dove Park, and other city buildings. It also includes upgrades to equipment that will allow certain buildings to communicate at a faster speed from building to building.

Staff recommends approval.

AP/BS

RESOLUTION NO. \_\_\_\_\_

WIFI  
EQUIPMENT  
AND SWITCHES

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE WIFI EQUIPMENT AND SWITCHES THROUGH A STATE OF TEXAS DEPARTMENT OF INFORMATION RESOURCES (DIR) CONTRACT PROGRAM AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by the Texas Local Government Code, Chapter 271, Subchapter D and Texas Government Code Chapter 2054, Section 2054.0565 (b) to make purchases under a state contract therefore satisfying any state law requiring local governments to seek competitive bids for the purchase of the item; and

WHEREAS, the State of Texas Department of Information Resources (DIR) Cooperative Contracts program is a qualified purchasing program; and

WHEREAS, the City of Grapevine, Texas can participate in the State of Texas DIR Cooperative Contracts Program through membership in the Program and wishes to utilize the contract meeting all State of Texas bidding requirements; and

WHEREAS, the State of Texas DIR Cooperative Contracts Program has an established contract No. DIR-TSO-2542 with Netsync Network Solutions for IT Products and Related Services; and

WHEREAS, the City has a need for WiFi equipment and switches; and

WHEREAS, all legal prerequisites for the adoption of this resolution have been met, including but not limited to the Local Government Code and the Open Meetings Act; and

WHEREAS, the City Council hereby declares that the approval of this resolution is in the best interests of the health, safety, and welfare of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That all matters stated in the above preamble are true and correct and are incorporated herein as if copied in their entirety.

Section 2. That the City Council of the City of Grapevine authorizes the purchase of WiFi equipment and switches from Netsync Network Solutions in the amount of \$150,333.00.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the purchase of said WiFi equipment and switches.

Section 4. That this resolution shall take effect from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of November, 2015.

APPROVED:

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ATTEST:

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APPROVED AS TO FORM:

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MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
MEMBERS

FROM: BRUNO RUMBELOW, CITY MANAGER <sup>BIR</sup>  
SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR 

MEETING DATE: NOVEMBER 17, 2015

SUBJECT: EXTENSION OF CONDITIONAL USE CU14-44  
GRACE, 837 EAST WALNUT STREET

RECOMMENDATION:

Staff has received a request from Shonda Schaefer with GRACE requesting a one-year extension to their previously approved Conditional Use Permit CU14-44 to amend the previously approved site plan of CU04-38 (Ord. 2004-77) for a non-profit organization specifically to enlarge the existing operation to expire on December 16, 2016.

BACKGROUND INFORMATION:

Conditional Use Request CU14-44 was originally considered and approved at the December 16, 2014 joint public hearing. The site is located at 837 East Walnut Street and platted as Lot 1, Block 1, Walnut Street Addition.



*"Giving as we have received  
to help those in need."*

**Don Johnston, President**  
White's Chapel United Methodist Church

**Traci Bernard, RN**  
Vice-President of Development  
Texas Health Hospital Southlake

**Linda Clark**  
Vice-President of Programs  
Sabre

**Randy Robbins, M.D.**  
Vice-President of Capital Campaign  
Gateway Church

**Carita Weaver**  
Vice-President of Facilities  
iS web works

**Paul Bischler**  
Treasurer  
BNSF Railway

**Cory Halliburton**  
Secretary  
Weyer, Kaplan, Pulaski & Zuber, P.C.

**Shonda Schaefer**  
GRACE Executive Director

**Beth Beckman**  
Baylor Regional Medical Center Grapevine

**Kevin Chase**  
EPH, TXU Energy and Luminant

**Larry Darlage, Ph.D.**  
Crown of Life Lutheran School

**John Elieson**  
The Church of Jesus Christ of Latter-day Saints

**John Fletcher**  
Fletcher Consulting

**Jennifer Hibbs**  
City of Grapevine

**Jeanne Michalski**  
Community Representative

**Mike Mills**  
White's Chapel United Methodist Church

**Mark Moyer**  
Crown of Life Lutheran Church

**Lynn Niewald**  
Community Representative

**Duff O'Dell**  
Good Shepherd Catholic Community

**Karen Parrish**  
Community Representative

**Tommy Pennington**  
Tommy Pennington Realty Group

**Sean Shope**  
First Financial Bank

**Becky St. John**  
GCISD Board of Trustees

**John Terrell**  
Former Mayor, City of Southlake

**Felix Vasquez, Jr.**  
Hyphen Solutions, LLC

**Bree Vopelak**  
Hamilton Vopelak, P.C.

November 4, 2015

City Council of the City of Grapevine, Texas  
Attn: Susan Batte, Planning Technician  
P.O. Box 95104  
Grapevine, TX 76099

RE: Grapevine File #CU14-44

On December 16, 2014 the City Council of the City of Grapevine, Texas issued a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code. This permit was issued specifically for a non-profit organization to enlarge the existing operation in a district zoned "R-12.5" Single Family District Regulation with the following described property: Lot 1R, Block 1, Walnut Street Addition (837 East Walnut Street) all in accordance with the site plan approved pursuant to Section 47 of Ordinance No.82-73. The Conditional Use Permit issued required that within the period of one (1) year that (1) a Building Permit is obtained and the erection or alteration of the structure is started, or (2) an Occupancy Permit is obtained and a use commenced. A copy of the ordinance and approved site plan are enclosed.

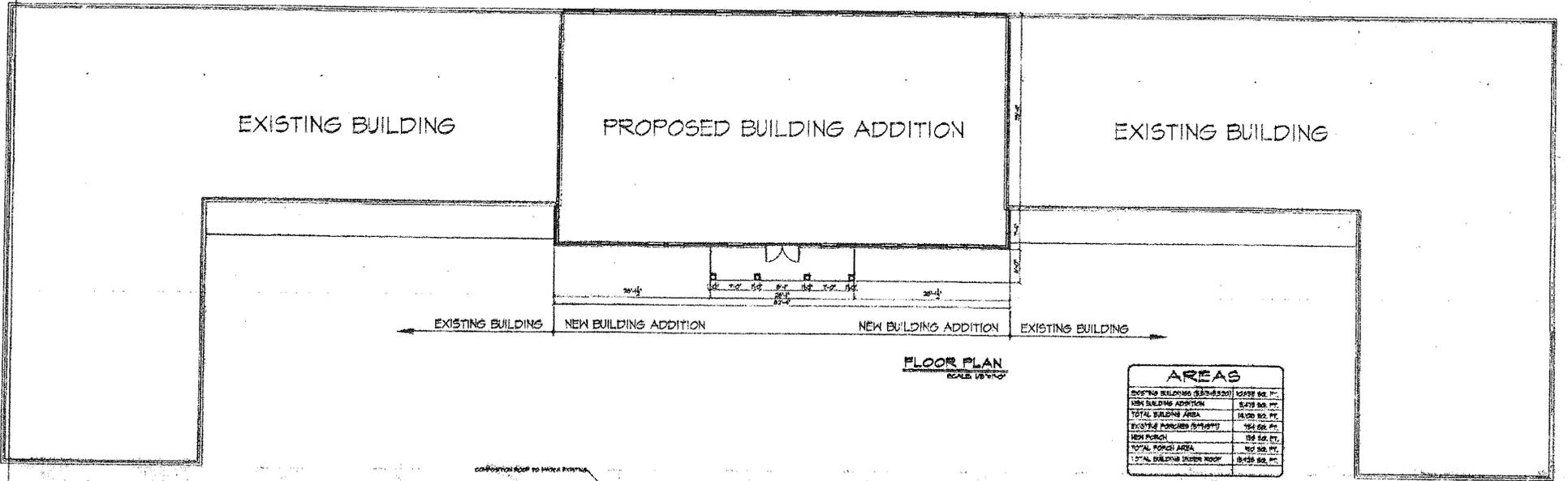
There is provision for City Council to grant a one year extension and we would like to formally request this extension. We have been diligently working to form the complete plan including funding the required renovations to the property. We are currently working on a planned Capital Campaign to fund this project allowing for no interruption in services provided to the community. We have engaged council and anticipate being prepared to obtain the required Building Permit in the additional year.

If you require additional information we would appreciate an opportunity to address any concerns and appreciate your consideration.

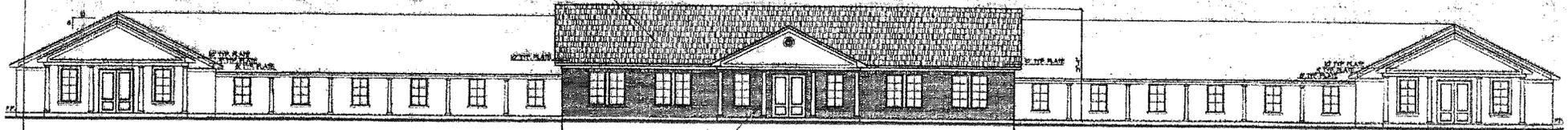
**Shonda Schaefer**  
Executive Director







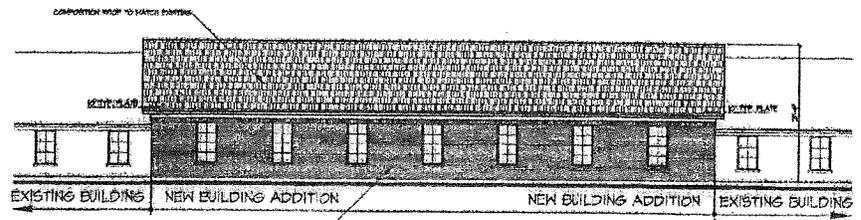
AREAS	
EXISTING BUILDING (28,800 SQ. FT.)	18,450 SQ. FT.
NEW BUILDING ADDITION	8,475 SQ. FT.
TOTAL BUILDING AREA	26,925 SQ. FT.
EXISTING PORCHES (2,400 SQ. FT.)	1,200 SQ. FT.
NEW PORCH	150 SQ. FT.
TOTAL PORCH AREA	1,350 SQ. FT.
TOTAL BUILDING UNDER ROOF	28,275 SQ. FT.



FRONT ELEVATION  
SCALE: 1/8"=1'-0"



SIDE ELEVATION  
SCALE: 1/8"=1'-0"



REAR ELEVATION  
SCALE: 1/8"=1'-0"

SITE PLAN CUI-44  
FOR  
**GRACE**  
831 EAST WALNUT STREET  
228 ACRES TRACT  
CITY OF GRAPEVINE  
TARRANT COUNTY, TEXAS

OWNER: SHAWNEE HILL #1 COUNTRY BROWNE  
810 QUARTER CREEK DRIVE  
GRAPEVINE, TEXAS

APPLICANT: NADINE REYNOLDS  
1202 S. WHITE CHAPEL ROAD  
SOUTHLAKE, TEXAS 76092  
TEL: 817-488-9397

**BLAKE ARCHITECTS**  
1202 S. White Chapel Road Suite A  
Southlake, Texas 76092 817-488-9397

DATE: 05/DEC/2014  
SHEET: 3 OF 3

CASE NAME: GRACE  
PROJECT: 831 EAST WALNUT STREET  
LOCATION: WALNUT STREET ADDITION  
LOT 18, BLOCK 1

DATE: 12/11/14

PLANNING AND ZONING COMMISSION  
DISCUSSION: [Signature]  
DATE: 12/11/14  
DEED: 3 OF 3

APPLICANT DOES NOT AGREE TO ANY WORK BY  
DEPARTMENT OF DEVELOPMENT SERVICES

JOB #171  
15/NOV/2014  
05/DEC/2014

**BLAKE ARCHITECTS**  
1202 S. White Chapel Road Suite A  
Southlake, Texas 76092 817-488-9397

**GRACE**  
831 EAST WALNUT STREET GRAPEVINE, TEXAS

FILE NUMBER: 1475-BOTH/WHITE (2)-05-44 JSC

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER   
MEETING DATE: NOVEMBER 17, 2015  
SUBJECT: APPROVAL FOR CONTRACT WITH VIVERAE FOR EMPLOYEE HEALTH AND WELLNESS PROGRAM

RECOMMENDATION:

City Council to consider award of an annual contract with Viverae for a comprehensive Health Management program that combines wellness, bio-metric screenings, and claims data.

FUNDING SOURCE:

Funds are available in account 100-44540-109-1 (Professional Services) in the estimated annual amount of \$49,000.

BACKGROUND:

Viverae is a wellness engagement program that will assist in building a healthy culture and manage healthcare costs. Case studies of Viverae in other municipalities indicate an average savings of \$649 per employee per year.

The program will interact with the annual physical requirements previously put in place by the City that offer discounted medical insurance premiums. Viverae will engage members by offering a personalized health experience through their online wellness portal and mobile application as well as through team and individual challenges. The online portal will integrate third-party claims and member health data to personalize the program and create an engaging experience. Examples of the tools available include health risk assessments, goal setting, and personal health tracking to include weight management, nutrition, and fitness. Viverae also offers individual health coaching and disease management, which may be utilized in years two and three.

Viverae includes annual biometric screenings. Biometric screenings measure physical characteristics such as height, weight, body mass index, blood pressure, blood cholesterol, and blood glucose. This assessment is \$60.00 per participant per screening, which is a 20% reduction from the current vendor's price of \$75.00 per participant.

Viverae's program is an annual increase of approximately \$13,000 from our current wellness provider, assuming equal levels of participation. Staff anticipates higher utilization with Viverae because of its unique ability incorporate claim and member health

data to offer a full 360 degree approach to reducing healthcare costs. Its program also incorporates wellness challenges and other City programs.

The City's health insurance consultants McGriff, Seibels, and Williams secured seven wellness platform proposals that were considered by City staff. After review, Viverae offered the wellness platform that fit our workplace culture, offered an engaging program, and economical pricing to meet the needs of the City.

This contract is for one year and may be renewed for up to three successive one-year terms.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: NOVEMBER 17, 2015

SUBJECT: RESOLUTION AUTHORIZING THE REIMBURSEMENT OF CERTAIN EXPENDITURES TO BE INCURRED FROM FUTURE TAX-EXEMPT OBLIGATIONS OF THE CITY AND PROVIDING AN EFFECTIVE DATE

RECOMMENDATION:

City Council to consider approving a resolution expressing intent to finance expenditures to be incurred relative to purchasing and acquisition of vehicles and equipment for the Fire Department and providing effective date.

FUNDING SOURCE:

Future sale of Public Property Finance Contractual Obligation. Will fund account 325-48910-210-03-16-2.

BACKGROUND:

This item is placed on your agenda to allow for the expenditure of funds related to the purchase of a new Pierce Pumper Fire Truck as specified by the Fire Department from Siddons-Martin Emergency Group through an interlocal participation agreement with the Local Government Purchasing Cooperative (Buyboard). This resolution allows for expenditure of funds occurring prior to the bond sale to be reimbursed from the proceeds of the bonds. This action helps the City save money by allowing a discounted contract to be approved prior to the bond sale.

The City reasonably expects to reimburse itself for all costs that have been or will be paid subsequent to the date that is 60 days prior to the date hereof.

Chief Financial Officer recommends approval.

GJ

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
GRAPEVINE, TEXAS, AUTHORIZING THE  
REIMBURSEMENT OF CERTAIN EXPENDITURES TO BE  
INCURRED FROM FUTURE TAX-EXEMPT OBLIGATIONS  
AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas (the "City") is a political subdivision of the State of Texas authorized to finance its activities by issuing obligations; and

WHEREAS, the City will make, or has made not more than 60 days prior to the date hereof, payments with respect to the acquisition of vehicle and equipment specified by the Fire Department; and

WHEREAS, the City has concluded that it does not currently desire to issue obligations to finance the costs associated with the acquisition; and

WHEREAS, the City desires to reimburse itself for the costs associated with the acquisition from the proceeds of obligations to be issued subsequent to the date hereof; and

WHEREAS, the City reasonably expects to issue obligations to reimburse itself for the costs associated with the acquisition; and

WHEREAS, all legal prerequisites for the adoption of this resolution have been met, including but not limited to the Local Government Code and the Open Meetings Act; and

WHEREAS, the City Council hereby declares that the approval of this resolution is in the best interests of the health, safety, and welfare of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That the City reasonably expects to reimburse itself for costs that have been, or will be paid subsequent to the date that is 60 days prior to the date hereof and that are to be paid in connection with the acquisition of a new Pierce Pumper Fire Truck as specified by the Fire Department from the proceeds of obligations to be issued subsequent to the date hereof.

Section 2. That the City reasonably expects that the maximum principal amount of obligations issued to reimburse the City for the costs associated with the acquisition will be \$690,000.

Section 3. That this resolution shall take effect from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this 17th day of November 17, 2015.

APPROVED:

---

ATTEST:

---

APPROVED AS TO FORM:

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MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*  
MEETING DATE: NOVEMBER 17, 2015  
SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF A  
2016 FIRE PUMPER TRUCK

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of a fire pumper truck from Siddons-Martin Emergency Group through an Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC).

FUNDING SOURCE:

Funding for this purchase will be available in 325-48910-210-03-16-2 (Motor Vehicles) for an amount not to exceed \$678,694.00 from the future sale of Public Property Finance Contractual Obligation.

BACKGROUND:

This purchase is for one 2016 Pierce PUC Pumper Fire Apparatus with equipment for the Fire Department, replacing unit 10118, an eight year old fire apparatus that will be placed in reserve status, approved in the FY 2016 Vehicle and Equipment Replacement List.

This purchase will be made in accordance with an existing Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC) as allowed by Texas Local Government Code, Section 271.102, Cooperative Purchasing Program.

Bids were taken by the Cooperative and a contract was awarded to Siddons-Martin Emergency Group. The Fire Department, Fleet Services, and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

In order to obtain a prepay discount of \$26,060.00, an approved contract must be received by the end of 2015.

Staff recommends approval.

RESOLUTION NO. \_\_\_\_\_

FIRE  
PUMPER  
TRUCK

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE A FIRE PUMPER TRUCK THROUGH AN ESTABLISHED INTERLOCAL AGREEMENT FOR COOPERATIVE PURCHASING AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by the Texas Local Government Code, Section 271.102 to enter into a cooperative purchasing program agreement with other qualified entities in the State of Texas; and

WHEREAS, the Houston-Galveston Area Council (H-GAC), a regional planning commission, is a qualified purchasing cooperative program as authorized by Section 271.102 of the Texas Local Government Code; and

WHEREAS, the City of Grapevine, Texas has established an Interlocal Agreement for Cooperative Purchasing with H-GAC and wishes to utilize established contracts meeting all State of Texas bidding requirements; and

WHEREAS, H-GAC has established a contract with Siddons-Martin Emergency Group under contract No. FS12-13, Fire Service Apparatus; and

WHEREAS, the City of Grapevine, Texas has a need to replace a fire pumper truck for the Fire Department; and

WHEREAS, all legal prerequisites for the adoption of this resolution have been met, including but not limited to the Local Government Code and the Open Meetings Act; and

WHEREAS, the City Council hereby declares that the approval of this resolution is in the best interests of the health, safety, and welfare of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That all matters stated in the above preamble are true and correct and are incorporated herein as if copied in their entirety.

Section 2. That the City Council of the City of Grapevine authorizes the purchase of a 2016 Pierce PUC fire pumper truck from Siddons-Martin Emergency Group through an Interlocal Agreement for Cooperative Purchasing with H-GAC for an amount not to exceed \$678,694.00.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the purchase of a 2016 Pierce PUC fire pumper truck.

Section 4. That this resolution shall take effect from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of November 2015.

APPROVED:

---

ATTEST:

---

APPROVED AS TO FORM:

---

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>  
MEETING DATE: NOVEMBER 17, 2015  
SUBJECT: APPROVAL OF A RESOLUTION FOR A SOLE SOURCE  
PURCHASE OF CHEST COMPRESSION SYSTEMS AND  
SERVICES

RECOMMENDATION:

City Council to consider approval of a resolution for a sole source purchase of chest compression systems, services and training from Physio-Control, Inc.

FUNDING SOURCE:

Funding for this purchase is currently available in account 325-48860-210-03-16 (Machinery and Equipment) for an amount not to exceed \$82,316.15.

BACKGROUND:

During a cardiac arrest, proper and continuous CPR is a patient's best chance of survival. Cardiac drugs are administered to a patient during resuscitative efforts and circulation throughout the body has to take place for the cardiac drugs to be effective. The use of the Lucas devices improves the circulatory rate by 60% over manual CPR methods, which can greatly increase CPR survivability rates. Due to the length, height and/or distance of many hotels, apartments, commercial buildings and trails within our city, many times effective CPR is impossible while moving a patient. These devices will allow proper CPR to be performed while traveling the distance to the MICU and during transport to the hospital giving patients the very best chance to survive sudden cardiac arrest.

The department is specifying this particular device since it is the only device that will communicate with the patient monitors (LifePak 15) that are in use throughout the department. This device also matches the unit that will be at Baylor-Grapevine and allow the MICU's to transfer the patient to the same device and continue the communication of information that was taking place prior to arriving at the hospital.  
Staff recommends approval.

This procurement will be made as a sole source in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022, General Exemptions (a)(7)(d). Physio-

Staff recommends approval.

JS/LW

RESOLUTION NO. \_\_\_\_\_

CHEST  
COMPRESSION  
SYSTEM

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE LUCAS CHEST COMPRESSION SYSTEMS AND SERVICES FROM A SOLE SOURCE VENDOR, PHYSIO-CONTROL, INC., AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by Texas Local Government Code Chapter 252, Subchapter B, Section 252.022, General Exemptions (a)(7)(d) to consider items available from only one source as an exception to the bidding requirements of the State of Texas; and

WHEREAS, Physio-Control, Inc. is the sole source provider in our marketplace for Lucas chest compression systems, services and training; and

WHEREAS, the City of Grapevine Fire Department has the need for Lucas chest compression systems, services and training; and

WHEREAS, all legal prerequisites for the adoption of this resolution have been met, including but not limited to the Local Government Code and the Open Meetings Act; and

WHEREAS, the City Council hereby declares that the approval of this resolution is in the best interests of the health, safety, and welfare of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That all matters stated in the above preamble are true and correct and are incorporated herein as if copied in their entirety.

Section 2. That the City Manager or his designee is authorized to take all steps necessary for the sole source purchase of Lucas chest compression systems, services and training from Physio-Control, Inc. for an amount not to exceed \$82,316.15.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the sole source purchase of said purchase of Lucas chest compression systems, services and training.

Section 4. That this resolution shall take effect from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of November, 2015.

APPROVED:

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ATTEST:

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APPROVED AS TO FORM:

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MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER   
MEETING DATE: NOVEMBER 17, 2015  
SUBJECT: APPROVAL OF A RESOLUTION FOR A SOLE SOURCE PURCHASE FOR UPGRADING THERMAL IMAGERS

RECOMMENDATION:

City Council to consider approval of a resolution for a sole source purchase for replacement/upgraded thermal imagers from Metro Fire Apparatus Specialists, Inc.

FUNDING SOURCE:

Funding for this purchase is currently available in account 100-42281-210-3 (Apparatus and Tools) for an amount not to exceed \$26,991.00.

BACKGROUND:

The replacement of these nine Thermal Imagers will enhance the resolution and brighten the display to the latest advancement in infrared technology that will allow the user a clearer picture through the camera. This will allow a quicker assessment of the conditions inside a fire and allow firefighters to search for citizens quicker and lessen the time they may be exposed to the elements of a fire. The new cameras also enhance other features such as the temperature measurement, high heat scenes and the thermal throttle, and include a three year warranty.

This procurement will be made as a sole source in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022, General Exemptions (a)(7)(d). Metro Fire Apparatus Specialists, Inc. is the sole source provider of Bullard fire thermal imager systems, services and training.

Staff recommends approval.

JS/BS

RESOLUTION NO. \_\_\_\_\_

THERMAL  
IMAGERS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE THE UPGRADE OF THERMAL IMAGERS FROM A SOLE SOURCE VENDOR, METRO FIRE APPARATUS SPECIALISTS, INC., AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by Texas Local Government Code Chapter 252, Subchapter B, Section 252.022, General Exemptions (a)(7)(d) to consider items available from only one source as an exception to the bidding requirements of the State of Texas; and

WHEREAS, Metro Fire Apparatus Specialists, Inc. is the sole source provider in our marketplace for Bullard fire thermal imager systems, services and training; and

WHEREAS, the City of Grapevine Fire Department has the need to upgrade nine thermal imagers; and

WHEREAS, all legal prerequisites for the adoption of this resolution have been met, including but not limited to the Local Government Code and the Open Meetings Act; and

WHEREAS, the City Council hereby declares that the approval of this resolution is in the best interests of the health, safety, and welfare of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That all matters stated in the above preamble are true and correct and are incorporated herein as if copied in their entirety.

Section 2. That the City Manager or his designee is authorized to take all steps necessary for the sole source purchase of nine thermal imagers from Metro Fire Apparatus Specialists, Inc. for an amount not to exceed \$26,991.00.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the sole source purchase of said thermal imagers.

Section 4. That this resolution shall take effect from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of November, 2015.

APPROVED:

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ATTEST:

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APPROVED AS TO FORM:

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MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>  
MEETING DATE: NOVEMBER 17, 2015  
SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR  
EMERGENCY NOTIFICATION SERVICES

RECOMMENDATION:

City Council to consider approval to renew an annual contract with for emergency notification services with Emergency Communications Network, LLC.

FUNDING SOURCE:

Funding for this purchase is currently available in account 100-44540-120-1 (Professional Services) for the amount not to exceed \$17,483.56.

BACKGROUND:

Code Red is the emergency notification service we have used since 2006.

This contract increases notification capability by adding unlimited minutes and weather notification to include other notification methods for staff and the public. The addition of weather notification will allow for real time notice of severe weather events through a direct interface with the National Weather Service through the Code Red service. Residents will have the option to opt-in for this service and select what type of weather warnings they would like to receive. Additionally, residents will have the option to opt-in for text and/or email alerts. In some situations, we may choose to only use text alerts (for example: to alert the duration of a water main break during the overnight hours). In the past, we have used Code Red for weather warnings, West Nile Virus notification, flooding notifications, and public safety alerts with success.

Once this renewal is approved, we will begin marketing the weather and text/email options so that residents have a chance to opt-in as soon as possible.

Staff recommends approval.

JS/BS

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>  
MEETING DATE: NOVEMBER 17, 2015  
SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR BOOK LEASING SERVICES

RECOMMENDATION:

City Council to consider approval to renew an annual contract for book leasing services with Brodart Company through an Interlocal Agreement with the County of Brazoria, Texas.

FUNDING SOURCE:

Funds are budgeted in account 100-44573-313-1 (General/Library/Leases & Rentals Fund) for an amount not to exceed \$23,637.60.

BACKGROUND:

The purpose of this contract is to establish fixed annual pricing for book leasing services for the Library. Brodart Company Book Service has a proven track record of supplying the largest selection of leasing materials for the Library and provides excellent customer service. The Purchasing and Library Department staff reviewed the contract for specification compliance and determined that this annual contract would provide the best product, service and pricing for meeting the needs of the City.

Purchases will be made in accordance with an existing Interlocal Cooperative Agreement with the County of Brazoria, Texas as allowed by Texas Government Code, Section 271.101 and 271.102 Cooperative Purchasing Program. The contract was for an initial one-year period with two optional one-year renewals. If approved, this will be the second renewal of the two one-year renewal options available.

The County of Brazoria solicited bids on ITB-13-88 Book Leasing Services for Library Administration. Two bids were submitted and based on the best value criteria, Brodart Company submitted the most responsive and responsible bid meeting specifications. Brodart Company was awarded the bid on September 24, 2013.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>  
MEETING DATE: NOVEMBER 17, 2015  
SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF  
MOBILE RADIOS

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of mobile radios from Motorola Solutions through an Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC).

FUNDING SOURCE:

Funding for this purchase is currently available in account 117-42281-209-4 (CCPD Apparatus & Tools) for the amount not to exceed \$99,892.02.

BACKGROUND:

This purchase is for twenty-five mobile radios for the Police Department. These mobile radios will replace older radios used by police officers. The older radios being replaced are at end of life as determined by the manufacturer and will no longer be supported after December 2019. This purchase will replace 25% of the Police Department's mobile radios. Remaining radios will be replaced in subsequent years.

This purchase will be made in accordance with an existing Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC) as allowed by Texas Local Government Code, Section 271.102, Cooperative Purchasing Program.

Bids were taken by the Cooperative and the contract was awarded to Motorola Solutions. The Police and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval.

MB/BS

RESOLUTION NO. \_\_\_\_\_

MOBILE  
RADIOS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE MOBILE RADIOS THROUGH AN ESTABLISHED INTERLOCAL AGREEMENT FOR COOPERATIVE PURCHASING AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by the Texas Local Government Code, Section 271.102 to enter into a cooperative purchasing program agreement with other qualified entities in the State of Texas; and

WHEREAS, the Houston-Galveston Area Council (H-GAC), a regional planning commission, is a qualified purchasing cooperative program as authorized by Section 271.102 of the Texas Local Government Code; and

WHEREAS, the City of Grapevine, Texas has established an Interlocal Agreement for Cooperative Purchasing with H-GAC and wishes to utilize established contracts meeting all State of Texas bidding requirements; and

WHEREAS, H-GAC has established a contract with Motorola Solutions under contract No. RA05-15, Radio Communication, Emergency Response and Mobile Interoperability Equipment; and

WHEREAS, the City of Grapevine, Texas has a need to replace mobile radios for the Police Department; and

WHEREAS, all legal prerequisites for the adoption of this resolution have been met, including but not limited to the Local Government Code and the Open Meetings Act; and

WHEREAS, the City Council hereby declares that the approval of this resolution is in the best interests of the health, safety, and welfare of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That all matters stated in the above preamble are true and correct and are incorporated herein as if copied in their entirety.

Section 2. That the City Council of the City of Grapevine authorizes the purchase of twenty-five mobile radios from Motorola Solutions through an Interlocal

Agreement for Cooperative Purchasing with H-GAC for an amount not to exceed \$99,892.02.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the purchase of said radios.

Section 4. That this resolution shall take effect from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of November, 2015.

APPROVED:

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ATTEST:

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APPROVED AS TO FORM:

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MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>  
MEETING DATE: NOVEMBER 17, 2015  
SUBJECT: CHANGE ORDERS No. 1 AND 2, WATER TREATMENT PLANT  
LAGOON AND MISC. IMPROVEMENTS

RECOMMENDATION:

City Council consider ratifying Staff's approval of Change Order No. 1 in the amount of \$12,675.00 and approving Change Order No. 2 and Final in the amount of \$23,928.26 to the Water Treatment Plant Lagoon and Miscellaneous Improvement Project, authorize staff to execute said change orders, and take any necessary action.

FUNDING:

Funds are programmed in the Water Permanent Capital Maintenance Fund (PCMF)  
Account # 200-43360-534-0

BACKGROUND:

Change Order No. 1 added a sealant coating to the gunite (\$12,675.00).

Change Order No. 2 increased the quantity of gunite and associated sealer to raise the height of the lagoon walls to better match existing site conditions (\$21,332.90), modified the erosion control measures being placed by adding sod over a turf mat necessitated by the excessive rains last spring (\$4,476.26) and made minor field adjustments which resulted in a credit (- \$1,880.90).

The original contract price was \$126,093. The two change orders yield a final contract price of \$162,696.26.

Staff recommends approval.

JDR/JSL

CC ITEM #22

gldsumi  
10.1.140.53  
lgibson

Thu Nov-05-2015 01:57:05 pm  
Account Summary Inquiry

INC

© 2015

Account number:   Fiscal year:  Display req amt:  Display pur amt:

Account: **Water Supply Infrast. Maint.** Fund: **UTILITY ENTERPRISE FUND** Adopted budget: **\$500,000.00**

Beginning balance: **\$0.00** Revised budget: **\$500,000.00**

Month	Amended Budget	Actual Amount	Encumbrance Amount	Budget Balance	Period Balance
OCT	500,000.00	0.00	\$0.00	\$500,000.00	\$0.00
NOV	0.00	0.00	\$0.00	\$500,000.00	\$0.00
DEC	0.00	0.00	\$0.00	\$500,000.00	\$0.00
JAN	0.00	0.00	\$0.00	\$500,000.00	\$0.00
FEB	0.00	0.00	\$0.00	\$500,000.00	\$0.00
MAR	0.00	0.00	\$0.00	\$500,000.00	\$0.00
APR	0.00	0.00	\$0.00	\$500,000.00	\$0.00
MAY	0.00	0.00	\$0.00	\$500,000.00	\$0.00
JUN	0.00	0.00	\$0.00	\$500,000.00	\$0.00
JUL	0.00	0.00	\$0.00	\$500,000.00	\$0.00
AUG	0.00	0.00	\$0.00	\$500,000.00	\$0.00
SEP	0.00	0.00	\$0.00	\$500,000.00	\$0.00
<b>Totals</b>	<b>\$500,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$500,000.00</b>	



MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*  
MEETING DATE: NOVEMBER 17, 2015  
SUBJECT: 40<sup>TH</sup> YEAR COMMUNITY DEVELOPMENT BLOCK GRANT  
(CDBG) PROGRAM – CONTRACT APPROVAL

RECOMMENDATION:

City Council consider approving the Tarrant County contract with Pavecon Public Works in the amount of \$252,578.29 for the 40<sup>TH</sup> Year Community Development Block Grant street reconstruction project, authorize staff to forward approval recommendation to Tarrant County officials and take any necessary action.

FUNDING:

CDBG funding is available for this project in the amount of \$158,472.49.  
City of Grapevine Street PCMF funding is available in the amount of \$94,105.80.

BACKGROUND:

The scope of the project is the reconstruction of the 500 block of East Texas Street (From Dooley to Austin Streets) including new curb and gutter, asphalt paving, sidewalks on both sides of the street, handicapped ramps and driveway approaches.

The roadway reconstruction project is located in the College Heights Additions, CDBG Target Area, designated at census tract 1137.05, Block Group 2 in the 2000 Census.

These improvements will contribute to the upgrade of the area by providing an improved travel surface for motorists and pedestrians in the neighborhood. The existing concrete pavement is failing and the sidewalk is not continuous through the block nor on both sides of the road.

There were a total of three bids on this project. The bids were as follows:

CONTRACTOR	BASE BID
Pavecon Public Works	\$ 252,578.29
McClendon Construction	\$ 267,653.00
Nu-Way Construction *	\$ 220,757.00

**CC ITEM #23**

- The low bidder, Nu-Way Construction, could not provide the necessary street reconstruction experience to be awarded the project. The Engineer, Teague- Nall and Perkins, could not recommend awarding the contract to Nu-Way Construction and recommended Tarrant County award the project to the second low bidder, Pavecon Public Works.

The second low bidder, Pavecon Public Works, has constructed other projects within the City of Grapevine and has been identified as an acceptable choice for this type of project.

Staff recommends approval.

JDR/JSL

September 1, 2015

City of Grapevine  
Public Works Department  
P.O. Box 95104  
Grapevine, Texas 76099  
Attn: Paul Lee, P.E.

Re: **40th Year CDBG Project – Grapevine  
Paving Improvements for 500 Blk. of E. Texas St (B14-UC-48-0001-30-05)  
Recommendation for Award**

Mr. Lee,

The bid opening for the above project was held at the offices of Tarrant County Community Development on, Wednesday, August 5, 2015. The subject project involves reconstruction of the 600 Block of E. Texas Street in Grapevine, Texas. Three (3) bids were received at the 9:30 AM bid opening and are shown in the attached bid tabulation report. We have reviewed the bids for accuracy and omissions and they appear to be in order.

The low bid in the amount of \$220,757.00 was submitted by Nu-Way Construction LLC. After reviewing their references and previous projects, it appears that their experience as a qualified Contractor in asphalt street reconstruction is limited and therefore, TNP could not recommend award of the construction contract to Nu-Way Construction LLC.

The second low bid in the amount of **\$252,578.29** was submitted by Pavecon Public Works. Pavecon Public Works is a local contractor located in Grand Prairie, Texas and has competed projects of similar scope and size. Therefore, in our opinion they are qualified to perform the work.

The 40th Year CDBG construction funds available for this project are in the amount of **\$158,472.49**. Since the available CDBG monies are less than the total construction cost (\$ 252,578.29) of the project, the City will have to provide supplemental funding of **\$94,105.80** for the construction of the entire project.

We appreciate your consideration of this recommendation and thank you for the opportunity to be of service to the City of Grapevine on this project.

Sincerely yours,  
TEAGUE NALL AND PERKINS, INC.

Ragu N. Rao, P.E., CFM

Attachment

xc: Brad Hearne, Program Coordinator  
Brain Cottle, Pavecon Public Works

CC ITEM #23

gldsumi  
10.1.140.53  
lgibson

Thu Nov-05-2015 01:59:55 pm  
Account Summary Inquiry

INC

© 2015

Account number:   Fiscal year:  Display req amt:  Display pur amt:

Account: **Transportion Infrast. Maint.** Fund: **ST MAINT/CAPITAL REPLACEMENT** Adopted budget: **\$1,255,000.00**  
Beginning balance: **\$0.00** Revised budget: **\$1,255,000.00**

Month	Amended Budget	Actual Amount	Encumbrance Amount	Budget Balance	Period Balance
OCT	1,255,000.00	23,568.53	\$0.03	\$1,231,431.44	\$23,568.53
NOV	0.00	0.00	\$0.00	\$1,231,431.44	\$23,568.53
DEC	0.00	0.00	\$0.00	\$1,231,431.44	\$23,568.53
JAN	0.00	0.00	\$0.00	\$1,231,431.44	\$23,568.53
FEB	0.00	0.00	\$0.00	\$1,231,431.44	\$23,568.53
MAR	0.00	0.00	\$0.00	\$1,231,431.44	\$23,568.53
APR	0.00	0.00	\$0.00	\$1,231,431.44	\$23,568.53
MAY	0.00	0.00	\$0.00	\$1,231,431.44	\$23,568.53
JUN	0.00	0.00	\$0.00	\$1,231,431.44	\$23,568.53
JUL	0.00	0.00	\$0.00	\$1,231,431.44	\$23,568.53
AUG	0.00	0.00	\$0.00	\$1,231,431.44	\$23,568.53
SEP	0.00	0.00	\$0.00	\$1,231,431.44	\$23,568.53
<b>Totals</b>	<b>\$1,255,000.00</b>	<b>\$23,568.53</b>	<b>\$0.03</b>	<b>\$1,231,431.44</b>	

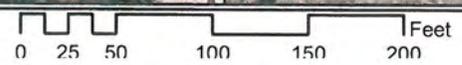




CG ITEM #23

**CDBG 40th YR**  
[Red Hatched Box] Street Reconstruction

1 inch = 100 feet



11/11/2015

MEMO TO:HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: NOVEMBER 17, 2015

SUBJECT: FIRST AMENDMENT TO GROUND AND TOWER LEASE AGREEMENT WITH T-MOBILE WEST, LLC FOR DOVE WATER TOWER.

RECOMMENDATION:

City Council consider adopting a resolution authorizing the First Amendment to the Ground and Tower Lease Agreement with T-MOBILE WEST, LLC, for the purpose of installing, operating, and maintaining a communications facility on the Dove water tower, 1702 Sagebrush Trail, authorize the City Manager to sign said amendment, and take any necessary action.

FUNDING SOURCE:

The City of Grapevine will receive an annual lease payment of \$28,000 from T-MOBILE WEST, LLC which will go into the Public Art Fund.

BACKGROUND:

The initial lease was entered into on October 3, 2000 for a period of 25 years with an initial annual payment of \$18,000. The current annual lease amount is \$23,805.

Under the first amendment to the lease, the City of Grapevine will receive an annual lease payment of \$28,000 from T-MOBILE WEST, LLC.

The main points of the amendment include:

- installing additional antennas, according to T-Mobile's L700MHZ Deployment Plans
- adjusting the annual rental rate (commencing on the first day of the month following the City's approval)
- permitting Lessee to add, modify and/or replace equipment in order to comply with federal, state or local mandated applications, and
- extending the term of the lease to 2030.

The City Attorney and Staff have reviewed the terms of the agreement and recommend approval.

RESOLUTION NO. \_\_\_\_\_

T-MOBILE  
LEASE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROVING THE FIRST AMENDMENT TO THE TOWER/GROUND LEASE AGREEMENT WITH T-MOBILE WEST, LLC FOR THE INSTALLATION OF COMMUNICATIONS EQUIPMENT INCLUDING ANTENNAS, CABLES AND OTHER COMMUNICATION INSTRUMENTS ON THE DOVE WATER TOWER AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on October 3, 2000, the City of Grapevine (hereinafter referred to as "Landlord") entered into a Tower/Ground Lease Agreement with Cook Inlet/VoiceStream Operating Company, LLC ("Lessee") on the Dove Water Tower; and

WHEREAS, the City of Grapevine is in agreement to enter into the First Amendment to said Tower/Ground Lease Agreement with T-Mobile West, LLC, Successor in interest to Cook Inlet/ VoiceStream Operating Company, LLC; and

WHEREAS, all legal prerequisites for the adoption of this resolution have been met, including but not limited to the Local Government Code and the Open Meetings Act; and

WHEREAS, the City Council hereby declares that the approval of this resolution is in the best interests of the health, safety, and welfare of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That all matters stated in the preamble of this resolution are true and correct and are hereby incorporated into the body of this resolution as if copied in their entirety.

Section 2. That the City Council of the City of Grapevine, Texas hereby approves the First Amendment to the Tower/Lease Agreement for the Dove Water Tower, located at 1702 Sagebrush Trail, with T-Mobile West, LLC.

Section 3. That this resolution shall take effect from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of November, 2015.

APPROVED:

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ATTEST:

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APPROVED AS TO FORM:

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MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER   
MEETING DATE: NOVEMBER 17, 2015  
SUBJECT: APPROVAL OF A RESOLUTION AND APPROPRIATION  
ORDINANCE FOR THE PURCHASE OF EPOXY FLOORING  
AND INSTALLATION SERVICES FOR THE VINEYARDS  
CAMPGROUND

RECOMMENDATION:

City Council to consider approval of a resolution and appropriation ordinance for the purchase of epoxy flooring services for the Vineyards Campground from Retail Commercial Flooring Services through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard).

FUNDING SOURCE:

Upon approval of the attached Appropriation Ordinance, funds will be available in the Capital Project General Facilities Fund (177-48840-312-16-000001-9) for an amount not to exceed \$17,515.00.

BACKGROUND:

This request is for the replacement of epoxy flooring in the restrooms and laundry facilities due to floor damage caused by the flood.

The attached ordinance appropriates the first of several payments from insurance and FEMA for damage and loss of revenue resulting from the FY2015 flood.

This purchase will be made in accordance with an existing Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard) as allowed by Texas Local Government Code, Section 271.102, Cooperative Purchasing Program.

Bids were taken by the Cooperative and a contract was awarded to Retail Commercial Flooring Services. The Facility Services Division staff of the Public Works Department and Purchasing reviewed the contract for specification compliance and pricing and determined that the contract would provide the best product, service and pricing for meeting the needs of the City.

Staff recommends approval.

RESOLUTION NO. \_\_\_\_\_

FLOORING

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE EPOXY FLOORING AND INSTALLATION SERVICES THROUGH AN ESTABLISHED INTERLOCAL PARTICIPATION AGREEMENT AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by the Texas Local Government Code, Section 271.102 to enter into a cooperative purchasing program agreement with other qualified entities in the State of Texas; and

WHEREAS, The Local Government Purchasing Cooperative (Buyboard) is a qualified purchasing cooperative program as authorized by Section 271.102 of the Texas Local Government Code; and

WHEREAS, the City of Grapevine, Texas, has established an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard) and wishes to utilize established contracts meeting all State of Texas bidding requirements; and

WHEREAS, The Local Government Purchasing Cooperative (Buyboard) has an established contract with Retail Commercial Flooring Services, contract No. 476-15, Flooring, Indoor/Outdoor and Sports Surfaces; and

WHEREAS, the City of Grapevine, Texas has a need to purchase new epoxy flooring and installation services for the Vineyards Campground restrooms and laundry facilities due to flood damage; and

WHEREAS, all legal prerequisites for the adoption of this resolution have been met, including but not limited to the Local Government Code and the Open Meetings Act; and

WHEREAS, the City Council hereby declares that the approval of this resolution is in the best interests of the health, safety, and welfare of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That all matters stated in the above preamble are true and correct and are incorporated herein as if copied in their entirety.

Section 2. That the City Council of the City of Grapevine authorizes the purchase of new epoxy flooring and installation services for the Vineyards Campground restrooms and laundry facilities due to flood damage from Retail Commercial Flooring Services through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard) for an amount not to exceed \$17,515.00.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the purchase of said epoxy flooring and installation services.

Section 4. That this resolution shall take effect from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of November 2015.

APPROVED:

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ATTEST:

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APPROVED AS TO FORM:

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ORDINANCE NO. \_\_\_\_\_

EPOXY  
FLOORING  
APPROPRIATION

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, TO APPROPRIATE \$800,000 IN THE CAPITAL PROJECT GENERAL FACILITIES FUND AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine experienced unanticipated flooding in Fiscal Year 2015; and

WHEREAS, the City of Grapevine incurred damages and unanticipated costs; and

WHEREAS, the City has insurance coverage for structural damage and loss of revenue; and

WHEREAS, the City has received \$800,000 from structural damage and loss of revenue claims; and

WHEREAS, funding for restoration and capital construction is not currently included in the Capital Project General Facilities Fund appropriation.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That all matters stated in the preamble of this ordinance are true and correct and are hereby incorporated into the body of this ordinance as if copied in their entirety.

Section 2. That the City Council hereby authorizes the appropriation of \$800,000 in the Capital Project General Facilities Fund.

Section 3. That the terms and provisions of this ordinance shall be deemed to be severable, and that if the validity of any section, subsection, word, sentence or phrase shall be held to be invalid, it shall not affect the remaining part of this ordinance.

Section 4. That the fact that the present ordinances and regulations of the City of Grapevine, Texas are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety, and general welfare which requires that this ordinance shall take effect immediately from and after its passage and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of November, 2015.

APPROVED:

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ATTEST:

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APPROVED AS TO FORM:

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STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 3rd day of November, 2015 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present to-wit:

William D. Tate	Mayor
Sharon Spencer	Council Member
Darlene Freed	Council Member
Mike Lease	Council Member
Chris Coy	Council Member
Duff O'Dell	Council Member

constituting a quorum, with the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
Matthew Boyle	Assistant City Attorney
Shawna Barnes	Assistant City Secretary

Call to Order

Mayor Tate called the meeting to order at 6:01 p.m. Council Member Coy arrived at 6:02 p.m.

**EXECUTIVE SESSION**

Mayor Tate announced the City Council would recess to the City Council Conference Room to conduct a closed session regarding:

Item 1. Executive Session

- A. Consultation with the City Attorney regarding Interlocal Agreement regarding commuter rail pursuant to Section 551.071, Texas Government Code.
- B. Real property relative to deliberation or the exchange, lease, sale or value of City owned properties (Northeast corner of Dallas Road and South Main Street) pursuant to Section 551.072, Texas Government Code.
- C. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

The City Council recessed to the City Council Conference Room and began the closed session at 6:04 p.m. The closed session ended at 7:25 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to the closed session. City Manager Bruno Rumbelow stated there was no action necessary relative to conference with City Manager and Staff under Sections 551.071, 551.072 and 551.087, Texas Government Code.

NOTE: City Council continued with the Regular portion of the Agenda in open session in the City Council Chambers.

## REGULAR MEETING

### Call to Order

Mayor Tate called the meeting to order at 7:31 p.m. in the City Council Chambers.

### Invocation

Council Member Mike Lease delivered the Invocation.

### Pledge of Allegiance

Boy Scout Troop 28 posted the colors and led the Pledge of Allegiance.

### Item 2. Citizen Comments

Carl Young, 4113 Meadow Drive, Grapevine, spoke in opposition of Ordinance No. 2015-052, Utilities and Services, Article III, Solid Waste Disposal, Section 25-97, Service Rates.

### Item 3. Public Works Director to present downtown parking information.

Public Works Director Stan Laster presented an update on the Main Street downtown parking corridor.

### Item 4. Public Works Director to present information on the opening of the new Southbound State Highway 121/360 ramps (off William D. Tate Frontage Road).

Public Works Director Laster presented this item to Council. NorthGate is currently ahead of schedule and is expected to open the new ramps from William D. Tate Avenue to State Highway 121/360 on November 12, 2015.

### Consent Agenda

Consent items are deemed to need little Council deliberation and will be acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion. No items were requested to be removed.

Approval of the consent agenda authorizes the City Manager, or his designee, to implement each item in accordance with Staff recommendations.

Motion was made to approve the consent agenda as presented.

Motion: Spencer  
Second: O'Dell  
Ayes: Tate, Spencer, Freed, Lease, Coy and O'Dell  
Nays: None  
Approved: 6-0

Item 5. Consider a renewal of an enterprise license agreement for geographic information software with ESRI, Inc.

City Manager Rumbelow recommended approval of an enterprise license agreement to support the software modules that operate as part of the City's Geographic Information Mapping System in an amount not to exceed \$35,000.00. This contract will provide upgrades and technical support to the system. ESRI, Inc. is the sole source provider of maintenance for this software.

Motion was made to approve the consent agenda as presented.

Motion: Spencer  
Second: O'Dell  
Ayes: Tate, Spencer, Freed, Lease, Coy and O'Dell  
Nays: None  
Approved: 6-0

Item 6. Consider declaring certain items as surplus property and authorizing sale through public auction.

Chief Financial Officer Jordan recommended approval to declare miscellaneous surplus items including several vehicles, various vehicle parts, office equipment, lamps, ballasts, tires, power tools, assorted microfiche magazines, computers and miscellaneous equipment as surplus and authorization to sell them at auction.

Motion was made to approve the consent agenda as presented.

Motion: Spencer  
Second: O'Dell  
Ayes: Tate, Spencer, Freed, Lease, Coy and O'Dell  
Nays: None  
Approved: 6-0

Item 7. Consider a renewal of an annual sole source contract with Gear Cleaning Solutions, LLC for inspection and repair of protective clothing for the Fire Department.

Fire Chief recommends approval of the contract for inspection and repair of protective clothing for an estimated amount of \$16,000.00. The Texas Commission on Fire Protection requires that Personal Protective Equipment (PPE) be cleaned and inspected

on an annual basis. The PPE is cleaned in-house and sent to an authorized business for inspection and repair. The inspection and repair is a multi-stage process that must be performed by trained and certified personnel. Gear Cleaning Solutions, LLC is approved by the State of Texas and the PPE manufacturer to inspect, repair, and perform warranty work on personal protective equipment.

Motion was made to approve the consent agenda as presented.

Motion: Spencer  
Second: O'Dell  
Ayes: Tate, Spencer, Freed, Lease, Coy and O'Dell  
Nays: None  
Approved: 6-0

Item 8. Consider a **resolution** authorizing an annual contract for Fire Department uniforms with Red the Uniform Tailor through an Interlocal Cooperative Agreement with the City of Frisco, Texas.

Fire Chief Darrell Brown recommended approval of the contract for purchase of Fire Department uniforms in an estimated annual budgeted amount of \$50,000.

Motion was made to approve the consent agenda as presented.

Motion: Spencer  
Second: O'Dell  
Ayes: Tate, Spencer, Freed, Lease, Coy and O'Dell  
Nays: None  
Approved: 6-0

#### RESOLUTION NO. 2015-63

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO CONTRACT FOR FIRE DEPARTMENT UNIFORMS THROUGH AN ESTABLISHED INTERLOCAL PARTICIPATION AGREEMENT AND PROVIDING AN EFFECTIVE DATE

Item 9. Consider adopt-an-area agreements with Joseph Campbell for Roberts Road, from Hall-Johnson Road to Birch Avenue; Gene and Joan Bledsoe for Mustang Boulevard from William D. Tate Avenue to Heritage Avenue; Jonathan Gaspard with the Northeast Tarrant Young Republicans for Texan Trail from Wall Street to Dallas Road; Gib Georgeff for Oak Grove South to Scott's Landing; and the Esparza Family for Scott's Marina Shoreline from Sand Bass Point Southeast, past Ferris Branch boat ramp.

Parks and Recreation Director Kevin Mitchell recommended approval of the adopt-an-area agreements as presented.

Motion was made to approve the consent agenda as presented.

Motion: Spencer  
Second: O'Dell  
Ayes: Tate, Spencer, Freed, Lease, Coy and O'Dell  
Nays: None  
Approved: 6-0

Item 10. Consider a **resolution** authorizing the purchase of advertising services from Community Impact Newspaper.

Parks and Recreation Director Mitchell recommended approval of the purchase of advertising services for the activities guide to be printed and mailed out as an insert in the newspaper with a promotional sticker on the front page of the paper informing recipients of the insert for a total amount not to exceed \$21,501.92.

Motion was made to approve the consent agenda as presented.

Motion: Spencer  
Second: O'Dell  
Ayes: Tate, Spencer, Freed, Lease, Coy and O'Dell  
Nays: None  
Approved: 6-0

RESOLUTION NO. 2015-64

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE ADVERTISING SERVICES AND PROVIDING AN EFFECTIVE DATE

Item 11. Consider a **resolution** authorizing the purchase of Tasers and an annual contract, with renewals, for warranty services from Taser International through an established Cooperative Agreement with the State of Texas CO-OP Purchasing Program.

Police Chief Eddie Salame recommended approval of the purchase of 100 TASER brand (model X26P) electroshock weapons to the Police Department in a quantity sufficient for the needs of the staff. The estimated cost of \$106,198.20 includes accessories to the product and an annual contract for warranty services.

Motion was made to approve the consent agenda as presented.

Motion: Spencer  
Second: O'Dell  
Ayes: Tate, Spencer, Freed, Lease, Coy and O'Dell  
Nays: None  
Approved: 6-0

RESOLUTION NO. 2015-65

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE TASERS AND WARRANTY SERVICES THROUGH AN ESTABLISHED COOPERATIVE AGREEMENT AND PROVIDING AN EFFECTIVE DATE

Item 12. Consider a **resolution** for a sole source annual contract with renewal options for digital video surveillance equipment and video management services from TASER International.

Police Chief Salame recommended approval of the purchase of 40 Axon Body Cameras in an amount of \$62,356. The purchase also includes associated docking stations and the additional storage space necessary to house the additional video recordings.

Motion was made to approve the consent agenda as presented.

Motion: Spencer  
Second: O'Dell  
Ayes: Tate, Spencer, Freed, Lease, Coy and O'Dell  
Nays: None  
Approved: 6-0

RESOLUTION NO. 2015-66

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO APPROVE THE SOLE SOURCE ANNUAL CONTRACT WITH RENEWAL OPTIONS FOR DIGITAL EVIDENCE MANAGEMENT SERVICES AND PROVIDING AN EFFECTIVE DATE

Item 13. Consider a **resolution** authorizing the purchase of track loader from Holt CAT through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard).

Public Works Director Laster recommended approval of the purchase of a CAT 259D Compact Track Loader to replace unit 12320 in the Parks Maintenance Department in an amount not to exceed \$53,240.15.

Motion was made to approve the consent agenda as presented.

Motion: Spencer  
Second: O'Dell  
Ayes: Tate, Spencer, Freed, Lease, Coy and O'Dell  
Nays: None  
Approved: 6-0

RESOLUTION NO. 2015-67

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE A TRACK LOADER THROUGH AN ESTABLISHED INTERLOCAL PARTICIPATION AGREEMENT AND PROVIDING AN EFFECTIVE DATE

Item 14. Consider the minutes of the October 20, 2015 Regular City Council meeting.

City Secretary Tara Brooks recommended approval of the minutes as presented.

Motion was made to approve the consent agenda as presented.

Motion: Spencer  
Second: O'Dell  
Ayes: Tate, Spencer, Freed, Lease, Coy and O'Dell  
Nays: None  
Approved: 6-0

ADJOURNMENT

Motion was made to adjourn the meeting at 7:58 p.m.

Motion: Lease  
Second: Coy  
Ayes: Tate, Wilbanks, Freed, Lease, Coy and O'Dell  
Nays: None  
Approved: 6-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 17th day of November, 2015.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

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Shawna Barnes  
Assistant City Secretary

STATE OF TEXAS  
 COUNTY OF TARRANT  
 CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 11th day of November, 2015 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present to-wit:

William D. Tate	Mayor
Sharon Spencer	Council Member
Darlene Freed	Council Member
Mike Lease	Council Member
Chris Coy	Council Member
Duff O'Dell	Council Member

constituting a quorum, with the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
John F. Boyle, Jr.	City Attorney
Tara Brooks	City Secretary

Call to Order

Mayor Tate called the meeting to order at 1:15 p.m.

Item 1. Canvass the results of the November 3, 2015 Special Election to fill the unexpired term for City Council Place 1 and consider a **resolution** declaring the results and calling a Runoff Election to be held on December 8, 2015.

Mayor Tate presided over the canvass of the Special Election held on November 3, 2015. City Secretary Tara Brooks reported as of October 5, 2015, the City had 29,529 registered voters. During Early Voting and Election Day, 3,902 votes (13% of registered voters) were cast for the following candidates:

<b>Candidate</b>	<b>Votes</b>	<b>Percent</b>
Lee Derr	304	8.72%
Marc Blum	633	18.16%
Christian Ross	906	25.99%
Paul Slechta	1,643	47.13%
Over Votes	1	
Under Votes	415	

Since no candidate received a majority of the votes, a Runoff Election will be held on December 8, 2015 between the two candidates that received the most votes: Paul Slechta and Christian Ross.

Motion was made to accept the returns and approve the resolution declaring the results and calling a Runoff Election to be held on December 8, 2015.

Motion: Spencer  
Second: Freed  
Ayes: Tate, Spencer, Freed, Lease, Coy and O'Dell  
Nays: None  
Approved: 6-0

RESOLUTION NO. 2015-068

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DECLARING THE RESULTS OF NOVEMBER 3, 2015 SPECIAL ELECTION FOR THE PURPOSE OF ELECTING A COUNCILPERSON TO FILL THE UNEXPIRED TERM FOR CITY COUNCIL PLACE 1; CALLING A RUN-OFF ELECTION AND PROVIDING AN EFFECTIVE DATE

ADJOURNMENT

Motion was made to adjourn the meeting at 1:19 p.m.

Motion: Coy  
Second: Freed  
Ayes: Tate, Spencer, Freed, Lease, Coy and O'Dell  
Nays: None  
Approved: 6-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 17<sup>th</sup> day of November, 2015.

APPROVED:

\_\_\_\_\_  
William D. Tate  
Mayor

ATTEST:

\_\_\_\_\_  
Tara Brooks  
City Secretary

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 20<sup>th</sup> day of October 2015 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
B J Wilson	Vice-Chairman
Jimmy Fechter	Member
Beth Tiggelaar	Member
Theresa Mason	Alternate
Bob Tipton	Alternate

constituting a quorum with Monica Hotelling, Gary Martin and Dennis Luers absent and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
John Robertson	Manager of Engineering
Albert Triplett, Jr.	Planner II
Susan Batte	Planning Technician

### CALL TO ORDER

Chairman Oliver called the meeting to order at 7:02 p.m.

### **BRIEFING SESSION**

#### ITEM 1.

Chairman Oliver announced the Planning and Zoning Commission would conduct a work session relative to the following cases:

CU15-42	ANDY'S FROZEN CUSTARD
HL15-03	303 SOUTH DOOLEY STREET
HL15-04	234 EAST FRANKLIN STREET
HL15-05	209 AUSTIN STREET

Chairman Oliver closed the Briefing Session at 7:14 p.m.

**JOINT PUBLIC HEARINGS**

Mayor Tate called the meeting to order at 7:40 p.m. in the City Council Chambers. Items 2-5 of the Joint Public Hearings were held in the City Council Chambers. The Planning and Zoning Commission recessed to the Planning and Zoning Conference Room, Second Floor to consider published agenda items.

**PLANNING AND ZONING COMMISSION REGULAR SESSION**

CALL TO ORDER

Chairman Oliver called the Planning and Zoning Commission regular session to order at 8:00 p.m.

ITEM 6. CONDITIONAL USE APPLICATION CU15-42 – ANDY’S FROZEN CUSTARD

First for the Commission to consider and make recommendation to City Council was conditional use application CU15-42 submitted by Dunaway Associates for property located at 1135 William D Tate Avenue and platted as Lot 2R, Block 1, Tate Street Plaza. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU12-10 (Ord. 12-17) for a planned commercial center, specifically to allow for a drive through and outside seating in conjunction with a restaurant.

The applicant intended to develop a 1,605 square foot Andy’s Frozen Custard restaurant on the subject lot with three walk-up windows beneath a walk-up canopy on the north side of the structure and a single drive-through lane on the west side of the structure (one window). One, eight feet in height, 83 square feet in size monument sign is proposed adjacent to William D. Tate Avenue. Six benches situated beneath the canopy were proposed to provide outdoor seating for 15 patrons. Twenty-four parking spaces were provided with 17 required.

In the Commission’s regular session, B J Wilson moved to table CU15-42 for the applicant to work with staff on eliminating the drive off Ball Street and traffic flow around the building for safety purposes. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Tiggelaar, Mason and Tipton  
Nays: None

ITEM 7. HISTORIC LANDMARK SUBDISTRICT HL15-03 – 303 SOUTH DOOLEY STREET

Next for the Commission to consider and make recommendation to City Council was historic landmark subdistrict application HL15-03 submitted by Maykus Custom Homes

for property located at 303 South Dooley Street and platted as Lot 1B, Block 106, College Heights.

In The Commission's regular session, after a brief discussion, B J Wilson moved to approve historic landmark subdistrict application HL15-03. Theresa Mason seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Tiggelaar, Mason and Tipton  
Nays: None

ITEM 8. HISTORIC LANDMARK SUBDISTRICT HL15-04 – 234 EAST FRANKLIN STREET

Next for the Commission to consider and make recommendation to City Council was historic landmark subdistrict application HL15-04 submitted by Richard Blazek, Jr. for property located at 234 East Franklin Street and platted as Lots 2C & 3A, Block 31, City of Grapevine.

In The Commission's regular session, after a brief discussion, B J Wilson moved to approve historic landmark subdistrict application HL15-04. Theresa Mason seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Tiggelaar, Mason and Tipton  
Nays: None

ITEM 9. HISTORIC LANDMARK SUBDISTRICT HL15-05 – 209 AUSTIN STREET

Next for the Commission to consider and make recommendation to City Council was historic landmark subdistrict application HL15-05 submitted by Neal Cooper for property located at 209 Austin Street and platted as South ½ of Lots 1 & 2, Block 101, College Heights.

In The Commission's regular session, after a brief discussion, B J Wilson moved to approve historic landmark subdistrict application HL15-05. Theresa Mason seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Tiggelaar, Mason and Tipton  
Nays: None

ITEM 10. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the September 15, 2015, Planning and Zoning Meeting and the October 7, 2015 Workshop.

Theresa Mason moved to approve the September 15, 2015 Planning and Zoning Commission Meeting minutes. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Tiggelaar, Mason and Tipton  
Nays: None  
Abstain: Fechter

Theresa Mason moved to approve the October 7, 2015 Planning and Zoning Commission Workshop minutes. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Tiggelaar, Mason and Tipton  
Nays: None

ADJOURNMENT

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 8:09 p.m. Theresa Mason seconded the motion which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Tiggelaar, Mason and Tipton  
Nays: None

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 17<sup>th</sup> DAY OF NOVEMBER 2015.

APPROVED:

\_\_\_\_\_  
CHAIRMAN

ATTEST:

\_\_\_\_\_  
PLANNING TECHNICIAN