

AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR JOINT CITY COUNCIL
and
PLANNING AND ZONING COMMISSION MEETING*
TUESDAY, DECEMBER 15, 2015
GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

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

CALL TO ORDER: 7:00 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. 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.
 - B. 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 Dennis Luers

There were no Joint Public Hearing submittals for this meeting. Following the Pledge of Allegiance, the Planning and Zoning Commission will recess to the Planning and Zoning Commission Conference Room to consider published business. City Council to remain in session in the Council Chambers to consider published business.

CITY COUNCIL PUBLIC HEARING

2. Conduct a public hearing and consider an **ordinance** expanding the boundaries and extending the term of Tax Increment Reinvestment Zone Number One and take any necessary action.

CITIZEN COMMENTS

3. 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

4. Shonda Schaefer, GRACE Executive Director, to present annual update of GRACE.

NEW BUSINESS

5. Consider an Interlocal Agreement with the Town of Flower Mound for the development of a fifty acre tract, of which approximately ten acres lies within the Town of Flower Mound and forty acres lies within the City of Grapevine, and take any necessary action.
6. Consider the award of RFB 435-2015 to MDI Inc. General Contractors for the Library Expansion in the construction cost not to exceed \$490,000 and a remainder of \$24,500.00 to serve as a contingency of 5% for a total of \$514,500, adopting an **ordinance** appropriating funds from the Special Revenue Fund to the Capital Project Quality of Life Fund, 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.

7. Consider a one-year extension (to expire March 18, 2016) of Conditional Use Permit **CU14-07** approved March 18, 2014 that granted a conditional use permit to amend the site plan approved by Ordinance No. 2013-58, as amended, for a planned commercial center with an indoor shooting range and office space. The subject property is located at 1901 South Main Street and is zoned "CC" Community Commercial District. Development Services Director recommends approval.

8. Consider award of annual contract with Hallmark Specialty Insurance Company and Lloyds of London for flood insurance coverage. Chief Financial Officer recommends approval.
9. Consider renewal of an annual contract for utility bill printing, mailing and offset printing services with DataPros through an Interlocal Cooperative Agreement with the City of Plano, Texas. Chief Financial Officer recommends approval.
10. Consider an informal request for quote for an annual contract with optional renewals for emergency medical continuing education with BEST EMS. Fire Chief recommends approval.
11. Consider a **resolution** authorizing the purchase of Getac tablet computers from PCS Mobile through a contract established by the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program. Fire Chief recommends approval.
12. Consider renewal of an annual sole source contract with Taser International for digital evidence management services for the Police Department. Police Chief recommends approval.
13. Consider a **resolution** authorizing the purchase of portable radios from Motorola Solutions through an Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC). Police Chief recommends approval.
14. Consider a **resolution** authorizing the purchase of ballfield sand groomer from Professional Turf Products through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard). Public Works Director recommends approval.
15. Consider a **resolution** authorizing the purchase of a truck with sewer jetter from Rush Truck Center through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard). Public Works Director recommends approval.
16. Consider renewal of annual contracts for hot mix asphalt with The Lane Construction Corporation, Austin Asphalt, JLB Contracting, LLC and Reynolds Asphalt. Public Works Director recommends approval.
17. Consider an Interlocal Agreement with the City of Colleyville for traffic signal maintenance along State Highway 26 at John McCain Road and Longwood Drive. Public Works Director recommends approval.
18. Consider an Engineering Services Contract with Freese and Nichols for engineering support in the permit renewal process with the Texas Commission on Environmental Quality (TCEQ). Public Works Director recommends approval.

19. Consider an Engineering Design Services Contract with Gupta & Associates, Inc. for the design of electrical improvements and repairs of the Wastewater Treatment Plant and adopting an **ordinance** appropriating funds for the contract award that includes 10% contingency to the FY 2015 – 2016 Capital Improvements Plan. Public Works Director recommends approval.
20. Consider the minutes of the December 1, 2015 Regular 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

21. Conditional Use Permit **CU15-42** (Andy's Frozen Custard) – Consider the recommendation of the Planning and Zoning Commission relative to an application submitted by Dunaway Associates, and subsequent ordinance, if applicable. The applicant is requesting a conditional use permit to amend the previously approved site plan of CU12-10 (Ordinance No. 2012-17) for a planned commercial center, specifically to allow for a drive-through and outside seating in conjunction with a restaurant. The property is located at 1135 William D. Tate Avenue and is zoned "CC" Community Commercial District. **The Public Hearing was held and closed at the October 20, 2015 Joint City Council and Planning and Zoning Commission meeting. The Planning and Zoning Commission tabled this item at their October 20, 2015 meeting.**

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 December 11, 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, DECEMBER 15, 2015
GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

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

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.

REGULAR SESSION: 7:30 p.m. - City Council Chambers

INVOCATION AND PLEDGE OF ALLEGIANCE: Commissioner Dennis Luers

There were no public hearing submittals for this meeting. Planning and Zoning Commission to recess to Planning and Zoning Commission Conference Room, Second Floor to consider published agenda items.

OLD BUSINESS

2. Conditional Use Permit **CU15-42** (Andy's Frozen Custard) – Consider an application submitted by Dunaway Associates and make a recommendation to City Council. The applicant is requesting a conditional use permit to amend the previously approved site plan of CU12-10 (Ordinance No. 2012-17) for a planned commercial center, specifically to allow for a drive-thru and outside seating in conjunction with a restaurant. The property is located at 1135 William D. Tate Avenue and is zoned "CC" Community Commercial District. **The Public Hearing was held and closed at the October 20, 2015 Joint City Council and Planning and Zoning Commission meeting. The Planning and Zoning Commission tabled this item at their October 20, 2015 meeting.**

NEW BUSINESS

3. Consider the minutes of the November 17, 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 December 11, 2015 by 5:00 p.m.

Tara Brooks

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MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER BR
MEETING DATE: DECEMBER 15, 2015
SUBJECT: AMENDMENTS TO TAX INCREMENT REINVESTMENT ZONE
NUMBER ONE

RECOMMENDATION:

City Council to conduct a public hearing and consider an ordinance expanding the boundaries and extending the term of Tax Increment Reinvestment Zone Number One.

FUNDING SOURCE:

This action will have no material effect on City funds.

BACKGROUND:

Tax Increment Reinvestment Zone Number One was established in 1996 pursuant to Chapter 311 of the Texas Tax Code. The attached ordinance will expand the term of the zone and boundaries to capture the tax increment above an established baseline for the purpose of providing a funding mechanism for items such as: water facility improvements; sanitary sewer improvements; storm water facility improvements; street and intersection improvements; open space, park and recreation facility improvements; economic grants; administrative costs; and parking facility improvements within the zone.

If approved, the term of the zone will be extended for an additional 20 years and expire on December 31, 2038. Additionally, the boundary will be extended to incorporate an additional 419 acres to the existing 242 acres for a total boundary of 661 acres. The City of Grapevine will be the only taxing jurisdiction participating term and boundary extension; no other taxing jurisdictions will be impacted.

Staff recommends approval

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ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, CONCERNING TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF GRAPEVINE, TEXAS, ESTABLISHED PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, BY EXPANDING THE BOUNDARIES OF TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE, CITY OF GRAPEVINE, TEXAS; AND EXTENDING THE TERM OF TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF GRAPEVINE, TEXAS; REPEALING CONFLICTING ORDINANCES; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on February 20, 1996, the City Council of the City of Grapevine, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 1996-007, designating a contiguous geographic area within the City as a Reinvestment Zone Number One, City of Grapevine, Texas (the "Zone"); and

WHEREAS, the City Council of the City of Grapevine, Texas, now desires to amend Reinvestment Zone Number One, City of Grapevine, Texas, to add approximately 419 acres of land to the existing approximately 242-acre Reinvestment Zone Number One; and

WHEREAS, upon approval of this ordinance, Reinvestment Zone Number One, City of Grapevine, Texas, will consist of approximately 661 acres of non-contiguous land, as described and depicted in Exhibit "A" of this ordinance, a copy of which is attached hereto and is incorporated herein for all purposes; and

WHEREAS, Section 311.003(c) of the Texas Tax Code provides that the City of Grapevine, Texas, "[n]ot later than the seventh day before the date of the hearing, notice of the hearing must be published in a newspaper having general circulation in the municipality or county;" and

WHEREAS, Section 311.011(e) of the Texas Tax Code, in pertinent part provides, "[i]f an amendment reduces or increases the geographic area of the zone, increases the amount of bonded indebtedness to be incurred, increases or decreases the percentage of a tax increment to be contributed by a taxing unit, increases the total estimated project costs, or designates additional property in the zone to be acquired by the municipality or county, the approval must be by ordinance or order, as applicable, adopted after a public hearing that satisfies the procedural requirements of Sections 311.003(c) and (d);" and

WHEREAS, in accordance with Section 311.007 of the Texas Tax Code, the term of a tax increment financing zone may be extended after publication and a public hearing, both of which conditions have been met in this circumstance; and

WHEREAS, the City Council of the City of Grapevine, Texas, pursuant to Sections 311.003, 311.007, and 311.011 of the Texas Tax Code, approved this Ordinance after a public hearing, and publication of notice of the public hearing in a newspaper of general circulation of the City, all in accordance with Chapter 311 of the Texas Tax Code, and find that the boundaries of said reinvestment zone do not violate the limitations contained in Section 311.006(a) of the Texas Tax Code.

WHEREAS, the City Council of the City of Grapevine deems the passage of this ordinance as necessary to protect the public, health, safety, and welfare; and

WHEREAS, the City Council is authorized by law to adopt the provisions contained herein, and has complied with all the prerequisites necessary for the passage of this Ordinance, including but not limited to the Open Meetings Act.

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

Section 1. That all matters stated hereinabove are incorporated herein by reference as if copied in their entirety.

Section 2. The boundaries of the Zone are amended to include approximately 419 acres in addition to the original 242-acre Zone, which are described and depicted in Exhibit "A".

Section 3. City Council hereby authorizes the extension of the Zone termination date to December 31, 2038, unless otherwise terminated earlier as a result of payment in full of all project costs approved in the Project and Financing Plan, or as authorized or permitted by law.

Section 4. The Zone will continue to capture tax value increment within the Zone at the City's current participation rate of 100% for an additional 21 years until December 31, 2038. The tax increment collected within the Zone will be used to fund public improvements within the TIRZ as described in any amended Project and Financing Plan approved by City Council.

Section 5. The Tax Increment Base for the TIRZ is the total appraised value of all real property taxable by the City and located in the TIRZ, determined as of January 1, 1996, when the TIRZ was designated, and for those parcels added to the TIRZ with the December 15, 2015, boundary amendment, the appraised value is to be determined as of January 1, 2015.

Section 6. City staff is authorized to amend the Project and Financing Plan allowing for the term extension and boundary amendments as provided for and approved herein.

Section 7. Pursuant to Section 311.012(c) of the Texas Tax Code, as amended, the tax increment base of the City, and any other taxing unit participating in the Zone is the total appraised value of all real property taxable by the City or other taxing unit participating in the Zone and located in the Zone, as defined by Section 311.0123 (b) of the Texas Tax Code, determined as of the year in which the Zone was designated as a reinvestment zone (the "Tax Increment Base"). The Tax Increment Base for the property included in the original boundary of the Zone remains the appraised value of all real property within the Zone, taxable by the City as of January 1, 1996. The Tax Increment Base is then increased by the taxable value as of January 1, 2015, of the parcels added to the Zone per the December 15, 2015, boundary amendment. Consistent with Section 311.012(a) of the Texas Tax Code, as amended, the amount of the Tax Increment for a year is one-hundred percent (100%) of property taxes levied and collected by the City and all or a portion of property taxes of other taxing units participating in the Zone and located in the Zone (as set forth in an agreement to participate in the Zone) for that year on the Captured Appraised Value of real property taxable by City or other taxing unit participating in the Zone and located in the Zone (the "Tax Increment"). Consistent with Section 311.012(b) of the Texas Tax Code, as amended, the Captured Appraised Value of real property taxable by City or other taxing unit participating in the Zone for a year is the total appraised value of all real property taxable by the unit and located in the Zone for that year less the Tax Increment Base (the "Captured Appraised Value").

Section 8. That the following miscellaneous provisions are adopted as a part of this ordinance:

- (a) Ordinance No. 1996-007 shall continue in full force and effect except as provided herein.
- (b) It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of thiso, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.
- (c) This ordinance shall become effective immediately upon its passage.

Section 9. If any section, article, paragraph, sentence, clause, phrase or word in this ordinance, or application thereto any person or circumstance is held invalid or

unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 10. 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 public creates an emergency which requires that this ordinance become effective from and after the date of its passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, on this the 15th day of December 2015.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

Tract A

Beginning at the point of intersection of the southern Right-of-Way (ROW) line of Lakeside Parkway and the eastern property line of JAMES M BAKER ABST 1691 PG 410 TR 1 ACS 26.2685, thence

Southeast along the southern ROW line of Lakeside Parkway to a point where said line intersects with the eastern property line of B B B & C RR ABST 1772 PG 430 TR 13.1 ACS 1.6390, thence

South along the eastern property line B B B & C RR ABST 1772 PG 430 TR 13.1 ACS 1.6390 to a point where said line intersects with the southern property line of B B B & C RR ABST 1772 PG 430 TR 13.1 ACS 1.6390, thence

East along the projection of the southern property line of B B B & C RR ABST 1772 PG 430 TR 13.1 ACS 1.6390 to a point where projection of said line intersects with the eastern property line of T W COUSY ABST 317 PG 430 TR 2 ACS 25.6793 HIGHPOINT PARK, thence

South along the eastern property line of T W COUSY ABST 317 PG 430 TR 2 ACS 25.6793 HIGHPOINT PARK to a point where said line intersects with the eastern property line of J E HOLLAND ABST 0614 PG 210 TR 1 ACS 60.2055 AC, thence

South along the eastern property line of J E HOLLAND ABST 0614 PG 210 TR 1 ACS 60.2055 AC to a point where the projection of said line intersects with the southern ROW line of TX-121 South, thence

Southwest along the southern ROW line of TX-121 SOUTH to a point where said line intersects with the eastern ROW line of FM-2499 North, thence

North along the eastern ROW line of FM-2499 North to a point where said line intersects with the southern ROW line of Stars and Stripes Way, thence

Southwest along the southern ROW line of Stars and Stripes Way to a point where said line intersects with the southern ROW line of East Grapevine Mills Drive, thence

West along the southern ROW line of East Grapevine Mills Drive to a point where the projection of said line intersects with the western ROW line of Grapevine Mills Boulevard North, thence

Northeast along the western ROW line of Grapevine Mills Boulevard North to a point where said line intersects with the western ROW line of FM-2499 South, thence

North along the western ROW line of FM-2499 South to a point where said line intersects with the projection of the southern property line of RIVERWALK ADDITION Block 1A Lot 1A1, thence

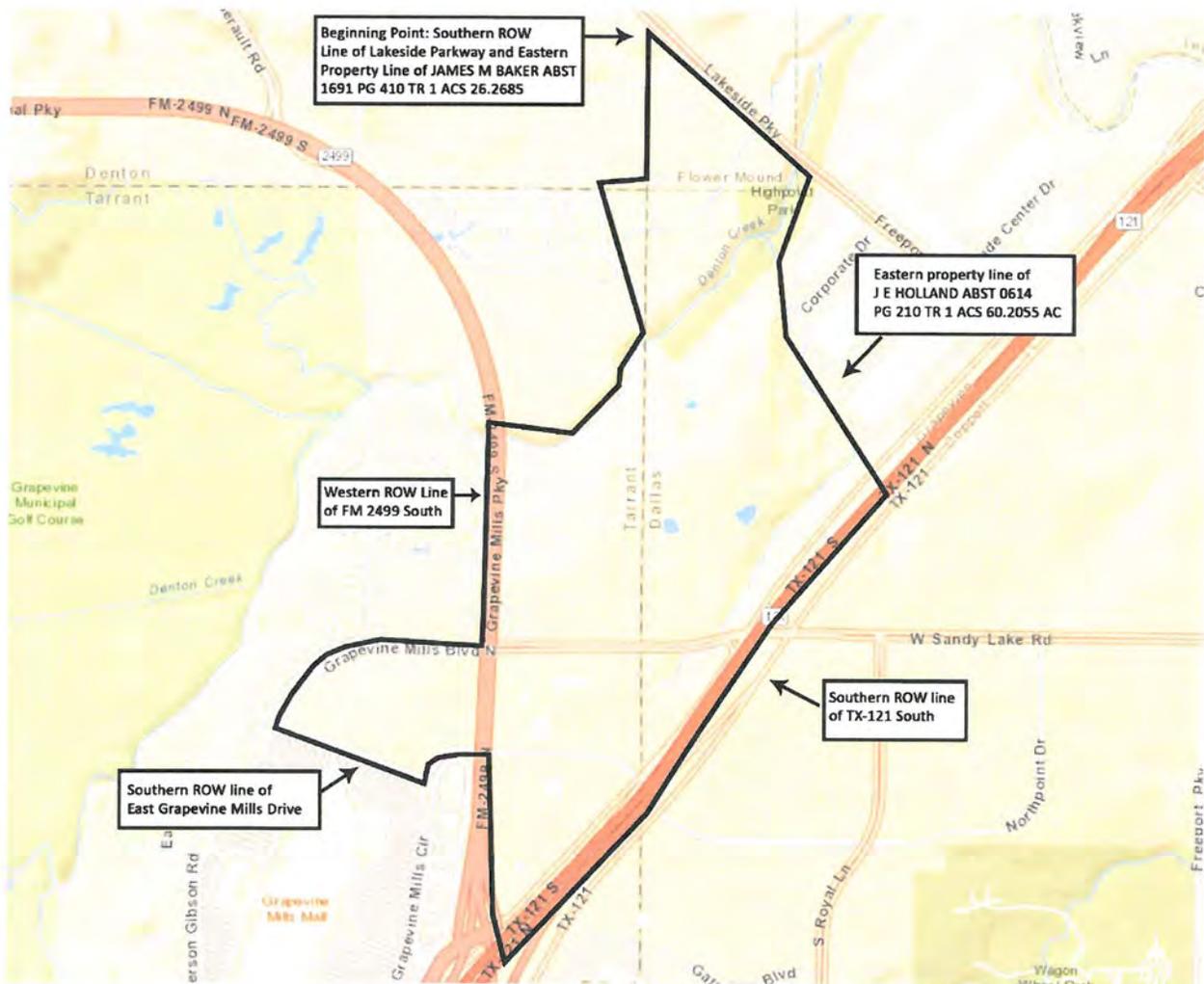
East along the projection of the southern property line of RIVERWALK ADDITION Block 1A Lot 1A1 to a point where said line intersects with the eastern property line of RIVERWALK ADDITION Block 1A Lot 1A1, thence

North along the eastern property line of RIVERWALK ADDITION Block 1A Lot 1A1 to a point where said line intersects with the northern property line of BAKER, JAMES M SURVEY Abstract 167 Tract 1, thence

East along the northern property line of BAKER, JAMES M SURVEY Abstract 167 Tract 1 to a point where the projection of said line intersects with the western property line of JAMES M BAKER ABST 1691 PG 410 TR 1 ACS 26.2685, thence

North along the western property line of JAMES M BAKER ABST 1691 PG 410 TR 1 ACS 26.2685 to a point where said line intersects with the northern property line of JAMES M BAKER ABST 1691 PG 410 TR 1 ACS 26.2685, thence

East along the northern property line of JAMES M BAKER ABST 1691 PG 410 TR 1 ACS 26.2685 to a point where said line intersects with the southern ROW line of Lakeside Parkway, which is the point of beginning.



Tract B

Beginning at the point of intersection of the western Right-of-Way (ROW) line of Anderson Gibson Road and the northern property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E, thence

West along the northern property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E to a point where said line intersects with the eastern property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E, thence

North along the eastern property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E to a point where said line intersects with the northern property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E, thence

West along the northern property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E to a point where said line intersects with the eastern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B, thence

North along the eastern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B to a point where said line intersects with the northern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B, thence

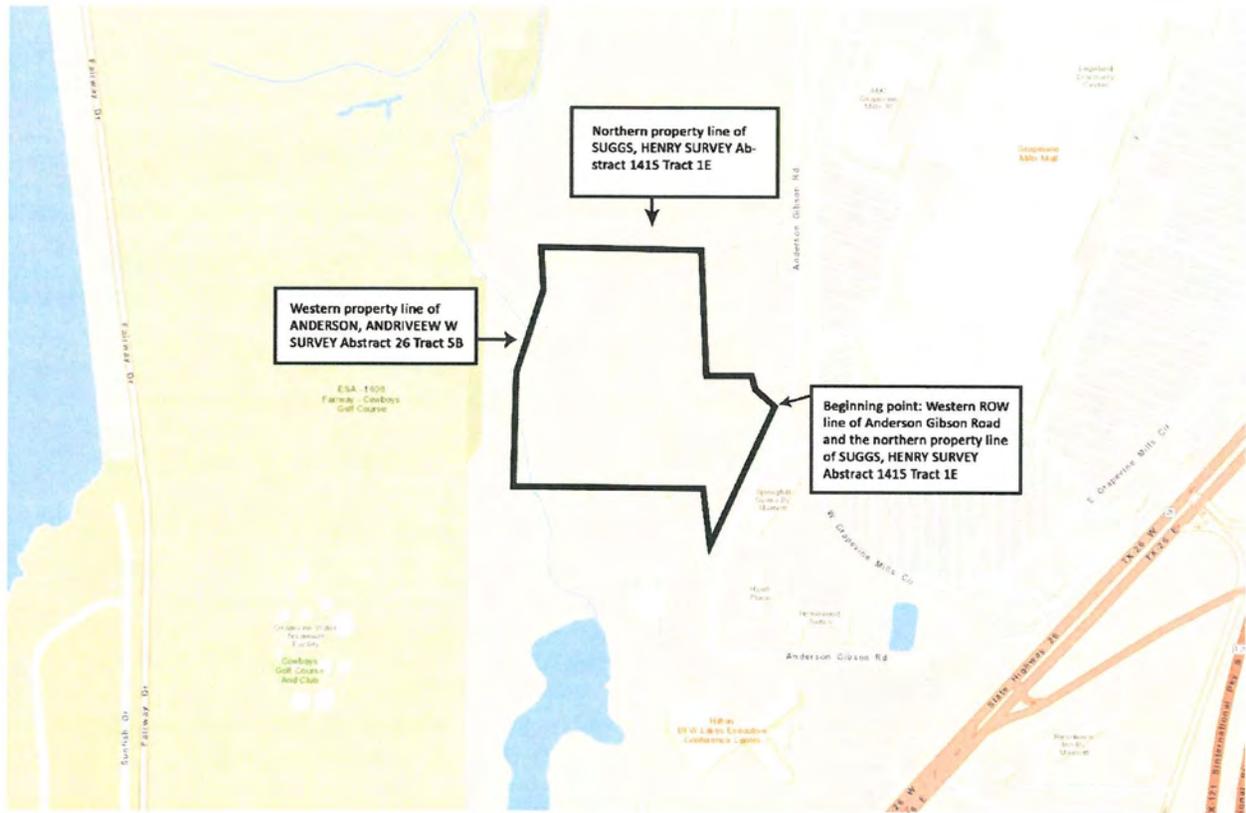
West along the northern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B to a point where said line intersects with the western property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B, thence

South along the western property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B to a point where said line intersects with the southern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B, thence

East along the southern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B to a point where said line intersects with the western property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E, thence

South along the western property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E to a point where said line intersects with the western ROW line of Anderson Gibson Road, thence

North along the western ROW line of Anderson Gibson Road to a point where said line intersects with the northern property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E, which is the point of the beginning.



Tract C

Beginning at the point of intersection of the northern Right-of-Way (ROW) line of TX-26 W and the northern property line of BLUFFS AT GRAPEVINE ADDN, THE Block 1 Lot 1A, thence

West along the northern property line of BLUFFS AT GRAPEVINE ADDN, THE Block 1 Lot 1A to a point where said line intersects with the eastern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5, thence

North along the eastern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5 to a point where said line intersects with the northern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5, thence

West along the northern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5 to a point where said line intersects with the western property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5, thence

South along the western property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5 to a point where the projection of said line intersects with the northern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 6A, thence

Southwest along the northern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 6A to a point where said line intersects with the western property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 6A, thence

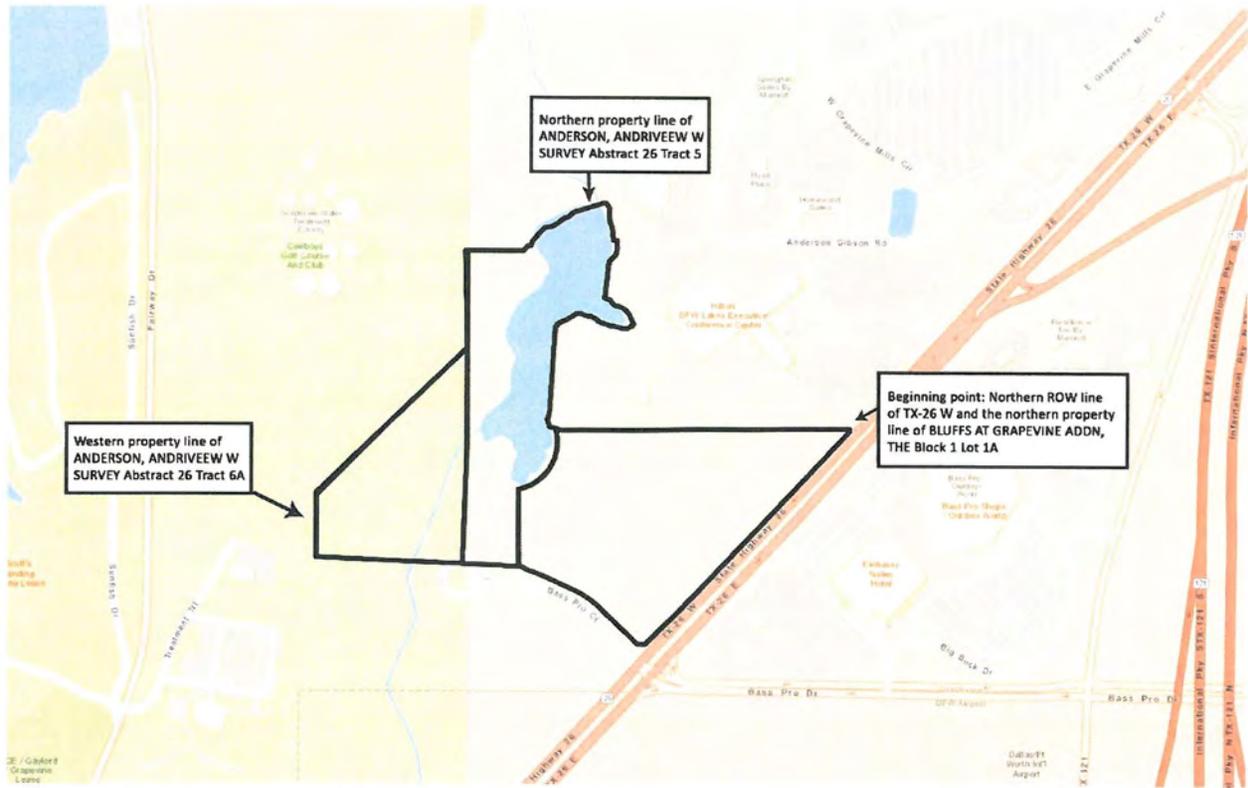
South along the western property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 6A to a point where said line intersects with the southern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 6A, thence

East along the southern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 6A to a point where the projection of said line intersects with the southern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5, thence

East along the southern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5 to a point where said line intersects with the southern property line of BLUFFS AT GRAPEVINE ADDN, THE Block 1 Lot 1A, thence

Southeast along the southern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 6A to a point where said line intersects with the northern ROW line of TX-26 W, thence

Northeast along the northern ROW line of TX-26 W to a point where said line intersects with the northern property line of BLUFFS AT GRAPEVINE ADDN, THE Block 1 Lot 1A, which is the point of the beginning.



Tract D

Beginning at the point of intersection of the eastern Right-of-Way (ROW) line of Jenkins Street and the northern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 37A, thence

East along the northern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 37A to a point where said line intersects with the northern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38 & 39, thence

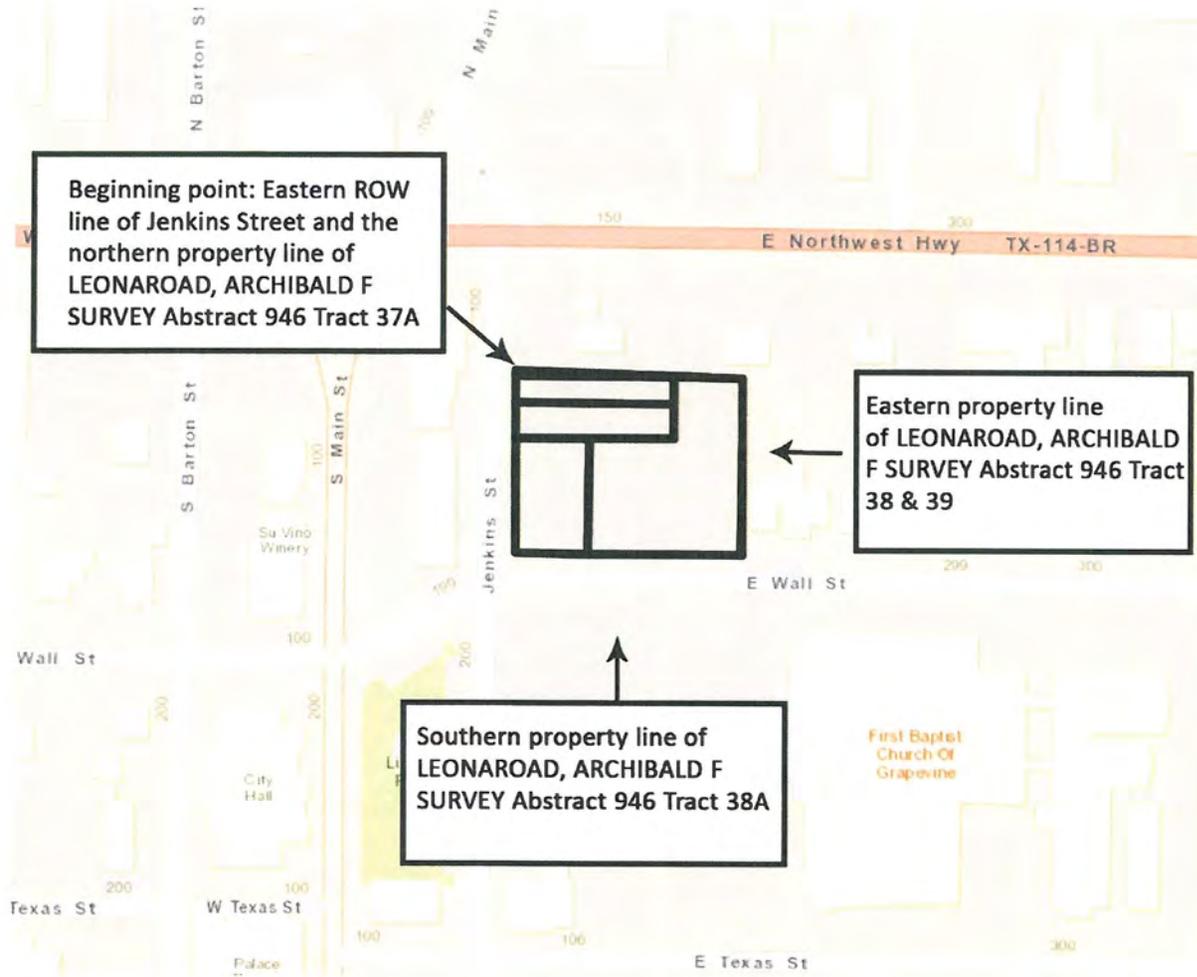
East along the northern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38 & 39 to a point where said line intersects with the eastern property line LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38 & 39, thence

South along the eastern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38 & 39 to a point where said line intersects with the southern property line LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38 & 39, thence

West along the southern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38 & 39 to a point where said line intersects with the southern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38A, thence

West along the southern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38A to a point where said line intersects with the eastern ROW line of Jenkins Street, thence

North along the eastern ROW line of Jenkins Street to a point where said line intersects with the northern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 37A, which is the point of beginning.



Beginning point: Eastern ROW line of Jenkins Street and the northern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 37A

Eastern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38 & 39

Southern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38A

Tract E

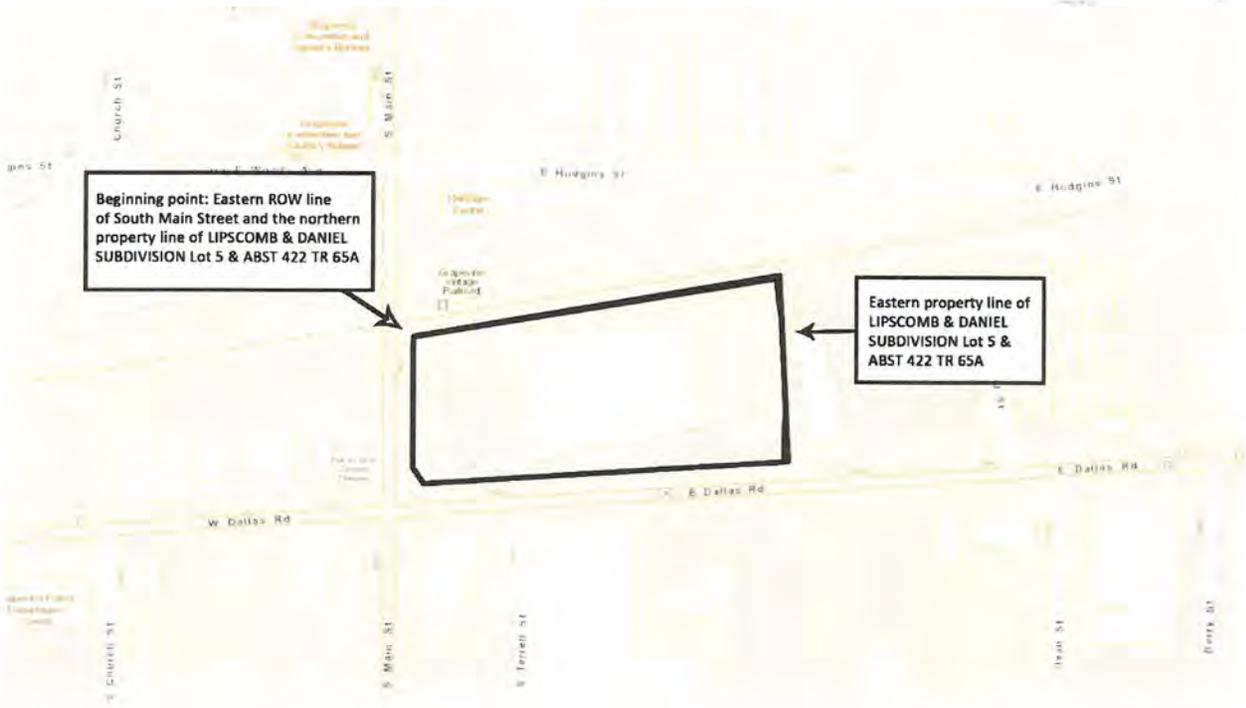
Beginning at the point of intersection of the eastern Right-of-Way (ROW) line of South Main Street and the northern property line of LIPSCOMB & DANIEL SUBDIVISION Lot 5 & ABST 422 TR 65A, thence

East along the northern property line of LIPSCOMB & DANIEL SUBDIVISION Lot 5 & ABST 422 TR 65A to a point where said line intersects with the eastern property line of LIPSCOMB & DANIEL SUBDIVISION Lot 5 & ABST 422 TR 65A, thence

South along the eastern property line of LIPSCOMB & DANIEL SUBDIVISION Lot 5 & ABST 422 TR 65A to a point where said line intersects with the southern property LIPSCOMB & DANIEL SUBDIVISION Lot 5 & ABST 422 TR 65A, thence

West along the southern property line of LIPSCOMB & DANIEL SUBDIVISION Lot 5 & ABST 422 TR 65A to a point where said line intersects with the eastern ROW line of South Main Street, thence

North along the eastern ROW line of South Main Street to a point where said line intersects with the northern property line of LIPSCOMB & DANIEL SUBDIVISION Lot 5 & ABST 422 TR 65A, which is the point of beginning.



Tax Increment Reinvestment Zone #1 City of Grapevine, Texas



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DISCLAIMER

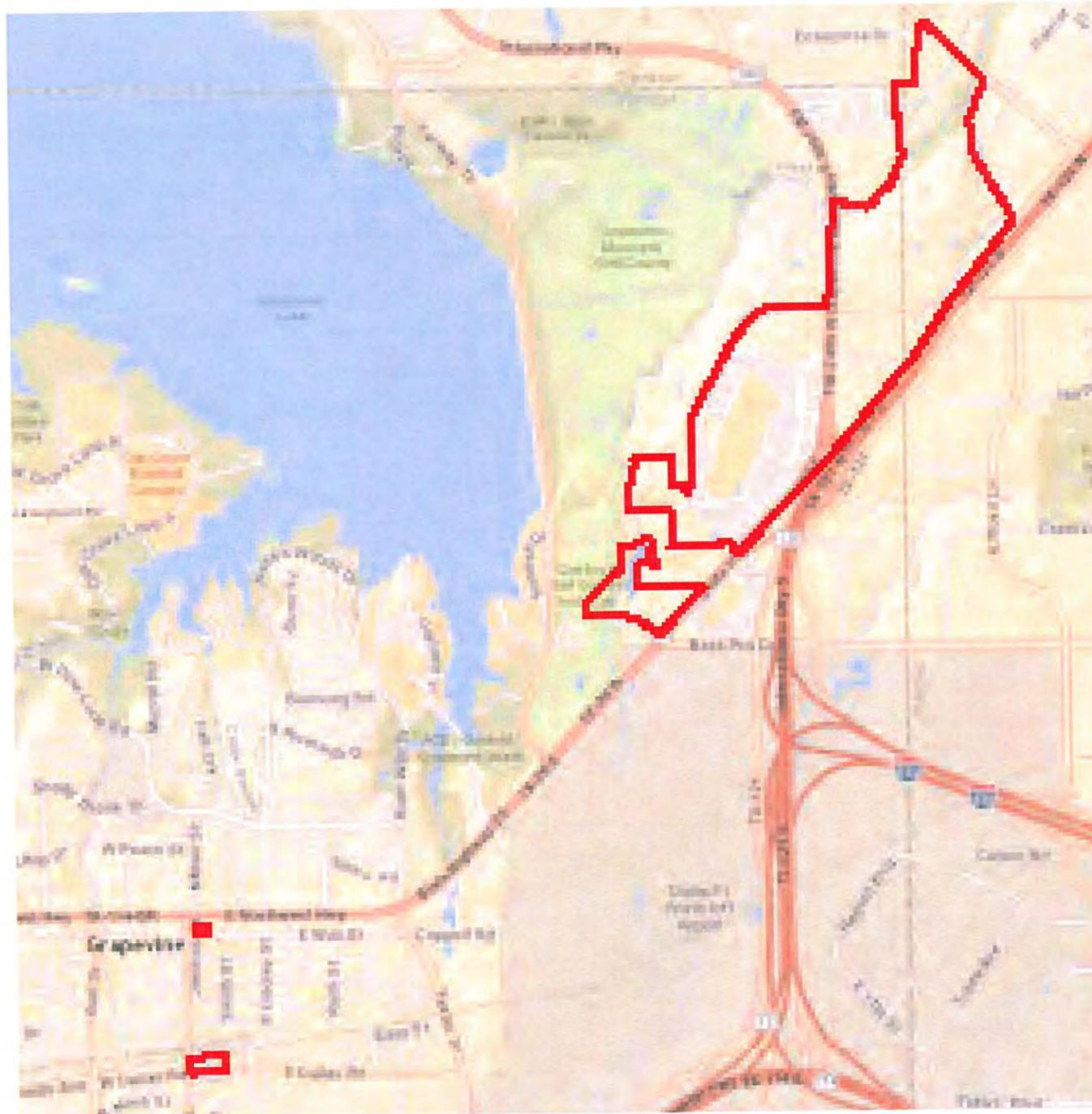
Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.



Historic Grapevine is the premier destination in North Texas. Located in the heart of the Dallas/Fort Worth area and home to DFW International Airport, Grapevine offers extraordinary hotels, a variety of stores for great shopping, an abundance of restaurants, attractions for everyone in the family and a one-of-a-kind urban wine trail. Hop aboard the Grapevine Vintage Railroad or unwind at one of Grapevine’s winery-tasting rooms. Grapevine offers a unique cultural experience with something for everyone.

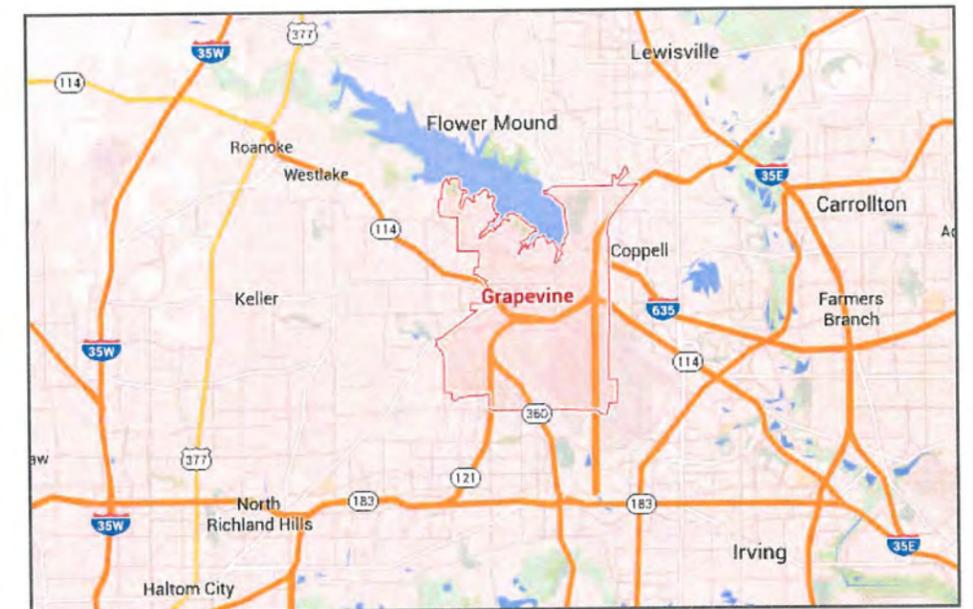




Tax Increment Reinvestment Zone #1, City of Grapevine

The goal of amending Tax Increment Reinvestment Zone #1 (TIRZ) is to continue funding the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions. TIRZ #1 will continue to promote the creation of contained, mixed-use development consisting of major retail, restaurants, commercial, and office developments.

The project and financing plan outlines the funding of \$94,940,434 in public improvements related to streets and intersections, water facilities, sanitary sewer facilities, storm water facilities, open space, parks and recreation. The TIRZ will fund these improvements through the contribution of 100% of the City's ad valorem increment generate within the zone.





Boundary Description

The amended Grapevine TIRZ #1 is located in the northern and central portion of the City of Grapevine. The majority of the TIRZ is located in northern Grapevine, to the east of Grapevine Lake. Two smaller portions of the TIRZ #1 is located in central Grapevine in what is known as the downtown area. The amended TIRZ boundary is approximately 661 acres encompassing the original TIRZ area and additionally Tracts A, B, C, D, and E, described in the following pages.

 - TIRZ Boundary

Original TIRZ Boundary

BEING a tract of land containing 243.263 acres, situated in the Heirs of James Gibson Survey, Abstract No. 586, Heirs of James Gibson Sui-vey, Abstract No. 587, Henry Suggs Survey, Abstract No. 1415, and the Andrew Anderson Survey, Abstract No. 26, all Tarrant County, Texas and also being situated in the Heirs of James Gibson Survey, Abstract No. 1715, C. S. Dunnagan Survey, Abstract No. 1655, and the John E. Holland Survey, Abstract No. 614, all in Dallas County, Texas and being more particularly described by metes and bounds as follows (bearings based on the City of Grapevine control monumentation):

BEGINNING at the intersection of the south right-of-way line of County Road No. 3044 (40' R.O.W.) with the northwest right-of-way line of State Highway No. 26 (variable R.O.W.);

THENCE in a westerly direction bearing to the left along the curving southerly line of County Road No. 3044, having a radial bearing of South 35°25'06" West, a radius of 360.00 feet, passing through an angle of 35°48'00", an arc distance of 224.94 feet to the end of said curve;

THENCE South 89°37'06" West, a distance of 549.16 feet to the beginning of a curve bearing to the right having a radius of 440.00 feet;

THENCE in a westerly direction along the last mentioned curve, passing through an angle of 24°48'47", an arc distance of 190.55 feet to a point for corner;

THENCE South 89°29'40" West, a distance of 335.98 feet to a point for corner;

THENCE North 00°20'07" West, a distance of 571.03 feet to a point for corner;

THENCE North 80°08'27" East, a distance of 69.83 feet to a point for corner;

THENCE North 25°55'52" East, a distance of 627.39 feet to a point for corner;

THENCE North 00°28'33" East, a distance of 183.87 feet to a point for corner;

THENCE North 05°31'27" West, a distance of 199.84 feet to a point for corner;

THENCE North 00°07'10" East, a distance of 785.14 feet to a point for corner;

THENCE South 89°55'41" West, a distance of 52.18 feet to a point for corner;

THENCE North 16°48'10" East, a distance of 259.00 feet to a point for corner;

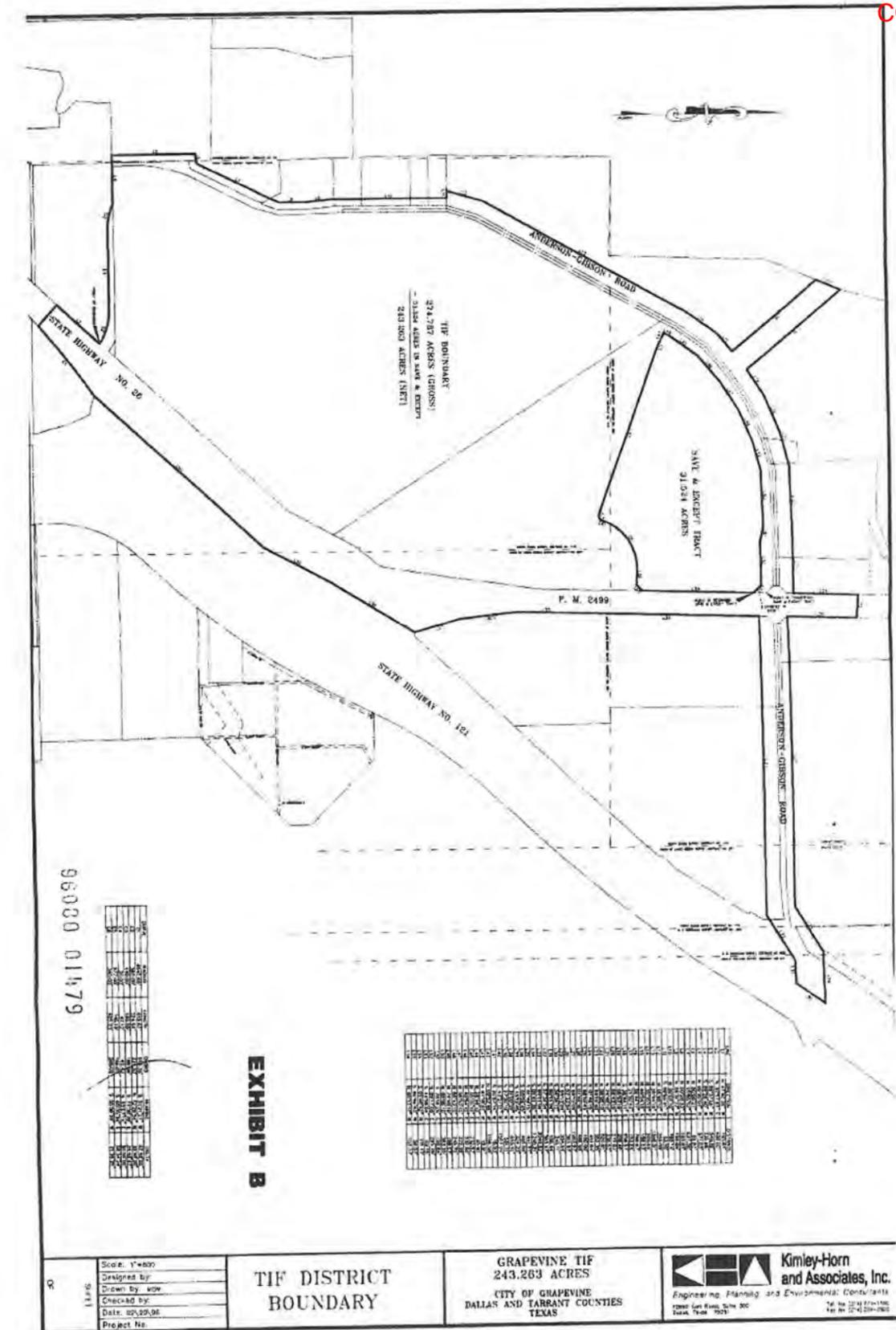
THENCE North 28°44'10" East, a distance of 1596.51 feet to a point for corner;

THENCE North 35°35'10" East, a distance of 269.66 feet to a point for corner;

THENCE North 49°54'10" East, a distance of 159.53 feet to a point for corner;

THENCE North 38°44'11" West, a distance of 766.07 feet to a point for corner;

THENCE North 21°50'42" East, a distance of 183.69 feet to a point for corner;



CC ITEM #2

THENCE South 38°44'11" East, a distance of 858.57 feet to a point for corner;
 THENCE North 56°53'10" East, a distance of 209.40 feet to a point for corner;
 THENCE North 66°43'10" East, a distance of 277.03 feet to a point for corner;
 THENCE North 74°48'10" East, a distance of 235.52 feet to a point for corner;
 THENCE North 88°06'10" East, a distance of 520.82 feet to a point for corner;
 THENCE North 89°19'40" East, a distance of 352.35 feet to a point for corner;
 THENCE North 01°49'16" East, a distance of 451.84 feet to a point for corner;
 THENCE South 88°10'45" East, a distance of 160.00 feet to a point for corner;
 THENCE South 01°49'16" West, a distance of 486.98 feet to a point for corner;
 THENCE North 89°15'09" East, a distance of 1983.97 feet to a point for corner;
 THENCE North 57°32'54" East, a distance of 363.97 feet to a point for corner;
 THENCE North 89° 15' 09" East, a distance of 354.94 feet to a point for corner;
 THENCE South 34° 34' .15" West, a distance of 245. 11 feet to a point for corner;
 THENCE South 89° 15' 09" West, a distance of 156.44 feet to a point for corner;
 THENCE South 57° 32' S4" West, a distance of 363. 97 feet to a point for corner;
 THENCE South 89° 15' 09" West, a distance of 2049.62 feet to a point for corner;
 THENCE South 01° 49' 35" West, a distance of 1240.21 feet to a point for corner;
 THENCE South 01° 49' 35" West, a distance of 441. 77 feet to a point for corner;
 THENCE South OS° 59' 45" East, a distance of 405. 04 feet to a point for corner;
 THENCE South 15° 12' 45" East, a distance of 324.23 feet to a point for corner;
 THENCE South 31° 00' S9" West, a distance of 665. 91 feet to a point for corner;
 THENCE South 27° 30' 10" West, a distance of 531. 11 feet to a point for corner;
 THENCE South 42° 21' 01" West, a distance of 1557.29 feet to a point on a curve whose center bears South 34° 44' 02"
 East, a distance of 4545. 66 feet;
 THENCE in a southwesterly direction bearing to the left along the last mentioned curve, passing
 through an angle of 07° 48' 02", an arc distance of 618.87 feet to a point for corner;

THENCE North 47° 42' 13" West, a distance of 193. 61 feet to a point for corner;

THENCE North 47° 17' 47" East, a distance of 400.00 feet to the POINT OF BEGINNING and CONTAINING 274.787 acres;

Save and except a tract of land, containing 31. 524 acres, situated in the Heirs of James Gibson Survey, Abstract 586 and the Henry Suggs Survey, Abstract No. 1415, in the City of Grapevine, Tarrant County, Texas and being a portion of a called 80. 6597- acres tract as conveyed to Gateway Center Associates, Ltd. and evidenced in a Special Warranty Deed, recorded in Volume 9799 at Page 0139 of the Deed Records of Tarrant County, Texas, said 33. 398- acre tract being more particularly described by metes and bounds as follows (bearings based on the City of Grapevine control monumentation):

COMMENCING at a concrete monument with brass cap found at the south corner of a visibility clip at the intersection of the south right-of-way line of Anderson- Gibson Road(a called 40- foot wide right-of-way) with the current right-of-way line of State Farm to Market Highway 2499 (FM 2499 a variable width right-of-way));

THENCE South 01° 46' 42" West along the west right- of-way line of said FM 2499, 83. 81 feet to a 5/ 8- inch iron rod set for the POINT OF BEGINNING;

THENCE South 01° 46' 42" West continuing along said west right-of-way line of FM 2499, 771. 16 feet to a 5/ 8- inch iron rod set for a corner;

THENCE South 46° 46' 43" West, departing said west right-of-way line, 56.57 feet to a 5/ 8- inch iron rod set for a corner;

THENCE North 88° 13' 17" West, 103. 41 feet to a 5/ 8- inch iron rod set for the beginning of a curve to the left;

THENCE along the arc of said curve to the left, having a central angle of 71° 39' 29", a radius of 340. 00 feet and an arc length of 425. 23 feet to a set 5/ 8- inch iron rod;

THENCE South 20° 07' 14" West, 18. 98 feet to a 5/ 8- inch iron rod set for the beginning of a curve to the right;

THENCE along the arc of said curve to the right, having a central angle of 90° 00' 00", a radius of 30.00 feet and an arc length of 47. 12 feet to a 5/ 8- inch iron rod set at the end of said curve;

THENCE North 69° 52' 46" West, 1158. 58 feet to a 5/ 8- inch iron rod set at the beginning of a curve to the right;

THENCE along the arc of said curve to the right, having a central angle of 08° 34' 24", a radius of 977.00 feet and an arc length of 146. 19 feet to a 5/ 8- inch iron rod set for the end of said curve;

THENCE North 61° 18' 22" West, a distance of 15. 92 feet to a point for corner;

THENCE North 28° 44' 10" East, a distance of 45. 40 feet to a poiit for corner;

THENCE North 35° 35' 10" East, a distance of 232.58 feet to a point for corner;

THENCE North 49° 54' 10" East, a distance of 232.53 feet to a point for corner;

THENCE North 56° 53' 10" East, a distance of 229.94 feet to a point for corner;

Original TIRZ Boundary

CC ITEM #2

THENCE North 66° 43' 10" East, a distance of 245.69 feet to a point for corner;

THENCE North 74° 48' 10" East, a distance of 198.07 feet to a point for corner;

THENCE North 88° 06' 10" East, a distance of 383.20 feet to a point for corner;

THENCE South 78° 18' 25" East, a distance of 108.84 feet to a point for corner;

THENCE North 89° 17' 08" East, a distance of 295.70 feet to a 5/8- inch iron rod set for corner;

THENCE South 44° 28' 04" East, 69.16 feet to the POINT OF BEGINNING and CONTAINING 31.524 acres.

Expanded TIRZ Boundary

CC ITEM #2

TRACT A

Beginning at the point of intersection of the southern Right-of-Way (ROW) line of Lakeside Parkway and the eastern property line of JAMES M BAKER ABST 1691 PG 410 TR 1 ACS 26.2685, thence

Southeast along the southern ROW line of Lakeside Parkway to a point where said line intersects with the eastern property line of B B B & C RR ABST 1772 PG 430 TR 13.1 ACS 1.6390, thence

South along the eastern property line B B B & C RR ABST 1772 PG 430 TR 13.1 ACS 1.6390 to a point where said line intersects with the southern property line of B B B & C RR ABST 1772 PG 430 TR 13.1 ACS 1.6390, thence

East along the projection of the southern property line of B B B & C RR ABST 1772 PG 430 TR 13.1 ACS 1.6390 to a point where projection of said line intersects with the eastern property line of T W COUSY ABST 317 PG 430 TR 2 ACS 25.6793 HIGHPOINT PARK, thence

South along the eastern property line of T W COUSY ABST 317 PG 430 TR 2 ACS 25.6793 HIGHPOINT PARK to a point where said line intersects with the eastern property line of J E HOLLAND ABST 0614 PG 210 TR 1 ACS 60.2055 AC, thence

South along the eastern property line of J E HOLLAND ABST 0614 PG 210 TR 1 ACS 60.2055 AC to a point where the projection of said line intersects with the southern ROW line of TX-121 South, thence

Southwest along the southern ROW line of TX-121 SOUTH to a point where said line intersects with the eastern ROW line of FM-2499 North, thence

North along the eastern ROW line of FM-2499 North to a point where said line intersects with the southern ROW line of Stars and Stripes Way, thence

Southwest along the southern ROW line of Stars and Stripes Way to a point where said line intersects with the southern ROW line of East Grapevine Mills Drive, thence

West along the southern ROW line of East Grapevine Mills Drive to a point where the projection of said line intersects with the western ROW line of Grapevine Mills Boulevard North, thence

Northeast along the western ROW line of Grapevine Mills Boulevard North to a point where said line intersects with the western ROW line of FM-2499 South, thence

North along the western ROW line of FM-2499 South to a point where said line intersects with the projection of the southern property line of RIVERWALK ADDITION Block 1A Lot 1A1, thence

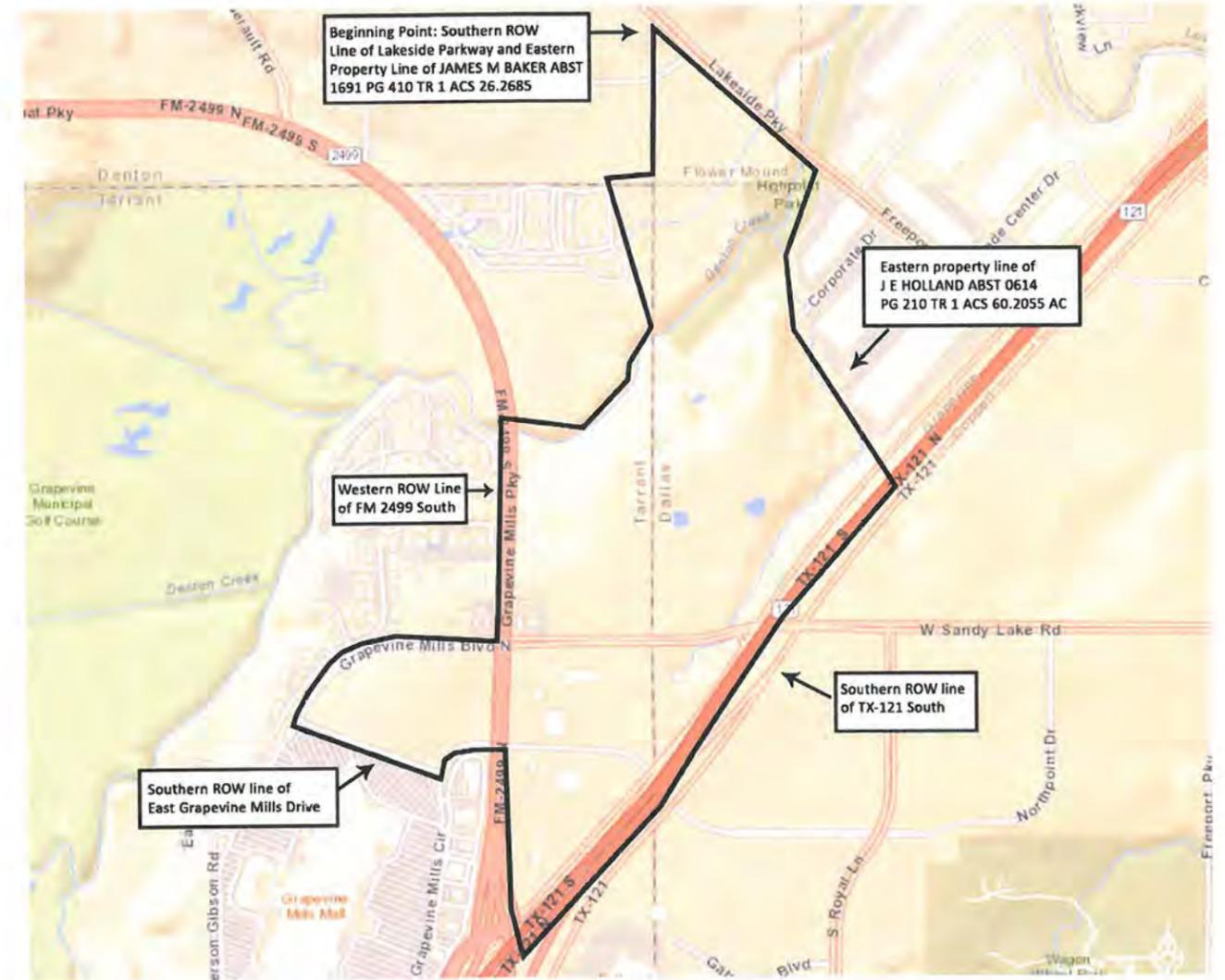
East along the projection of the southern property line of RIVERWALK ADDITION Block 1A Lot 1A1 to a point where said line intersects with the eastern property line of RIVERWALK ADDITION Block 1A Lot 1A1, thence

North along the eastern property line of RIVERWALK ADDITION Block 1A Lot 1A1 to a point where said line intersects with the northern property line of BAKER, JAMES M SURVEY Abstract 167 Tract 1, thence

East along the northern property line of BAKER, JAMES M SURVEY Abstract 167 Tract 1 to a point where the projection of said line intersects with the western property line of JAMES M BAKER ABST 1691 PG 410 TR 1 ACS 26.2685, thence

North along the western property line of JAMES M BAKER ABST 1691 PG 410 TR 1 ACS 26.2685 to a point where said line intersects with the northern property line of JAMES M BAKER ABST 1691 PG 410 TR 1 ACS 26.2685, thence

East along the northern property line of JAMES M BAKER ABST 1691 PG 410 TR 1 ACS 26.2685 to a point where said line intersects with the southern ROW line of Lakeside Parkway, which is the point of beginning.



Expanded TIRZ Boundary

CC ITEM #2

TRACT B

Beginning at the point of intersection of the western Right-of-Way (ROW) line of Anderson Gibson Road and the northern property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E, thence

West along the northern property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E to a point where said line intersects with the eastern property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E, thence

North along the eastern property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E to a point where said line intersects with the northern property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E, thence

West along the northern property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E to a point where said line intersects with the eastern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B, thence

North along the eastern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B to a point where said line intersects with the northern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B, thence

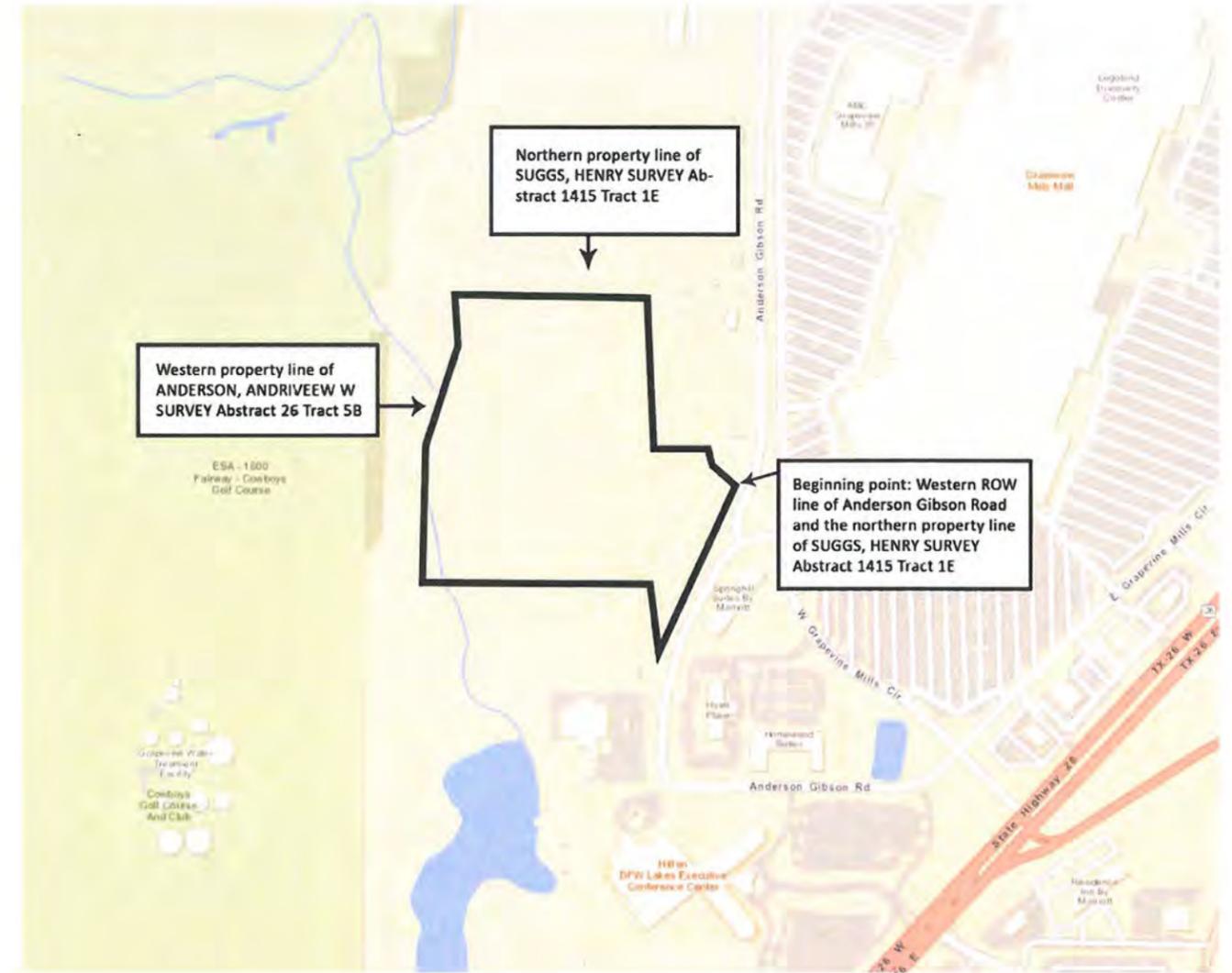
West along the northern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B to a point where said line intersects with the western property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B, thence

South along the western property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B to a point where said line intersects with the southern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B, thence

East along the southern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B to a point where said line intersects with the western property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E, thence

South along the western property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E to a point where said line intersects with the western ROW line of Anderson Gibson Road, thence

North along the western ROW line of Anderson Gibson Road to a point where said line intersects with the northern property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E, which is the point of the beginning.



Expanded TIRZ Boundary

CC ITEM #2

TRACT C

Beginning at the point of intersection of the northern Right-of-Way (ROW) line of TX-26 W and the northern property line of BLUFFS AT GRAPEVINE ADDN, THE Block 1 Lot 1A, thence

West along the northern property line of BLUFFS AT GRAPEVINE ADDN, THE Block 1 Lot 1A to a point where said line intersects with the eastern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5, thence

North along the eastern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5 to a point where said line intersects with the northern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5, thence

West along the northern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5 to a point where said line intersects with the western property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5, thence

South along the western property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5 to a point where the projection of said line intersects with the northern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 6A, thence

Southwest along the northern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 6A to a point where said line intersects with the western property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 6A, thence

South along the western property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 6A to a point where said line intersects with the southern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 6A, thence

East along the southern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 6A to a point where the projection of said line intersects with the southern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5, thence

East along the southern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5 to a point where said line intersects with the southern property line of BLUFFS AT GRAPEVINE ADDN, THE Block 1 Lot 1A, thence

Southeast along the southern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 6A to a point where said line intersects with the northern ROW line of TX-26 W, thence

Northeast along the northern ROW line of TX-26 W to a point where said line intersects with the northern property line of BLUFFS AT GRAPEVINE ADDN, THE Block 1 Lot 1A, which is the point of the beginning.



TRACT D

Beginning at the point of intersection of the eastern Right-of-Way (ROW) line of Jenkins Street and the northern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 37A, thence

East along the northern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 37A to a point where said line intersects with the northern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38 & 39, thence

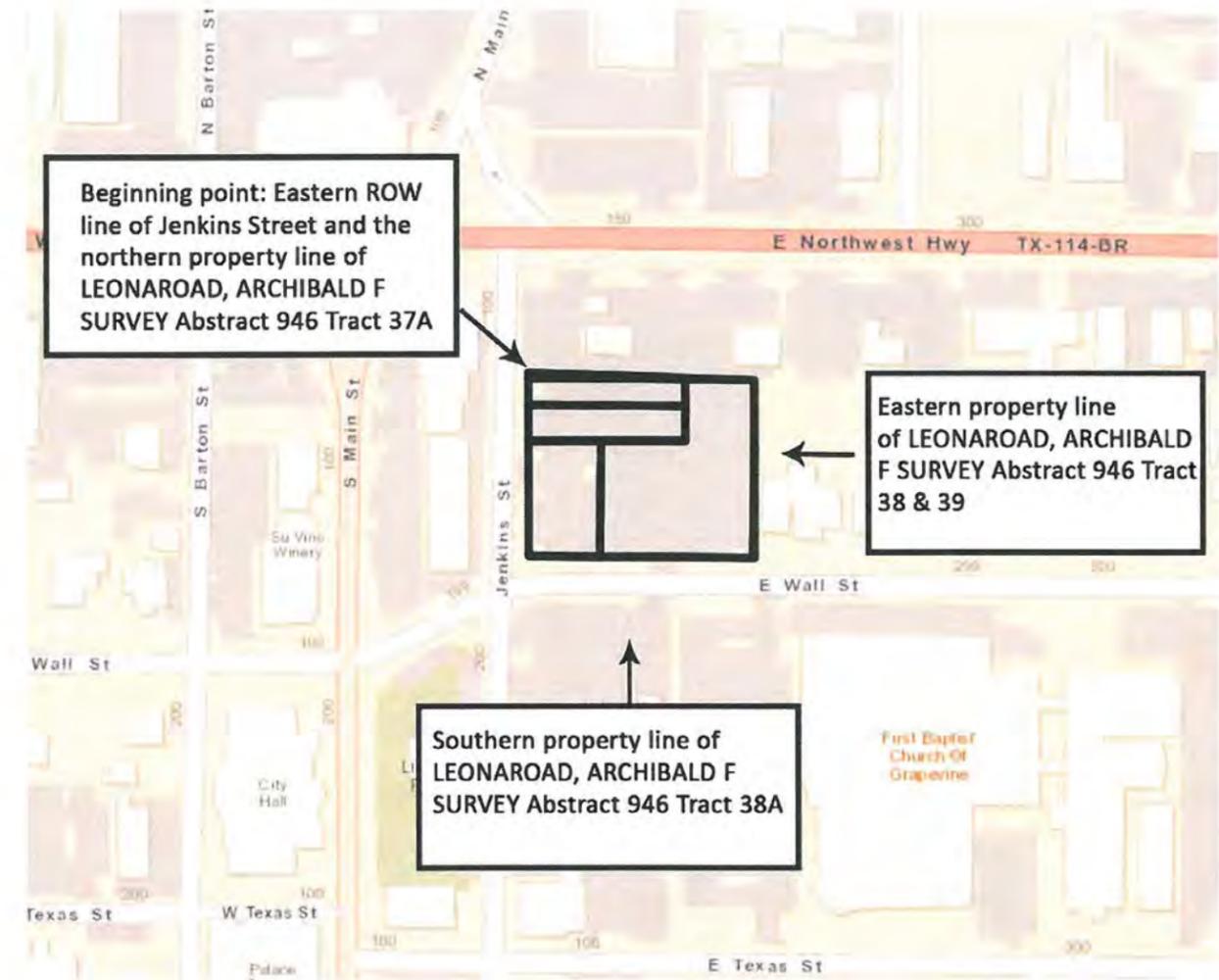
East along the northern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38 & 39 to a point where said line intersects with the eastern property line LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38 & 39, thence

South along the eastern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38 & 39 to a point where said line intersects with the southern property line LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38 & 39, thence

West along the southern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38 & 39 to a point where said line intersects with the southern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38A, thence

West along the southern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38A to a point where said line intersects with the eastern ROW line of Jenkins Street, thence

North along the eastern ROW line of Jenkins Street to a point where said line intersects with the northern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 37A, which is the point of beginning.



Expanded TIRZ Boundary

CC ITEM #2

TRACT E

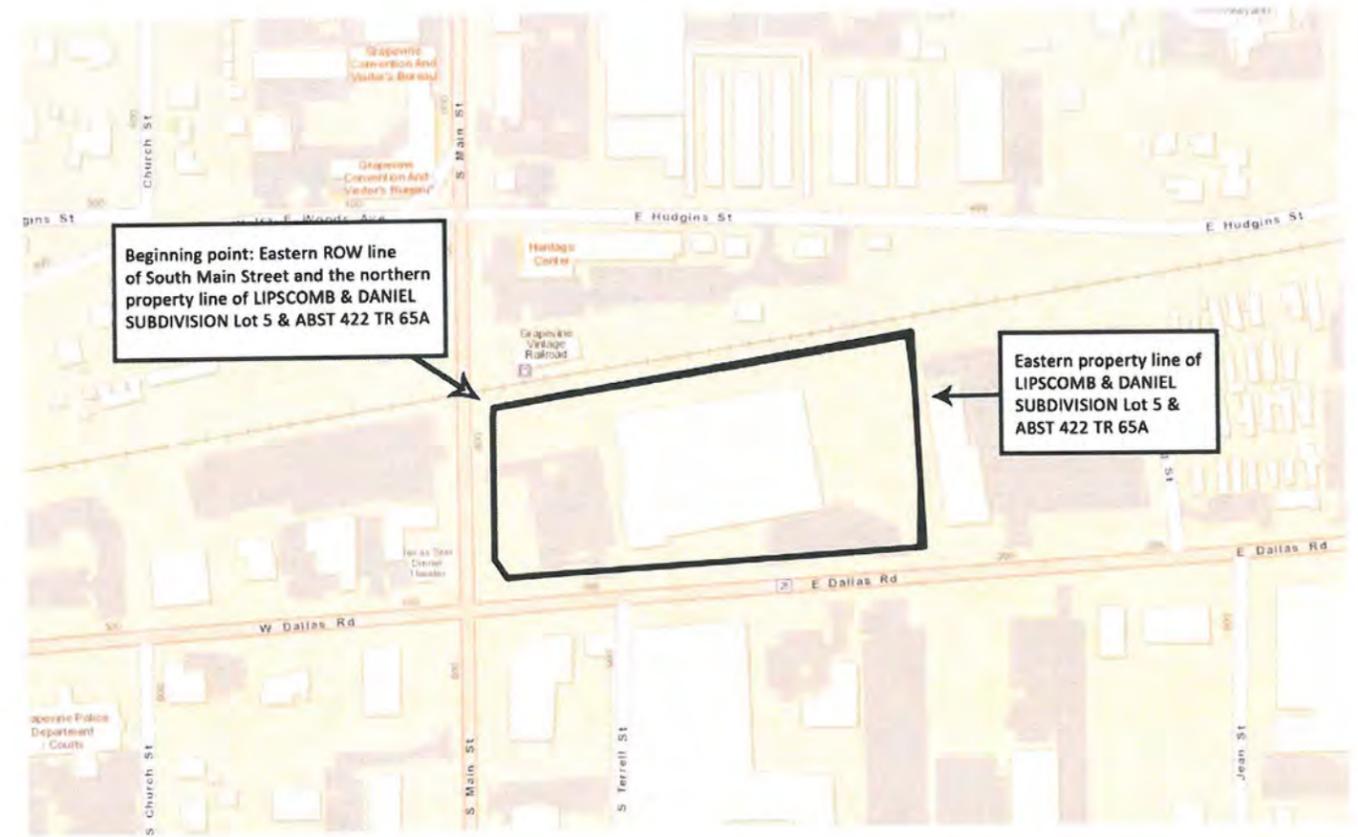
Beginning at the point of intersection of the eastern Right-of-Way (ROW) line of South Main Street and the northern property line of LIPSCOMB & DANIEL SUBDIVISION Lot 5 & ABST 422 TR 65A, thence

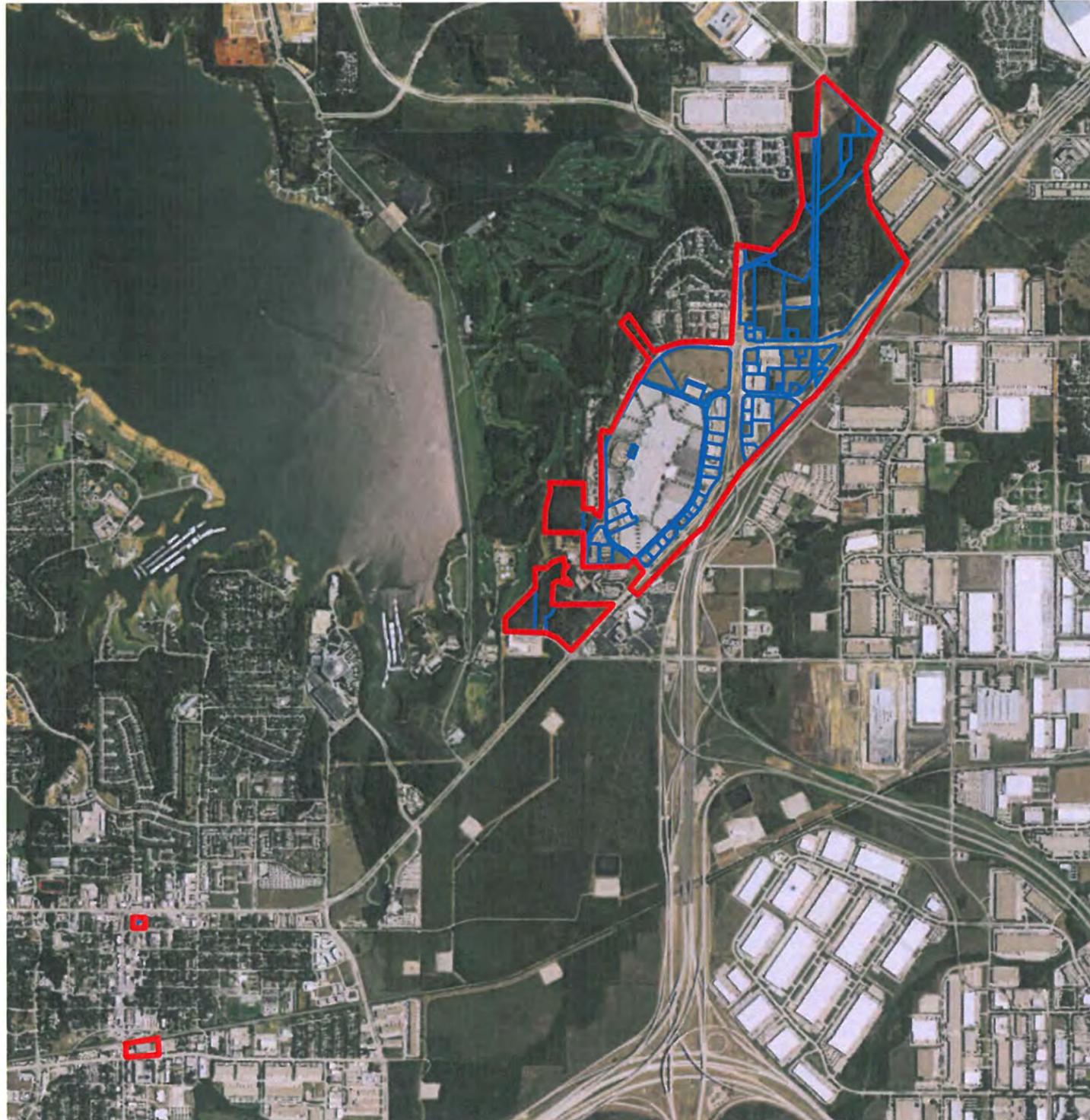
East along the northern property line of LIPSCOMB & DANIEL SUBDIVISION Lot 5 & ABST 422 TR 65A to a point where said line intersects with the eastern property line of LIPSCOMB & DANIEL SUBDIVISION Lot 5 & ABST 422 TR 65A, thence

South along the eastern property line of LIPSCOMB & DANIEL SUBDIVISION Lot 5 & ABST 422 TR 65A to a point where said line intersects with the southern property LIPSCOMB & DANIEL SUBDIVISION Lot 5 & ABST 422 TR 65A, thence

West along the southern property line of LIPSCOMB & DANIEL SUBDIVISION Lot 5 & ABST 422 TR 65A to a point where said line intersects with the eastern ROW line of South Main Street, thence

North along the eastern ROW line of South Main Street to a point where said line intersects with the northern property line of LIPSCOMB & DANIEL SUBDIVISION Lot 5 & ABST 422 TR 65A, which is the point of beginning.



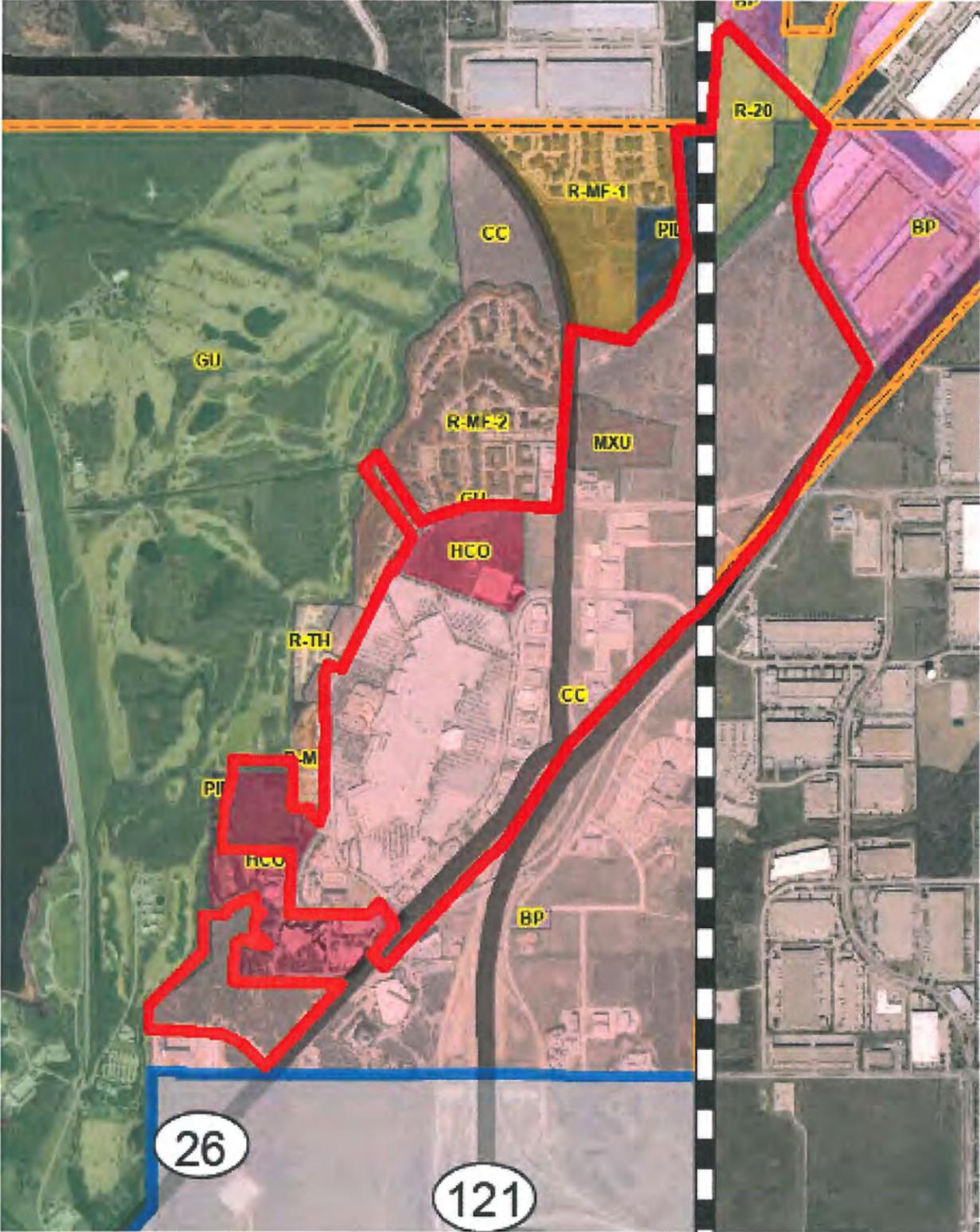


Land Use

The land within the TIRZ currently serves a variety of purposes with ample vacancies to be utilized for development.

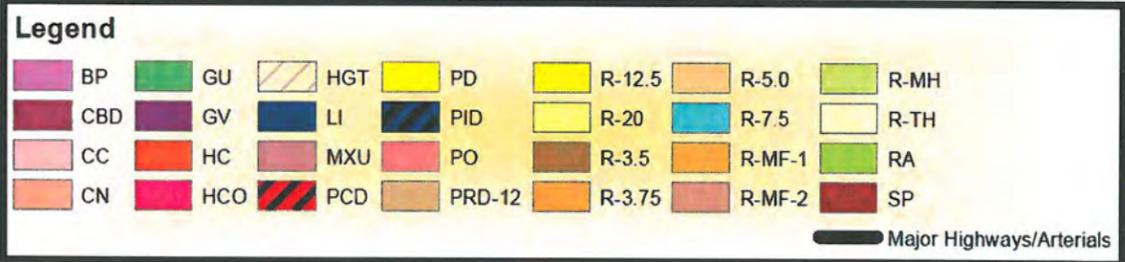
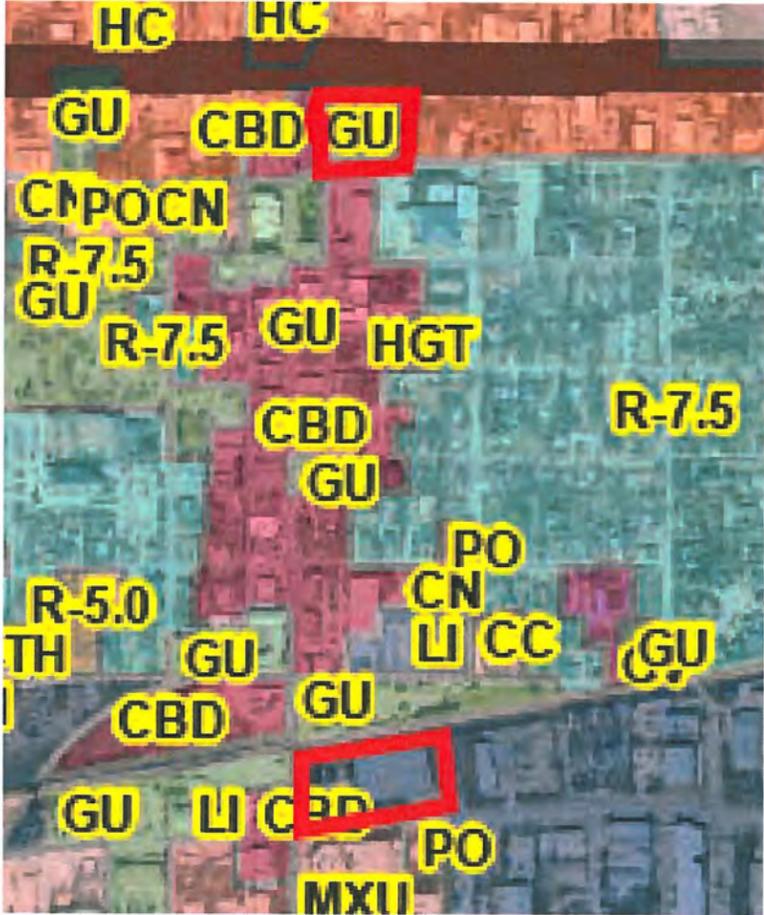
Method of Relocating Persons to be Displaced

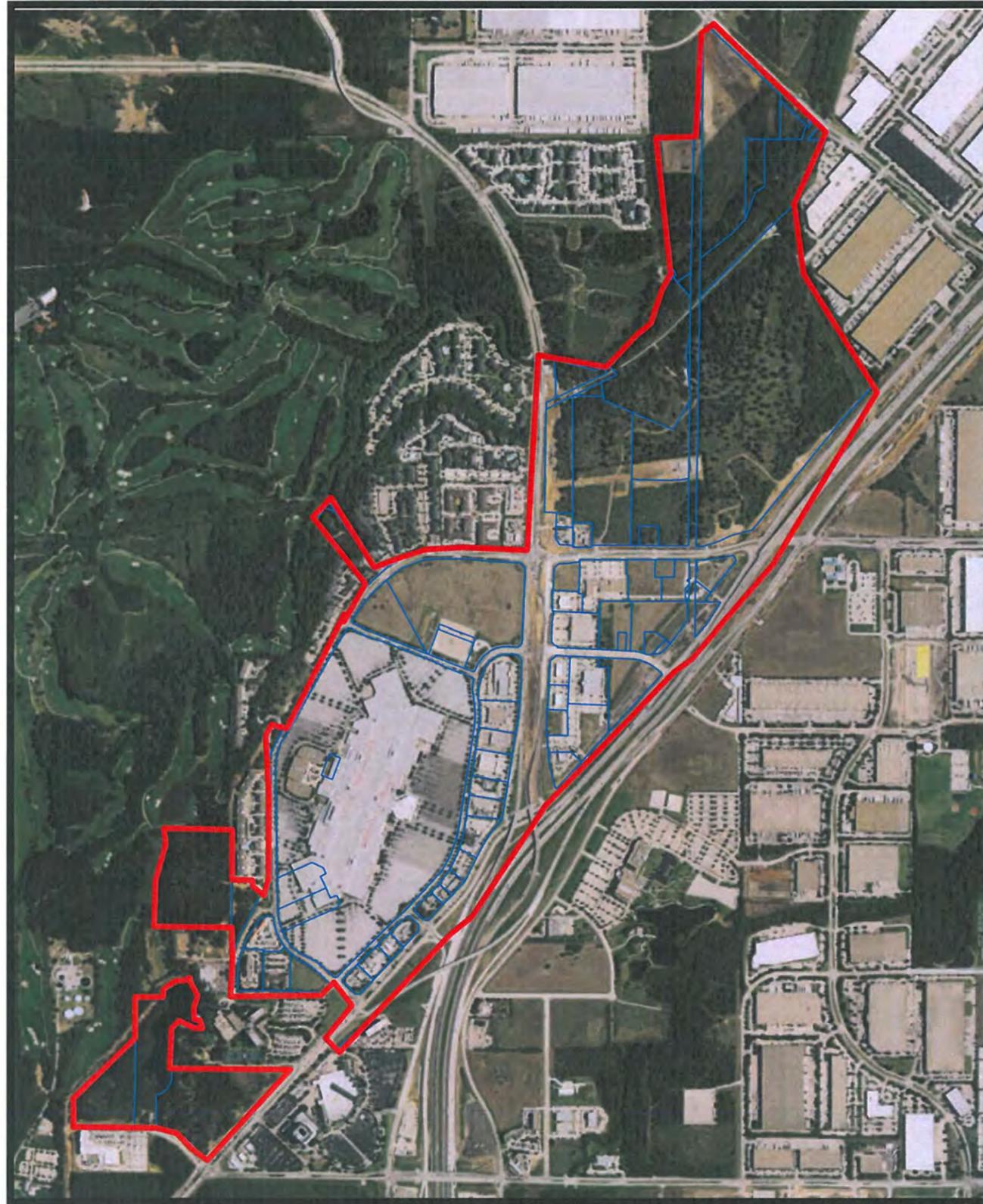
It is not anticipated that any persons will be displaced or need to be relocated as result of implementation.



Zoning

The property within the TIRZ contains a variety of zoning including: Community Commercial District, hotel Corporate Office District, Governmental Use District, Single Family Residential, Central Business District and Others.. It is not anticipated at this time there will be any other changes to the City of Grapevine zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.





Current Ownership Information

There are 80 parcels within Tax Increment Reinvestment Zone #1, with numerous owners. The TIRZ is located in both, Tarrant County and Dallas County.

For further details of parcels included within the TIRZ see Exhibit A.



The expansion of the Tax Increment Reinvestment Zone #1 area, coupled with the term extension intends to facilitate a large scale mixed-use development totaling more than 8,750,000 square feet of new construction. It is expected to facilitate the construction of both commercial and residential development, as well as open space. The following pictures provides character images for the proposed development.



Project Costs

There are a number of improvements within Tax Increment Reinvestment Zone #4 that will be financed by in part by incremental real property tax generated within the TIRZ.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

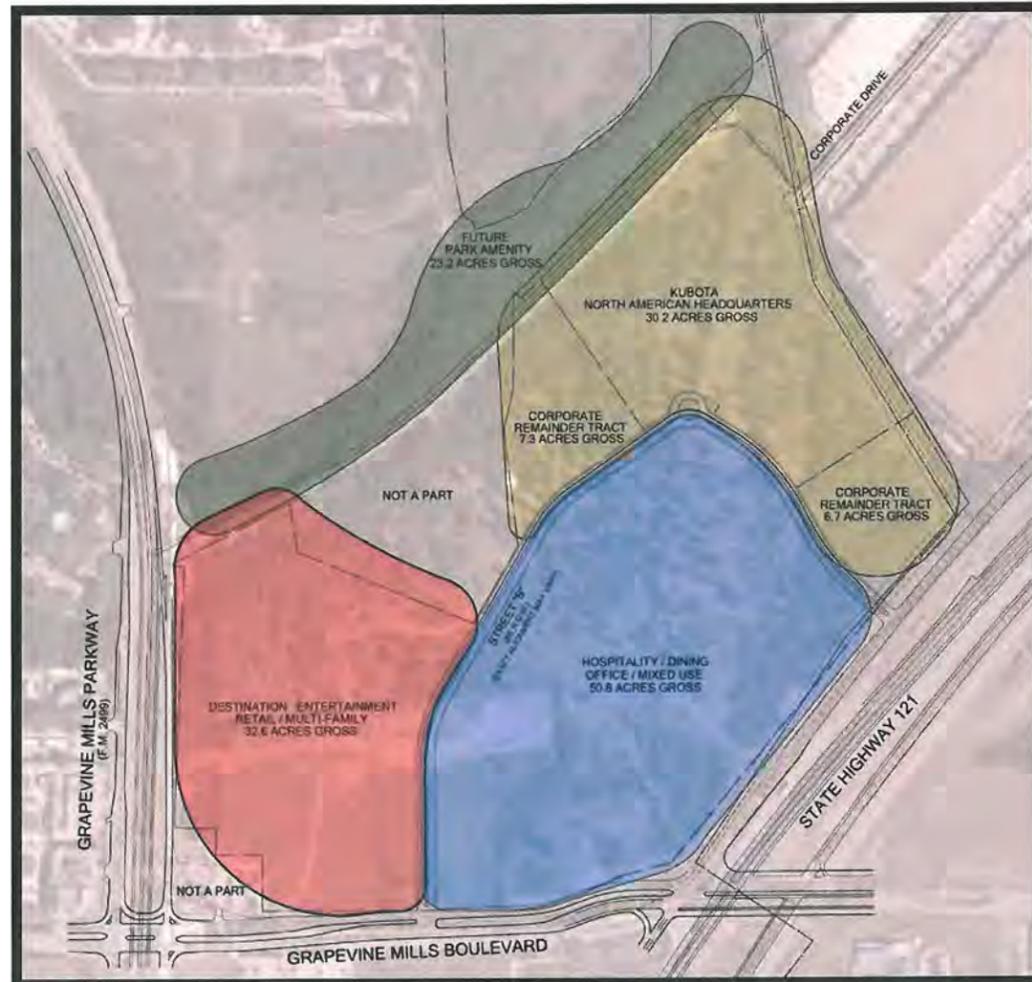
(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Proposed Project Costs		
Water Facilities and Improvements	\$ 4,747,022	5.0%
Sanitary Sewer Facilities and Improvements	\$ 4,747,022	5.0%
Storm Water Facilities and Improvements	\$ 7,120,533	7.5%
Street and Intersection Improvements	\$ 23,735,109	25.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 9,494,043	10.0%
Parking Structure	\$ 9,000,000	9.5%
Economic Development Grants	\$ 33,723,195	35.5%
Administrative Costs	\$ 2,373,511	2.5%
TOTAL	\$ 94,940,434	100%

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.



Anticipated Development

The proposed TIRZ #1 development is a large scale mixed-use development that will be constructed over the next several years and financed in part by incremental property tax generated within the TIRZ.

The table provides an overview of the potential development that we believe will occur during the life of the TIRZ along with estimated dates of when the incremental revenue will flow into the TIRZ fund.

Square Feet	
Area 1	
Existing Mall	1,877,254
AREA TOTAL	1,877,254
Area 2	
Office - Kubota	200,000
Mixed Use	4,077,500
AREA TOTAL	4,277,500
Area 3	
Mixed Use	2,607,000
AREA TOTAL	2,607,000
Grand Total SQFT	8,761,754

Output @ Year	2038
NET PRESENT VALUE @ 6%	41,643,126
GROSS	94,940,434

Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City of Grapevine will contribute 100% of its real property increment for the duration of the TIRZ.

City of Grapevine Participation Overview

Real Property Tax		Participation	
City of Grapevine	0.33243900	100%	0.3324390
Tarrant County	0.26400000	0%	0.0000000
Tarrant County Hospital	0.22789700	0%	0.0000000
TCC	0.14897000	0%	0.0000000
TRWD	0.02000000	0%	0.0000000
Grapevine/Colleyville ISD	1.32010000	0%	0.0000000
	2.31340600		0.3324390

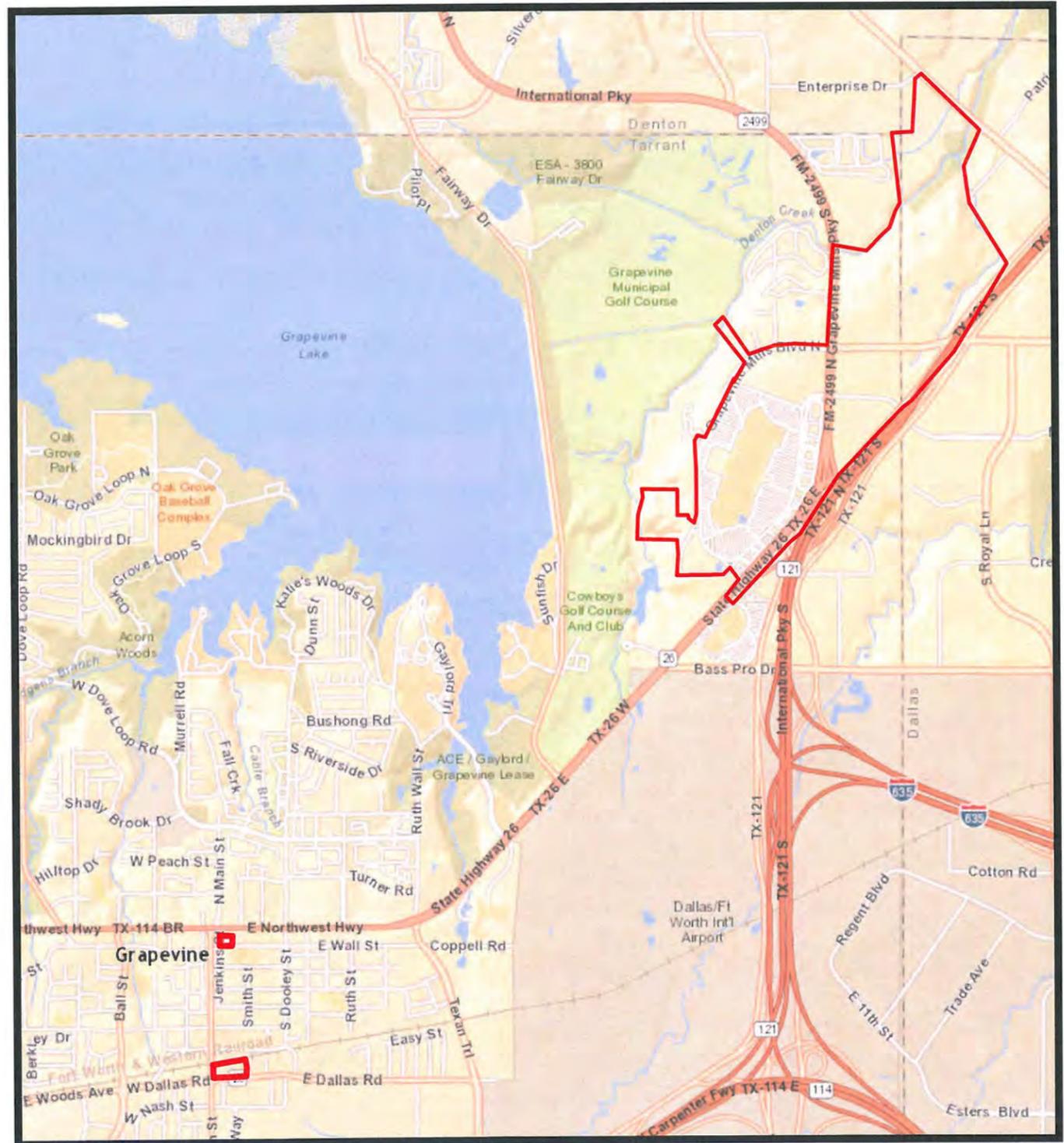
Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

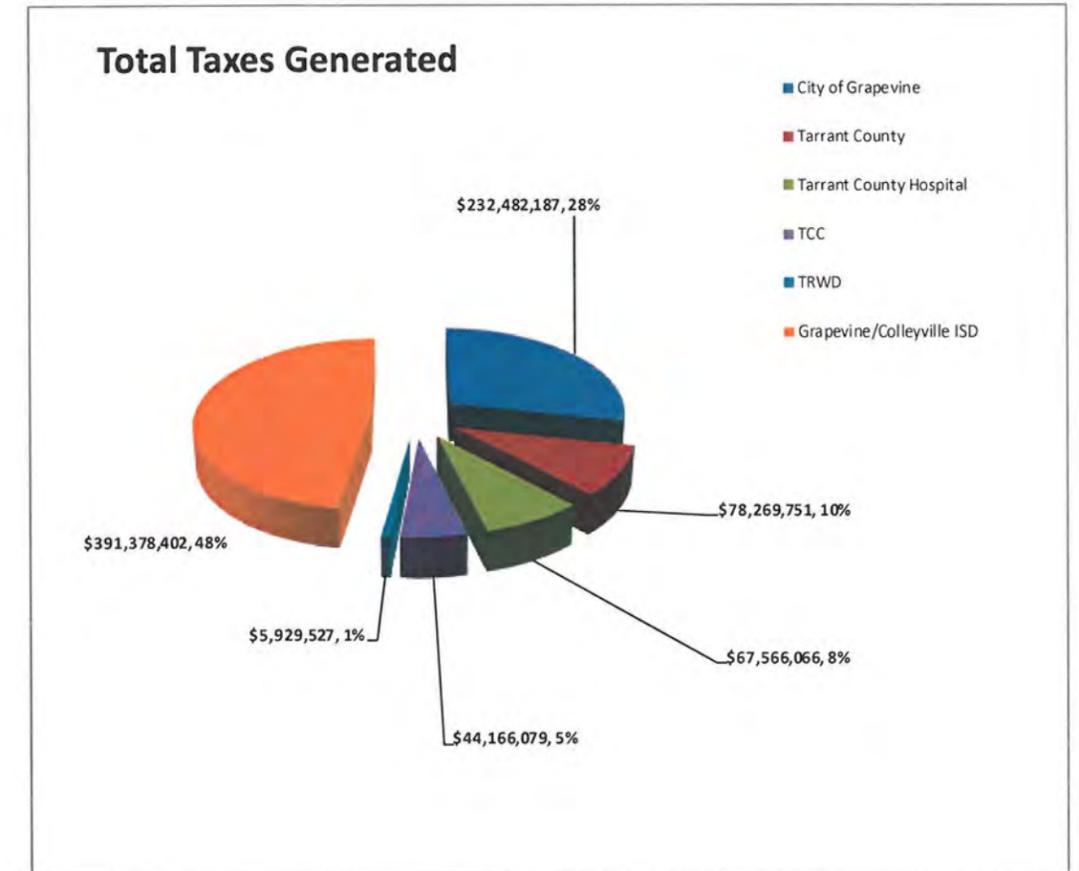
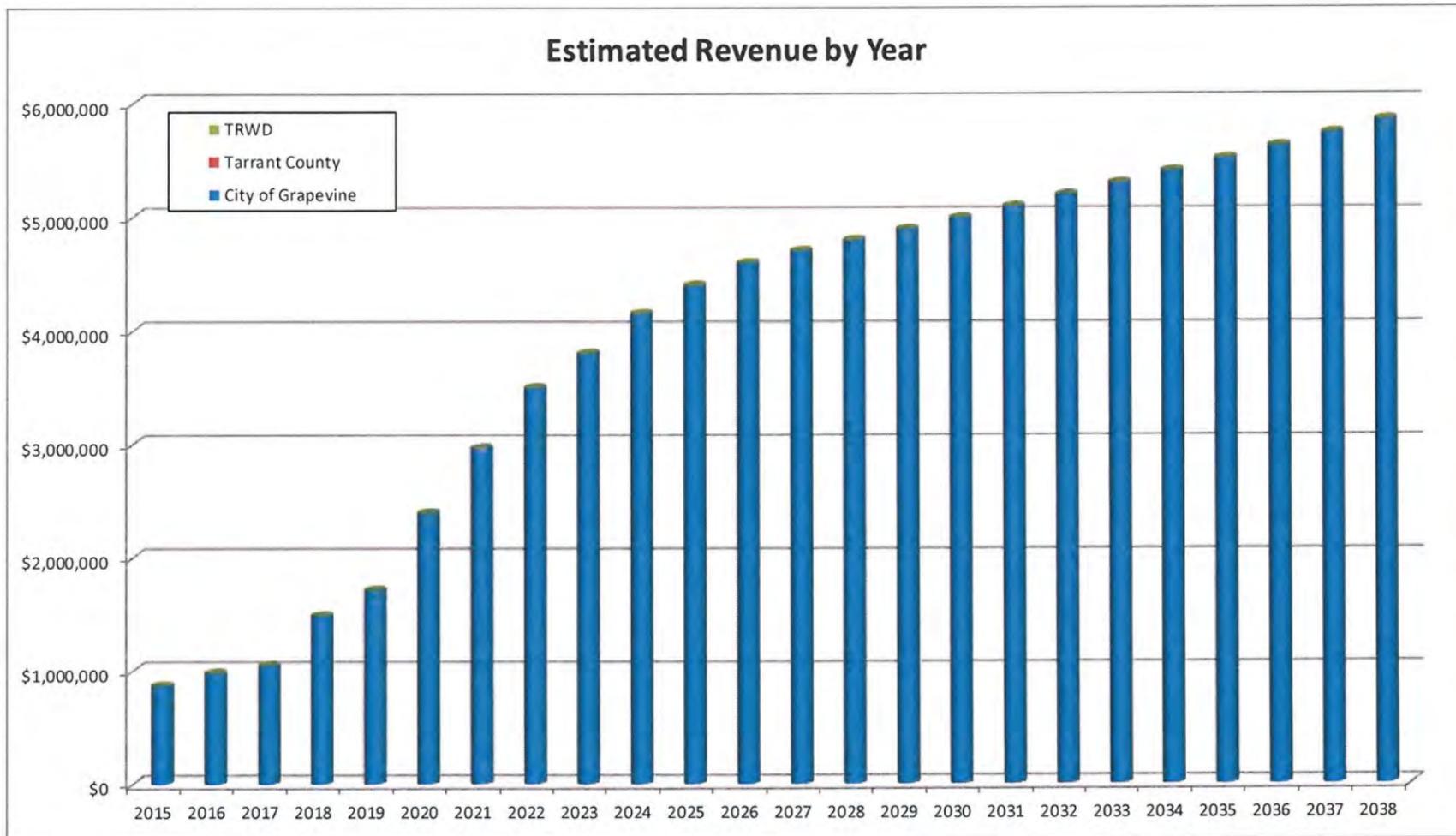
A taxable value analysis was developed as part of the amended project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the previous page.

The taxable value analysis shows the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions. Utilizing the information outlined in this feasibility study, we have found that the TIRZ is economically feasible and will provide the City with economic benefits that would not occur without its implementation.



Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
City of Grapevine	\$232,482,187	\$94,940,434	\$137,541,753
Tarrant County	\$78,269,751	\$0	\$78,269,751
Tarrant County Hospital	\$67,566,066	\$0	\$67,566,066
TCC	\$44,166,079	\$0	\$44,166,079
TRWD	\$5,929,527	\$0	\$5,929,527
Grapevine/Colleyville ISD	\$391,378,402	\$0	\$391,378,402
Total	\$819,792,012	\$94,940,434	\$724,851,578



ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

TAXABLE BASE YEAR GROWTH 2.00%		DISCOUNT RATE 6.00%		2015-2017		2018-2038		BUSINESS PERSONAL PROPERTY TAX		SALES TAX																						TOTALS
		REAL PROPERTY TAX		REAL PROPERTY TAX		REAL PROPERTY TAX																										
		0.3324390 100% 0.3324390		0.3324390 100% 0.3324390		0.3324390 100% 0.3324390		0.3324390 100% 0.3324390		0.0200000 0.00% 0.0000000																						
		0.2640000 100% 0.2640000		0.2640000 100% 0.2640000		0.2640000 100% 0.2640000		0.2640000 100% 0.2640000																								
		0.2278970 100% 0.2278970		0.2278970 100% 0.2278970		0.2278970 100% 0.2278970		0.2278970 100% 0.2278970																								
		0.1489700 100% 0.1489700		0.1489700 100% 0.1489700		0.1489700 100% 0.1489700		0.1489700 100% 0.1489700																								
		0.0200000 100% 0.0200000		0.0200000 100% 0.0200000		0.0200000 100% 0.0200000		0.0200000 100% 0.0200000																								
		1.3201000 100% 1.3201000		1.3201000 100% 1.3201000		1.3201000 100% 1.3201000		1.3201000 100% 1.3201000																								
		2.3134060 2.3134060		2.3134060 2.3134060		2.3134060 2.3134060		2.3134060 2.3134060																								
REVENUE YEAR	BASE YEAR 1998	0	0	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	TOTALS						
REVENUE #4 - COMMERCIAL																																
REAL PROPERTY TAX																																
BUSINESS PERSONAL PROPERTY																																
City of Grapevine		0	0	0	114,484	171,726	473,726	596,105	718,484	732,853	747,511	762,461	777,710	793,264	809,129	825,312	841,818	858,655	875,828	893,344	911,211	929,435	948,024	966,985	986,324	15,734,388	City of Grapevine					
Tarrant County		0	0	0	90,915	136,373	376,200	473,385	570,570	581,981	593,621	605,493	617,603	629,955	642,554	655,406	668,514	681,884	695,522	709,432	723,621	738,093	752,855	767,912	783,270	12,495,160	Tarrant County					
Tarrant County Hospital		0	0	0	78,482	117,723	324,753	408,648	492,542	502,393	512,441	522,690	533,144	543,807	554,683	565,776	577,092	588,634	600,406	612,415	624,663	637,156	649,899	662,897	676,155	10,786,399	Tarrant County Hospital					
TCC		0	0	0	51,302	76,952	212,282	267,122	321,961	328,401	334,969	341,668	348,501	355,471	362,581	369,832	377,229	384,774	392,469	400,319	408,325	416,491	424,821	433,318	441,984	7,050,773	TCC					
TRWD		0	0	0	6,888	10,331	28,500	35,863	43,225	44,090	44,971	45,871	46,788	47,724	48,678	49,652	50,645	51,658	52,691	53,745	54,820	55,916	57,034	58,175	59,339	946,603	TRWD					
Grapevine/Colleyville ISD		0	0	0	454,609	681,914	1,881,143	2,367,104	2,853,066	2,910,127	2,968,330	3,027,697	3,088,251	3,150,016	3,213,016	3,277,276	3,342,822	3,409,678	3,477,872	3,547,429	3,618,378	3,690,745	3,764,560	3,839,851	3,916,648	62,480,532	Grapevine/Colleyville ISD					
npv @ 6%																																
46,509,048																										109,493,855						
REVENUE #5 - HOTEL																																
REAL PROPERTY TAX																																
BUSINESS PERSONAL PROPERTY																																
City of Grapevine		0	0	0	112,073	168,110	291,674	418,832	566,819	647,280	681,043	694,664	708,557	722,728	737,183	751,926	766,965	782,304	797,950	813,909	830,187	846,791	863,727	881,002	898,622	13,982,345	City of Grapevine					
Tarrant County		0	0	0	89,001	133,502	231,627	332,607	450,128	514,025	540,837	551,654	562,687	573,941	585,419	597,128	609,070	621,252	633,677	646,350	659,277	672,463	685,912	699,630	713,623	11,103,809	Tarrant County					
Tarrant County Hospital		0	0	0	76,830	115,245	199,951	287,122	388,572	443,730	466,875	476,213	485,737	495,452	505,361	515,468	525,778	536,293	547,019	557,959	569,119	580,501	592,111	603,953	616,032	9,585,321	Tarrant County Hospital					
TCC		0	0	0	50,222	75,332	130,703	187,684	253,999	290,054	305,184	311,287	317,513	323,863	330,341	336,947	343,686	350,560	357,571	364,723	372,017	379,458	387,047	394,788	402,683	6,265,661	TCC					
TRWD		0	0	0	6,743	10,114	17,548	25,198	34,101	38,941	40,973	41,792	42,628	43,480	44,350	45,237	46,142	47,085	48,066	49,086	49,945	50,944	51,963	53,002	54,062	841,198	TRWD					
Grapevine/Colleyville ISD		0	0	0	445,039	667,558	1,158,223	1,663,161	2,250,812	2,570,317	2,704,390	2,758,478	2,813,647	2,869,920	2,927,319	2,985,865	3,045,582	3,106,494	3,168,624	3,231,996	3,296,636	3,362,569	3,429,820	3,498,417	3,568,385	55,523,251	Grapevine/Colleyville ISD					
npv @ 6%																																
40,748,063																										97,301,584						
REVENUE #6 - INDUSTRIAL																																
REAL PROPERTY TAX																																
BUSINESS PERSONAL PROPERTY																																
City of Grapevine		0	0	0	31,166	46,749	93,498	109,082	124,665	127,158	129,701	132,295	134,941	137,640	140,393	143,200	146,064	148,986	151,965	155,005	158,105	161,267	164,492	167,782	2,604,155	City of Grapevine						
Tarrant County		0	0	0	24,750	37,125	74,250	86,525	99,000	100,980	103,000	105,060	107,161	109,304	111,490	113,720	115,994	118,314	120,680	123,094	125,556	128,067	130,628	133,241	135,910	2,068,039	Tarrant County					
Tarrant County Hospital		0	0	0	21,365	32,048	64,096	74,779	85,461	87,171	88,914	90,692	92,506	94,356	96,243	98,168	100,132	102,134	104,177	106,260	108,386	110,553	112,764	115,020	117,322	1,785,227	Tarrant County Hospital					
TCC		0	0	0	13,966	20,949	41,898	48,881	55,864	56,981	58,121	59,283	60,469	61,678	62,912	64,170	65,453	66,762	68,098	69,460	70,849	72,266	73,711	75,185	76,688	1,166,954	TCC					
TRWD		0	0	0	1,875	2,813	5,625	6,563	7,500	7,603	7,703	7,803	7,909	8,018	8,128	8,241	8,356	8,473	8,592	8,713	8,836	8,961	9,088	9,217	9,348	156,670	TRWD					
Grapevine/Colleyville ISD		0	0	0	123,759	185,639	371,278	433,158	495,038	504,938	515,037	525,338	535,845	546,561	557,493	568,642	580,015	591,616	603,448	615,517	627,827	640,384	653,191	666,255	679,577	10,340,980	Grapevine/Colleyville ISD					
npv @ 6%																																
7,554,468																										18,122,024						
REVENUE A, 1, 2, 3, 4, 5, 6																																
		6,055,241	6,866,966	7,337,643	10,471,857	12,151,509	18,970,479	24,133,847	29,618,486	32,715,929	35,865,659	38,614,085	40,357,744	41,483,673	42,316,885	43,166,761	44,033,635	44,917,846	45,819,741	46,739,674	47,678,006	48,635,104	49,611,344	50,607,109	51,622,790	819,792,012						
Running Total																																
		6,055,241	12,922,207	20,259,850	30,731,707	42,883,216	61,853,695	85,987,542	115,606,028	148,321,956	184,187,616	222,801,700	263,159,445	304,643,118	346,960,003	390,126,764	434,160,399	479,078,244	524,897,985	571,637,659	619,315,664	667,950,768	717,562,113	768,169,222	819,792,012							
NET PRESENT VALUE @ 6%																																
																										353,788,090						
GROSS																																
																										819,792,012						
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038							
City of Grapevine		\$ 96,734,143	870,145	986,791	1,054,427	1,504,817	1,746,185	4,311,088	5,845,574	8,004,229	9,187,893	10,154,292	11,352,024	11,891,591	12,342,389	12,589,745	12,842,049	13,099,398	13,361,895	13,629,641	13,902,742	14,181,305	14,465,440	14,755,257	15,050,871	232,482,187	City of Grapevine					
Tarrant County		\$ 34,257,129	691,009	783,641	837,353	1,195,022	1,386,699	1,953,631	2,437,246	2,880,494	3,135,540	3,426,509	3,633,167	3,793,634	3,883,608	3,961,684	4,041,321	4,122,551	4,205,406	4,289,918	4,376,120	4,464,047	4,553,731	4,645,210	4,738,518	78,269,751	Tarrant County					
Tarrant County Hospital		\$ 29,572,337	596,511	676,475	722,842	1,031,598	1,197,063	1,686,465	2,103,943	2,486,576	2,706,743	2,957,921	3,136,318	3,274,840	3,352,510	3,419,909	3,488,655	3,558,777	3,630,301	3,703,256	3,777,669	3,853,571	3,930,991	4,009,960	4,090,507	67,566,066	Tarrant County Hospital					
TCC		\$ 19,330,623	389,923	442,193	472,502	674,327	782,487	1,102,396	1,375,290	1,625,406	1,769,323	1,933,511	2,050,125	2,140,673	2,191,443	2,235,500	2,280,438	2,326,275	2,373,028	2,420,716	2,469,359	2,518,974	2,569,581	2,621,200	2,673,852	44,166,079	TCC					
TRWD		\$ 2,595,237	52,349	59,367	63,436	90,532	105,053	148,002	184,640	218,219	237,541	259,584	275,240	287,397	294,213	300,128	306,161	312,315	318,591	324,994	331,524	338,185	344,980	351,910	358,979	5,929,527	TRWD					
Grapevine/Colleyville ISD		\$ 171,298,621	3,455,305	3,918,500	4,187,083	5,975,561	6,934,022	9,768,897	12,187,153	14,403,561	15,678,888	17,133,842	18,167,211	18,969,609	19,419,510	19,809,920	20,208,137	20,614,319	21,028,624	21,451,216	21,882,259	22,321,923	22,770,381	23,227,808	23,694,383	391,378,402	Grapevine/Colleyville ISD					
\$ 353,788,090		6,055,241	6,866,966	7,337,643	10,471,857	12,151,509	18,970,479	24,133,847	29,618,486	32,715,929	35,865,659	38,614,085	40,357,744	41,483,673	42,316,885	43,166,761	44,033,635	44,917,846	45,819,741	46,739,674	47,678,006	48,635,104	49,611,344	50,607,109	51,622,790	819,792,012						

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

TAXABLE BASE YEAR GROWTH 2.00%
DISCOUNT RATE 6.00%

2015-2017			
REAL PROPERTY TAX			
City of Grapevine	0.3324390	100%	0.3324390
Tarrant County	0.2640000	0%	0.0000000
Tarrant County Hospital	0.2278970	0%	0.0000000
TCC	0.1489700	0%	0.0000000
TRWD	0.0200000	0%	0.0000000
Grapevine/Colleyville ISD	1.3201000	0%	0.0000000
	2.3134060		0.3324390

2018-2038			
REAL PROPERTY TAX			
0	0.3324390	100%	0.3324390
0	0.2640000	0%	0.0000000
0	0.2278970	0%	0.0000000
0	0.1489700	0%	0.0000000
0	0.0200000	0%	0.0000000
0	1.3201000	0%	0.0000000
	2.3134060		0.3324390

BUSINESS PERSONAL PROPERTY TAX			
City of Grapevine	0.3324390	0%	0.0000000
Tarrant County	0.2640000	0%	0.0000000
Tarrant County Hospital	0.2278970	0%	0.0000000
TCC	0.1489700	0%	0.0000000
TRWD	0.0200000	0%	0.0000000
Grapevine/Colleyville ISD	1.3201000	0%	0.0000000
	2.3134060		0.0000000

SALES TAX		
0.0200000	0.00%	0.0000000

REVENUE YEAR	BASE YEAR 1998	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	TOTALS	
REVENUE #4 - COMMERCIAL																									
REAL PROPERTY TAX		0	0	0	33,250,000	49,875,000	137,400,000	172,850,000	208,300,000	212,466,000	216,715,320	221,049,626	225,470,619	229,980,031	234,579,632	239,271,225	244,056,649	248,937,782	253,916,538	258,994,868	264,174,766	269,458,261	274,847,426	280,344,375	285,951,262
BUSINESS PERSONAL PROPERTY		0	0	0	1,187,500	1,781,250	5,100,000	6,462,500	7,825,000	7,981,500	8,141,130	8,303,953	8,470,032	8,639,432	8,812,221	8,988,465	9,168,235	9,351,599	9,538,631	9,729,404	9,923,992	10,122,472	10,324,921	10,531,420	10,742,048
City of Grapevine		0	0	0	110,536	165,804	456,771	574,621	692,470	706,320	720,446	734,855	749,552	764,543	779,834	795,431	811,339	827,566	844,118	861,000	878,220	895,784	913,700	931,974	950,614
Tarrant County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tarrant County Hospital		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TCC		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TRWD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grapevine/Colleyville ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
npv @ 6%		6,442,005	0	0	110,536	165,804	456,771	574,621	692,470	706,320	720,446	734,855	749,552	764,543	779,834	795,431	811,339	827,566	844,118	861,000	878,220	895,784	913,700	931,974	950,614
		15,165,499																							15,165,499
REVENUE #5 - HOTEL																									
REAL PROPERTY TAX		0	0	0	33,712,500	50,568,750	87,737,500	125,987,500	170,503,125	194,706,250	204,862,500	208,959,750	213,138,945	217,401,724	221,749,758	226,184,754	230,708,449	235,322,618	240,029,070	244,829,651	249,726,244	254,720,769	259,815,185	265,011,488	270,311,718
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Grapevine		0	0	0	112,073	168,110	291,674	418,832	566,819	647,280	681,043	694,664	708,557	722,728	737,183	751,926	766,965	782,304	797,950	813,909	830,187	846,791	863,727	881,002	898,622
Tarrant County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tarrant County Hospital		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TCC		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TRWD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grapevine/Colleyville ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
npv @ 6%		5,855,542	0	0	112,073	168,110	291,674	418,832	566,819	647,280	681,043	694,664	708,557	722,728	737,183	751,926	766,965	782,304	797,950	813,909	830,187	846,791	863,727	881,002	898,622
		13,982,345																							13,982,345
REVENUE #6 - INDUSTRIAL																									
REAL PROPERTY TAX		0	0	0	6,250,000	9,375,000	18,750,000	21,875,000	25,000,000	25,000,000	25,000,000	26,010,000	26,530,200	27,060,804	27,602,020	28,154,060	28,717,142	29,291,485	29,877,314	30,474,860	31,084,358	31,706,045	32,340,166	32,986,969	33,646,708
BUSINESS PERSONAL PROPERTY		0	0	0	3,125,000	4,687,500	9,375,000	10,937,500	12,500,000	12,750,000	13,005,000	13,265,100	13,530,402	13,801,010	14,077,030	14,358,571	14,645,742	14,938,657	15,237,430	15,542,179	15,853,022	16,170,083	16,493,485	16,823,354	
City of Grapevine		0	0	0	20,777	31,166	62,332	72,721	83,110	84,772	86,467	88,197	89,961	91,760	93,595	95,467	97,376	99,324	101,310	103,337	105,403	107,511	109,662	111,855	
Tarrant County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Tarrant County Hospital		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TCC		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TRWD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grapevine/Colleyville ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
npv @ 6%		723,724	0	0	20,777	31,166	62,332	72,721	83,110	84,772	86,467	88,197	89,961	91,760	93,595	95,467	97,376	99,324	101,310	103,337	105,403	107,511	109,662	111,855	
		1,736,103																							1,736,103
REVENUE A, 1, 2, 3, 4, 5, 6																									
		870,145	983,466	1,049,441	1,487,572	1,713,253	2,392,221	2,965,092	3,496,066	3,800,191	4,150,684	4,396,957	4,590,023	4,697,957	4,792,425	4,888,782	4,987,066	5,087,316	5,189,571	5,293,870	5,400,256	5,508,770	5,619,454	5,732,351	5,847,507
		870,145	1,853,611	2,903,052	4,390,624	6,103,877	8,496,098	11,461,189	14,957,255	18,757,446	22,908,130	27,305,087	31,895,110	36,593,067	41,385,492	46,274,274	51,261,340	56,348,656	61,538,226	66,832,097	72,232,353	77,741,123	83,360,576	89,092,927	94,940,434
NET PRESENT VALUE @ 6%																									
		41,643,126																							41,643,126
GROSS																									
		870,145	983,466	1,049,441	1,487,572	1,713,253	2,392,221	2,965,092	3,496,066	3,800,191	4,150,684	4,396,957	4,590,023	4,697,957	4,792,425	4,888,782	4,987,066	5,087,316	5,189,571	5,293,870	5,400,256	5,508,770	5,619,454	5,732,351	5,847,507
City of Grapevine	\$	870,145	983,466	1,049,441	1,487,572	1,713,253	2,392,221	2,965,092	3,496,066	3,800,191	4,150,684	4,396,957	4,590,023	4,697,957	4,792,425	4,888,782	4,987,066	5,087,316	5,189,571	5,293,870	5,400,256	5,508,770	5,619,454	5,732,351	5,847,507
Tarrant County	\$	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tarrant County Hospital	\$	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TCC	\$	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TRWD	\$	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grapevine/Colleyville ISD	\$	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	\$	870,145	983,466	1,049,441	1,487,572	1,713,253	2,392,221	2,965,092	3,496,066	3,800,191	4,150,684	4,396,957	4,590,023	4,697,957	4,792,425	4,888,782	4,987,066	5,087,316	5,189,571	5,293,870	5,400,256	5,508,770	5,619,454	5,732,351	5,847,507

20 YEAR - RETAIL : INPUT & OUTPUT

▶ INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Grapevine	0.33243900	100%	0.3324390
Tarrant County	0.26400000	0%	0.0000000
Tarrant County Hospital	0.22789700	0%	0.0000000
TCC	0.14897000	0%	0.0000000
TRWD	0.02000000	0%	0.0000000
Grapevine/Colleyville ISD	1.32010000	0%	0.0000000
	2.31340600		0.3324390

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grapevine	0.33243900	0%	0.0000000
Tarrant County	0.26400000	0%	0.0000000
Tarrant County Hospital	0.22789700	0%	0.0000000
TCC	0.14897000	0%	0.0000000
TRWD	0.02000000	0%	0.0000000
Grapevine/Colleyville ISD	1.32010000	0%	0.0000000
	2.31340600		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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Retail

	Year	AREA SF	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Existing Mall	N/A	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Destination Entertainment Phase One	2020	125,000	\$ 180.00	\$ 22,500,000	\$ 15.00	\$ 1,875,000	\$ 300.00	\$ 37,500,000
Destination Entertainment Phase Two	2023	175,000	\$ 180.00	\$ 31,500,000	\$ 15.00	\$ 2,625,000	\$ 300.00	\$ 52,500,000
Retail Commercial	2020	192,000	\$ 150.00	\$ 28,800,000	\$ 15.00	\$ 2,880,000	\$ 300.00	\$ 57,600,000
Destination Entertainment	2020	300,000	\$ 150.00	\$ 45,000,000	\$ 15.00	\$ 4,500,000	\$ 300.00	\$ 90,000,000
Destination Entertainment Phase One	2022	225,000	\$ 150.00	\$ 33,750,000	\$ 15.00	\$ 3,375,000	\$ 300.00	\$ 67,500,000
Destination Entertainment Phase Two	2025	225,000	\$ 150.00	\$ 33,750,000	\$ 15.00	\$ 3,375,000	\$ 300.00	\$ 67,500,000
TOTAL		1,242,000		195,300,000		18,630,000		372,600,000

OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
City of Grapevine	82.8%	\$ 146,701,050	=	\$ 11,666,136	+	\$ 1,113,022	+	\$ 133,921,893
Tarrant County	5.7%	\$ 10,148,321	=	\$ 9,264,436	+	\$ 883,884	+	\$ -
Tarrant County Hospital	4.9%	\$ 8,760,499	=	\$ 7,997,489	+	\$ 763,010	+	\$ -
TCC	3.2%	\$ 5,726,497	=	\$ 5,227,739	+	\$ 498,759	+	\$ -
TRWD	0.4%	\$ 768,812	=	\$ 701,851	+	\$ 66,961	+	\$ -
Grapevine/Colleyville ISD	2.9%	\$ 5,121,608	=	\$ 701,851	+	\$ 4,419,757	+	\$ -
	100.0%	\$ 177,226,788		\$ 35,559,503		\$ 7,745,393		\$ 133,921,893
		100.0%		20.1%		4.4%		75.6%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
City of Grapevine	100.0%	\$ 11,666,136	=	\$ 11,666,136	+	\$ -	+	\$ -
Tarrant County	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Tarrant County Hospital	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
TCC	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
TRWD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Grapevine/Colleyville ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 11,666,136		\$ 11,666,136		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
City of Grapevine	81.6%	\$ 135,034,914	=	\$ -	+	\$ 1,113,022	+	\$ 133,921,893
Tarrant County	6.1%	\$ 10,148,321	=	\$ 9,264,436	+	\$ 883,884	+	\$ -
Tarrant County Hospital	5.3%	\$ 8,760,499	=	\$ 7,997,489	+	\$ 763,010	+	\$ -
TCC	3.5%	\$ 5,726,497	=	\$ 5,227,739	+	\$ 498,759	+	\$ -
TRWD	0.5%	\$ 768,812	=	\$ 701,851	+	\$ 66,961	+	\$ -
Grapevine/Colleyville ISD	3.1%	\$ 5,121,608	=	\$ 701,851	+	\$ 4,419,757	+	\$ -
	100.0%	\$ 165,560,652		\$ 23,893,367		\$ 7,745,393		\$ 133,921,893
		100.0%		14.4%		4.7%		80.9%

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
TOTAL TAX REVENUE																								
	% OCCUPIED Taxable Value	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
REAL PROPERTY																								
	PV																							
City of Grapevine	4,667,685	-	-	-	-	-	160,069	240,104	376,238	456,647	510,876	593,154	621,204	649,253	662,238	675,483	688,993	702,773	716,828	731,165	745,788	760,704	775,918	791,436
Tarrant County	3,705,752	-	-	-	-	-	127,116	190,674	298,782	362,637	405,702	471,042	493,317	515,592	525,904	536,422	547,150	558,093	569,255	580,640	592,253	604,098	616,180	628,504
Tarrant County Hospital	3,159,839	-	-	-	-	-	109,732	164,599	257,922	313,045	350,221	406,625	425,854	445,083	453,984	463,064	472,325	481,772	491,407	501,236	511,260	521,485	531,915	542,553
TCC	2,091,647	-	-	-	-	-	71,729	107,594	168,597	204,629	228,930	265,800	278,369	290,938	296,757	302,692	308,746	314,921	321,220	327,644	334,197	340,881	347,698	354,652
TRWD	280,815	-	-	-	-	-	9,630	14,445	22,635	27,473	30,735	35,685	37,373	39,060	39,841	40,638	41,451	42,280	43,125	43,988	44,868	45,765	46,680	47,614
Grapevine/Colleyville ISD	18,535,163	-	-	-	-	-	635,828	953,442	1,494,023	1,813,322	2,028,664	2,355,388	2,466,772	2,578,155	2,629,718	2,682,313	2,735,959	2,790,678	2,846,492	2,903,422	2,961,490	3,020,720	3,081,134	3,142,757
Total	32,481,901						1,113,905	1,670,857	2,618,197	3,177,752	3,555,127	4,127,695	4,322,888	4,518,082	4,608,444	4,700,612	4,794,625	4,890,517	4,988,328	5,088,094	5,189,856	5,293,653	5,399,526	5,507,517
	GROSS																							
City of Grapevine	4,667,685	-	-	-	-	-	160,069	240,104	376,238	456,647	510,876	593,154	621,204	649,253	662,238	675,483	688,993	702,773	716,828	731,165	745,788	760,704	775,918	791,436
Tarrant County	3,705,752	-	-	-	-	-	127,116	190,674	298,782	362,637	405,702	471,042	493,317	515,592	525,904	536,422	547,150	558,093	569,255	580,640	592,253	604,098	616,180	628,504
Tarrant County Hospital	3,159,839	-	-	-	-	-	109,732	164,599	257,922	313,045	350,221	406,625	425,854	445,083	453,984	463,064	472,325	481,772	491,407	501,236	511,260	521,485	531,915	542,553
TCC	2,091,647	-	-	-	-	-	71,729	107,594	168,597	204,629	228,930	265,800	278,369	290,938	296,757	302,692	308,746	314,921	321,220	327,644	334,197	340,881	347,698	354,652
TRWD	280,815	-	-	-	-	-	9,630	14,445	22,635	27,473	30,735	35,685	37,373	39,060	39,841	40,638	41,451	42,280	43,125	43,988	44,868	45,765	46,680	47,614
Grapevine/Colleyville ISD	18,535,163	-	-	-	-	-	635,828	953,442	1,494,023	1,813,322	2,028,664	2,355,388	2,466,772	2,578,155	2,629,718	2,682,313	2,735,959	2,790,678	2,846,492	2,903,422	2,961,490	3,020,720	3,081,134	3,142,757
Total	32,481,901						1,113,905	1,670,857	2,618,197	3,177,752	3,555,127	4,127,695	4,322,888	4,518,082	4,608,444	4,700,612	4,794,625	4,890,517	4,988,328	5,088,094	5,189,856	5,293,653	5,399,526	5,507,517
	GROSS																							
City of Grapevine	4,667,685	-	-	-	-	-	160,069	240,104	376,238	456,647	510,876	593,154	621,204	649,253	662,238	675,483	688,993	702,773	716,828	731,165	745,788	760,704	775,918	791,436
Tarrant County	3,705,752	-	-	-	-	-	127,116	190,674	298,782	362,637	405,702	471,042	493,317	515,592	525,904	536,422	547,150	558,093	569,255	580,640	592,253	604,098	616,180	628,504
Tarrant County Hospital	3,159,839	-	-	-	-	-	109,732	164,599	257,922	313,045	350,221	406,625	425,854	445,083	453,984	463,064	472,325	481,772	491,407	501,236	511,260	521,485	531,915	542,553
TCC	2,091,647	-	-	-	-	-	71,729	107,594	168,597	204,629	228,930	265,800	278,369	290,938	296,757	302,692	308,746	314,921	321,220	327,644	334,197	340,881	347,698	354,652
TRWD	280,815	-	-	-	-	-	9,630	14,445	22,635	27,473	30,735	35,685	37,373	39,060	39,841	40,638	41,451	42,280	43,125	43,988	44,868	45,765	46,680	47,614
Grapevine/Colleyville ISD	18,535,163	-	-	-	-	-	635,828	953,442	1,494,023	1,813,322	2,028,664	2,355,388	2,466,772	2,578,155	2,629,718	2,682,313	2,735,959	2,790,678	2,846,492	2,903,422	2,961,490	3,020,720	3,081,134	3,142,757
Total	32,481,901						1,113,905	1,670,857	2,618,197	3,177,752	3,555,127	4,127,695	4,322,888	4,518,082	4,608,444	4,700,612	4,794,625	4,890,517	4,988,328	5,088,094	5,189,856	5,293,653	5,399,526	5,507,517
	GROSS																							
City of Grapevine	4,667,685	-	-	-	-	-	160,069	240,104	376,238	456,647	510,876	593,154	621,204	649,253	662,238	675,483	688,993	702,773	716,828	731,165	745,788	760,704	775,918	791,436
Tarrant County	3,705,752	-	-	-	-	-	127,116	190,674	298,782	362,637	405,702	471,042	493,317	515,592	525,904	536,422	547,150	558,093	569,255	580,640	592,253	604,098	616,180	628,504
Tarrant County Hospital	3,159,839	-	-	-	-	-	109,732	164,599	257,922	313,045	350,221	406,625	425,854	445,083	453,984	463,064	472,325	481,772	491,407	501,236	511,260	521,485	531,915	542,553
TCC	2,091,647	-	-	-	-	-	71,729	107,594	168,597	204,629	228,930	265,800	278,369	290,938	296,757	302,692	308,746	314,921	321,220	327,644	334,197	340,881	347,698	354,652
TRWD	280,815	-	-	-	-	-	9,630	14,445	22,635	27,473	30,735	35,685	37,373	39,060	39,841	40,638	41,451	42,280	43,125	43,988	44,868	45,765	46,680	47,614
Grapevine/Colleyville ISD	18,535,163	-	-	-	-	-	635,828	953,442	1,494,023	1,813,322	2,028,664	2,355,388	2,466,772	2,578,155	2,629,718	2,682,313	2,735,959	2,790,678	2,846,492	2,903,422	2,961,490	3,020,720	3,081,134	3,142,757
Total	32,481,901						1,113,905	1,670,857	2,618,197	3,177,752	3,555,127	4,127,695	4,322,888	4,518,082	4,608,444	4,700,612	4,794,625	4,890,517	4,988,328	5,088,094	5,189,856	5,293,653	5,399,526	5,507,517
	GROSS																							
City of Grapevine	4,667,685	-	-	-	-	-	160,069	240,104	376,238	456,647	510,876	593,154	621,204	649,253	662,238	675,483	688,993	702,773	716,828	731,165	745,788	760,704	775,918	791,436
Tarrant County	3,705,752	-	-	-	-	-	127,116	190,674	298,782	362,637	405,702	471,042	493,317	515,592	525,904	536,422	547,150	558,093	569,255	580,640	592,253	604,098	616,180	628,504
Tarrant County Hospital	3,159,839	-	-	-	-	-	109,732	164,599	257,922	313,045	350,221	406,625	425,854	445,083	453,984	463,064	472,325	481,772	491,407	501,236	511,260	521,485	531,915	542,553
TCC	2,091,647	-	-	-	-	-	71,729	107,594	168,597	204,629	228,930	265,800	278,369	290,938	296,757	302,692	308,746	314,921	321,220	327,644	334,197	340,881	347,698	354,652
TRWD	280,815	-	-	-	-	-	9,630	14,445	22,635	27,473	30,735	35,685	37,373	39,060	39,841	40,638	41,451	42,280	43,125	43,988	44,868	45,765	46,680	47,614
Grapevine/Colleyville ISD	18,535,163	-	-	-	-	-	635,828	953,442	1,494,023	1,813,322	2,028,664	2,355,388	2,466,772	2,578,155	2,629,718	2,682,313	2,735,959	2,790,678	2,846,492	2,903,422	2,961,490	3,020,720	3,081,134	3,142,757
Total	32,481,901						1,113,905	1,670,857	2,618,197	3,177,752	3,555,127	4,127,695	4,322,888	4,518,082	4,608,444	4,700,612	4,794,625	4,890,517	4,988,328	5,088,094	5,189,856	5,293,653	5,399,526	5,507,517
	GROSS																							

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

		Calendar Year																								
		0	0	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
TOTAL TAX REVENUE																										
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
REAL PROPERTY	Taxable Value	-	-	-	-	-	48,150,000	72,225,000	113,175,000	137,362,500	153,675,000	178,425,000	186,862,500	195,300,000	199,206,000	203,190,120	207,253,922	211,399,001	215,626,981	219,939,520	224,338,311	228,825,077	233,401,579	238,069,610	242,831,002	
	PV	4,667,685	-	-	-	-	160,069	240,104	376,238	456,647	510,876	593,154	621,204	649,253	662,238	675,483	688,993	702,773	716,828	731,165	745,788	760,704	775,918	791,436	807,265	
	GROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Grapevine		-	-	-	-	-	160,069	240,104	376,238	456,647	510,876	593,154	621,204	649,253	662,238	675,483	688,993	702,773	716,828	731,165	745,788	760,704	775,918	791,436	807,265	
Tarrant County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Tarrant County Hospital		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TCC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TRWD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Grapevine/Colleyville ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		4,667,685	-	-	-	-	160,069	240,104	376,238	456,647	510,876	593,154	621,204	649,253	662,238	675,483	688,993	702,773	716,828	731,165	745,788	760,704	775,918	791,436	807,265	
	GROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	4,627,500	6,941,250	10,942,500	13,098,750	14,598,750	16,942,500	17,786,250	18,630,000	19,002,600	19,382,652	19,770,305	20,165,711	20,569,025	20,980,406	21,400,014	21,826,014	22,264,575	22,709,866	23,164,063	
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	GROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Grapevine		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Tarrant County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Tarrant County Hospital		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TCC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TRWD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Grapevine/Colleyville ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	GROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SALES TAX	Taxable Value	-	-	-	-	-	92,550,000	138,825,000	218,850,000	261,975,000	291,975,000	338,850,000	355,725,000	372,600,000	380,052,000	387,653,040	395,406,101	403,314,223	411,380,507	419,608,117	428,000,280	436,560,265	445,291,491	454,197,321	463,281,267	
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	GROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	GROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SUMMARY	PV	4,667,685	-	-	-	-	160,069	240,104	376,238	456,647	510,876	593,154	621,204	649,253	662,238	675,483	688,993	702,773	716,828	731,165	745,788	760,704	775,918	791,436	807,265	
City of Grapevine		-	-	-	-	-	160,069	240,104	376,238	456,647	510,876	593,154	621,204	649,253	662,238	675,483	688,993	702,773	716,828	731,165	745,788	760,704	775,918	791,436	807,265	
Tarrant County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Tarrant County Hospital		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TCC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TRWD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Grapevine/Colleyville ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		4,667,685	-	-	-	-	160,069	240,104	376,238	456,647	510,876	593,154	621,204	649,253	662,238	675,483	688,993	702,773	716,828	731,165	745,788	760,704	775,918	791,436	807,265	
	GROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																										
SUMMARY	PV	54,041,680	4,060,487	3,505,200	2,291,253	307,613	20,303,973	1,866,384	2,799,575	4,413,377	5,283,045	5,888,032	6,833,323	7,173,628	7,513,933	7,664,212	7,817,496	7,973,846	8,133,323	8,295,990	8,461,909	8,631,148	8,803,771	8,979,846	9,159,443	9,342,632
City of Grapevine		-	-	-	-	-	-	1,866,384	2,799,575	4,413,377	5,283,045	5,888,032	6,833,323	7,173,628	7,513,933	7,664,212	7,817,496	7,973,846	8,133,323	8,295,990	8,461,909	8,631,148	8,803,771	8,979,846	9,159,443	9,342,632
Tarrant County		-	-	-	-	-	-	139,333	208,999	327,670	397,218	444,243	515,770	540,273	564,775	576,071	587,592	599,344	611,331	623,557	636,029	648,749	661,724	674,959	688,458	702,227
Tarrant County Hospital		-	-	-	-	-	-	120,278	180,418	282,860	342,897	383,491	445,237	466,388	487,540	497,291	507,237	517,381	527,729	538,284	549,049	560,030	571,231	582,655	594,309	606,195
TCC		-	-	-	-	-	-	78,623	117,934	184,898	224,142	250,677	291,039	304,865	318,692	325,065	331,567	338,198	344,962	351,861	358,898	366,076	373,398	380,866	388,483	396,253
TRWD		-	-	-	-	-	-	10,556	15,833	24,824	30,092	33,655	39,074	40,930	42,786	43,842	44,515	45,405	46,313	47,239	48,184	49,148	50,131	51,133	52,156	53,199
Grapevine/Colleyville ISD		-	-	-	-	-	-	696,716	1,045,074	1,638,475	1,986,239	2,221,382	2,579,046	2,701,568	2,824,090	2,880,572	2,938,183	2,996,947	3,056,886	3,118,023	3,180,384	3,243,992	3,308,871	3,375,049	3,442,550	3,511,401
Total		54,041,680	4,060,487	3,505,200	2,291,253	307,613	20,303,973	2,911,888	4,367,833	6,872,104	8,263,633	9,221,479	10,703,489	11,227,653	11,751,816	11,986,852	12,226,589	12,471,121	12,720,544	12,974,955	13,234,454	13,499,143	13,769,126	14,044,508	14,325,398	14,611,906
	GROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

20 YEAR - OFFICE : INPUT & OUTPUT

▶ INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Grapevine	0.33243900	100%	0.3324390
Tarrant County	0.26400000	0%	0.0000000
Tarrant County Hospital	0.22789700	0%	0.0000000
TCC	0.14897000	0%	0.0000000
TRWD	0.02000000	0%	0.0000000
Grapevine/Colleyville ISD	1.32010000	0%	0.0000000
	2.31340600		0.3324390

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grapevine	0.33243900	0%	0.0000000
Tarrant County	0.26400000	0%	0.0000000
Tarrant County Hospital	0.22789700	0%	0.0000000
TCC	0.14897000	0%	0.0000000
TRWD	0.02000000	0%	0.0000000
Grapevine/Colleyville ISD	1.32010000	0%	0.0000000
	2.31340600		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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Office

	Year	AREA SF	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Office - Kubota	2017	200,000	\$ 287.00	\$ 57,400,000	\$ 10.00	\$ 2,000,000	\$ -	\$ -
Office Phase One	2019	250,000	\$ 287.00	\$ 71,750,000	\$ 10.00	\$ 2,500,000		
Office Phase Two	2022	350,000	\$ 287.00	\$ 100,450,000	\$ 10.00	\$ 3,500,000		
Office Phase Three	2025	400,000	\$ 287.00	\$ 114,800,000	\$ 10.00	\$ 4,000,000		
Office Phase One	2019	150,000	\$ 120.00	\$ 18,000,000	\$ 10.00	\$ 1,500,000		
Office Phase Two	2022	150,000	\$ 120.00	\$ 18,000,000	\$ 10.00	\$ 1,500,000		
Office Phase Three	2025	175,000	\$ 120.00	\$ 21,000,000	\$ 10.00	\$ 1,750,000		

TOTAL		1,675,000		401,400,000		16,750,000		-
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▶ OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grapevine	14.4%	\$ 25,062,586	= \$ 24,063,307	+ \$ 999,278	+ \$ -
Tarrant County	11.4%	\$ 19,902,967	= \$ 19,109,410	+ \$ 793,558	+ \$ -
Tarrant County Hospital	9.9%	\$ 17,181,161	= \$ 16,496,126	+ \$ 685,036	+ \$ -
TCC	6.4%	\$ 11,230,853	= \$ 10,783,064	+ \$ 447,789	+ \$ -
TRWD	0.9%	\$ 1,507,801	= \$ 1,447,683	+ \$ 60,118	+ \$ -
Grapevine/Colleyville ISD	57.1%	\$ 99,522,376	= \$ 95,554,288	+ \$ 3,968,089	+ \$ -
	100.0%	\$ 174,407,744	\$ 167,453,876	\$ 6,953,867	\$ -
		100.0%	96.0%	4.0%	0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grapevine	100.0%	\$ 24,063,307	= \$ 24,063,307	+ \$ -	+ \$ -
Tarrant County	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Tarrant County Hospital	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
TCC	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
TRWD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Grapevine/Colleyville ISD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 24,063,307	\$ 24,063,307	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grapevine	0.7%	\$ 999,278	= \$ -	+ \$ 999,278	+ \$ -
Tarrant County	13.2%	\$ 19,902,967	= \$ 19,109,410	+ \$ 793,558	+ \$ -
Tarrant County Hospital	11.4%	\$ 17,181,161	= \$ 16,496,126	+ \$ 685,036	+ \$ -
TCC	7.5%	\$ 11,230,853	= \$ 10,783,064	+ \$ 447,789	+ \$ -
TRWD	1.0%	\$ 1,507,801	= \$ 1,447,683	+ \$ 60,118	+ \$ -
Grapevine/Colleyville ISD	66.2%	\$ 99,522,376	= \$ 95,554,288	+ \$ 3,968,089	+ \$ -
	100.0%	\$ 150,344,436	\$ 143,390,569	\$ 6,953,867	\$ -
		100.0%	95.4%	4.6%	0.0%

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year		0	0	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
TOTAL TAX REVENUE																									
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
REAL PROPERTY	% OCCUPIED	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	Taxable Value	-	-	28,700,000	43,050,000	102,275,000	124,712,500	147,150,000	206,375,000	235,987,500	265,600,000	333,600,000	367,450,000	401,400,000	409,428,000	417,616,560	425,968,891	434,488,269	443,178,034	452,041,595	461,082,427	470,304,076	479,710,157	489,304,360	499,090,447
	PV																								
City of Grapevine		9,773,740	-	95,410	143,115	340,002	414,593	489,184	686,071	784,514	882,958	1,108,684	1,221,547	1,334,410	1,361,098	1,388,320	1,416,087	1,444,408	1,473,297	1,502,763	1,532,818	1,563,474	1,594,744	1,626,639	1,659,171
Tarrant County		7,751,826	-	75,766	113,652	270,006	329,241	388,476	544,830	623,007	701,184	880,440	970,068	1,059,696	1,080,890	1,102,508	1,124,598	1,147,049	1,169,990	1,193,390	1,217,258	1,241,603	1,266,435	1,291,764	1,317,599
Tarrant County Hospital		6,700,195	-	65,406	98,110	233,082	284,216	335,350	470,322	537,808	605,294	760,036	837,408	914,779	933,074	951,736	970,770	990,186	1,009,989	1,030,189	1,050,793	1,071,809	1,093,245	1,115,110	1,137,412
TCC		4,379,733	-	42,754	64,132	152,359	185,784	219,209	307,437	351,551	395,664	496,815	547,390	597,966	609,925	622,123	634,566	647,257	660,202	673,406	686,874	700,612	714,624	728,917	743,495
TRWD		588,002	-	5,740	8,610	20,455	24,943	29,430	41,275	47,198	53,120	66,700	73,490	80,280	81,886	83,523	85,194	86,898	88,636	90,408	92,216	94,061	95,942	97,861	99,818
Grapevine/Colleyville ISD		38,811,072	-	378,869	568,303	1,350,132	1,646,330	1,942,527	2,724,356	3,115,271	3,506,186	4,402,534	4,850,707	5,298,881	5,404,859	5,512,956	5,623,215	5,735,680	5,850,393	5,967,401	6,086,749	6,208,484	6,332,654	6,459,307	6,588,493
Total		68,014,368	-	663,948	995,921	2,366,036	2,885,106	3,404,177	4,774,292	5,459,349	6,144,406	7,715,209	8,500,610	9,286,012	9,471,732	9,661,167	9,854,390	10,051,478	10,252,507	10,457,557	10,666,709	10,880,043	11,097,644	11,319,596	11,545,988
	GROSS																								
City of Grapevine		9,773,740	-	95,410	143,115	340,002	414,593	489,184	686,071	784,514	882,958	1,108,684	1,221,547	1,334,410	1,361,098	1,388,320	1,416,087	1,444,408	1,473,297	1,502,763	1,532,818	1,563,474	1,594,744	1,626,639	1,659,171
Tarrant County		7,751,826	-	75,766	113,652	270,006	329,241	388,476	544,830	623,007	701,184	880,440	970,068	1,059,696	1,080,890	1,102,508	1,124,598	1,147,049	1,169,990	1,193,390	1,217,258	1,241,603	1,266,435	1,291,764	1,317,599
Tarrant County Hospital		6,700,195	-	65,406	98,110	233,082	284,216	335,350	470,322	537,808	605,294	760,036	837,408	914,779	933,074	951,736	970,770	990,186	1,009,989	1,030,189	1,050,793	1,071,809	1,093,245	1,115,110	1,137,412
TCC		4,379,733	-	42,754	64,132	152,359	185,784	219,209	307,437	351,551	395,664	496,815	547,390	597,966	609,925	622,123	634,566	647,257	660,202	673,406	686,874	700,612	714,624	728,917	743,495
TRWD		588,002	-	5,740	8,610	20,455	24,943	29,430	41,275	47,198	53,120	66,700	73,490	80,280	81,886	83,523	85,194	86,898	88,636	90,408	92,216	94,061	95,942	97,861	99,818
Grapevine/Colleyville ISD		38,811,072	-	378,869	568,303	1,350,132	1,646,330	1,942,527	2,724,356	3,115,271	3,506,186	4,402,534	4,850,707	5,298,881	5,404,859	5,512,956	5,623,215	5,735,680	5,850,393	5,967,401	6,086,749	6,208,484	6,332,654	6,459,307	6,588,493
Total		68,014,368	-	663,948	995,921	2,366,036	2,885,106	3,404,177	4,774,292	5,459,349	6,144,406	7,715,209	8,500,610	9,286,012	9,471,732	9,661,167	9,854,390	10,051,478	10,252,507	10,457,557	10,666,709	10,880,043	11,097,644	11,319,596	11,545,988
	GROSS																								
City of Grapevine		9,773,740	-	95,410	143,115	340,002	414,593	489,184	686,071	784,514	882,958	1,108,684	1,221,547	1,334,410	1,361,098	1,388,320	1,416,087	1,444,408	1,473,297	1,502,763	1,532,818	1,563,474	1,594,744	1,626,639	1,659,171
Tarrant County		7,751,826	-	75,766	113,652	270,006	329,241	388,476	544,830	623,007	701,184	880,440	970,068	1,059,696	1,080,890	1,102,508	1,124,598	1,147,049	1,169,990	1,193,390	1,217,258	1,241,603	1,266,435	1,291,764	1,317,599
Tarrant County Hospital		6,700,195	-	65,406	98,110	233,082	284,216	335,350	470,322	537,808	605,294	760,036	837,408	914,779	933,074	951,736	970,770	990,186	1,009,989	1,030,189	1,050,793	1,071,809	1,093,245	1,115,110	1,137,412
TCC		4,379,733	-	42,754	64,132	152,359	185,784	219,209	307,437	351,551	395,664	496,815	547,390	597,966	609,925	622,123	634,566	647,257	660,202	673,406	686,874	700,612	714,624	728,917	743,495
TRWD		588,002	-	5,740	8,610	20,455	24,943	29,430	41,275	47,198	53,120	66,700	73,490	80,280	81,886	83,523	85,194	86,898	88,636	90,408	92,216	94,061	95,942	97,861	99,818
Grapevine/Colleyville ISD		38,811,072	-	378,869	568,303	1,350,132	1,646,330	1,942,527	2,724,356	3,115,271	3,506,186	4,402,534	4,850,707	5,298,881	5,404,859	5,512,956	5,623,215	5,735,680	5,850,393	5,967,401	6,086,749	6,208,484	6,332,654	6,459,307	6,588,493
Total		68,014,368	-	663,948	995,921	2,366,036	2,885,106	3,404,177	4,774,292	5,459,349	6,144,406	7,715,209	8,500,610	9,286,012	9,471,732	9,661,167	9,854,390	10,051,478	10,252,507	10,457,557	10,666,709	10,880,043	11,097,644	11,319,596	11,545,988
	GROSS																								
City of Grapevine		9,773,740	-	95,410	143,115	340,002	414,593	489,184	686,071	784,514	882,958	1,108,684	1,221,547	1,334,410	1,361,098	1,388,320	1,416,087	1,444,408	1,473,297	1,502,763	1,532,818	1,563,474	1,594,744	1,626,639	1,659,171
Tarrant County		7,751,826	-	75,766	113,652	270,006	329,241	388,476	544,830	623,007	701,184	880,440	970,068	1,059,696	1,080,890	1,102,508	1,124,598	1,147,049	1,169,990	1,193,390	1,217,258	1,241,603	1,266,435	1,291,764	1,317,599
Tarrant County Hospital		6,700,195	-	65,406	98,110	233,082	284,216	335,350	470,322	537,808	605,294	760,036	837,408	914,779	933,074	951,736	970,770	990,186	1,009,989	1,030,189	1,050,793	1,071,809	1,093,245	1,115,110	1,137,412
TCC		4,379,733	-	42,754	64,132	152,359	185,784	219,209	307,437	351,551	395,664	496,815	547,390	597,966	609,925	622,123	634,566	647,257	660,202	673,406	686,874	700,612	714,624	728,917	743,495
TRWD		588,002	-	5,740	8,610	20,455	24,943	29,430	41,275	47,198	53,120	66,700	73,490	80,280	81,886	83,523	85,194	86,898	88,636	90,408	92,216	94,061	95,942	97,861	99,818
Grapevine/Colleyville ISD		38,811,072	-	378,869	568,303	1,350,132	1,646,330	1,942,527	2,724,356	3,115,271	3,506,186	4,402,534	4,850,707	5,298,881	5,404,859	5,512,956	5,623,215	5,735,680	5,850,393	5,967,401	6,086,749	6,208,484	6,332,654	6,459,307	6,588,493
Total		68,014,368	-	663,948	995,921	2,366,036	2,885,106	3,404,177	4,774,292	5,459,349	6,144,406	7,715,209	8,500,610	9,286,012	9,471,732	9,661,167	9,854,390	10,051,478	10,252,507	10,457,557	10,666,709	10,880,043	11,097,644	11,319,596	11,545,988
	GROSS																								
City of Grapevine		9,773,740	-	95,410	143,115	340,002	414,593	489,184	686,071	784,514	882,958	1,108,684	1,221,547	1,334,410	1,361,098	1,388,320	1,416,087	1,444,408	1,473,297	1,502,763	1,532,818	1,563,474	1,594,7		

20 YEAR - COMMERCIAL : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Grapevine	0.33243900	100%	0.3324390
Tarrant County	0.26400000	0%	0.0000000
Tarrant County Hospital	0.22789700	0%	0.0000000
TCC	0.14897000	0%	0.0000000
TRWD	0.02000000	0%	0.0000000
Grapevine/Colleyville ISD	1.32010000	0%	0.0000000
	2.31340600		0.3324390

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grapevine	0.33243900	0%	0.0000000
Tarrant County	0.26400000	0%	0.0000000
Tarrant County Hospital	0.22789700	0%	0.0000000
TCC	0.14897000	0%	0.0000000
TRWD	0.02000000	0%	0.0000000
Grapevine/Colleyville ISD	1.32010000	0%	0.0000000
	2.31340600		0.0000000

SALES TAX RATE	0.0200000	0.00%	0.0000000
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Residential	Year	AREA SF	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Multifamily Phase One	2018	475,000	\$ 140	\$ 66,500,000	\$ 5.00	\$ 2,375,000	\$ -	\$ -
Multifamily Phase Two	2020	550,000	\$ 140	\$ 77,000,000	\$ 5.00	\$ 2,750,000		
Multifamily	2020	240,000	\$ 120	\$ 28,800,000	\$ 5.00	\$ 1,200,000		
Multifamily	2020	300,000	\$ 120	\$ 36,000,000	\$ 5.00	\$ 1,500,000		
TOTAL		1,565,000		\$ 208,300,000		\$ 7,825,000		\$ -

OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
City of Grapevine	14.4%	\$ 15,734,388	=	\$ 15,165,499	+	\$ 568,889	+	\$ -
Tarrant County	11.4%	\$ 12,495,160	=	\$ 12,043,388	+	\$ 451,772	+	\$ -
Tarrant County Hospital	9.9%	\$ 10,786,399	=	\$ 10,396,409	+	\$ 389,990	+	\$ -
TCC	6.4%	\$ 7,050,773	=	\$ 6,795,847	+	\$ 254,926	+	\$ -
TRWD	0.9%	\$ 946,603	=	\$ 912,378	+	\$ 34,225	+	\$ -
Grapevine/Colleyville ISD	57.1%	\$ 62,480,532	=	\$ 60,221,502	+	\$ 2,259,030	+	\$ -
	100.0%	\$ 109,493,855		\$ 105,535,023		\$ 3,958,832		\$ -
		100.0%		96.4%		3.6%		0.0%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
City of Grapevine	100.0%	\$ 15,165,499	=	\$ 15,165,499	+	\$ -	+	\$ -
Tarrant County	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Tarrant County Hospital	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
TCC	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
TRWD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Grapevine/Colleyville ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 15,165,499		\$ 15,165,499		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
City of Grapevine	0.6%	\$ 568,889	=	\$ -	+	\$ 568,889	+	\$ -
Tarrant County	13.2%	\$ 12,495,160	=	\$ 12,043,388	+	\$ 451,772	+	\$ -
Tarrant County Hospital	11.4%	\$ 10,786,399	=	\$ 10,396,409	+	\$ 389,990	+	\$ -
TCC	7.5%	\$ 7,050,773	=	\$ 6,795,847	+	\$ 254,926	+	\$ -
TRWD	1.0%	\$ 946,603	=	\$ 912,378	+	\$ 34,225	+	\$ -
Grapevine/Colleyville ISD	66.2%	\$ 62,480,532	=	\$ 60,221,502	+	\$ 2,259,030	+	\$ -
	100.0%	\$ 94,328,356		\$ 90,369,523		\$ 3,958,832		\$ -
		100.0%		95.8%		4.2%		0.0%

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year		0	0	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
TOTAL TAX REVENUE		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
PARTICIPATION																										
REAL PROPERTY	Taxable Value	-	-	-	33,250,000	49,875,000	137,400,000	172,850,000	208,300,000	212,466,000	216,715,320	221,049,626	225,470,619	229,980,031	234,579,632	239,271,225	244,056,649	248,937,782	253,916,538	258,994,868	264,174,766	269,458,261	274,847,426	280,344,375	285,951,262	
	PV	6,442,005	-	-	110,536	165,804	456,771	574,621	692,470	706,320	720,446	734,855	749,552	764,543	779,834	795,431	811,339	827,566	844,118	861,000	878,220	895,784	913,700	931,974	950,614	
City of Grapevine		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Tarrant County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Tarrant County Hospital		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TCC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TRWD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Grapevine/Colleyville ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		6,442,005	-	-	110,536	165,804	456,771	574,621	692,470	706,320	720,446	734,855	749,552	764,543	779,834	795,431	811,339	827,566	844,118	861,000	878,220	895,784	913,700	931,974	950,614	
	GROSS																								15,165,499	
PERSONAL PROPERTY	Taxable Value	-	-	-	1,187,500	1,781,250	5,100,000	6,462,500	7,825,000	7,981,500	8,141,130	8,303,959	8,470,032	8,639,432	8,812,221	8,988,465	9,168,235	9,351,599	9,538,631	9,728,404	9,923,992	10,122,472	10,324,921	10,531,420	10,742,048	
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Grapevine		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Tarrant County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Tarrant County Hospital		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TCC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TRWD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Grapevine/Colleyville ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	GROSS																									-
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	GROSS																									-
SUMMARY	PV	6,442,005	-	-	110,536	165,804	456,771	574,621	692,470	706,320	720,446	734,855	749,552	764,543	779,834	795,431	811,339	827,566	844,118	861,000	878,220	895,784	913,700	931,974	950,614	
City of Grapevine		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County Hospital		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TCC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TRWD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grapevine/Colleyville ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		6,442,005	-	-	110,536	165,804	456,771	574,621	692,470	706,320	720,446	734,855	749,552	764,543	779,834	795,431	811,339	827,566	844,118	861,000	878,220	895,784	913,700	931,974	950,614	
	GROSS																									15,165,499
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																										
SUMMARY	PV	241,397	-	-	3,948	5,922	16,954	21,484	26,013	26,534	27,064	27,606	28,158	28,721	29,295	29,881	30,479	31,088	31,710	32,344	32,991	33,651	34,324	35,011	35,711	
City of Grapevine		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County Hospital		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TCC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TRWD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grapevine/Colleyville ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		241,397	-	-	3,948	5,922	16,954	21,484	26,013	26,534	27,064	27,606	28,158	28,721	29,295	29,881	30,479	31,088	31,710	32,344	32,991	33,651	34,324	35,011	35,711	
	GROSS																									568,889
City of Grapevine		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County Hospital		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TCC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TRWD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grapevine/Colleyville ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		241,397	-	-	3,948	5,922	16,954	21,484	26,013	26,534	27,064	27,606	28,158	28,721	29,295	29,881	30,479	31,088	31,710	32,344	32,991	33,651	34,324	35,011	35,711	
	GROSS																									12,495,160
City of Grapevine		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County Hospital		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TCC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TRWD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grapevine/Colleyville ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		241,397	-	-	3,948	5,922	16,954	21,484	26,013	26,534	27,064	27,606	28,158	28,721	29,295	29,881	30,479	31,088	31,710	32,344	32,991	33,651	34,324	35,011	35,711	
	GROSS																									10,786,399
City of Grapevine		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County		-	-	-	-</																					

20 HOTEL : INPUT & OUTPUT

▶ INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Grapevine	0.33243900	100%	0.3324390
Tarrant County	0.26400000	0%	0.0000000
Tarrant County Hospital	0.22789700	0%	0.0000000
TCC	0.14897000	0%	0.0000000
TRWD	0.02000000	0%	0.0000000
Grapevine/Colleyville ISD	1.32010000	0%	0.0000000
	2.31340600		0.3324390

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grapevine	0.33243900	0%	0.0000000
Tarrant County	0.26400000	0%	0.0000000
Tarrant County Hospital	0.22789700	0%	0.0000000
TCC	0.14897000	0%	0.0000000
TRWD	0.02000000	0%	0.0000000
Grapevine/Colleyville ISD	1.32010000	0%	0.0000000
	2.31340600		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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Hotel	Year	AREA SF	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Hotel Phase One	2018	465,000	\$ 145.00	\$ 67,425,000	\$ -	\$ -	\$ 25.00	\$ 11,625,000
Hotel Phase Two	2021	387,500	\$ 145.00	\$ 56,187,500	\$ -	\$ -	\$ 25.00	\$ 9,687,500
Hotel	2022	325,000	\$ 125.00	\$ 40,625,000	\$ -	\$ -	\$ 25.00	\$ 8,125,000
Hotel	2020	325,000	\$ 125.00	\$ 40,625,000	\$ -	\$ -	\$ 25.00	\$ 8,125,000
					\$ -	\$ -	\$ -	\$ -
TOTAL		1,502,500		204,862,500				37,562,500

▶ OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grapevine	26.1% \$ 29,361,837	= \$ 13,982,345	+ \$ -	+ \$ 15,379,492
Tarrant County	9.9% \$ 11,103,809	= \$ 11,103,809	+ \$ -	+ \$ -
Tarrant County Hospital	8.5% \$ 9,585,321	= \$ 9,585,321	+ \$ -	+ \$ -
TCC	5.6% \$ 6,265,661	= \$ 6,265,661	+ \$ -	+ \$ -
TRWD	0.7% \$ 841,198	= \$ 841,198	+ \$ -	+ \$ -
Grapevine/Colleyville ISD	49.3% \$ 55,523,251	= \$ 55,523,251	+ \$ -	+ \$ -
	100.0% \$ 112,681,076	\$ 97,301,584	\$ -	\$ 15,379,492
	100.0%	86.4%	0.0%	13.6%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grapevine	100.0% \$ 13,982,345	= \$ 13,982,345	+ \$ -	+ \$ -
Tarrant County	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
Tarrant County Hospital	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
TCC	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
TRWD	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
Grapevine/Colleyville ISD	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
	100.0% \$ 13,982,345	\$ 13,982,345	\$ -	\$ -
	100.0%	100.0%	0.0%	0.0%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grapevine	15.6% \$ 15,379,492	= \$ -	+ \$ -	+ \$ 15,379,492
Tarrant County	11.3% \$ 11,103,809	= \$ 11,103,809	+ \$ -	+ \$ -
Tarrant County Hospital	9.7% \$ 9,585,321	= \$ 9,585,321	+ \$ -	+ \$ -
TCC	6.3% \$ 6,265,661	= \$ 6,265,661	+ \$ -	+ \$ -
TRWD	0.9% \$ 841,198	= \$ 841,198	+ \$ -	+ \$ -
Grapevine/Colleyville ISD	56.3% \$ 55,523,251	= \$ 55,523,251	+ \$ -	+ \$ -
	100.0% \$ 98,698,731	\$ 83,319,239	\$ -	\$ 15,379,492
	100.0%	84.4%	0.0%	15.6%

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year	0	0	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21		
TOTAL TAX REVENUE																										
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038		
REAL PROPERTY	% OCCUPIED Taxable Value	0% -	0% -	100% 33,712,500	100% 50,568,750	100% 87,737,500	100% 125,987,500	100% 170,503,125	100% 194,706,250	100% 204,862,500	100% 208,959,750	100% 213,138,945	100% 217,401,724	100% 221,749,758	100% 226,184,754	100% 230,708,449	100% 235,322,618	100% 240,029,070	100% 244,829,651	100% 249,726,244	100% 254,720,769	100% 259,815,185	100% 265,011,488	100% 270,311,718		
	PV																								GROSS	
City of Grapevine	5,855,542	-	-	112,073	168,110	291,674	418,832	566,819	647,280	681,043	694,664	708,557	722,728	737,183	751,926	766,965	782,304	797,950	813,909	830,187	846,791	863,727	881,002	898,622	916,622	13,982,345
Tarrant County	4,650,065	-	-	89,001	133,502	231,627	332,607	450,128	514,025	540,837	551,654	562,687	573,941	585,419	597,128	609,070	621,252	633,677	646,350	659,277	672,463	685,912	699,630	713,623	727,989	11,103,809
Tarrant County Hospital	4,014,151	-	-	76,830	115,245	199,951	287,122	388,572	443,730	466,875	476,213	485,737	495,452	505,361	515,468	525,778	536,293	547,019	557,959	569,119	580,501	592,111	603,953	616,032	628,351	9,585,321
TCC	2,623,940	-	-	50,222	75,332	130,703	187,684	253,999	290,054	305,184	311,287	317,513	323,863	330,341	336,947	343,686	350,560	357,571	364,723	372,017	379,458	387,047	394,788	402,683	410,831	6,265,661
TRWD	352,278	-	-	6,743	10,114	17,548	25,198	34,101	38,941	40,973	41,792	42,628	43,480	44,350	45,237	46,142	47,065	48,006	48,966	49,945	50,944	51,963	53,002	54,062	55,141	841,198
Grapevine/Coleyville ISD	23,252,087	-	-	445,039	667,558	1,158,223	1,663,161	2,250,812	2,570,317	2,704,390	2,758,478	2,813,647	2,869,920	2,927,319	2,985,865	3,045,582	3,106,494	3,168,624	3,231,996	3,296,636	3,362,569	3,429,820	3,498,417	3,568,385	3,639,636	55,523,251
Total	40,748,063	-	-	779,907	1,169,860	2,029,725	2,914,602	3,944,430	4,504,346	4,739,301	4,834,087	4,930,769	5,029,385	5,129,972	5,232,572	5,337,223	5,443,968	5,552,847	5,663,904	5,777,182	5,892,726	6,010,580	6,130,792	6,253,408	97,301,584	
	% OCCUPIED Taxable Value	0% -	0% -	100% -	100% -	100% -	100% -	100% -	100% -	100% -	100% -	100% -	100% -	100% -	100% -	100% -	100% -	100% -	100% -	100% -	100% -	100% -	100% -	100% -		
PERSONAL PROPERTY	PV																								GROSS	
City of Grapevine	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Tarrant County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Tarrant County Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TRWD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Grapevine/Coleyville ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	% OCCUPIED Taxable Value	0% -	0% -	100% 5,812,500	100% 8,718,750	100% 15,687,500	100% 22,562,500	100% 31,078,125	100% 35,531,250	100% 37,562,500	100% 38,313,750	100% 39,080,025	100% 39,861,626	100% 40,658,858	100% 41,472,035	100% 42,301,476	100% 43,147,505	100% 44,010,455	100% 44,890,665	100% 45,788,478	100% 46,704,247	100% 47,638,332	100% 48,591,099	100% 49,562,921		
SALES TAX	PV																								GROSS	
Total	6,427,960	-	-	116,250	174,375	313,750	451,250	621,563	710,625	751,250	766,275	781,601	797,233	813,177	829,441	846,030	862,950	880,209	897,813	915,770	934,085	952,767	971,822	991,258	15,379,492	
SUMMARY	PV																								GROSS	
City of Grapevine	12,283,502	-	-	228,323	342,485	605,424	870,082	1,188,381	1,357,905	1,432,293	1,460,939	1,490,157	1,519,961	1,550,360	1,581,367	1,612,994	1,645,254	1,678,159	1,711,723	1,745,957	1,780,876	1,816,494	1,852,824	1,889,880	1,927,666	29,361,837
Tarrant County	4,650,065	-	-	89,001	133,502	231,627	332,607	450,128	514,025	540,837	551,654	562,687	573,941	585,419	597,128	609,070	621,252	633,677	646,350	659,277	672,463	685,912	699,630	713,623	727,989	11,103,809
Tarrant County Hospital	4,014,151	-	-	76,830	115,245	199,951	287,122	388,572	443,730	466,875	476,213	485,737	495,452	505,361	515,468	525,778	536,293	547,019	557,959	569,119	580,501	592,111	603,953	616,032	628,351	9,585,321
TCC	2,623,940	-	-	50,222	75,332	130,703	187,684	253,999	290,054	305,184	311,287	317,513	323,863	330,341	336,947	343,686	350,560	357,571	364,723	372,017	379,458	387,047	394,788	402,683	410,831	6,265,661
TRWD	352,278	-	-	6,743	10,114	17,548	25,198	34,101	38,941	40,973	41,792	42,628	43,480	44,350	45,237	46,142	47,065	48,006	48,966	49,945	50,944	51,963	53,002	54,062	55,141	841,198
Grapevine/Coleyville ISD	23,252,087	-	-	445,039	667,558	1,158,223	1,663,161	2,250,812	2,570,317	2,704,390	2,758,478	2,813,647	2,869,920	2,927,319	2,985,865	3,045,582	3,106,494	3,168,624	3,231,996	3,296,636	3,362,569	3,429,820	3,498,417	3,568,385	3,639,636	55,523,251
Total	47,176,023	-	-	896,157	1,344,235	2,343,475	3,365,852	4,565,992	5,214,971	5,490,551	5,600,362	5,712,370	5,826,617	5,943,149	6,062,012	6,183,253	6,306,918	6,433,056	6,561,717	6,692,951	6,826,811	6,963,347	7,102,614	7,244,666	112,681,076	

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year	0	0	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
TOTAL TAX REVENUE																									
PARTICIPATION	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
REAL PROPERTY	Taxable Value																								
	PV																								
City of Grapevine	5,855,542	-	-	112,073	168,110	291,674	418,832	566,819	647,280	681,043	694,664	708,557	722,728	737,183	751,926	766,965	782,304	797,950	813,909	830,187	846,791	863,727	881,002	898,622	916,243
Tarrant County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TRWD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grapevine/Coleyville ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	5,855,542	-	-	112,073	168,110	291,674	418,832	566,819	647,280	681,043	694,664	708,557	722,728	737,183	751,926	766,965	782,304	797,950	813,909	830,187	846,791	863,727	881,002	898,622	916,243
PERSONAL PROPERTY	Taxable Value																								
	PV																								
City of Grapevine	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TRWD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grapevine/Coleyville ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value																								
	PV																								
City of Grapevine	-	-	-	5,812,500	6,718,750	15,687,500	22,562,500	31,078,125	35,531,250	37,562,500	38,313,750	39,080,025	39,861,626	40,658,858	41,472,035	42,301,476	43,147,505	44,010,455	44,890,665	45,788,478	46,704,247	47,638,332	48,591,099	49,562,921	50,554,299
Tarrant County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TRWD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grapevine/Coleyville ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	5,812,500	6,718,750	15,687,500	22,562,500	31,078,125	35,531,250	37,562,500	38,313,750	39,080,025	39,861,626	40,658,858	41,472,035	42,301,476	43,147,505	44,010,455	44,890,665	45,788,478	46,704,247	47,638,332	48,591,099	49,562,921	50,554,299
SUMMARY	PV																								
City of Grapevine	5,855,542	-	-	112,073	168,110	291,674	418,832	566,819	647,280	681,043	694,664	708,557	722,728	737,183	751,926	766,965	782,304	797,950	813,909	830,187	846,791	863,727	881,002	898,622	916,243
Tarrant County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TRWD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grapevine/Coleyville ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	5,855,542	-	-	112,073	168,110	291,674	418,832	566,819	647,280	681,043	694,664	708,557	722,728	737,183	751,926	766,965	782,304	797,950	813,909	830,187	846,791	863,727	881,002	898,622	916,243
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																									
SUMMARY	PV																								
City of Grapevine	6,427,960	-	-	116,250	174,375	313,750	451,250	621,563	710,625	751,250	766,275	781,601	797,233	813,177	829,441	846,030	862,950	880,209	897,813	915,770	934,085	952,767	971,822	991,258	1,011,067
Tarrant County	4,650,065	-	-	89,001	133,502	231,627	332,607	450,128	514,025	540,837	551,654	562,687	573,941	585,419	597,128	609,070	621,252	633,677	646,350	659,277	672,463	685,912	699,630	713,623	727,881
Tarrant County Hospital	4,014,151	-	-	76,830	115,245	199,951	287,122	388,572	443,730	466,875	476,213	485,737	495,452	505,361	515,468	525,778	536,293	547,019	557,959	569,119	580,501	592,111	603,953	616,032	628,349
TCC	2,623,940	-	-	50,222	75,332	130,703	187,684	253,999	290,054	305,184	311,287	317,513	323,863	330,341	336,947	343,686	350,560	357,571	364,723	372,017	379,458	387,047	394,788	402,683	410,831
TRWD	352,278	-	-	6,743	10,114	17,548	25,198	34,101	38,941	40,973	41,792	42,628	43,480	44,350	45,237	46,142	47,065	48,006	48,966	49,945	50,944	51,963	53,002	54,062	55,141
Grapevine/Coleyville ISD	23,252,087	-	-	445,039	667,558	1,158,223	1,663,161	2,250,812	2,570,317	2,704,390	2,758,478	2,813,647	2,869,920	2,927,319	2,985,865	3,045,582	3,106,494	3,168,624	3,231,996	3,296,636	3,362,569	3,429,820	3,498,417	3,568,385	3,639,636
Total	41,320,482	-	-	784,083	1,176,125	2,051,801	2,947,021	3,999,173	4,567,692	4,809,509	4,905,699	5,003,813	5,103,889	5,205,967	5,310,086	5,416,288	5,524,614	5,635,106	5,747,808	5,862,764	5,980,019	6,099,620	6,221,612	6,346,044	6,473,925

20 YEAR - INDUSTRIAL : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Grapevine	0.33243900	100%	0.3324390
Tarrant County	0.26400000	0%	0.0000000
Tarrant County Hospital	0.22789700	0%	0.0000000
TCC	0.14897000	0%	0.0000000
TRWD	0.02000000	0%	0.0000000
Grapevine/Colleyville ISD	1.32010000	0%	0.0000000
	2.31340600		0.3324390

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grapevine	0.33243900	0%	0.0000000
Tarrant County	0.26400000	0%	0.0000000
Tarrant County Hospital	0.22789700	0%	0.0000000
TCC	0.14897000	0%	0.0000000
TRWD	0.02000000	0%	0.0000000
Grapevine/Colleyville ISD	1.32010000	0%	0.0000000
	2.31340600		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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Office	Year	AREA SF	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Industrial	2019	250,000	\$ 50.00	\$ 12,500,000	\$ 25.00	\$ 6,250,000	\$ -	\$ -
Industrial	2021	250,000	\$ 50.00	\$ 12,500,000	\$ 25.00	\$ 6,250,000	\$ -	\$ -
TOTAL		500,000		25,000,000		12,500,000		-

OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grapevine	14.4% \$ 25,062,586	= \$ 24,063,307	+ \$ 999,278	+ \$ -
Tarrant County	11.4% \$ 19,902,967	= \$ 19,109,410	+ \$ 793,558	+ \$ -
Tarrant County Hospital	9.9% \$ 17,181,161	= \$ 16,496,126	+ \$ 685,036	+ \$ -
TCC	6.4% \$ 11,230,853	= \$ 10,783,064	+ \$ 447,789	+ \$ -
TRWD	0.9% \$ 1,507,801	= \$ 1,447,683	+ \$ 60,118	+ \$ -
Grapevine/Colleyville ISD	57.1% \$ 99,522,376	= \$ 95,554,288	+ \$ 3,968,089	+ \$ -
	100.0% \$ 174,407,744	\$ 167,453,876	\$ 6,953,867	\$ -
	100.0%	96.0%	4.0%	0.0%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grapevine	100.0% \$ 24,063,307	= \$ 24,063,307	+ \$ -	+ \$ -
Tarrant County	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
Tarrant County Hospital	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
TCC	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
TRWD	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
Grapevine/Colleyville ISD	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
	100.0% \$ 24,063,307	\$ 24,063,307	\$ -	\$ -
	100.0%	100.0%	0.0%	0.0%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grapevine	0.7% \$ 999,278	= \$ -	+ \$ 999,278	+ \$ -
Tarrant County	13.2% \$ 19,902,967	= \$ 19,109,410	+ \$ 793,558	+ \$ -
Tarrant County Hospital	11.4% \$ 17,181,161	= \$ 16,496,126	+ \$ 685,036	+ \$ -
TCC	7.5% \$ 11,230,853	= \$ 10,783,064	+ \$ 447,789	+ \$ -
TRWD	1.0% \$ 1,507,801	= \$ 1,447,683	+ \$ 60,118	+ \$ -
Grapevine/Colleyville ISD	66.2% \$ 99,522,376	= \$ 95,554,288	+ \$ 3,968,089	+ \$ -
	100.0% \$ 150,344,436	\$ 143,390,569	\$ 6,953,867	\$ -
	100.0%	95.4%	4.6%	0.0%

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year		0	0	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21		
TOTAL TAX REVENUE																											
REAL PROPERTY	% OCCUPIED	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	-	-	-	-	6,250,000	9,375,000	18,750,000	21,875,000	25,000,000	25,500,000	26,010,000	26,530,200	27,060,804	27,602,020	28,154,060	28,717,142	29,291,485	29,877,314	30,474,860	31,084,358	31,706,045	32,340,166	32,986,969	33,646,708		
	PV	-	-	-	-	20,777	31,166	62,332	72,721	83,110	84,772	86,467	88,197	89,961	91,760	93,595	95,467	97,376	99,324	101,310	103,337	105,403	107,511	109,662	111,855	113,085	
City of Grapevine		-	-	-	-	20,777	31,166	62,332	72,721	83,110	84,772	86,467	88,197	89,961	91,760	93,595	95,467	97,376	99,324	101,310	103,337	105,403	107,511	109,662	111,855	113,085	
Tarrant County		-	-	-	-	16,500	24,750	49,500	57,750	66,000	67,320	68,666	70,040	71,441	72,869	74,327	75,813	77,330	78,876	80,454	82,063	83,704	85,378	87,086	88,827	90,600	92,404
Tarrant County Hospital		-	-	-	-	14,244	21,365	42,731	49,852	56,974	58,114	59,276	60,462	61,671	62,904	64,162	65,446	66,754	68,090	69,451	70,840	72,257	73,702	75,176	76,680	78,213	79,774
TCC		-	-	-	-	9,311	13,966	27,932	32,587	37,243	37,987	38,747	39,522	40,312	41,119	41,941	42,780	43,636	44,508	45,398	46,306	47,232	48,177	49,141	50,124	51,124	52,144
TRWD		-	-	-	-	1,250	1,875	3,750	4,375	5,000	5,100	5,202	5,306	5,412	5,520	5,631	5,743	5,858	5,975	6,095	6,217	6,341	6,468	6,597	6,729	6,864	7,000
Grapevine/Colleyville ISD		-	-	-	-	82,506	123,759	247,519	288,772	330,025	336,626	343,358	350,225	357,230	364,374	371,662	379,095	386,677	394,410	402,299	410,345	418,551	426,923	435,461	444,170	453,048	462,094
Total		-	-	-	-	144,588	216,882	433,764	505,058	578,352	589,919	601,717	613,751	626,026	638,547	651,318	664,344	677,631	691,184	705,007	719,107	733,490	748,159	763,123	778,385	793,939	
	GROSS	-	-	-	-	20,777	31,166	62,332	72,721	83,110	84,772	86,467	88,197	89,961	91,760	93,595	95,467	97,376	99,324	101,310	103,337	105,403	107,511	109,662	111,855	113,085	
		-	-	-	-	16,500	24,750	49,500	57,750	66,000	67,320	68,666	70,040	71,441	72,869	74,327	75,813	77,330	78,876	80,454	82,063	83,704	85,378	87,086	88,827	90,600	92,404
		-	-	-	-	14,244	21,365	42,731	49,852	56,974	58,114	59,276	60,462	61,671	62,904	64,162	65,446	66,754	68,090	69,451	70,840	72,257	73,702	75,176	76,680	78,213	79,774
		-	-	-	-	9,311	13,966	27,932	32,587	37,243	37,987	38,747	39,522	40,312	41,119	41,941	42,780	43,636	44,508	45,398	46,306	47,232	48,177	49,141	50,124	51,124	
		-	-	-	-	1,250	1,875	3,750	4,375	5,000	5,100	5,202	5,306	5,412	5,520	5,631	5,743	5,858	5,975	6,095	6,217	6,341	6,468	6,597	6,729	6,864	
		-	-	-	-	82,506	123,759	247,519	288,772	330,025	336,626	343,358	350,225	357,230	364,374	371,662	379,095	386,677	394,410	402,299	410,345	418,551	426,923	435,461	444,170	453,048	
		-	-	-	-	20,777	31,166	62,332	72,721	83,110	84,772	86,467	88,197	89,961	91,760	93,595	95,467	97,376	99,324	101,310	103,337	105,403	107,511	109,662	111,855	113,085	
		-	-	-	-	16,500	24,750	49,500	57,750	66,000	67,320	68,666	70,040	71,441	72,869	74,327	75,813	77,330	78,876	80,454	82,063	83,704	85,378	87,086	88,827	90,600	
		-	-	-	-	14,244	21,365	42,731	49,852	56,974	58,114	59,276	60,462	61,671	62,904	64,162	65,446	66,754	68,090	69,451	70,840	72,257	73,702	75,176	76,680	78,213	
		-	-	-	-	9,311	13,966	27,932	32,587	37,243	37,987	38,747	39,522	40,312	41,119	41,941	42,780	43,636	44,508	45,398	46,306	47,232	48,177	49,141	50,124	51,124	
		-	-	-	-	1,250	1,875	3,750	4,375	5,000	5,100	5,202	5,306	5,412	5,520	5,631	5,743	5,858	5,975	6,095	6,217	6,341	6,468	6,597	6,729	6,864	
		-	-	-	-	82,506	123,759	247,519	288,772	330,025	336,626	343,358	350,225	357,230	364,374	371,662	379,095	386,677	394,410	402,299	410,345	418,551	426,923	435,461	444,170	453,048	
		-	-	-	-	20,777	31,166	62,332	72,721	83,110	84,772	86,467	88,197	89,961	91,760	93,595	95,467	97,376	99,324	101,310	103,337	105,403	107,511	109,662	111,855	113,085	
		-	-	-	-	16,500	24,750	49,500	57,750	66,000	67,320	68,666	70,040	71,441	72,869	74,327	75,813	77,330	78,876	80,454	82,063	83,704	85,378	87,086	88,827	90,600	
		-	-	-	-	14,244	21,365	42,731	49,852	56,974	58,114	59,276	60,462	61,671	62,904	64,162	65,446	66,754	68,090	69,451	70,840	72,257	73,702	75,176	76,680	78,213	
		-	-	-	-	9,311	13,966	27,932	32,587	37,243	37,987	38,747	39,522	40,312	41,119	41,941	42,780	43,636	44,508	45,398	46,306	47,232	48,177	49,141	50,124	51,124	
		-	-	-	-	1,250	1,875	3,750	4,375	5,000	5,100	5,202	5,306	5,412	5,520	5,631	5,743	5,858	5,975	6,095	6,217	6,341	6,468	6,597	6,729	6,864	
		-	-	-	-	82,506	123,759	247,519	288,772	330,025	336,626	343,358	350,225	357,230	364,374	371,662	379,095	386,677	394,410	402,299	410,345	418,551	426,923	435,461	444,170	453,048	
		-	-	-	-	20,777	31,166	62,332	72,721	83,110	84,772	86,467	88,197	89,961	91,760	93,595	95,467	97,376	99,324	101,310	103,337	105,403	107,511	109,662	111,855	113,085	
		-	-	-	-	16,500	24,750	49,500	57,750	66,000	67,320	68,666	70,040	71,441	72,869	74,327	75,813	77,330	78,876	80,454	82,063	83,704	85,378	87,086	88,827	90,600	
		-	-	-	-	14,244	21,365	42,731	49,852	56,974	58,114	59,276	60,462	61,671	62,904	64,162	65,446	66,754	68,090	69,451	70,840	72,257	73,702	75,176	76,680	78,213	
		-	-	-	-	9,311	13,966	27,932	32,587	37,243	37,987	38,747	39,522	40,312	41,119	41,941	42,780	43,636	44,508	45,398	46,306	47,232	48,177	49,141	50,124	51,124	
		-	-	-	-	1,250	1,875	3,750	4,375	5,000	5,100	5,202	5,306	5,412	5,520	5,631	5,743	5,858	5,975	6,095	6,217	6,341	6,468	6,597	6,729	6,864	
		-	-	-	-	82,506	123,759	247,519	288,772	330,025	336,626	343,358	350,225	357,230	364,374	371,662	379,095	386,677	394,410	402,299	410,345	418,551	426,923	435,461	444,170	453,048	
		-	-	-	-	20,777	31,166	62,332	72,721	83,110	84,772	86,467	88,197	89,961	91,760	93,595	95,467	97,376	99,324	101,310	103,337	105,403	107,511	109,662	111,855	113,085	
		-	-	-	-	16,500	24,750	49,500	57,750	66,000	67,320	68,666	70,040	71,441	72,869	74,327	75,813	77,330	78,876	80,454	82,063	83,704	85,378	87,086	88,827	90,600	
		-	-	-	-	14,244	21,365	42,731	49,852	56,974	58,114	59,276	60,462	61,671	62,904	64,162	65,446	66,754	68,090	69,451	70,840	72,257	73,702	75,176	76,680	78,213	
		-	-	-	-	9,311	13,966	27,932	32,587	37,243	37,987	38,747	39,522	40,312	41,119	41,941	42,780	43,636	44,508	45,398	46,306	47,232	48,177	49,141	50,124	51,124	
		-	-	-	-	1,250	1,875	3,750	4,375	5,000	5,100	5,202	5,306	5,412	5,520	5,631	5,743	5,858	5,975	6,095	6,217	6,341	6,468	6,597	6,729	6,864	
		-	-	-	-	82,506	123,759	247,519	288,772	330,025	336,626	343,358	350,225	357,230	364,374	371,662	379,095	386,677	394,410	402,299	410,345	418,551	426,923	435,461	444,170	453,048	
		-	-	-	-	20,777																					



Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

Length of TIRZ #1 in Years:

The TIRZ was originally created with a 30-year term and was scheduled to terminate on December 31, 2016. Upon amendment, the TIRZ term was extended for an additional 21 years and is now scheduled to terminate on December 31, 2038.

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone's project and financing plan.

Account	Owner	County	Exemption	SQFT	Improvement Value	Land Value	Ag exemption	Total Value
7681798	HUNT BUILDING CORP	Tarrant		100,624	\$ -	\$ 60,374	\$ -	\$ 60,374
41484460	BREIHAN FAMILY TRUST A & B	Tarrant		14,580	\$ -	\$ 174,960	\$ -	\$ 174,960
41657292	GRAPEVINE CROSSING HOLDINGS LL	Tarrant		20,473	\$ -	\$ 140,445	\$ -	\$ 140,445
41484487	GRAPEVINE CROSSING HOLDINGS LL	Tarrant		33,187	\$ -	\$ 227,663	\$ 227,580	\$ 83
41707656	GRAPEVINE CROSSING HOLDINGS LL	Tarrant		147,649	\$ -	\$ 822,953	\$ -	\$ 822,953
41707664	GRAPEVINE CROSSING HOLDINGS LL	Tarrant		224,803	\$ 1,578,356	\$ 43,882	\$ -	\$ 1,622,238
41484509	ENCORE RETAIL DEVELOPMENT CO	Tarrant		76,808	\$ -	\$ 1,497,756	\$ -	\$ 1,497,756
41525973	CHESAPEAKE LAND DEV CO LLC	Tarrant		20,000	\$ -	\$ 1,400	\$ -	\$ 1,400
41589696	CHESAPEAKE LAND DEV CO LLC	Tarrant		112,000	\$ -	\$ 7,840	\$ -	\$ 7,840
41480627	LAKE FAMILY TRUST	Tarrant		88,202	\$ 890,370	\$ 1,759,630	\$ -	\$ 2,650,000
41480635	LCG GRAPEVINE II LP	Tarrant		191,129	\$ 3,849,799	\$ 2,150,201	\$ -	\$ 6,000,000
41480643	GRAPEVINE PAVILION INVESTMENT	Tarrant		52,514	\$ 1,095,368	\$ 787,710	\$ -	\$ 1,883,078
41480651	GRAPEVINE PAVILION INVESTMENT	Tarrant		59,644	\$ 1,275,124	\$ 894,660	\$ -	\$ 2,169,784
41480678	LCG GRAPEVINE II LP	Tarrant		231,039	\$ 81,923	\$ 2,425,910	\$ -	\$ 2,507,833
41480686	LCG GRAPEVINE II LP	Tarrant		55,919	\$ -	\$ 615,109	\$ -	\$ 615,109
40361691	GRAPEVINE DEVELOPMENT III LP	Tarrant		185,869	\$ 2,220,974	\$ 2,091,026	\$ -	\$ 4,312,000
41186532		Tarrant					\$ -	\$ -
1603795	GRAPEVINE CITY OF	Tarrant	Ex.	185,729	\$ 2,872,141	\$ 650,052	\$ -	\$ -
41709209	RDSL PROPERTIES MANAGEMENT LLC	Tarrant		31,872	\$ 176,920	\$ 478,080	\$ -	\$ 655,000
41653009	GRAPEVINE EQUITY PARTNERS LLC	Tarrant		780,151	\$ -	\$ 4,613,340	\$ -	\$ 4,613,340
40647749	SPEEDWAY GRAPEVINE I LLC	Tarrant		48,916	\$ 630,192	\$ 684,824	\$ -	\$ 1,315,016
07390319	SPEEDWAY GRAPEVINE I LLC	Tarrant		25,116	\$ 34,069	\$ 351,624	\$ -	\$ 385,693
4463455	GRAPEVINE EQUITY PARTNERS LLC	Tarrant		627,970	\$ -	\$ 627,970	\$ -	\$ 627,970
04463498	CARTER GRAPEVINE PARTNERS ETAL	Tarrant		736,600	\$ -	\$ 368,300	\$ -	\$ 368,300
4463501	GRAPEVINE EQUITY PARTNERS LLC	Tarrant		516,360	\$ -	\$ 1,015,822	\$ -	\$ 1,015,822
4471652	GRAPEVINE CITY OF	Tarrant	Ex.	442,631	\$ -	\$ 818,867	\$ -	\$ -
4471687	NG20 LP	Tarrant		54,102	\$ 42,298	\$ 54,102	\$ -	\$ 96,400
4471709	GRAPEVINE CITY OF	Tarrant	Ex.	12,763	\$ -	\$ 124,439	\$ -	\$ -
6015530	GRAPEVINE CITY OF	Tarrant	Ex.	22,651	\$ -	\$ 22,651	\$ -	\$ -
41480988	NG 20 LP	Tarrant		871,200	\$ 871,200	\$ -	\$ -	\$ 871,200
41558413	GRAPEVINE CITY OF	Tarrant	Ex.	19,863	\$ -	\$ 193,664	\$ -	\$ -
4488741	GRAPEVINE CITY OF	Tarrant	Ex.	37,301	\$ -	\$ 363,685	\$ -	\$ -
4488768	GRAPEVINE CITY OF	Tarrant	Ex.	854,345	\$ -	\$ 8,329,864	\$ -	\$ -
7074581	GRAPEVINE CITY OF	Tarrant	Ex.	421,269	\$ -	\$ 4,107,373	\$ -	\$ -
07126441	GRAPEVINE CITY OF	Tarrant	Ex.	362,950	\$ -	\$ 3,538,763	\$ -	\$ -
41287460	COUCH GEORGE W III	Tarrant		10,541	\$ -	\$ 25,001	\$ 24,975	\$ 26
41679210	BILLINGSLEY PIN OAK PRNTS LTD	Tarrant		37,009	\$ -	\$ 288,667	\$ 288,596	\$ 71
41527275	CHESAPEAKE LAND DEV CO LLC	Tarrant		30,536	\$ -	\$ 2,138	\$ -	\$ 2,138
41691040	CHESAPEAKE LAND DEV CO LLC	Tarrant		120,661	\$ -	\$ 1,085,949	\$ -	\$ 1,085,949
6144403	GRAPEVINE CITY OF	Tarrant	Ex.	307,050	\$ -	\$ 2,993,738	\$ -	\$ -
41712013	BCO TURNPIKE DIST CTR M LLC	Tarrant		16,117	\$ -	\$ 125,714	\$ 125,674	\$ 40
03999963	GRAPEVINE CITY OF	Tarrant	Ex.	12,197	\$ 9,038	\$ 85,379	\$ -	\$ -
3999971	GRAPEVINE CITY OF	Tarrant	Ex.	5,227	\$ 3,873	\$ 36,589	\$ -	\$ -
4502450	GRAPEVINE CITY OF	Tarrant	Ex.	24,176	\$ 36,000	\$ 120,880	\$ -	\$ -
4000013	GRAPEVINE CITY OF	Tarrant	Ex.	7,841	\$ 5,810	\$ 54,887	\$ -	\$ -
4515528	CARTER GRAPEVINE PARTNERS ETAL	Tarrant		126,324	\$ -	\$ 63,162	\$ -	\$ 63,162
65169141010010000	City of Grapevine	Dallas	Ex.	1,144,234	\$ -	\$ 2,574,530	\$ -	\$ -
65177243010140100	City of Grapevine	Dallas	Ex.	30,884	\$ -	\$ 7,090	\$ -	\$ -
65177243010130100	MORSE MARY KATHLEEN D TR	Dallas		71,395	\$ -	\$ 14,280	\$ 14,149	\$ 131
65165528010050000	MORSE MARY KATHLEEN D TR	Dallas		117,612	\$ -	\$ 5,400	\$ 5,184	\$ 216

Account	Owner	County	Exemption	SQFT	Improvement Value	Land Value	Ag exemption	Total Value
65171553010030000	CROW BILLINGSLEY AIRPORT	Dallas		94,983	\$ -	\$ 569,900	\$ -	\$ 569,900
900430000A01A0000	GRAPEVINE CROSSING HOLDINGS LLC	Dallas		95,135	\$ -	\$ 570,810	\$ 570,636	\$ 174
900430000A02A0000	BREIHAN FAMILY TRUST	Dallas		22,913	\$ 774,960	\$ 137,480	\$ -	\$ 912,440
900430000A03A0000	GRAPEVINE CROSSING HOLDINGS LLC	Dallas		1,655	\$ -	\$ 9,930	\$ 9,926	\$ 4
65031743010020000	City of Grapevine	Dallas	Ex.	1,118,577	\$ -	\$ 256,790	\$ -	\$ -
65061421010010000	City of Grapevine	Dallas	Ex.	3,799,085	\$ -	\$ 13,310,580	\$ -	\$ -
7708823	GRAPEVINE MILLS LTD PRTNSHP	Tarrant		144,794	\$ 3,641,421.00	\$ 868,764.00	\$ -	\$ 4,510,185.00
7708831	GRAPEVINE MILLS LTD PRTNSHP	Tarrant		149,063	\$ 6,625,622.00	\$ 894,378.00	\$ -	\$ 7,520,000.00
7708866	GRAPEVINE MILLS LTD PRTNSHP	Tarrant		28,794	\$ -	\$ 172,764.00	\$ -	\$ 172,764.00
41307097	GRAPEVINE MILLS LTD PRTNSHP	Tarrant		5,423,176	\$ 170,257,995.00	\$ 32,539,056.00	\$ -	\$ 202,797,051.00
7066945	NATIONAL RETAIL PROPERTIES INC	Tarrant		110,599	\$ 1,346,511.00	\$ 1,658,985.00	\$ -	\$ 3,005,496.00
7066953	LOGAN GRAPEVINE ASSOCIATES LP	Tarrant		184,172	\$ 567,420.00	\$ 2,762,580.00	\$ -	\$ 3,330,000.00
7161662	GRAPEVINE-LIANG 2655 LLC	Tarrant		77,872	\$ 816,920.00	\$ 1,168,080.00	\$ -	\$ 1,985,000.00
7224958	VISION F LLC	Tarrant		85,135	\$ 822,975.00	\$ 1,277,025.00	\$ -	\$ 2,100,000.00
7902875	NATIONAL RETAIL PROPERTIES INC	Tarrant		88,601	\$ 770,985.00	\$ 1,329,015.00	\$ -	\$ 2,100,000.00
7902867	PTT EMPIRE INVESTMENTS CORP	Tarrant		125,191	\$ 3,223,870.00	\$ 1,877,865.00	\$ -	\$ 5,101,735.00
7384920	CJK GRAPEVINE PROPERTIES LLC	Tarrant		104,239	\$ 886,415.00	\$ 1,563,585.00	\$ -	\$ 2,450,000.00
7067003	HALLE PROPERTIES LLC	Tarrant		37,331	\$ 254,082.00	\$ 559,965.00	\$ -	\$ 814,047.00
7067011	TIOS LLC	Tarrant		23,610	\$ 595,850.00	\$ 354,150.00	\$ -	\$ 950,000.00
7224974	ARC CAFEUSA001 LLC	Tarrant		53,676	\$ 781,906.00	\$ 805,140.00	\$ -	\$ 1,587,046.00
40012174	ESTRELLA ENTERPRISES	Tarrant		47,984	\$ 447,932.00	\$ 899,700.00	\$ -	\$ 1,347,632.00
7067046	CHICK-FIL-A INC	Tarrant		53,753	\$ 267,131.00	\$ 1,007,869.00	\$ -	\$ 1,275,000.00
7384831	BUERGE, JOHN R	Tarrant		38,898	\$ 766,530.00	\$ 583,470.00	\$ -	\$ 1,350,000.00
7384904	CNL APF PARTNERS LP	Tarrant		62,467	\$ 1,000.00	\$ 937,005.00	\$ -	\$ 938,005.00
7384912	STEAK N SHAKE INC	Tarrant		54,791	\$ 68,081.00	\$ 1,027,331.00	\$ -	\$ 1,095,412.00
7227132	MOODY NATIONAL HP GRAPEVINE TR	Tarrant		108,488	\$ 6,998,144.00	\$ 1,301,856.00	\$ -	\$ 8,300,000.00
40459691	W2005/FARGO HOTELS REALTY LP	Tarrant		117,495	\$ 6,890,060.00	\$ 1,409,940.00	\$ -	\$ 8,300,000.00
40459705	GRAPEVINE MILLS RESIDUAL LP	Tarrant		101,364	\$ -	\$ 1,013,600.00	\$ -	\$ 1,013,600.00
7384637	GRAPEVINE LODGING PARTNERS LP	Tarrant		101,243	\$ 5,683,841.00	\$ 1,316,159.00	\$ -	\$ 700,000.00
40982319	SHAFIPOUR, NASSER ETUX ETAL	Tarrant		64,774	\$ -	\$ 48,581.00	\$ -	\$ 48,581.00
				20,633,452	217,171,192	106,059,177	1,266,720	\$ 299,840,399

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER BR
MEETING DATE: DECEMBER 15, 2015
SUBJECT: INTERLOCAL AGREEMENT – DEVELOPMENT OF A 50-ACRE TRACT THAT LIES IN FLOWER MOUND AND GRAPEVINE

RECOMMENDATION:

Council to consider approval of an interlocal agreement for the development of a 50-acre tract, of which approximately 10 acres lies with the Town of Flower Mound city limits and 40 acres lies within the City of Grapevine.

BACKGROUND:

A 50 acre portion of the City's 185 acre tract that is under contract to Seefried lies in both the City of Grapevine and the Town of Flower Mound. Approximately 80% is in Grapevine and 20% is in Flower Mound. On October 20, 2015 City Council approved an interlocal agreement (ILA) with the Town of Flower Mound to streamline the development process for the project and facilitate public services on the site. That agreement was not executed because Flower Mound approved a version that had modifications that did not conform to the original approval by Grapevine. The attached ILA is the result of negotiations between Flower Mound and Grapevine and are acceptable to staff. The changes to the ILA that was approved by Grapevine on October 20 are primarily associated with floodplain management on the acreage in Flower Mound.

The major terms of the agreement are as follows:

- Grapevine would be responsible for the regulation of the development process including concept plans, site plans, building codes and inspections, code enforcement, platting, driveway permitting, floodway, floodplain, tree removal and fill activities
- Flower Mound will allow for the proposed fill of portions of the property that are in Flower Mound.
- The Flower Mound portion of the site will be governed by applicable Flower Mound zoning ordinances and the proposed uses are permitted under the current zoning of the tract
- Grapevine will process platting of the site

CC ITEM #5

- Flower Mound will abandon any existing water, sewer, utility slope and drainage easements
- Grapevine will provide all water and wastewater to the site and collect all related fees
- Any watering restrictions that apply to the rest of the City of Grapevine will also apply to this site
- All emergency services will be provided by Grapevine

The Flower Mound Town Council will consider approval of this version of the interlocal agreement on December 21, 2015.

Staff recommends approval.

**INTERLOCAL AGREEMENT FOR THE DEVELOPMENT OF A 50 ACRE TRACT
WITHIN THE TOWN OF FLOWER MOUND AND CITY OF GRAPEVINE.**

STATE OF TEXAS §
 §
COUNTY OF TARRANT §
COUNTY OF DALLAS §
COUNTY OF DENTON §

This Interlocal Agreement (the “Agreement”) is hereby entered into by and between the City of Grapevine, Texas, a home rule municipality located in Dallas, Denton, and Tarrant Counties, Texas, (“Grapevine”) acting herein by and through its duly authorized Mayor, William D. Tate, and the Town of Flower Mound, Texas, a home rule municipality located in Denton and Tarrant Counties, Texas, (“Flower Mound”) acting herein by and through its duly authorized Mayor, Thomas E. Hayden. Flower Mound and Grapevine may sometimes hereafter be referred to collectively as the “parties” or individually as a “party.”

WHEREAS, Grapevine currently owns an approximately 50 acre undeveloped tract of land located adjacent to the west side of Lakeside Parkway and north of Denton Creek (the “Grapevine Property”); and

WHEREAS, approximately 10 acres of the Grapevine Property lies within the municipal boundaries of Flower Mound (the “Grapevine Site,” as more particularly described on the attached Exhibit “A” and depicted on the attached Exhibit “B”); and

WHEREAS, the properties surrounding the Grapevine Site are currently developed as Light Industrial or Multifamily complexes; and

WHEREAS, the size and configuration of the Grapevine Site lends itself to large scale developments and potential developments will likely span the common municipal boundary line between Grapevine and Flower Mound; and

WHEREAS, in an effort to streamline the development process and to avoid conflicting requirements for the development of the Grapevine Site, the parties agree that the Grapevine Site should be developed under one party’s regulations; and

WHEREAS, Chapter 791 of the Texas Government Code authorizes municipalities to enter into interlocal agreements for the providing of governmental functions and services, including but not limited to the following: police and fire protection, public health and welfare, waste disposal, planning, administrative functions, utility services, and any other governmental functions in which the contracting parties are mutually interested; and

WHEREAS, the parties deem it to be to their mutual benefit and to the benefit of the health, safety and welfare of their respective citizens to enter into this Agreement to facilitate the development of the Grapevine Site under the terms and conditions set forth herein.

NOW THEREFORE, in consideration of the foregoing, and on the terms and conditions hereinafter set forth, Grapevine and Flower Mound, for good and valuable consideration, specifically, the mutual promises and agreements contained herein, do hereby contract, covenant and agree as follows:

TERMS OF AGREEMENT

1. **Purpose.** The purpose of this Agreement is to provide a single point of contact relative to the development of the Grapevine Site and the municipal regulations under which the Grapevine Site shall be developed, and to provide the terms of law enforcement and fire protection services for the Grapevine Site.
2. **Development Process.** Unless otherwise noted in this Agreement, the parties agree that Grapevine's Development Regulations and Procedures shall govern the Grapevine Site. These Regulations and Procedures include: (a) signage; (b) development plans, concept plans, and site plans; (c) building codes and building inspections, including associated construction standards; (d) code enforcement of building codes, including fire codes; (e) platting and subdivision regulations; (f) driveway permitting; and (g) floodway, floodplain, tree removal, and fill activity.
3. **Zoning.** Grapevine and Flower Mound recognize and agree that the Grapevine Site will be governed by the zoning regulations in Chapter 98 of Flower Mound's Code of Ordinances, as amended. Flower Mound hereby affirms that the Grapevine Site is currently zoned Campus Industrial (CI), and that under such zoning classification, the following proposed uses are permitted on the Grapevine Site: (1) a warehouse and distribution center, which will serve as a regional parts distribution center for an international automobile manufacturer, including the storage and shipment of auto parts along with a limited amount of support office space; and (2) a learning and performance center, with classroom space and garage training, to serve as a regional training facility for the automobile manufacturer's technicians.
4. **Platting Process.** Grapevine and Flower Mound agree that platting of the Grapevine Site will be processed by Grapevine with final documents recorded with Dallas County and Tarrant County.
5. **Easement Abandonment.** Flower Mound agrees to abandon existing water, sewer, utility, slope, and drainage easements, and an accompanying agreement, recorded in Volume 4614, Pages 1293, 1350, 1360 and 1365.
6. **Water and Wastewater Service; EPA and TCEQ Wastewater Pretreatment Requirements.** The parties agree that Grapevine shall provide water and wastewater service to the Grapevine Site. Grapevine currently has water and wastewater lines on the Grapevine Site of

sufficient size to serve the Grapevine Site and shall provide all plan review and construction inspection of water and wastewater lines in connection with development of Grapevine Site. Furthermore, Grapevine shall be responsible for all EPA and TCEQ permitting including wastewater pretreatment.

7. Water Conservation and Drought Contingency. Water conservation and drought contingency measures imposed by Grapevine upon its customers shall apply to the Grapevine Site. As a condition of Trinity River Authority (“TRA”) providing water service to Grapevine, Grapevine imposes water conservation and drought contingency measures when requested by TRA and its raw water supplier, the Tarrant Regional Water District.

8. Water & Wastewater Impact Fees. Grapevine water and wastewater impact fees shall be applied to the Grapevine Site.

9. Water and Wastewater Repair and Monitoring Responsibilities. Grapevine shall be responsible for maintenance of the water lines and appurtenances up to and including water meter service to buildings on the Grapevine Site. Grapevine shall be responsible for maintenance of its wastewater system serving the Grapevine Site.

10. Water and Wastewater Regulatory Control. It is understood and agreed by the parties that the water lines and appurtenances up to and including the water meter and detector check assembly (“water facilities”) shall be designed and constructed in accordance with Grapevine’s standards. Construction inspection for said water facilities shall be inspected by Grapevine and all inspection fees for said water facilities shall be paid to Grapevine. Furthermore, Grapevine shall be responsible for cross connection control.

11. Environmental Control. Environmental and industrial waste permitting and enforcement shall be provided by Grapevine through its contracted services provider.

12. EPA and TCEQ Storm-water Permitting. Grapevine shall be responsible for construction permitting on the Grapevine Site and shall incorporate the Grapevine Site into its MS-4 Permitting and industrial storm-water permitting as necessary.

13. Floodplain Procedures. Grapevine shall apply its floodplain requirements addressing floodplain reclamation, design and construction standards including FEMA requirements; provided, however, Grapevine agrees that the minimum standards for acquiring an exception from Flower Mound’s drainage regulations must be met for the Grapevine Site. In accordance with Section 90-404 of Flower Mound’s Code of Ordinances, there shall be zero increase in the one percent chance water surface elevation and zero increase in the water velocity on any property that is upstream, downstream, or on the opposite bank and/or lot from the proposed construction or construction-related activity on the Grapevine Site (the “Exception Criteria”). A hydraulic study for the Grapevine Site must be provided by a licensed professional engineer to Flower Mound for review and approval to verify conformance with the Exception Criteria. Flower Mound agrees to promptly process its review and approval of the study and Flower

Mound's approval shall not be unreasonably withheld. Grapevine must submit a conditional letter of map revision (CLOMR) as to the Grapevine Site to FEMA for FEMA's review and approval. Upon completion of the reclamation activity an as-built survey and a revised hydraulic model are to be prepared in conformance with the Exception Criteria. Upon verification of compliance, a letter of map amendment (LOMR) application is to be submitted, by Grapevine, to FEMA for its review and approval. The parties agree to cooperate with each other as necessary to accomplish the foregoing processes, and Grapevine agrees to provide Flower Mound with all documentation related to the hydraulic study, the CLOMR, and the LOMR for the Grapevine Site.

14. On Site Civil Plan Review and Inspection. Grapevine shall review and approve the construction plans for civil site work in accordance with Grapevine's design and construction standards and will provide all construction inspection of the civil site work improvements.

15. Fire Department Services.

a. All firefighting and emergency services for the Grapevine Site, including all fire suppression activities, EMS responses, rescues, pre-incident planning, and other first responder fire department activities shall be provided by Grapevine. All fire prevention services, including fire inspections, investigations, public education, emergency management, and fire code enforcement shall be provided by Grapevine.

b. Grapevine's Fire Department will have primary jurisdiction to the full extent allowed by law for all fire protection and prevention that is required within the Grapevine Site.

c. Any class C misdemeanor offenses related to Grapevine's fire codes occurring on the Grapevine Site will be processed in Flower Mound's municipal court. The process by which Grapevine will file class C misdemeanors in Flower Mound's municipal court will be set forth in policies established by the court and the applicable Grapevine code enforcement officers separate from this Agreement.

d. Grapevine code enforcement officers shall attend court proceedings and testify as necessary in prosecution of citations that are issued in accordance with this Agreement.

16. Police Department Services.

a. All police response for emergency services for the Grapevine Site and follow-up investigative services shall be provided by Grapevine.

b. The Grapevine Police Department will have primary jurisdiction to the full extent allowed by law for all offenses that occur within the Grapevine Site. Notwithstanding the above, nothing in this Agreement shall abrogate Flower Mound's jurisdiction and authority to enforce regulations within the Grapevine Site.

c. Any class C misdemeanor offenses occurring on the Grapevine Site will be processed in Flower Mound's municipal court. The process by which the Grapevine Police Department will file class C misdemeanors in Flower Mound's municipal court will be set forth in policies established by the court and the Grapevine Police Department separate from this Agreement.

d. Grapevine officers shall attend court proceedings and testify as necessary in prosecution of citations that are issued in accordance with this Agreement.

17. 911 and Alarm Responses. All 911 calls and alarms from the Grapevine Site for both police and fire services shall be routed to Grapevine for first response.

18. Solid Waste. Grapevine shall provide solid waste services to the Grapevine Site through its contracted solid waste provider.

19. Flower Mound Road Impact Fee and Landscaping. Flower Mound shall charge and collect applicable Flower Mound road impact fees the Grapevine Site. Grapevine shall impose sidewalk and landscaping requirements for Enterprise Drive that match Flower Mound's requirements which have been constructed elsewhere along Enterprise Drive.

20. No Joint Enterprise. No provision of this Agreement shall be construed to create any type of joint ownership of any property, nor shall same be deemed to create a partnership or joint venture. It is understood and agreed that any equipment operated by Flower Mound in performance of this Agreement shall be owned and controlled by Flower Mound, and that any equipment operated by Grapevine in performance of this Agreement shall be owned and controlled by Grapevine. Furthermore, the parties hereto acknowledge and agree that the doctrine of respondeat superior shall not apply between the parties.

21. Notice. Any notice, communication or request provided or permitted to be given by either party to the other party must be in writing and addressed as follows:

If to Flower Mound:

Town of Flower Mound
Attention: Town Manager
2121 Cross Timbers Rd
Flower Mound, TX 75028

With a copy to:

Bryn D. Meredith
Taylor, Olson, Adkins, Sralla & Elam, LLP
600 Western Place, Suite 200
Fort Worth, Texas 76107

If to Grapevine:

City of Grapevine
Attention: City Manager
P.O. Box 95104
Grapevine, Texas 76099

With a copy to:

Matthew C.G. Boyle
Boyle & Lowry, LLP
4201 Wingren, Suite 108
Irving, Texas 75062
mboyle@boyle-lowry.com

or to such other addresses as may be provided for in writing from time to time.

22. No waiver of immunity or defenses. This Agreement is made pursuant to Chapter 791 of the Texas Government Code. It is expressly understood and agreed that in the execution of this Agreement, neither party waives nor shall be deemed hereby to waive any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions. This section shall be liberally construed to carry out the intent of the town/city councils of Flower Mound and Grapevine, and the parties do hereby invoke said governmental immunity to the extent possible under the law. As between the parties to this Agreement, each party agrees to accept liability for any act, error or omission of its own officers, agents, servants, volunteers, and employees of whatever kind and nature and from whatever cause arising out of or connected with the performance of this Agreement. Each party hereby waives all claims against the other party for compensation for any loss, damage, personal injury or death occurring as a consequence of the performance of this Agreement. This section is agreed by the parties as authorized by Section 791.006(a-1) of the Texas Government Code, and is intended to assign liability in a different manner than would otherwise occur under Texas Government Code Section 791.006(a).

23. No third party beneficiaries. It is understood by the parties that this Agreement is entered into for the mutual convenience and purposes of the parties which are parties hereto, and it is the parties' intent that no other parties shall be construed as beneficiaries of this Agreement.

24. Entire Agreement. This Agreement, including any exhibits attached and made a part hereof, is the entire Agreement between the parties and supersedes all prior or contemporaneous understandings or representations, whether oral or written, respecting the subject matter herein.

25. Venue. This Agreement shall be construed under the substantive laws of the State of Texas, without reference to its choice of law provisions, and exclusive venue for any action arising under state law under this Agreement shall be the District Courts of Tarrant County, Texas. If any action relating to this Agreement is not properly brought in state court, venue shall be the United States District Court for the Northern District of Texas.

26. Severability. In the event any section, subsection, paragraph, subparagraph, sentence, phrase, or word herein is held invalid, illegal, or unenforceable, the balance of this Agreement shall be enforceable, and shall be read as if the parties intended at all times to delete said invalid section, subsection, paragraph, subparagraph, sentence, phrase, or word. In such event there shall be substituted for such deleted provision a provision as similar in terms and in effect to such deleted provision as may be valid, legal and enforceable.

27. Section or Other Headings. Section or other headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

28. Amendment. This Agreement may only be amended, altered, or revoked by written instrument signed by the parties to such amendment.

29. Interpretation. Regardless of the actual drafter of this Agreement, this Agreement shall, in the event of any dispute over its meaning or application, be interpreted fairly and reasonably, and neither more strongly for nor against any party.

30. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

31. Force Majeure. "Force majeure" is an act of God or a public enemy, war, riot, civil commotion, insurrection, terrorism, strike (unless caused by acts or omissions of the party asserting same), governmental or de facto governmental regulatory or eminent domain action (unless caused by acts or omissions of the party asserting same), fire, drought, explosion, flood, or other natural catastrophe. If, by reasons of Force Majeure, any party will be rendered wholly or partially unable to carry out its obligations under this Agreement after its Effective Date, then such party will give written notice of the particulars of such Force Majeure to the other party or parties within a reasonable time after the occurrence of such event. The obligations of the party giving such notice, to the extent affected by such Force Majeure, will be suspended during the continuance of the inability claimed and for no longer period, and any such party will in good faith exercise its best efforts to remove and overcome such inability.

32. Mutual Assistance. The parties hereto agree to take all reasonable measures which are necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out such terms and provisions.

33. Recitals. The recitals to this Agreement are incorporated herein, and are intended to aid in the interpretation of this Agreement.

34. Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

35. Sovereign Authority. The parties agree that nothing in this Agreement may limit either party's sovereign authority or ability to amend or adopt ordinances which are to the benefit of the health, safety and welfare of their respective citizens.

36. Effective Date. This Agreement is effective upon: (a) both parties approving and executing this Agreement; and (b) Flower Mound adopting an ordinance amending the development regulations for the Grapevine Site (the "Effective Date").

37. Term. The term of this Agreement shall be for one year beginning upon the Effective Date and shall automatically renew for additional one-year terms. Either party may terminate this Agreement, with or without cause, upon providing the other party with sixty (60) days advance written notice.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

EXECUTED this _____ day of _____, 20__.

CITY OF GRAPEVINE

By: _____
William D. Tate, Mayor

ATTEST:

Tara Brooks, Grapevine City Secretary

APPROVED AS TO FORM:

City Attorney

EXECUTED this _____ day of _____, 20____.

TOWN OF FLOWER MOUND

By: _____
Thomas E. Hayden, Mayor

ATTEST:

Theresa Scott, Town Secretary

APPROVED AS TO FORM:

Bryn D. Meredith, Town Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: DECEMBER 15, 2015
SUBJECT: APPROVAL FOR THE AWARD OF RFB 435-2015 FOR THE LIBRARY EXPANSION

RECOMMENDATION:

City Council to consider approval for the award of RFB 435-2015 to MDI Inc. General Contractors for the Grapevine Library expansion.

FUNDING SOURCE:

Funding for this purchase is currently available in account 121-44540-313-15-0054 (Quality of Life) for a total amount not to exceed \$447,000.00. Funds are available in account 114-11113-000-0 (Library Non Resident Fund) for an amount not to exceed \$67,500.00. Construction \$490,000.00 5% contingency \$25,500 for a total amount not to exceed \$514,500.00.

BACKGROUND:

The genealogy room will be expanded to provide additional shelving for new or donated materials and for the 60 shelves of items currently in a compact shelf area in the workroom which is not accessible to the public now. The periodical room will be relocated to another area of the Library and the expansion will be used as a teen area to add additional space and programs for this age group.

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The bid was advertised in the Fort Worth Star Telegram on November 5 and 12, 2015. There were 600 vendors electronically notified of the bid through the eBid system. Six vendors submitted bids. The bid was opened publicly on December 3, 2015 at 3 pm.

Based on the evaluation by Purchasing and the PARD staff, MDI Inc.'s bid is responsible and responsive. The bid price seems to be fair and reasonable for this type of project. The bid tabulation and schedule is attached.

The Facilities Committee has reviewed the bid and recommends approval.

Staff recommends approval.

ORDINANCE NO. _____

*Library
Expansion*

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, TO APPROPRIATE \$67,500.00 IN SPECIAL REVENUE FUND LIBRARY NON-RESIDENT REVENUES, AUTHORIZE THE TRANSFER OF FUNDS, AND APPROPRIATE \$67,500 IN CAPITAL PROJECT QUALITY OF LIFE FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to improve the quality of life of its residents by expanding the teen area through the Library Expansion project; and

WHEREAS, the additional \$67,500 in funding for the expansion is not currently included in the Capital Project Quality of Life Fund appropriation; and

WHEREAS, the periodical room will be relocated to another area of the Library and the expansion will be used as a teen area; and

WHEREAS, the expansion will increase the square footage by 1,500 s.f. to better accommodate this age group as it continues to grow; and

WHEREAS, the genealogy room will provide additional shelving for new or donated materials and for the sixty shelves of items currently in compact shelf area in the workroom.

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 an amount of \$67,500 be appropriated to the Special Revenue Funds Library Non-Resident Fund.

Section 3. That the City Council hereby, authorizes the transfer of funds from the Special Revenue Fund to the Capital Project Quality of Life Fund.

Section 4. That the City Council hereby, appropriates \$67,500 to the Capital Project Quality of Life Fund.

Section 5. That a copy of the revised Fiscal Year 2015-2016 Capital Project Quality of Life Fund budget document shall be kept on file in the office of the City Secretary and on the City of Grapevine website.

Section 6. 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 7. 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 15th day of December, 2015.

APPROVED:

ATTEST:

APPROVED AS TO FORM:



Tabulation of Bids
City of Grapevine

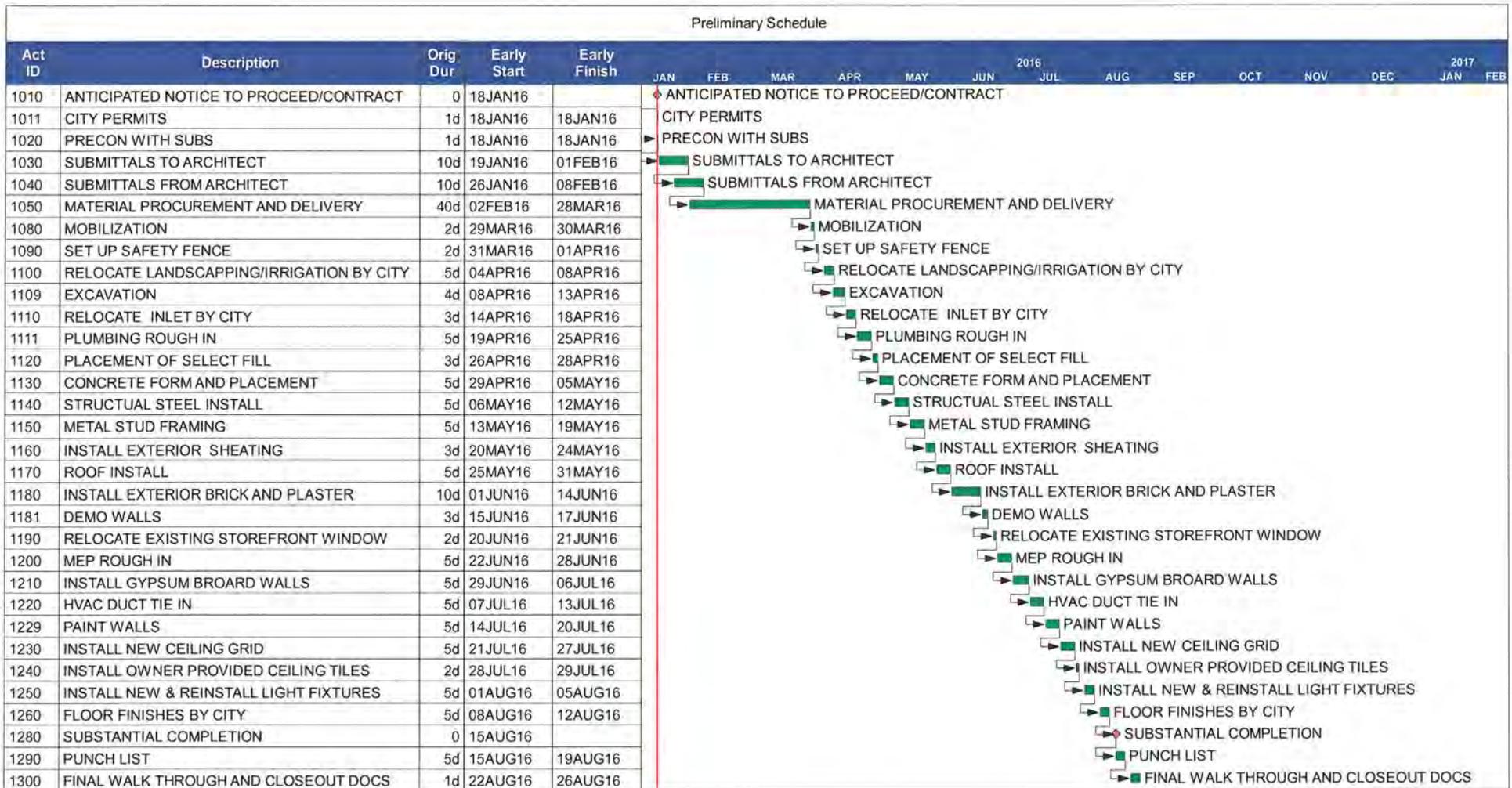
Bid Number:	RFB 435-2016	Bid Opening Date	12/3/2015	1st Ad:	11/5/2015	Bidders Notified:	600		
Name:	Library Expansion	Bid Opening Time	3:00 PM	2nd Ad:	11/12/2015	Bids Issued/Viewed	20		CC ITEM #6
Requesting Dept:	Library					Bids Received	6		

			VENDOR	VENDOR	VENDOR	VENDOR	VENDOR	VENDOR	
Name of Bidder.....			Beach Construction, Inc.	Unified Service, Inc.	Trinity Trans Con	MDI, Inc	Tri North Builders	AP Construction	
Item	Qty	Unit	Price	Price	Price	Price	Price	Price	
1	Lump Sum Bid	1	Turn Key	\$ 517,225.47	\$ 514,500.00	\$ 649,062.00	\$ 490,000.00	\$ 605,939.00	\$ 579,879.00

NOTES

"TABULATION STATEMENT"

ALL BIDS SUBMITTED ARE REFLECTED ON THIS BID TAB SHEET. HOWEVER, THE LISTING OF A BID ON THIS SHEET SHOULD NOT BE CONSTRUED AS A COMMENT ON THE RESPONSIVENESS OF SUCH BID OR AS ANY INDICATION THAT THE CITY ACCEPTS SUCH BID AS RESPONSIVE. THE CITY WILL MAKE A DETERMINATION AS TO THE RESPONSIVENESS OF BIDS SUBMITTED BASED UPON COMPLIANCE WITH ALL APPLICABLE LAWS, CITY OF GRAPEVINE PURCHASING GUIDELINES, AND PROJECT DOCUMENTS, INCLUDING BUT NOT LIMITED TO THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS. THE CITY WILL NOTIFY THE SUCCESSFUL BIDDER UPON AWARD OF THE CONTRACT AND, ACCORDING TO LAW, ALL BIDS RECEIVED WILL BE AVAILABLE FOR INSPECTION AT THAT TIME.

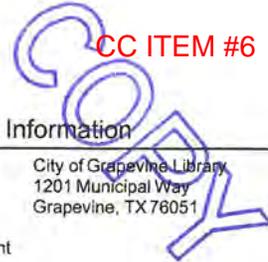


Start date	18JAN16
Finish date	26AUG16
Data date	18JAN16
Run date	09DEC15
Page number	1A
© Primavera Systems, Inc.	

Grapevine Public Library Expansion
MDI Inc., General Contractors

- Early bar
- Progress bar
- Critical bar
- Summary bar
- Start milestone point
- Finish milestone point

The City of Grapevine, Texas



Bid Information

Bid Owner Bob Smeby Purchasing Agent
Email bsmeby@grapevinetexas.gov
Phone (817) 410-3335
Fax (817) 410-3066

Bid Number RFB 435-2016
Title Library Expansion
Bid Type Offline Paper Submittal Only
Issue Date 11/05/2015
Close Date 12/3/2015 3:00:00 PM Central

Contact Information

Address 501 Shady Brook Drive
Suite 108
Grapevine, TX 76051

Contact Bob Smeby Purchasing Agent
Department Purchasing
Building Service Center
Floor/Room 108
Telephone (817) 410-3335
Fax (817) 410-3066
Email bsmeby@grapevinetexas.gov

Ship to Information

Address City of Grapevine Library
1201 Municipal Way
Grapevine, TX 76051

Contact
Department
Building
Floor/Room
Telephone
Fax
Email

Supplier Information

Company Name **MDI Inc. General Contractors**
Contact Name **Randall G. Hubbard, President**
Address **1225 Lakeshore Drive
Suite 100
Coppell, TX 75019**

Telephone **469.635.3400**
Fax **469.635.3499**
Email **estimating@mdigc.com**

Signature 
Randall G. Hubbard, President

Supplier Notes

Date **12 / 3 / 2015**

Bid Notes

The City is soliciting bids from qualified contractors for the City of Grapevine Library expansion project. The estimated project budget is \$590,000.00.

The bid will be awarded on a turnkey lump sum basis to the lowest responsible and responsive bidder meeting or exceeding the specifications in accordance with the provisions of the current Texas Local Government Code Title 8.

The RFB documents may be viewed and downloaded by registering online through the City's eBid system found on the Grapevine Purchasing webpage: <http://www.grapevinetexas.gov/>. A site visit and pre-bid meeting is scheduled. Details are in the bid documents. Do not submit bids on line through this eBid system. Submit paper bids per the instructions found in the bid documents.

MDI Inc. General Contractors did attend the pre-bid for this project.

Bid Activities

Date	Name	Description
11/19/2015 10:00:00 AM	Pre-bid meeting and site visit	

MDI Inc. General Contractors has been in business 51 years.

Bid Messages

See attached

Bid Attachments

The following attachments are associated with this opportunity and will need to be retrieved separately

Line	Filename	Description
Header	Bid Documents 435-2016 RFB Library Expansion.pdf	Bid Document

Header	Grapevine Public Library Construction Documents.pdf	Construction Documents
Header	Lump Sum Bid Price Sheet.pdf	Bid Price Sheet
Header	Client Work History.docx	Work History
Header	W-9_NOTICE[1].pdf	W9 Notice
Header	Bidders Certification.pdf	Bidders Certification
Header	Conflict of Interest Questionnaire.pdf	Conflict of Interest

Bid Attributes

Please review the following and respond where necessary

Bid 435-2016

LUMP SUM BID

The project is being bid as a "Lump Sum" contract. The Bidder shall include the cost of all work necessary for a complete, in-place, "turn-key" job, including, but not limited to, mobilization and de-mobilization; labor and supervision; equipment and tools; materials; insurance and bonds; site preparation and excess materials disposal; clean-up and restoration; temporary sanitary facilities; and all other items incidental and necessary for a complete project.

For the Library Expansion project, the undersigned proposes to perform all services and work denoted in the contract and bid documents providing the City of Grapevine with a complete project for the following price:

Lump Sum Bid Price: \$ 490,000

Sum of FOUR HUNDRED NINETY THOUSAND (Dollars)

State Contractor License No. N/A in State of Texas

Company Name MDI Inc. General Contractors

Doing business as MDI Inc. General Contractors

Bid # 435-2016

BIDDERS CERTIFICATION

I, the undersigned, by signing the following statement agree that I have read and understand all of the terms and conditions, specifications, and requirements contained on each page of this Invitation to Bid. I also understand that if this proposal is accepted by The City of Grapevine that all of the terms and conditions, specifications, and requirements submitted in my proposal and any additions, changes, or deletions made during negotiations will be made a part of this proposal under a binding contract between my company and the City of Grapevine, Texas. I also certify that this proposal is made without previous understanding, agreement, or connection with any person, firm, or corporation making a proposal for the same materials, and is in all fair and without collusion or fraud:

OUR company is a (Check One):

- Corporation (The bid MUST be signed by an Officer of the company)
- Partnership (The bid MUST be signed by a General Partner)
- Joint Venture (The bid MUST be signed by an Officer of the company)
- Sole Proprietor (The bid MUST be signed by the Owner)

Is the company a small, minority, or woman-owned business enterprise?

MBE WBE SBE

Has the company been certified as a SMWBE by any governmental agency?

Yes No

If yes, specify the governmental agency: _____

Date of certification: _____

ADDENDUMS

The bidder acknowledges receipt of the following Addenda: (If you have not received any Addenda then write NONE across the blanks). If you have received Addenda then write beside the appropriate Addenda number the date received. ALL ADDENDA RECEIVED SHOULD BE ATTACHED TO THE BID.

ADDENDUM # 1 11/25/15-see attached

ADDENDUM # 2 _____

ADDENDUM # 3 _____

COMPANY NAME: MDI Inc. General Contractors

COMPANY ADDRESS: 1225 Lakeshore Drive, Suite 100

CITY/STATE/ZIP: Coppell, TX 75019

COMPANY REPRESENTATIVE NAME:
Randall G. Hubbard, President

TELEPHONE #: 469.635.3400 FAX#: 469.635.3499

EMAIL: estimating@mdigc.com

SIGNATURE:  _____

DATE: 12/3/15

City of Grapevine

Addendum #1

Questions, Answers, File Additions

Bid 435-2016

Date: November 25, 2015

FILE ADDITIONS:

The following files were missing. They are now added to the file attachment tab.

Add File Attachment #1: Geotechnical Investigation for Addendum #1

Add File Attachment #2: Geotechnical Report for Addendum #1

Questions and Answers

Q.1 On sheet A-111 'Finish List' states that Acoustical Ceiling Tile, Carpet Tile, and Cove base will be 'furnished and installed by the owner'. On sheet A-111 'Floor and Wall Finish Plan' it again states that 'New base and carpet provided and installed by owner'. On sheet A-113 it states 'ceiling tile provided by owner and installed by contractor'

Just to clarify, will the city of Grapevine provide Ceiling Tile, Cove Base and Carpet to be installed by contractor? Is there any of these items that the contractor needs to provide?

A.1 The city will provide and install carpet and base. The city will provide ceiling tiles to be installed by the selected contractor for the construction project.

Q.2 On sheet AS-101 key note D-SO1 states 'Remove & relocate existing shrubs and trees from new building expansion footprint per the city. At the site visit it was mentioned that the city would be removing the shrubs and trees. Will the shrubs and trees be removed by the city or the contractor?

A.2. Will be done by City staff/owner.

Q.3 On sheet AS-101 key note D-S02 states 'Remove and relocate irrigation controls and associated underground water lines to extents outside building footprint. At the site visit it was mentioned that the city would be relocating the irrigation controls and capping the waterlines.

Will the waterlines and controls be removed by the city or the contractor?

Will the contractor be responsible for the relocation of the storm sewer inlet?

A.3 Will be done by City staff/owner.

City of Grapevine

Q.4 Can you please tell me if we are going to use a construction contract for this project or will it be purchase order?

A.4 The standard AIA contract will be used along with a controlling purchase order.

Q.5 On the drawings there is nothing calling out the lintels as to what size they are, how long and are they Galvanized or do they just paint?

A.5 They will just need to be repainted

Request for Taxpayer Identification Number and Certification

CC ITEM #6
 Give Form to the
 requester. Do not
 send to the IRS.

Print or type See Specific Instructions on page 2.	Name (as shown on your income tax return) MDI Inc. General Contractors		
	Business name/disregarded entity name, if different from above		
	Check appropriate box for federal tax classification: <input type="checkbox"/> Individual/sole proprietor <input checked="" type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____ <input type="checkbox"/> Other (see instructions) ▶ _____	Exemptions (see instructions): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____	
	Address (number, street, and apt. or suite no.) 1225 Lakeshore Drive, Suite 100	Requester's name and address (optional)	
	City, state, and ZIP code Coppell, TX 75019	List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number									
Employer identification number									
7	5	-	1	1	6	9	4	3	0

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below), and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here	Signature of U.S. person ▶	Date ▶ 6-19-14
------------------	----------------------------	-----------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.
Future developments. The IRS has created a page on www.irs.gov/w9 for information about Form W-9, at www.irs.gov/w9. Information about any future developments affecting Form W-9 (such as legislation enacted after we release it) will be posted on that page.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, payments made to you in settlement of payment card and third party network transactions, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the

withholding tax on foreign partners' share of effectively connected income, and

4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct.

Note. If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7)

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

CC ITEM #6
FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

NOT APPLICABLE

2 Check this box if you are filing an update to a previously filed questionnaire.

(The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information in this section is being disclosed.

Name of Officer

This section (item 3 including subparts A, B, C, & D) must be completed for each officer with whom the vendor has an employment or other business relationship as defined by Section 176.001(1-a), Local Government Code. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer named in this section receiving or likely to receive taxable income, other than investment income, from the vendor?

Yes No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer named in this section AND the taxable income is not received from the local governmental entity?

Yes No

C. Is the filer of this questionnaire employed by a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more?

Yes No

D. Describe each employment or business and family relationship with the local government officer named in this section.

4

Signature of vendor doing business with the governmental entity

12/3/15

Date

Client Work History Three References

List the three most recent contracts as per the specifications.

1. Client Name: Ft. Worth ISD
Contact Name: Mr. Don Smith, Const. Manager
Phone Number: 817-317-7713 or 214-549-8574
Dates of Service: Currently under construction
Brief description of service provided:
FWISD BP#006-Renovation/Addns
to Glen Park & Sunrise McMillan
Elementary Schools
\$3,668,706

2. Client Name: Oakview Baptist Church 3 Bldg Add
Contact Name: Mr. Ron Kurtz
Phone Number: 972-790-3629
Dates of Service: Currently under construction
Brief description of service provided:
Addition of 3 buildings
Contract Amount: \$1,123,100
Currently working on this project

3. Client Name: City of Keller, Texas
Contact Name: Mr. Gary Davis, Parks & Rec Mgr
Phone Number: 817-743-4057
Dates of Service: Currently under construction
Brief description of service provided:
\$1,866,865
Keller Pointe Expansion
Project for the City of Keller, TX

Affirmative Action and Equal Employment Opportunity

CC ITEM #6

It is MDI Inc. General Contractor's policy not to discriminate in employment and/or opportunity because of race, color, religion, creed, national origin, ancestry, disability, sex or age. The President has issued the following policy stating the Company's views in this matter:

It is the policy of MDI Inc. General Contractors to:

- **Strictly follow** personnel procedures that will ensure equal opportunity for all people without regard to race, color, religion, creed, national origin, sex, age, ancestry, marital status, disability, veteran or draft status;
- **Comply** with all the relevant and applicable provisions of the Americans with Disabilities Act ("ADA"). MDI Inc. General Contractors will not discriminate against any qualified employee or job applicant with respect to any terms, privileges, or conditions of employment because of a person's physical or mental disability;
- **Make reasonable accommodations** wherever necessary for all employees or applicants with disabilities, provided that the individual is otherwise qualified to safely perform the duties and assignments connected with the job and provided that any accommodations made do not require significant difficulty or expense;
- **Achieve understanding** and acceptance of MDI Inc. General Contractor's policy on Equal Employment Opportunity by all employees and by the communities in which the company operates;
- **Thoroughly investigate** instances of alleged discrimination and take corrective action if warranted;
- **Be continually alert** to identify and correct any practices by individuals that are at variance with the intent of the Equal Employment Opportunity Policy;
- **Maintain a working environment** free from discriminatory insult, intimidation or harassment due to race, color, religion, sex, age, national origin, handicapped status or veteran status. Any incident of discrimination in any form should be promptly reported to your immediate Supervisor, other levels of Management or Human Resources for investigation and corrective action as deemed appropriate;
- **Not retaliate** nor discriminate against any employee or applicant because he or she has opposed and employment practice made unlawful, or filed a charge of employment discrimination, testified, assisted or participated in any manner in an investigative proceeding or hearing related to employment practices.

The above policy is specified by State and Federal Laws including the **Equal Pay Act of 1963, Titles VI and VII of the Civil Rights Act of 1964**, as amended, **The Age Discrimination in Employment Act of 1964, Executive Order 11246**, as amended, **Sections 503/504 of the Rehabilitation Act of 1973**, as amended, **Section 402 of the Vietnam Era Veterans Readjustment Assistance Act of 1974, The Americans with Disabilities Act of 1990**, and the **Civil Rights Act of 1991**.

I have reviewed the above policies and all questions have been addressed:

Employee: _____ Date: _____

Human Resources Representative: _____



"We Build Your Future"

MDI Inc. General Contractors 1225 Lakeshore Dr. Suite 100 Coppell, TX 75019
(469)635-3400 Fax: (469)635-3499



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www.mdigc.com

MWBE & HUB Policy

It is the policy of MDI Inc. General Contractors to assist and promote Certified Minority Businesses to help them expand and grow their companies. These include but are not limited to:

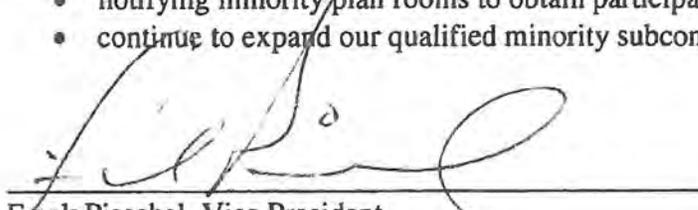
- Historically Underutilized Businesses
- Minority Owned Businesses
- Women Owned Businesses

We will provide support to minority businesses through our established Mentor Protégé Program. This program provides business management help to participating minority companies. This Program includes:

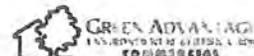
- Assistance in estimating when required
- Technical Assistance in the specified trade of the Protégé
- Financial Assistance to a point that the Protégé is able to assume its own financial well being
- Business advice and direction as requested
- Set up quarterly meetings with the Protégé and/or any other party deemed necessary by either party

We will promote HUB/MWBE subcontractor participation on projects by:

- soliciting pricing from known minority subcontractors from our data base
- notifying minority plan rooms to obtain participation from their members
- continue to expand our qualified minority subcontractor data base



Frank Pieschel, Vice President
MDI Inc. General Contractors





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/4/2015

CC ITEM #6

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Mullis Newby Hurst LP 5057 Keller Springs Rd, #400 Liberty Plaza II Addison TX 75001		CONTACT NAME: Cindy Figga PHONE (A/C, No, Ext): (972) 201-0129 E-MAIL ADDRESS: Cfigga@mhins.com FAX (A/C, No): (972) 201-0123															
INSURED MDI Inc. General Contractors 1225 Lakeshore Drive, Ste 100 Coppell TX 75019		<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A Depositors Insurance Co</td> <td>42587</td> </tr> <tr> <td>INSURER B Allied Property & Cas Ins Co</td> <td>42579</td> </tr> <tr> <td>INSURER C Texas Mutual Insurance Co.</td> <td>22945</td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A Depositors Insurance Co	42587	INSURER B Allied Property & Cas Ins Co	42579	INSURER C Texas Mutual Insurance Co.	22945	INSURER D:		INSURER E:		INSURER F:	
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INSURER E:																	
INSURER F:																	

COVERAGES CERTIFICATE NUMBER: 15.16 Standard REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			GLDO3007138541	5/31/2015	5/31/2016	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Employee Benefits \$ 1,000,000
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			BAPC3007138541	5/31/2015	5/31/2016	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			CAD3007138541	5/31/2015	5/31/2016	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			TSF0001201372	5/31/2015	5/31/2016	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Re: All Operations in Texas
 Certificate holders include:

CERTIFICATE HOLDER **CANCELLATION**

"SAMPLE"	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE John Newby/BARBRA

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COMMENTS/REMARKS

CC ITEM #6

The General Liability, Automobile and Umbrella policies include a blanket additional insured endorsement that provides additional insured status to the certificate holder only when there is a written contract between the named insured and the certificate holder that requires such status.

The General Liability policy includes a blanket additional insured endorsement that provides additional insured status to the certificate holder for ongoing and completed operations only when there is written contract between the named insured and the certificate holder that requires such status.

The General Liability, Automobile and Umbrella policies contain an endorsement with primary and noncontributory wording that may apply only when there is a written contract between the named insured and the certificate holder that may require such status.

The General Liability, Automobile, Workers Compensation and Umbrella policies include a blanket waiver of subrogation endorsement that provides this feature only when there is a written contract between the named insured and the certificate holder that requires this.



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MDI Inc. General Contractors Safety Awards

MDI Inc. is pleased to be the recipient of many Safety Awards from Associated Builders & Contractors and Associated General Contractors of America.

- MBJ3 Safety Award Outstanding Contractor 2014 (DFW Airport)
- TEXO Local Construction Safety Excellence Award 2015
- ABC National Safety Excellence Award 2012 Merit Winner
- ABC Safety Training and Evaluation Process (STEP) Award 2012, 2013 & 2014 Diamond Level
- AGC Local Construction Safety Excellence Award 2012
- ABC Safety Training and Evaluation Process (STEP) Award 2010 Platinum Level
- ABC 1st Place National Safety Excellence Award (NSEA) for 2010
- AGC National and Local Construction Safety Excellence Award (CSEA) for 2007
- 2nd Place AGC National Safety Excellence Award (NSEA) for 2005 and 2006
- 1st Place AGC Local Construction Safety Excellence Award for 2005, 2006 and 2007



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

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR

MEETING DATE: DECEMBER 15, 2015

SUBJECT: EXTENSION OF CONDITIONAL USE CU14-07
LOW-T CENTERS/TEXAS GUN EXPERIENCE

RECOMMENDATION:

Staff has received a request from Michael Sisk with Low-T Centers requesting a one-year extension to their previously approved Conditional Use Permit CU14-07 for a planned commercial center with an indoor shooting range and office space to expire on March 18, 2016.

BACKGROUND INFORMATION:

Conditional Use Request CU14-07 was originally considered and approved at the March 18, 2014 joint public hearing. The site is located at 1901 South Main Street and platted as Lot 1, Block 3, Metroplace 2nd Installment.



CC ITEM #7

Michael Sisk

1901 John McCain Ste H

Colleyville, TX 76034

City of Grapevine

Planning and Zoning Commission

Grapevine, TX 76051

RE: Permit # #14-1865 and the address 1901 S. Main Street.

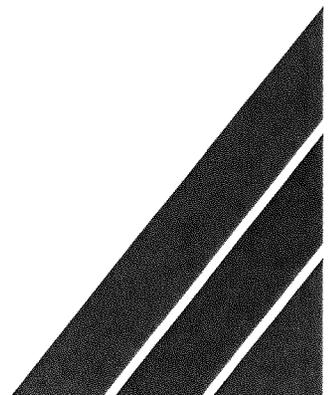
Please accept my request for an extension on the Conditional Use Permit for this project. We had a delay in financing which is now resolved. Attached is the permit fee as requested.

Please don't hesitate to contact me with questions.

A handwritten signature in black ink, appearing to be "Michael Sisk", written over a circular stamp or seal.

Michael Sisk

817.845.4677

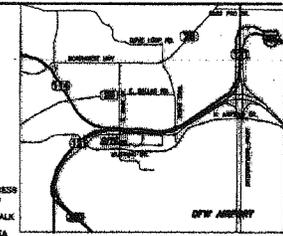


GENERAL NOTES:

1. ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF WALL UNLESS INDICATED OTHERWISE.
2. SEE ARCHITECTURAL SHEETS FOR EXACT DIMENSIONS OF BUILDING, AND DETAILS REGARDING THE BUILDING.
3. ALL CURVE RADI ARE 2' UNLESS NOTED OTHERWISE.
4. SEE ELECTRICAL PLANS FOR SITE LIGHTING DESIGN AND DETAILS.

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY
- BUILDING FOOTPRINT LINE
- BARBERETS
- CURBING CURB
- PROPOSED CURB AND GUTTER
- PAVING (ASPH)
- PAVING (TRAFFIC ASPH)
- PAVING (TRAFFIC WHITE)
- CONCRETE PAVING (PROGRESS PER DETAIL, ON SHEET C-5.0)
- 4" THICK CONCRETE SIDEWALK
- INTERIOR LANDSCAPED AREA (SEE LANDSCAPE PLANS)
- FIRE LAKE
- PARKING BYALL COLONY
- SITE LIGHTING (SEE ELECTRICAL PLANS)



THOMAS SITE DEVELOPMENT CONSULTING INC.



TEXAS GUN EXPERIENCE

601 S. MAIN STREET
DALLAS, TEXAS
621 PROJECT NUMBER 113012

CONDITIONAL USE PERMIT RE-SUBMITTAL

FEBRUARY 25, 2014

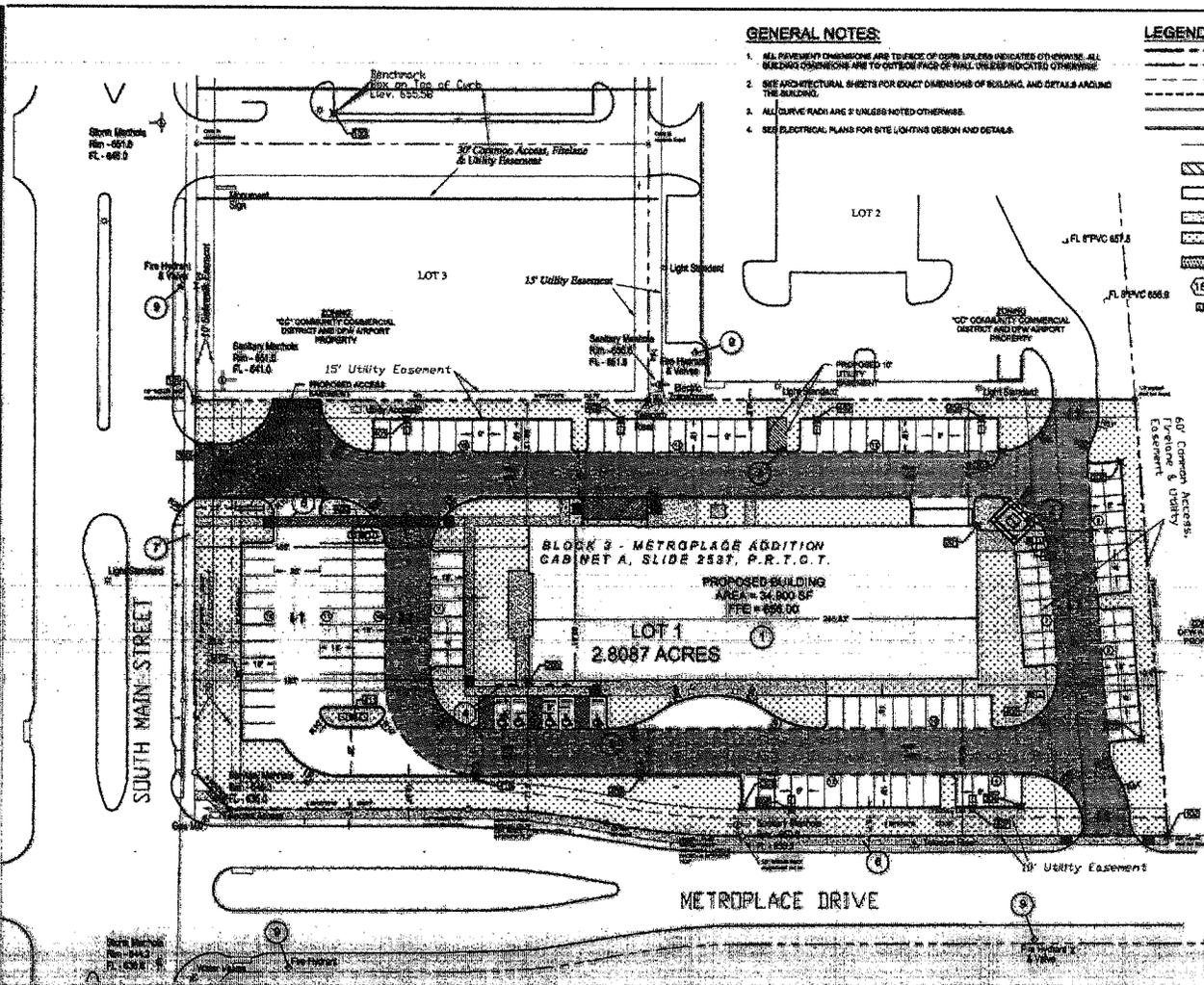
14/02/03 CONDITION USE PERMIT SUBMITTAL

2/15/13 CITY CEMETERY REZONING

LAZORIT POINT TABLE

POINT #	DESCRIPTION	EASTING	NORTHING
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CONDITIONAL USE PERMIT SUBMITTAL IS A NECESSARY STEP TO OBTAIN THE PERMITTED APPROVED SITE PLAN OR PLANS FOR THE PROPOSED PLANNED COMMERCIAL CENTER SPECIFICALLY TO INCREASE THE PROPOSED BUILDING FOOTPRINT AND IMPROVE THE BUILDING QUALITY WITH AN INDOOR SHOOTING RANGE.



NOTES BY SYMBOL:

- 1 PROPOSED BUILDING
- 2 EXISTING BUILDING
- 3 EXISTING DRIVE
- 4 PROPOSED DRIVE
- 5 EXISTING FIRE HYDRANT
- 6 PROPOSED FIRE HYDRANT
- 7 EXISTING FIRE HYDRANT
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- 75 EXISTING FIRE HYDRANT
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- 96 PROPOSED FIRE HYDRANT
- 97 EXISTING FIRE HYDRANT
- 98 PROPOSED FIRE HYDRANT
- 99 EXISTING FIRE HYDRANT
- 100 PROPOSED FIRE HYDRANT

PLUMBING CALCULATION

BUILDING BRANCH	AREA	FIXTURES	FIXTURES	FIXTURES
OFFICE	24,900	10	10	10
RETAIL	14,800	10	10	10
RESTROOM	1,000	10	10	10
PLUMBING EQUIPMENT MAINTENANCE	1,000	10	10	10
TOTAL	41,700	40	40	40

AREA DESCRIPTION

AREA DESCRIPTION	AREA	AREA	AREA
OFFICE	24,900	24,900	24,900
RETAIL	14,800	14,800	14,800
RESTROOM	1,000	1,000	1,000
PLUMBING EQUIPMENT MAINTENANCE	1,000	1,000	1,000
TOTAL	41,700	41,700	41,700



DESIGNER: [Signature]

DATE: 2/15/13

PROJECT: [Project Name]

REVISIONS:

REVISION 1: [Description]

REVISION 2: [Description]

REVISION 3: [Description]

REVISION 4: [Description]

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REVISION 6: [Description]

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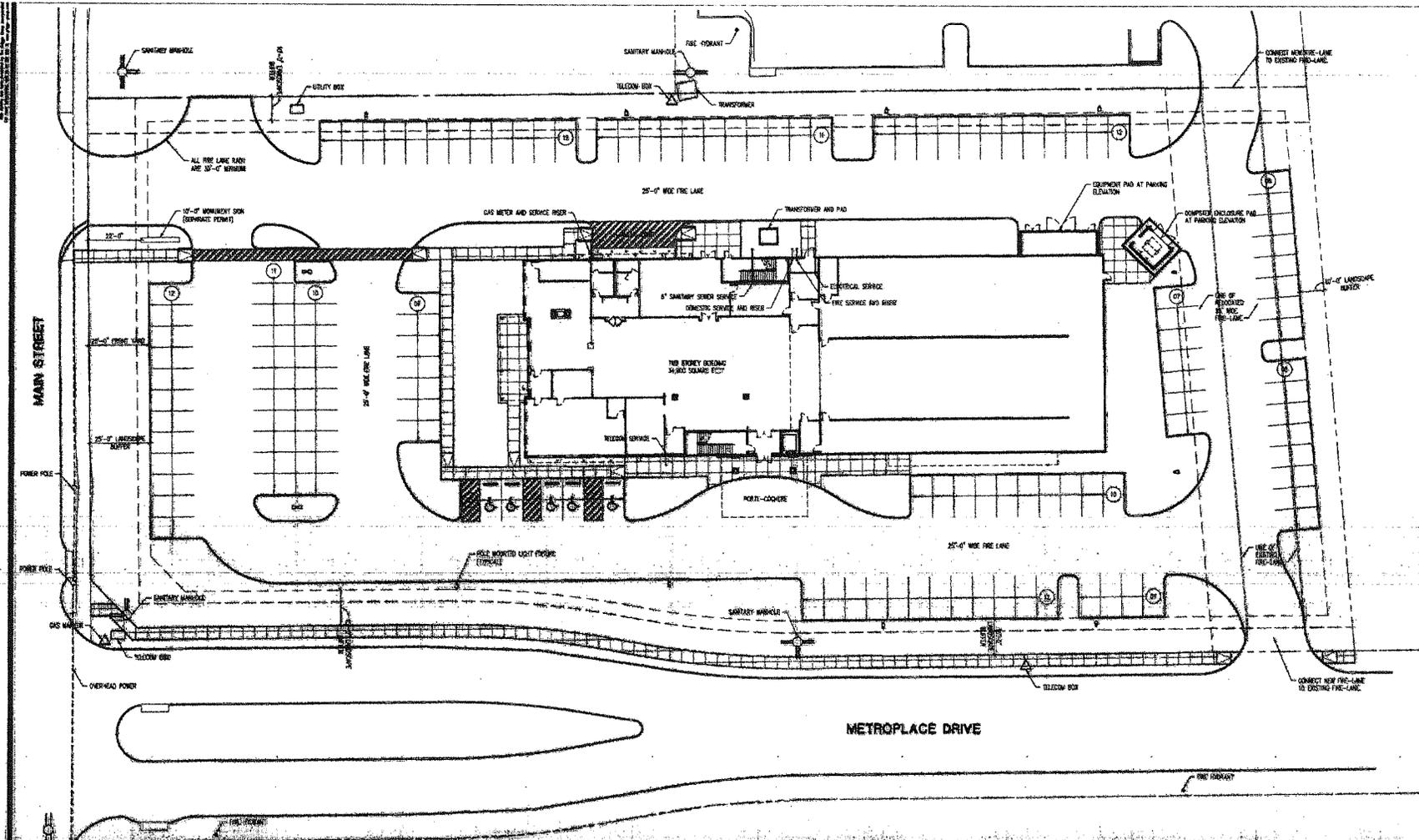
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DIMENSIONAL CONTROL PLAN



architecture
design
management



STATE OF TEXAS
DEPARTMENT OF AGRICULTURE

CONDITIONAL USE PERMIT RE-SUBMITTAL

PERMIT NO.	DATE	STATUS
1507/01	10/1/01	CONDITIONAL USE PERMIT SUBMITTAL
1507/02	10/1/01	CONDITIONAL USE PERMIT RE-SUBMITTAL
1404/04	10/1/01	PERMIT REVIEW DENIED PER SUBMITTAL
1402/03	10/1/01	CONDITIONAL USE PERMIT SUBMITTAL
1402/02	10/1/01	CONDITIONAL USE PERMIT RE-SUBMITTAL



ARCHITECTURAL SITE DEVELOPMENT PLAN

PARKING CALCULATIONS			
BUILDING CODE	APPLICABLE	REQUIRED	PROVIDED
OFFICE	10000	67	2011
RETAIL	10000	63	1700
INDUSTRY	10000	100	1500
STATE REPORT (SPECIAL HANDLING REQUIRED)	10000	17000	400
TOTAL	40000	18427	400

SITE AREA SYNOPSIS			
TYPE	QUANTITY	AREA	PERCENT
OFFICE	20000	20000	50%
RETAIL	10000	10000	25%
INDUSTRY	10000	10000	25%
STATE REPORT (SPECIAL HANDLING REQUIRED)	10000	10000	25%

DESIGNER: [Signature]

DATE: 10/1/01

SCALE: AS SHOWN

REVISIONS:

NO. 1: [Description]

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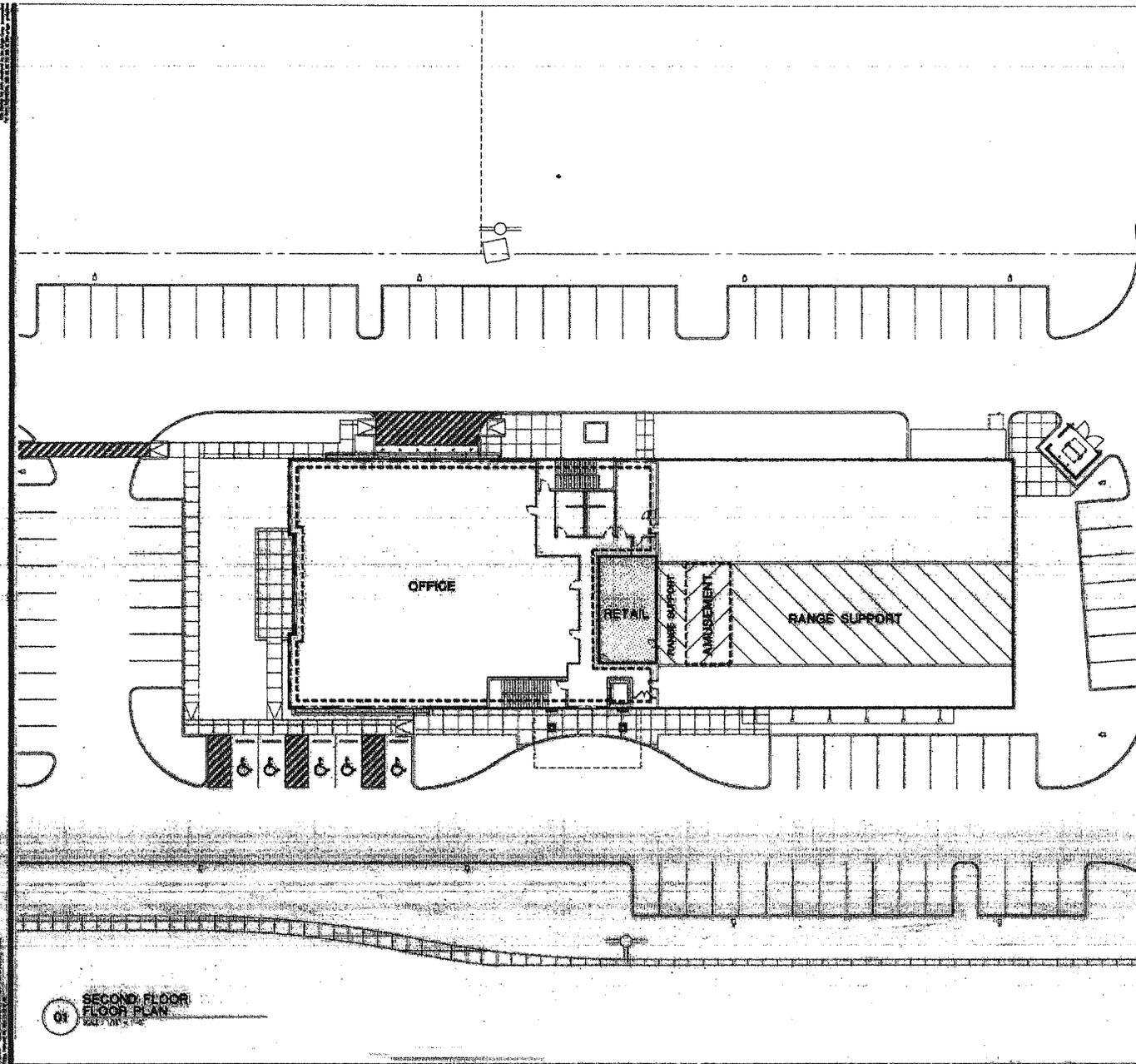
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ARCHITECTURAL SITE DEVELOPMENT PLAN



02 SECOND FLOOR FLOOR PLAN



architecture
design
management



STATE BOARD OF ARCHITECTURE
REGISTRATION NUMBER: 13006

CONDITIONAL USE PERMIT RE-SUBMITTAL

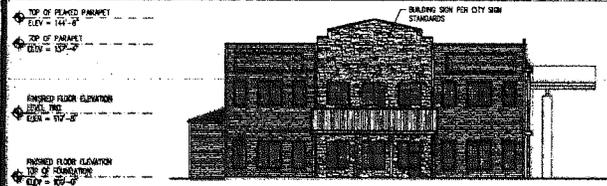
PERMIT NO. 002

DATE	DESCRIPTION
02/10/08	CONDITIONAL USE PERMIT SUBMITTAL
02/12/08	CONDITIONAL USE PERMIT RE-SUBMITTAL
03/02/08	USE PLAN REVIEW COMPLETE SUBMITTAL
14/02/08	CONDITIONAL USE PERMIT SUBMITTAL
14/02/08	CONDITIONAL USE PERMIT RE-SUBMITTAL

APPROVED
MAR 18 2008

STATE OF TEXAS
DEPARTMENT OF DEVELOPMENT SERVICES
APPROVED
MAY 18 2008

SECOND FLOOR FLOOR PLAN



01 MAIN STREET ELEVATION WEST FACADE
SCALE: 1/4" = 1'-0"

FINISHES LEGEND

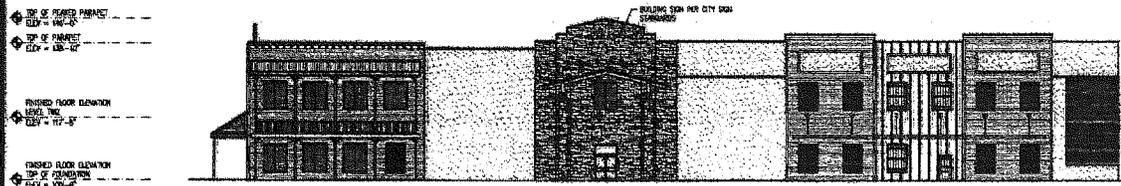
STONE	HARD BROWN STONE (HORIZONTAL INSTALLATION)	WOOD SHINGLES (VERTICAL INSTALLATION)
RECLAIMED BARN WOOD SHINGLES	HARD BROWN STONE (VERTICAL INSTALLATION)	WOOD SHINGLES (HORIZONTAL INSTALLATION)
PAINTED OR STAINED R.I.T. WALL CONCRETE	MIXED USE WOOD (BY EQUIPMENT AREA ONLY)	
METAL ROOFING (AWNING)		

TOTAL MASONRY CALCULATIONS

TOTAL NET AGGREGATE AREA	24,156.73 SQUARE FEET	100 %
TOTAL MASONRY VENEER AREA	14,528.91 SQUARE FEET	75.00 %

FACADE AREA CALCULATIONS WEST FACADE

GROSS FACADE AREA	3,018.29 SQUARE FEET	
GLAZING AND DOOR AREA	633.98 SQUARE FEET	
NET ADDRESSABLE AREA	2,384.31 SQUARE FEET	100 %
MASONRY VENEER AREA	1,623.61 SQUARE FEET	32.22 %
WOOD SHING VENEER AREA	1,580.00 SQUARE FEET	34.38 %
METAL VENEER AREA (EXTERIOR AWNING AWNING)	734.26 SQUARE FEET	5.40 %



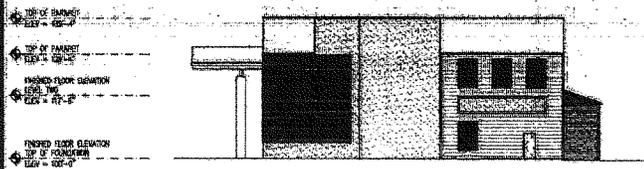
02 ENTRY ELEVATION SOUTH FACADE
SCALE: 1/4" = 1'-0"

FINISHES LEGEND

STONE	HARD BROWN STONE (HORIZONTAL INSTALLATION)	WOOD SHINGLES (VERTICAL INSTALLATION)
RECLAIMED BARN WOOD SHINGLES	HARD BROWN STONE (VERTICAL INSTALLATION)	WOOD SHINGLES (HORIZONTAL INSTALLATION)
PAINTED OR STAINED R.I.T. WALL CONCRETE	MIXED USE WOOD (BY EQUIPMENT AREA ONLY)	
METAL ROOFING (AWNING)		

FACADE AREA CALCULATIONS SOUTH FACADE

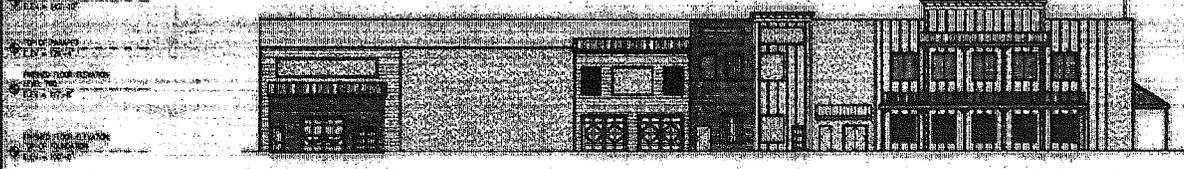
GROSS FACADE AREA	6,733.84 SQUARE FEET	
GLAZING AND DOOR AREA	443.53 SQUARE FEET	
NET ADDRESSABLE AREA	6,290.31 SQUARE FEET	100 %
MASONRY VENEER AREA	4,074.98 SQUARE FEET	64.78 %
WOOD SHING VENEER AREA	3,082.28 SQUARE FEET	49.63 %
METAL VENEER AREA (EXTERIOR AWNING AWNING)	693.05 SQUARE FEET	11.18 %



03 EXTERIOR ELEVATION EAST FACADE
SCALE: 1/4" = 1'-0"

FACADE AREA CALCULATIONS SOUTH FACADE

GROSS FACADE AREA	1,296.21 SQUARE FEET	
GLAZING AND DOOR AREA	363.84 SQUARE FEET	
NET ADDRESSABLE AREA	932.37 SQUARE FEET	100 %
MASONRY VENEER AREA	628.14 SQUARE FEET	67.38 %
WOOD SHING VENEER AREA	484.24 SQUARE FEET	52.04 %
METAL VENEER AREA (EXTERIOR AWNING AWNING)	419.99 SQUARE FEET	45.05 %



04 EXTERIOR ELEVATION NORTH FACADE
SCALE: 1/4" = 1'-0"

DATE: 10/15/2024
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: 24-000000-0000
 SHEET NO.: 6 OF 9
 APPROVAL: [Signature]
 TITLE: [Title]
 DEPARTMENT OF DEVELOPMENT SERVICES

GL
 ARCHITECTURE
 DESIGN
 MANAGEMENT
 1100 W. 14TH STREET, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1100
 WWW.GLARCHITECTURE.COM

SEAL
 ARCHITECT
 STATE OF COLORADO
 NO. 10000
 EXPIRES 12/31/2026

TEXAS
 EXPERTISE
 2025 S. MAIN STREET
 SUITE 1000
 DENVER, CO 80202

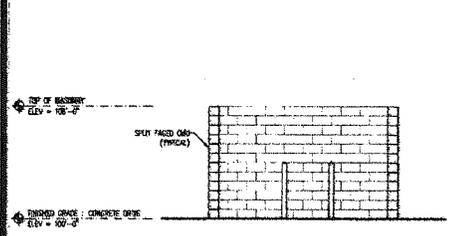
CONDITIONAL USE PERMIT RE-SUBMITTAL

DATE	DESCRIPTION
12/15/23	CONDITIONAL USE PERMIT SUBMITTAL
12/21/23	CONDITIONAL USE PERMIT RE-SUBMITTAL
10/22/24	SITE PLAN REVIEW COMMITTEE SUBMITTAL
11/20/24	CONDITIONAL USE PERMIT SUBMITTAL
11/20/24	CONDITIONAL USE PERMIT RE-SUBMITTAL

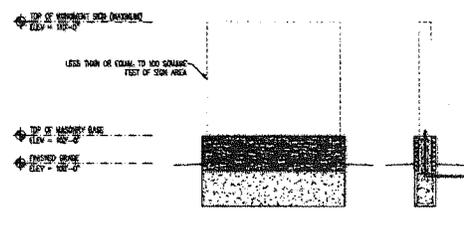
EXTERIOR ELEVATIONS

6 OF 9

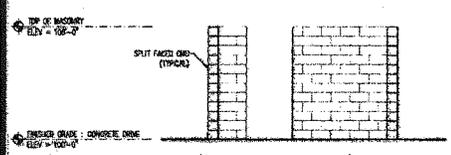
LIGHT POLE NOTE
 THE POLE MOUNTED LIGHTS INCLUDING THE BASE SHALL BE MOUNTED NO HIGHER THAN THE HIGHEST POINT ON THE PRIMARY STRUCTURE AND NO ONE DIMENSION SHALL EXCEED 30 FEET IN HEIGHT.



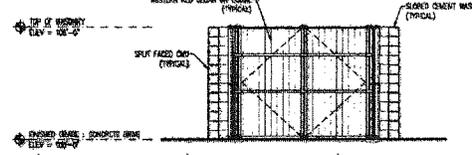
12 DUMPSTER ENCLOSURE INTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



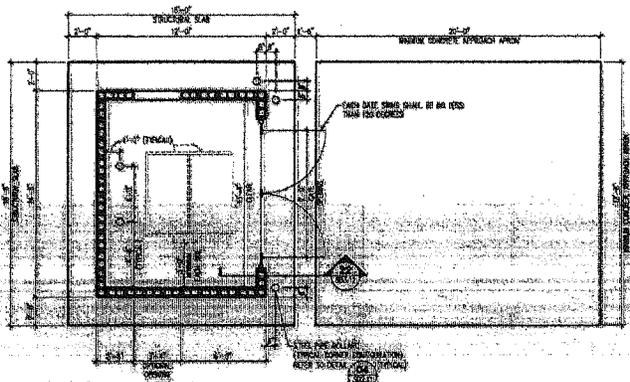
14 MONUMENT SIGN EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



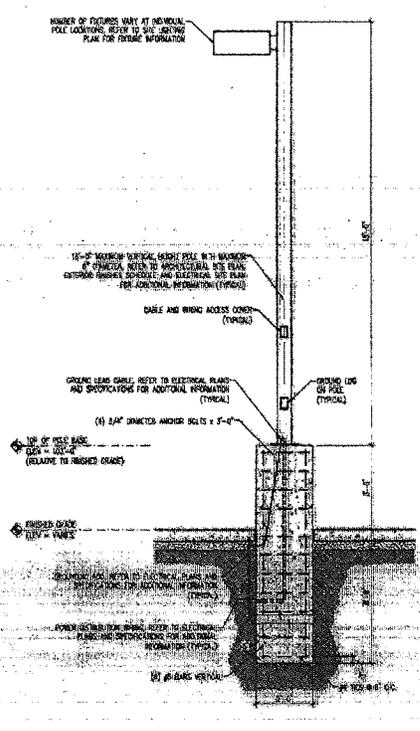
11 DUMPSTER ENCLOSURE INTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



13 DUMPSTER ENCLOSURE EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



21 DUMPSTER ENCLOSURE PLAN - OPTION 1
 SCALE: 1/4" = 1'-0"



21 TYPICAL LIGHT POLE SECTION DETAIL
 SCALE: 1/4" = 1'-0"

DATE: 05/11/2017
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPR. BY: [Signature]
 SCALE: 1/4" = 1'-0"
 DEPARTMENT OF TRANSPORTATION & INFRASTRUCTURE

GL
 architectural design management
 11000 W. FARMERS BLVD. SUITE 100
 DALLAS, TEXAS 75241
 TEL: 972.412.1234
 FAX: 972.412.1235
 WWW.GLDESIGN.COM

STATE OF TEXAS
 DEPARTMENT OF TRANSPORTATION & INFRASTRUCTURE
 11000 W. FARMERS BLVD. SUITE 100
 DALLAS, TEXAS 75241
 TEL: 972.412.1234
 FAX: 972.412.1235
 WWW.TXDOT.COM

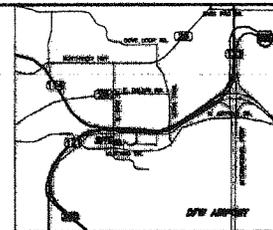
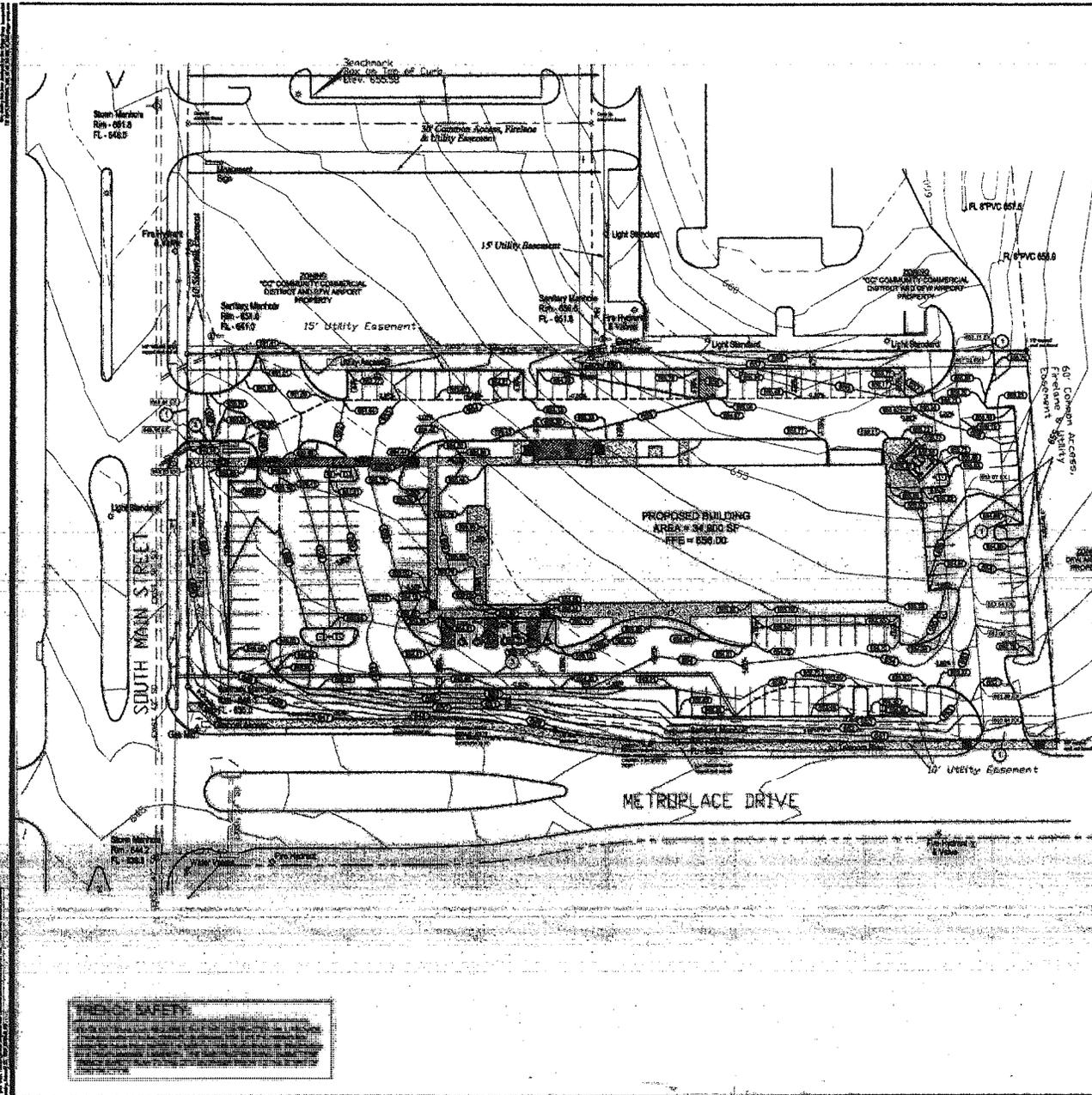
CONDITIONAL USE PERMIT RE-SUBMITTAL

DATE	DESCRIPTION
12/14/16	APPROVED FOR PERMIT
12/14/16	CONDITIONAL USE PERMIT
12/14/16	PER PLAN REVIEW COMMITTEE
12/14/16	CONDITIONAL USE PERMIT SUBMITTAL
12/14/16	CONDITIONAL USE PERMIT RE-SUBMITTAL

RECEIVED
 MAY 12 2017

DUMPSTER ENCLOSURE PLANS AND ELEVATIONS

7 OF 9



architecture
design
management
14000 W. HIGHTWAY 10
HOUSTON, TEXAS 77040
www.adm.com



TEXAS
GUN
EXPERIENCE

1801 S. MAIN STREET
HOUSTON, TEXAS
02 PROJECT NUMBER: 02008

CONDITIONAL USE
PERMIT RE-SUBMITTAL

COMMUNITY 28, 2014

BY: [Signature] ENGINEER
DATE: [Date] COUNTY OF HARRIS, TEXAS
REVISIONS: OFF-GROUND REVISIONS

LEGEND:

- PROPERTY LINE
- ACQUIRED PROPERTY
- BUILDING SETBACK LINE
- FENCEMENTS
- EXISTING CURB
- PROPOSED CURB AND GUTTER
- EXISTING P CONTOUR
- PROPOSED P CONTOUR
- FLOW ARROW
- HIGH POINT
- LOW POINT
- FINISHED GROUND
- EXISTING FINISHED GRADE
- DRAINAGE SWALE

NOTES BY SYMBOL:

1. MATCH EXISTING ELEVATION
2. DO NOT SCALE; NOT TO EXCEED 2% SLOPE EXCEPT IN THE AREA
3. SEE STORMWATER DETENTION BASIN AND BASIN PLAN AND BASIN PROFILE INFORMATION

GENERAL NOTES

1. ALL EXISTING UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY EXACT UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL OR TEST AT 10:00 AM EST PRIOR TO ANY CONSTRUCTION.
2. IF ANY CONFLICT OR DISCREPANCY FROM THE PLANS IS FOUND, NOTIFY THE ENGINEER BEFORE CONTINUING WITH ANY FURTHER CONSTRUCTION.
3. ALL PIPE SHALL BE Laid STRAIGHT AT THE CURBLINE AND Laid UPSTREAM FROM THAT POINT.
4. SPOT ELEVATIONS SHOWN ARE TO THE TOP OF PROPOSED PAVEMENT AND/OR TOP OF FINISHED GRADE, UNLESS NOTED OTHERWISE. ADD 1.5 FEET FROM EDGE OF CURB ELEVATIONS. SPOT ELEVATIONS SHOWN IN PARALLELS ARE MEASUREMENTS TO THE TOP OF 800.
5. TOP OF ALL LAINGRADED AREAS AT BUILDING SETBACKS ARE 1% BELOW FINISH FLOOR ELEVATION.
6. REFER TO THE GEOTECHNICAL REPORT FOR SOIL TREATMENT AND COMPACTION SPECIFICATIONS DURING THE GRADING OPERATIONS.
7. ADD COMPLIANT PARALLEL AREAS ARE NOT TO EXCEED 2% SLOPE IN ANY DIRECTION.
8. ADD COMPLIANT WALKWAYS AND DRIVEWAYS ARE NOT TO EXCEED 2% IN THE DIRECTION OF TRAFFIC AND 2% CROSS SLOPE.

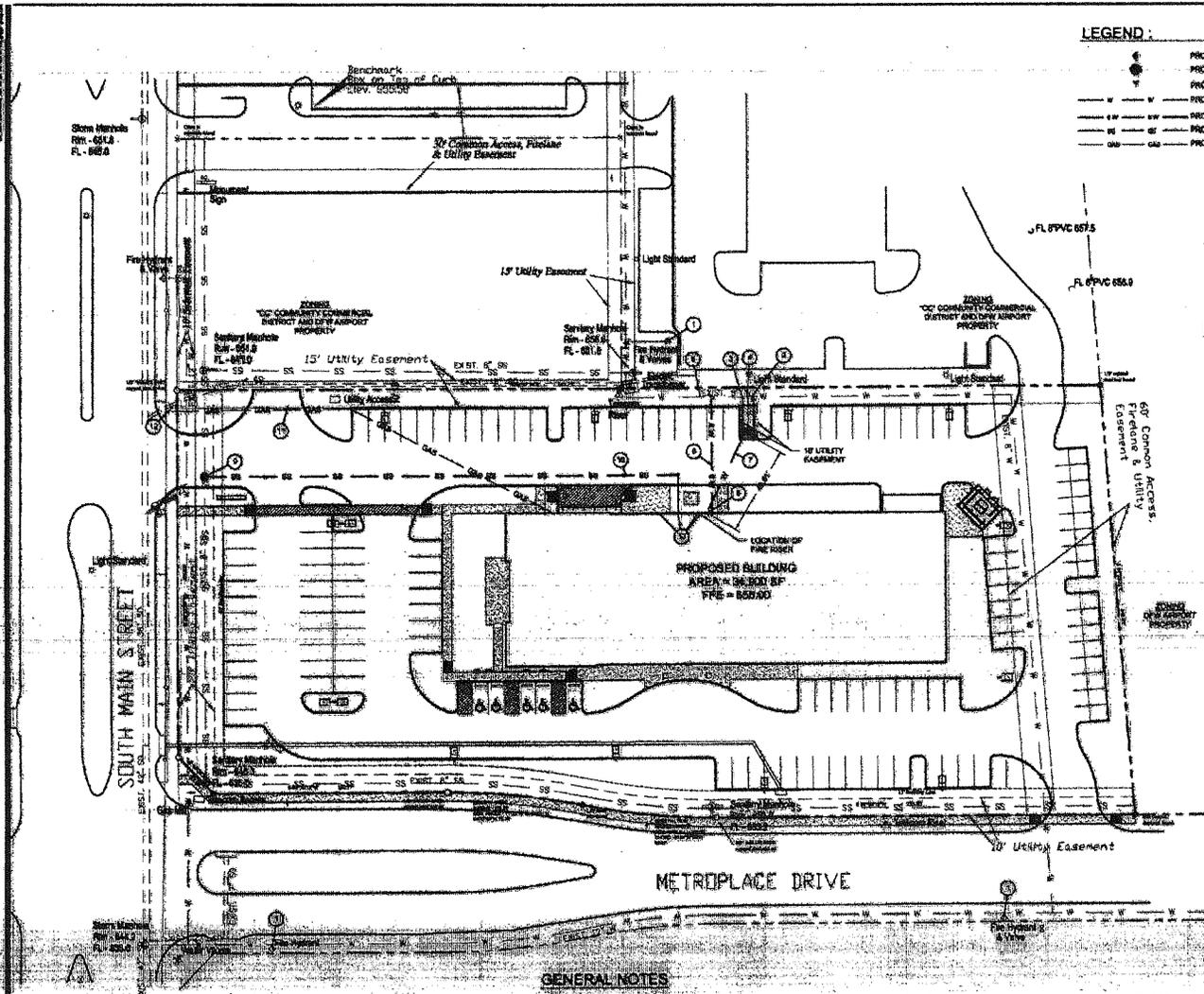
NOTICE TO CONTRACTOR
THIS PLAN IS A PRELIMINARY DESIGN. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL OR TEST AT 10:00 AM EST PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL OR TEST AT 10:00 AM EST PRIOR TO ANY CONSTRUCTION.



THOMAS SITE DEVELOPMENT ENGINEERING INC.
14000 W. HIGHTWAY 10
HOUSTON, TEXAS 77040
www.thomaseng.com
PROJECT NUMBER: 02008
SHEET 8 OF 9

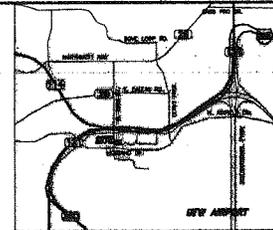
**GRADING
PLAN**

SHEET 8 OF 9



LEGEND:

- PROPOSED SAN. SEWER CLEAROUT
- PROPOSED SAN. SEWER MANHOLE
- PROPOSED GATE VALVE
- PROPOSED PRIVATE 2" WATER LINE
- PROPOSED PRIVATE 4" FIRE LINE
- PROPOSED PRIVATE 8" SAN. SEWER LINE
- PROPOSED GAS LINE



NOTES BY SYMBOL

- 1 EXISTING FIRE HYDRANT
- 2 INSTALL 4" TAP, SLEEVE AND VALVE ON EXIST. 8" WATER LINE, AND ONE FIRE HYDRANT PER CITY OF DALLAS REQUIREMENTS, WITH 25' LF OF 2" WATER LINE
- 3 INSTALL 2" TAP AND 2" ORTER (WITH BYPASS) AND 25' LF OF 2" WATER LINE FOR DOMESTIC SERVICE ON EXISTING 8" WATER LINE
- 4 INSTALL 1" TAP AND 1" METER WITH 20' LF OF 1" WATER LINE FOR IRRIGATION SERVICE OVERLAPPING 2" WATER LINE
- 5 INSTALL 4" TAP, SLEEVE AND VALVE ON EXIST. 8" WATER LINE, FOR FIRE PROTECTION SERVICE
- 6 INSTALL APPROX. 15' LF OF 2" WATER LINE FOR FIRE PROTECTION SERVICE
- 7 INSTALL APPROX. 50' LF OF 2" WATER LINE FOR DOMESTIC SERVICE
- 8 FIRE DEPARTMENT CONNECTION LOCATION
- 9 INSTALL 4" CO. SAN. SEWER MANHOLE ON EXIST. 8" SANITARY SEWER IN BASEMENT. EXISTING 8" SAN. SEWER EXISTING LINE TO BE MAINTAINED.
- 10 INSTALL APPROX. 25' LF OF PRIVATE 8" SANITARY SEWER AT 2% SLOPE FROM THE MANHOLE TO THE BUILDING FOUNDATION (SEE DRAWING 45132)
- 11 INSTALL APPROX. 10' LF OF GAS LINE. SIZE TO BE DETERMINED BASED ON AVAILABLE PRESSURE AND COMBUSTION AIR REQUIREMENTS BEFORE INSTALLATION.
- 12 GAS METER LOCATION. VERIFY WITH GAS UTILITY FOR FINAL LOCATION.
- 13 SANITARY SEWER, GREASE WASTE, WASTEWATER GAS LINES FROM BUILDING. COORDINATE WITH BUILDING PLAN.

GENERAL NOTES

- 1 ALL PROPOSED UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL THE CITY AT 1-800-342-7273 FOR ANY INFORMATION.
- 2 EXISTING UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION.
- 3 ALL TAP SHALL BE MADE BY THE CITY OF DALLAS AND SHALL BE MADE FROM THE MAIN LINE.
- 4 EXISTING WATER LINE AND SANITARY SEWER TO INCLUDE DETECTOR CHECK, SUMP PUMP AND AUTOMATIC TANK LOCKER WITHIN THE OCCUPANCY HOUR. SEE SEE PLANS FOR DETAILS AND DESIGN.
- 5 ALL SANITARY SEWER AND WASTEWATER AND GREASE WASTES SHALL MEET CITY OF DALLAS REQUIREMENTS FOR UTILITY CONSTRUCTION.
- 6 GAS LINE SHALL BE INSTALLED PER ALL APPLICABLE REQUIREMENTS. SIZE TO BE DETERMINED BASED ON AVAILABLE PRESSURE AND COMBUSTION AIR REQUIREMENTS.
- 7 OBTAIN ALL PERMITS REQUIRED BY CITY OF DALLAS PRIOR TO STARTING CONSTRUCTION OF UTILITIES WITHIN THE CITY OF DALLAS RIGHTS OF WAY & EASEMENTS.
- 8 SEE ORIGINAL NOTES SHEET 6.0 FOR ADDITIONAL INFORMATION.
- 9 FOR IRRIGATION AND ELECTRICAL SLEEVE LOCATIONS REFER TO THE IRRIGATION AND ELECTRICAL PLANS.

DATE	DESCRIPTION



TEXAS
GUN
EXPERIENCE

1803 S. MAIN STREET
DALLAS, TEXAS 75214
214-760-1111

CONDITIONAL USE
PERMIT RE-SUBMITTAL

REVISION	DATE	DESCRIPTION
1	02/25/2014	ISSUE FOR PERMIT SUBMITTAL
2	02/25/2014	CITY COMMENT RESPONSE



UTILITY PLAN

SHEET 9 OF 9

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
MEETING DATE: DECEMBER 15, 2015
SUBJECT: APPROVAL FOR CONTRACT FOR FLOOD PROPERTY
DAMAGE AND BUSINESS INCOME INSURANCE COVERAGE

RECOMMENDATION:

City Council to consider award of an annual contract with Hallmark Specialty Insurance Company and Lloyd's of London for flood insurance coverage.

FUNDING SOURCE:

Funds are available in account 100-45541-109-1 (Property Insurance) in the estimated annual amount of \$67,000.

BACKGROUND:

The City's consultant, Hub International Insurance Services secured proposals for flood insurance for locations that could not be written with our primary carrier One Beacon Government Risk. These locations are in flood zones AE and A: Meadowmere Park, Trawick Pavilion, Oak Grove Softball & Baseball Parks, The Vineyards Campground, Katie's Woods, and Grapevine Golf Course.

City staff reviewed the proposals and determined that Hallmark Specialty Insurance Company and Lloyd's of London would provide the best policy and pricing for meeting the needs of the City. The City's prior policy helped offset the flood and revenue losses from the May 2015 flood. This is a one year contract.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
MEETING DATE: DECEMBER 15, 2015
SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR UTILITY
BILL PRINTING, MAILING AND OFFSET PRINTING SERVICES

RECOMMENDATION:

City Council to consider approval to renew an annual contract for utility bill printing, mailing and offset printing services with DataPros through an Interlocal Cooperative Agreement with the City of Plano, Texas.

FUNDING SOURCE:

Funds are budgeted in account 200-44540-530-3 (Professional Services) and 200-42261-530-3 (Postage) in an annual estimated budgeted amount of \$90,000.00.

BACKGROUND:

The purpose of this contract is to establish fixed annual pricing for printing and mailing for the City's monthly utility bills.

This Purchase will be made in accordance with an existing Interlocal Cooperative Agreement with the City of Plano, Texas as allowed by Texas Local Government Code, Section 271.101 and 271.102, Cooperative Purchasing Program.

The City of Plano solicited request for proposals for utility bill printing, mailing and offset printing services in FY2012-13. Out of 2,698 RFP notifications sent, there were 12 bids submitted. Based on the evaluations made by members of the Plano evaluation team, CSG Systems, Inc., who is now DP2 Billing Solutions, LLC dba, DataPros, ranked the highest in the overall scoring. The contract was awarded by Plano City Council on December 18, 2012. The Utility Billing Office staff and Purchasing reviewed the contract for specification compliance and determined that this annual contract would provide the best service and pricing for meeting the needs of the City. The contract term is for an initial one-year period with two, one year renewal options. This request would be for the first renewal option available.

Staff recommends approval.

TF/BS

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
MEETING DATE: DECEMBER 15, 2015
SUBJECT: APPROVAL FOR THE AWARD OF AN INFORMAL REQUEST FOR QUOTE FOR AN ANNUAL CONTRACT FOR EMERGENCY MEDICAL CONTINUING EDUCATION

RECOMMENDATION:

City Council to consider approval of an informal request for quote for an annual contract with optional renewals for emergency medical continuing education with BEST EMS.

FUNDING SOURCE:

Funding for this purchase is currently available in account 100-44505-210-4 (Travel Training and Dues) in the amount of \$21,600.00.

BACKGROUND:

The Texas Department of State Health Services requires all paramedics to receive a minimum of 144 hours of continuing education every four years. The Grapevine Fire Department utilizes a certified educational service to provide the required training on a monthly schedule. This annual contract with four optional, one year renewals will provide a minimum of 36 continuing education hours per firefighter, per year.

Informal quotes were taken in accordance with City Purchasing Policy. Formal bids and advertisements are not required for purchases under \$50,000. Three vendors submitted quotations as noted below. BEST EMS submitted the lowest responsive and responsible quote.

Quotes Received:

BEST EMS	\$21,600.00/YR
Metrocrest Medical Services	\$24,000.00/YR
Emergency Medical Training Services	\$25,000.00/YR

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER BR
MEETING DATE: DECEMBER 15, 2015
SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF
TABLET COMPUTERS

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of Getac tablet computers from PCS Mobile through a contract established by the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program.

FUNDING SOURCE:

Funding for this purchase is currently available in account 325-42210-210-01-16 (Computer Equipment & Supplies – Approved Capital Equipment Acquisitions) in the amount not to exceed \$27,541.98.

BACKGROUND:

The purpose of this request is to approve the purchase of seven rugged Getac tablets and associated hardware/software. The tablets will be used in the field by the Fire Department and replaces existing mobile workstations that are older technology and are at the end of their useful life expectancy. This will ensure that fire personnel in apparatus are using state of the art equipment, which increases personnel safety and efficiency.

This purchase will be made in accordance with a contract established with PCS Mobile 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 PCS Mobile. The Purchasing and Police Department staff reviewed the contract for specification compliance 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. _____

TABLET
COMPUTERS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE TABLET COMPUTERS 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-SDD-2061 for IT Products and Related Services with PCS Mobile; and

WHEREAS, the City has a need to replace seven mobile computers 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 seven Getac tablet computers from PCS Mobile for an amount not to exceed \$27,541.98.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the purchase of said tablet computers.

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 15th day of December, 2015.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: DECEMBER 15, 2015
SUBJECT: APPROVAL TO RENEW AN ANNUAL SOLE SOURCE
CONTRACT FOR DIGITAL EVIDENCE MANAGEMENT
SERVICES

RECOMMENDATION:

City Council to consider approval to renew an annual sole source contract with Taser International for digital evidence management services for the Police Department.

FUNDING SOURCE:

Funds are budgeted in account 117-44540-209-4 (CCPD/Professional Services/Police Department) for an annual amount not to exceed \$68,828.22.

BACKGROUND:

This purchase is for the storage of digital video evidence obtained through the use of body worn cameras used by peace officers.

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)(A).

Taser International Inc. is the documented sole source provider of the Axon Body Camera and the Evidence.com online storage system. The initial contract is for one year with four optional, one year renewals. This will be for the first renewal available.

Staff recommends approval.

MB/BS

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
MEETING DATE: DECEMBER 15, 2015
SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF PORTABLE RADIOS

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of portable 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 100-42281-210-3 (Fire Operations, Apparatus & Tools) for the amount not to exceed \$34,566.80.

BACKGROUND:

This purchase is for eight portable radios for the Fire Department. These portable radios will replace older radios used by fire companies while operating in the field. 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 approximately 25% of the Fire Department's portable radios that are nearing the end of their life cycle. 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 a contract was awarded to Motorola Solutions. Police Communications staff 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

PORTABLE
RADIOS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE PORTABLE 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 an established contract No. RA05-15 for Radio Communication, Emergency Response and Mobile Interoperability Equipment with Motorola Solutions; and

WHEREAS, the City of Grapevine, Texas has a need to replace portable radios 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 eight portable radios from Motorola Solutions through an Interlocal

Agreement for Cooperative Purchasing with H-GAC for an amount not to exceed \$34,566.80.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the purchase of said portable 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 15th day of December, 2015.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER BR
MEETING DATE: DECEMBER 15, 2015
SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF A
BALLFIELD SAND GROOMER

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of a ballfield sand groomer from Professional Turf Products with The Local Government Purchasing Cooperative (BuyBoard).

FUNDING SOURCE:

Funding for this purchase will be available in account 325-48860-312-03-16 (FY2016 Machinery and Equipment Fund) in the amount not to exceed \$23,712.55.

BACKGROUND:

This purchase is for one 2016 Toro Sand Pro 5040 for the Parks Maintenance Division replacing a unit that was approved in the FY 2016 Vehicle/Equipment Replacement list.

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 Professional Turf Products. The Fleet Department 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

PH/BS

RESOLUTION NO. _____

BALLFIELD
SAND GROOMER

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 BALLFIELD SAND GROOMER 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 No. 447-14, for Grounds Maintenance/Fertilizer/Irrigation Equipment and Supplies with Professional Turf Products; and

WHEREAS, the City of Grapevine, Texas has a need to replace a ballfield sand groomer for the Parks and Recreation 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 ballfield sand groomer from Professional Turf Products through an

Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard) for an amount not to exceed \$23,712.55.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the purchase of said ballfield sand groomer.

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 15th day of December, 2015.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: DECEMBER 15, 2015
SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF A TRUCK WITH SEWER JETTER

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of truck with sewer jetter from Rush Truck Center through an Interlocal Participation Agreement with the Local Government Purchasing Cooperative (BuyBoard).

FUNDING SOURCE:

Funding for this purchase will be available in account 200-48910-531-1 (FY2016 Motor Vehicles Fund) in the amount not to exceed \$111,083.00.

BACKGROUND:

This purchase is for one 2016 Isuzu sewer jetter truck for the Public Works Utilities Department replacing a unit which was approved in the FY 2016 Vehicle/Equipment Replacement list.

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 Rush Truck Center. The Fleet Department staff and Purchasing 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

PH/BS

RESOLUTION NO. _____

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 TRUCK WITH SEWER JETTER 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 No. 430-13 for Construction, Road, Bridge and Other Equipment with Rush Truck Center; and

WHEREAS, the City of Grapevine, Texas has a need to replace a truck with sewer jetter for the Public Works Streets 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 truck with sewer jetter from Rush Truck Center through an Interlocal

Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard) for an amount not to exceed \$111,083.00.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the purchase of said truck with sewer jetter.

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 15th day of December, 2015.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER BR
MEETING DATE: DECEMBER 15, 2015
SUBJECT: APPROVAL TO RENEW ANNUAL CONTRACTS FOR HOT MIX ASPHALT

RECOMMENDATION:

City Council to consider approval to renew annual contracts for hot mix asphalt with The Lane Construction Corporation, Austin Asphalt, JLB Contracting, LLC. and Reynolds Asphalt.

FUNDING SOURCE:

Funds are available in account 174-43301-415-090 (Street Maintenance/Capital Replacement/Transportation Infrastructure Maintenance) in an estimated budgeted amount of \$500,000.00.

BACKGROUND:

The purpose of this bid is to establish fixed indefinite quantity annual pricing for hot mix asphalt. The Public Works Street Department will use this material for street repairs and road construction projects. Material will be picked-up at the plant or delivered to jobsite locations on an as-needed basis.

Based on the evaluation of the bid by Purchasing and the Public Works Department it was determined that primary awards be made to The Lane Construction Corporation and Austin Asphalt and secondary awards be made to JLB Contracting, LLC. and Reynolds Asphalt to ensure availability of materials without interruption of road projects. All vendors have agreed to renew with no increase in pricing.

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The bid was issued through the City's eBid system. There were 458 vendors electronically notified of the bid through the eBid system. Four vendors submitted bids. The contract was for an initial one-year period with four, one-year renewal options. If approved, this would be the first renewal available.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
MEETING DATE: DECEMBER 15, 2015
SUBJECT: INTERLOCAL AGREEMENT WITH CITY OF COLLEYVILLE
FOR TRAFFIC SIGNAL MAINTENANCE ON STATE HIGHWAY
26 AT JOHN McCAIN ROAD AND LONGWOOD DRIVE

RECOMMENDATION:

City Council consider approval of an Interlocal Agreement with the City of Colleyville for traffic signal maintenance along State Highway 26 at John McCain Road and Longwood Drive.

FUNDING SOURCE:

Funds in the amount of \$7,000 annually will be provided by the City of Colleyville for the two signals and credited to the Permanent Street Maintenance Fund account for traffic signal maintenance.

BACKGROUND:

TxDOT recently completed the reconstruction of State Highway 26 from east of Pool Road to west of John McCain Road.

Staff was approached by the City of Colleyville to assume maintenance of the two traffic signals on the recently completed State Highway 26 construction project. TxDOT is agreeable to the transfer of traffic signal maintenance to the City of Grapevine. As part of the State Highway 26 construction project, TxDOT has installed traffic signal hardware which is compatible with the City of Grapevine's existing traffic signal system. City staff is developing new coordinated signal timing for the State Highway 26 corridor from Baylor Parkway to John McCain Road.

As part of the agreement with Colleyville, the following items are included:

- The agreement will be in force for five years with automatic annual renewals thereafter.
- Colleyville will reimburse Grapevine \$7,000.00 per year for traffic signal maintenance at the two locations.
- TxDOT will continue to replace in kind any damaged traffic signal equipment costing more than \$100.00. City personnel will perform the labor to replace the damaged

equipment and return the damaged equipment to the State. The State will then provide a replacement.

- Any catastrophic event that requires the reconstruction of the existing signals would be the State's responsibility.
- The State will still be responsible for all the power costs.

The Colleyville City Council will consider this agreement at their December 15th meeting.

Staff recommends approval.

STATE OF TEXAS
COUNTY OF TARRANT

**INTERLOCAL AGREEMENT BETWEEN
THE CITY OF GRAPEVINE AND THE CITY OF COLLEYVILLE**

This Agreement is entered into the _____ day of _____ 2015, by and between the CITY OF GRAPEVINE, TEXAS a municipal corporation, hereafter referred to as “Grapevine” and the CITY OF COLLEYVILLE, TEXAS a municipal corporation, hereafter referred to as “Colleyville” and jointly, referred to as the “Parties.”

WHEREAS, Grapevine and Colleyville execute this Interlocal Agreement pursuant to the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, as amended, and in accordance with purchasing statutes regulating the Parties and subject to availability of current revenues;

WHEREAS, the Parties agree that any party paying for the performance of governmental functions or services under this contract shall make those payments from current revenues available to the paying party;

WHEREAS, it is beneficial for Colleyville and Grapevine to have Grapevine operate and maintain traffic signals at SH 26 and John McCain Road and at SH 26 and Longwood Drive;

WHEREAS, the Interlocal Cooperation Act authorizes governmental entities to enter into interlocal cooperation agreements for administrative and governmental functions and services;

WHEREAS, the Grapevine City Council approved this Agreement at a City Council meeting that had been posted and met the requirements of the Texas Open Meetings Act;

WHEREAS, The Colleyville City Council approved this Agreement at a City Council meeting that had been posted and met the requirements of the Texas Open Meetings Act;

NOW, THEREFORE, in consideration of the premises and agreements, covenants, and promises set forth herein, it is agreed as follows:

AGREEMENT

ARTICLE 1. CONTRACT PERIOD

This Agreement becomes effective when fully executed by Colleyville and Grapevine and shall remain in force for a period of five years from the date of final execution by Grapevine and shall be automatically renewed annually for a one year period, unless modified by mutual agreement of both parties, or terminated as hereinafter provided.

ARTICLE 2. MAINTENANCE, OPERATION, AND POWER

RESPONSIBILITIES

- A. TxDOT shall be responsible for all electrical power costs for the operation of the traffic signals covered by this Agreement.
- B. Grapevine will provide trained staff to maintain and operate the traffic signals covered by this agreement.
- C. Colleyville will reimburse Grapevine at the annual flat rate of \$3,500 per intersection. All repairs shall be prioritized based on public safety and made as soon as possible.
- D. Grapevine shall maintain and operate the traffic signals in accordance with the requirements specified in TxDOT's Type R Agreement for the Operation and Maintenance of Traffic Signals within a Municipality executed on May 1, 2002.

ARTICLE 3. COMPENSATION

- A. The maximum amount payable under this Agreement is \$ 7,000.00 per year.
- B. The addition or deletion of traffic signals shall be made by supplemental agreement.

ARTICLE 4. PAYMENT

- A. Colleyville agrees to reimburse Grapevine at the annual flat rate shown in Article 3 for maintenance and operations costs for the traffic signals.
- B. Grapevine shall maintain a system of records necessary to support and establish the eligibility of all claims for payment under the terms of this Agreement. These records may be reviewed by Colleyville with reasonable notice to Grapevine of such interest.
- C. Colleyville shall make payment to Grapevine within 30 days from receipt of Grapevine's request for payment, provided that the request is properly prepared.
- D. Knockdowns or damage resulting from an accident or an act of God and which require emergency replacement of major equipment shall not be included in the (monthly/quarterly/annual) payments. For eligibility of payment for emergency replacement of major equipment, actual cost shall be submitted to TxDOT for review and determination of reimbursement eligibility per Exhibit 2 of TxDOT's Type R Agreement for the Operation and Maintenance of Traffic Signals within a Municipality executed on May 1, 2002.
- E. The addition or deletion of a traffic signal installation shall be made by supplemental agreement.

ARTICLE 5. TERMINATION

- A. This Agreement may be terminated by any of the following conditions upon approval by TxDOT:
 - (1) By mutual agreement and consent of both parties.
 - (2) By Colleyville upon thirty (30) days written notice to Grapevine for failure of Grapevine to provide adequate maintenance and operation services for those

traffic signal installations which Grapevine has agreed to maintain and operate.

- (3) By Colleyville upon sixty (60) days written notice to Grapevine that Colleyville will assume operation and maintenance of the traffic signals subject to approval by TxDOT.
- (4) By Grapevine upon one hundred twenty (120) days written notice to Colleyville.

B. In the event this Agreement is terminated by any of the above conditions, the maintenance and operation of the traffic signal systems shall become the responsibility of TxDOT. Any Grapevine owned equipment being held by TxDOT shall be returned within 60 calendar days to Grapevine upon termination of this Agreement.

ARTICLE 6. SUBLETTING

Grapevine shall not sublet or transfer any portion of the work under this Agreement unless specifically approved in writing by Colleyville. All subcontracts shall include the provisions required in this contract and shall be approved in writing by Colleyville.

ARTICLE 7. AMENDMENTS

Changes in the character, costs, and provisions, in the attached exhibits, responsibilities, or obligations authorized herein shall be enacted by written amendment. An amendment to this Agreement must be executed by both parties.

ARTICLE 8. LEGAL CONSTRUCTION

In the case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

ARTICLE 9. PRIOR AGREEMENTS SUPERSEDED

This Agreement constitutes the sole and only agreement of the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

ARTICLE 10. NOTICES

Any notice required to be given under this Agreement shall be deemed to have been received upon deposit in the United States mail in an envelope with sufficient postage and properly addressed to the other party as follows:

TO GRAPEVINE:

City of Grapevine
P.O. Box 95104
Grapevine, Texas 76099
Attn: City Manager

TO COLLEYVILLE:

City of Colleyville
100 Main Street
Colleyville, Texas 76034
Attn: City Manager

A change of address may be made by either party upon the giving of ten (10) days prior written notice.

ARTICLE 11. MISCELLANEOUS

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors, and assigns. This Agreement constitutes the sole and only agreement of the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter hereof.

No amendment, modification or alteration of the terms hereof shall be binding unless the same is in writing, dated subsequent to the date hereof and duly executed by the parties.

This Agreement may be executed concurrently in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

All remedies provided for in this contract are in addition to, not in substitution of, all remedies of the parties at law or in equity. All remedies are intended to be cumulative, and a party to this contract may pursue the remedies provided for in this agreement and all remedies at law or in equity at the same time.

Mayor, City of Grapevine Date

Mayor, City of Colleyville Date

City Secretary
City of Grapevine

City Secretary
City of Colleyville

APPROVED BY COUNCIL:

Grapevine

Colleyville

Date

Date

Approved as to Form

Grapevine City Attorney

Colleyville City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
MEETING DATE: DECEMBER 15, 2015
SUBJECT: WASTEWATER TREATMENT PLANT PERMIT RENEWAL
PROFESSIONAL SERVICES

RECOMMENDATION:

City Council consider approving an Engineering Services Contract in an amount not to exceed \$19,600.00 with Freese and Nichols for engineering support in the permit renewal process with TCEQ, authorize staff to execute said contract and take any necessary action.

FUNDING SOURCE:

Funding is programmed for this expense in the WWTP Professional Services 200-44540-531-2.

BACKGROUND:

Grapevine's Texas Pollutant Discharge Elimination System (TPDES) Permit for the Wastewater Treatment Plant requires renewal every five years. Our current permit expires on September 1, 2016. The permit application must be submitted to TCEQ 180 days in advance of this expiration date. City Staff prepares the permit application for submittal to TCEQ based upon our plant operating data.

Freese and Nichols staff will initially consult with TCEQ regarding any new criteria that they propose. This criteria will be used in Freese and Nichols review of the draft permit application prior to submittal. Once the draft permit is issued by TCEQ, Freese and Nichols staff will compare the draft permit with our current permit to identify any changes that may pose a problem for the City and then assist us with any changes we feel appropriate.

Freese and Nichols has provided this service to us every five years for many years and are familiar with our plant and the TCEQ staff.

Staff recommends approval.



Industrial Improvements
Technical Review
Outstanding Service

4055 International Plaza, Suite 200 • Fort Worth, Texas 76109 • 817-735-7300 • fax 817-735-7491

www.freese.com

October 29, 2015

Mr. John S. Laster, P.E.
Director of Administration and Engineering
City of Grapevine
200 South Main Street
Grapevine, TX 76051

Re: Assist with TPDES Permit Renewal Application for the City of Grapevine

Dear Mr. Laster:

Freese and Nichols, Inc. (FNI) is pleased to submit this proposal to provide professional services to the City of Grapevine (OWNER) to assist with renewal of your Texas Pollutant Discharge Elimination System (TPDES) Permit. It is my understanding that the City's current permit expires September 1, 2016, and the City must prepare and file the renewal application with the Texas Commission on Environmental Quality (TCEQ) at least 180 days prior to expiration (i.e., by March 5, 2016). Based on our recent discussion, I also understand that the City plans to draft the application in-house as soon as possible and to submit the final application well ahead of March 5, 2016. We propose the following tasks to review the renewal application and the subsequent draft permit. The following scope of services is based on the assumption that the application will be processed by the TCEQ as an uncontested permit application.

SCOPE OF SERVICES

FNI will render the following professional services in connection with the review of the renewal application and subsequent draft permit:

BASIC SERVICES

Task 1. Consult with Texas Commission on Environmental Quality. Upon execution of this agreement, FNI will contact the TCEQ via telephone and/or email to request information related to water quality modeling of the wastewater effluent receiving waters (i.e., Qual-TX modeling), current status of nutrient criteria development for Grapevine Lake (i.e., nitrogen or phosphorus limitations), and effluent screening criteria (i.e., TexTox modeling). Such information would be used in FNI's technical review of the OWNER's draft permit application.

Task 2. Review Draft TPDES Renewal Application. FNI will review the OWNER's draft TPDES renewal application for both administrative and technical completeness, including reviewing figures and test results for consistency with TCEQ guidelines. A memorandum listing our comments will be sent to OWNER for discussion via telephone conference and incorporation into the renewal application, if appropriate.

Task 3. Review Draft TPDES Permit. FNI will review the draft TPDES permit issued by the TCEQ following the submission of the renewal application. Comparisons will be made to OWNER's current TPDES permit, and a memorandum listing any differences and comments on those differences will be sent to OWNER for discussion via telephone conference and for OWNER's use in preparing a list of comments to TCEQ.

Task 4. Participate in Meetings. FNI anticipates the potential for two meetings at the OWNER's office, one to present FNI's comments on the draft TPDES application and another to present FNI's comments on the TCEQ's draft TPDES permit. FNI also anticipates the need for telephone conferences with the OWNER, in-lieu of or in addition to meetings, and a possible meeting with TCEQ in Austin to discuss draft permit conditions or other items.

ADDITIONAL SERVICES

It is our understanding that the OWNER will prepare the application documents for FNI's review and will submit the final application documents to TCEQ. We also understand that the OWNER will respond to TCEQ requests, if any, for information that may be required for TCEQ to declare the application administratively complete. FNI assumes that the OWNER is not expecting FNI's assistance with such TCEQ requests, but we can assist the OWNER with these services upon written request and authorization as an additional service.

The scope of services for this project is based on the assumption that the application will be processed by the TCEQ as an uncontested, routine TPDES permit application. If the permit becomes contested, additional effort would be necessary. FNI can provide such additional services, if necessary, upon OWNER's written request and authorization.

TIME OF COMPLETION

FNI is authorized to commence work on the Project upon execution of this Agreement and agrees to complete the services in accordance with the following schedule:

- 10 working days after receipt of draft application: Submit application memorandum to OWNER
- 10 working days after receipt of TCEQ draft permit: Submit permit memorandum to OWNER

If FNI's services are delayed through no fault of FNI, FNI shall be entitled to equitable adjustment of compensation and FNI shall be entitled to adjust contract schedule consistent with the number of days of delay.

RESPONSIBILITIES OF OWNER

OWNER shall perform the following in a timely manner so as not to delay the services of FNI:

- A. Designate in writing a person to act as OWNER's representative with respect to the services to be rendered under this Agreement. Such person shall have contract authority to transmit instructions, receive information, interpret and define OWNER's policies and decisions with respect to FNI's services for the Project.

- B. Provide all criteria and full information as to OWNER's requirements for the Project.
- C. Assist FNI by placing at FNI's disposal all available information pertinent to the Project including the draft renewal application, draft permit, and any other data relative to the Project.
- D. Examine all memorandums and other documents presented by FNI, obtain advice of an attorney, insurance counselor, and other consultants as OWNER deems appropriate for such examination and render in writing decisions pertaining thereto within a reasonable time so as not to delay the services of FNI.
- E. Provide such accounting, independent cost estimating, and insurance counseling services as may be required for the Project, such legal services as OWNER may require or FNI may reasonably request with regard to legal issues pertaining to the Project.
- F. OWNER shall provide the application fee and submit the final renewal application, copies, and the fee to the TCEQ. OWNER shall also provide for advertisement and notification of renewal application, if required by the TCEQ.

DESIGNATED REPRESENTATIVES

FNI and the City of Grapevine designate the following representatives:

City's Designated Representative:

Mr. Jimmy Didehbani
 Utility Manager
 City of Grapevine
 200 South Main Street
 Grapevine, TX 76051
 Telephone: (817) 410-3330
 E-mail: Jdidehbani@grapevinetexas.gov

City's Accounting Representative:

FNI Project Manager:

Ms. Katie Leatherwood, P.G.
 4055 International Plaza, Suite 200
 Fort Worth, Texas 76109
 Telephone: (817) 735-7503
 Fax: (817) 735-7492
 E-mail: Katie.Leatherwood@freese.com

Page 4

FNI Accounting
Representative:

Ms. Jana Collier
4055 International Plaza, Suite 200
Fort Worth, Texas 76109
Telephone: (817) 735-7354
Fax: (817) 735-7496
E-mail: jvc@freese.com

COMPENSATION

The total fee for Basic Services shall not exceed NINETEEN THOUSAND SIX HUNDRED DOLLARS (\$19,600.00). If FNI sees the Scope of Services changing so that Additional Services are needed, including but not limited to those services described as Additional Services, FNI will notify OWNER for OWNER's approval before proceeding. Additional services shall be computed based on the Schedule of Charges.

TERMS AND CONDITIONS OF AGREEMENT

We propose to furnish our services as described herein in accordance with Attachment TC, "Terms and Conditions of Agreement".

We appreciate the opportunity to submit this proposal. If additional information or clarification is desired, please do not hesitate to contact us. If you are in agreement with the services described above and wish for us to proceed with this assignment, please sign below and return one copy of the agreement for our files.

Yours very truly,

FREESE AND NICHOLS, INC.



Steven P. Watters, PWS
Vice President

CITY OF GRAPEVINE, TEXAS

By: _____

Title: _____

Date: _____

cc: David Jackson, P.E., BCEE
Katie Leatherwood, P.G.

COMPENSATION

Compensation to FNI for Basic Services in Attachment SC shall be computed on the basis of the Schedule of Charges, but shall not exceed Nineteen Thousand Six Hundred Dollars (\$19,600). If FNI sees the Scope of Services changing so that Additional Services are needed, including but not limited to those services described as Additional Services in Attachment SC, FNI will notify OWNER for OWNER's approval before proceeding. Additional Services shall be computed based on the Schedule of Charges.

Schedule of Charges:

<u>Position</u>	<u>Min</u>	<u>Max</u>
Professional - 1	75	128
Professional - 2	97	163
Professional - 3	104	200
Professional - 4	152	243
Professional - 5	193	267
Professional - 6	183	487
Construction Manager - 1	95	218
Construction Manager - 2	115	166
Construction Manager - 3	142	177
Construction Manager - 4	179	242
CAD Technician/Designer - 1	63	109
CAD Technician/Designer - 2	99	142
CAD Technician/Designer - 3	128	183
Corporate Project Support - 1	46	106
Corporate Project Support - 2	77	190
Corporate Project Support - 3	84	369
Intern/ Coop	38	71

Rates for In-House Services

Technology Charge

\$8.50 per hour

Travel

Standard IRS Rates

Bulk Printing and Reproduction

	<u>B&W</u>	<u>Color</u>
Small Format (per copy)	\$0.10	\$0.25
Large Format (per sq. ft.)		
Bond	\$0.25	\$0.75
Glossy / Mylar	\$0.75	\$1.25
Vinyl / Adhesive	\$1.50	\$2.00
Mounting (per sq. ft.)	\$2.00	
Binding (per binding)	\$0.25	

OTHER DIRECT EXPENSES:

Other direct expenses are reimbursed at actual cost times a multiplier of 1.15. They include outside printing and reproduction expense, communication expense, travel, transportation and subsistence away from the FNI office and other miscellaneous expenses directly related to the work, including costs of laboratory analysis, test, and other work required to be done by independent persons other than staff members. For Resident Representative services performed by non-FNI employees and CAD services performed In-house by non-FNI employees where FNI provides workspace and equipment to perform such services, these services will be billed at cost times a multiplier of 2.0. This markup approximates the cost to FNI if an FNI employee was performing the same or similar services.

These ranges and rates will be adjusted annually in February.

375-22015

FNI 
OWNER _____

TERMS AND CONDITIONS OF AGREEMENT

1. **DEFINITIONS:** The term Owner as used herein refers to the City of Grapevine, Texas. The term FNI as used herein refers to Freese and Nichols, Inc., its employees and agents; also its subcontractors and their employees and agents. As used herein, Services refers to the professional services performed by Freese and Nichols pursuant to the AGREEMENT.
2. **CHANGES:** Owner, without invalidating the AGREEMENT, may order changes within the general scope of the WORK required by the AGREEMENT by altering, adding to and/or deducting from the WORK to be performed. If any change under this clause causes an increase or decrease in FNI's cost of, or the time required for, the performance of any part of the Services under the AGREEMENT, an equitable adjustment will be made by mutual agreement and the AGREEMENT modified in writing accordingly.
3. **TERMINATION:** The obligation to provide services under this AGREEMENT may be terminated by either party upon ten days' written notice. In the event of termination, FNI will be paid for all services rendered and reimbursable expenses incurred to the date of termination and, in addition, all reimbursable expenses directly attributable to termination.
4. **CONSEQUENTIAL DAMAGES:** In no event shall FNI or its subcontractors be liable in contract, tort, strict liability, warranty, or otherwise for any special, indirect, incidental or consequential damages, such as loss of product, loss of use of the equipment or system, loss of anticipated profits or revenue, non-operation or increased expense of operation or other equipment or systems.
5. **INFORMATION FURNISHED BY OWNER:** Owner will assist FNI by placing at FNI's disposal all available information pertinent to the Project including previous reports and any other data relative to design or construction of the Project. FNI shall have no liability for defects or negligence in the Services attributable to FNI's reliance upon or use of data, design criteria, drawings, specifications or other information furnished by Owner and Owner agrees to indemnify and hold FNI harmless from any and all claims and judgments, and all losses, costs and expenses arising therefrom. FNI shall disclose to Owner, prior to use thereof, defects or omissions in the data, design criteria, drawings, specifications or other information furnished by Owner to FNI that FNI may reasonably discover in its review and inspection thereof.
6. **INSURANCE:** FNI shall provide to Owner certificates of insurance which shall contain the following minimum coverage (All limits in thousands):

Commercial General Liability	Workers' Compensation
General Aggregate \$2,000	Each Accident \$500
Automobile Liability (Any Auto)	Professional Liability
CSL \$1,000	\$3,000 Annual Aggregate

7. **SUBCONTRACTS:** If, for any reason, at any time during the progress of providing Services, Owner determines that any subcontractor for FNI is incompetent or undesirable, Owner will notify FNI accordingly and FNI shall take immediate steps for cancellation of such subcontract. Subletting by subcontractors shall be subject to the same regulations. Nothing contained in the AGREEMENT shall create any contractual relation between any subcontractor and Owner.
8. **OWNERSHIP OF DOCUMENTS:** All drawings, reports data and other project information developed in the execution of the Services provided under this AGREEMENT shall be the property of the Owner upon payment of FNI's fees for services. FNI may retain copies for record purposes. Owner agrees such documents are not intended or represented to be suitable for reuse by Owner or others. Any reuse by Owner or by those who obtained said documents from Owner without written verification or adaptation by FNI will be at Owner's sole risk and without liability or legal exposure to FNI, or to FNI's independent associates or consultants, and Owner shall indemnify and hold harmless FNI and FNI's independent associates and consultants from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting therefrom. Any such verification or adaptation will entitle FNI to further reasonable compensation. FNI may reuse all drawings, report data and other project information in the execution of the Services provided under this AGREEMENT in FNI's other activities. Any reuse by FNI will be at FNI's sole risk and without liability or legal exposure to Owner, and FNI shall indemnify and hold harmless Owner from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting therefrom.


 FNI
 OWNER

- CC ITEM #18**
9. **POLLUTANTS AND HAZARDOUS WASTES:** It is understood and agreed that FNI has neither created nor contributed to the creation or existence of any hazardous, radioactive, toxic, irritant, pollutant, or otherwise dangerous substance or condition at the site, if any, and its compensation hereunder is in no way commensurate with the potential risk of injury or loss that may be caused by exposures to such substances or conditions. The parties agree that in performing the Services required by this AGREEMENT, FNI does not take possession or control of the subject site, but acts as an invitee in performing the services, and is not therefore responsible for the existence of any pollutant present on or migrating from the site. Further, FNI shall have no responsibility for any pollutant during clean-up, transportation, storage or disposal activities.
 10. **OPINION OF PROBABLE COSTS:** FNI will furnish an opinion of probable project development cost based on present day cost, but does not guarantee the accuracy of such estimates. Opinions of probable cost, financial evaluations, feasibility studies, economic analyses of alternate solutions and utilitarian considerations of operations and maintenance costs prepared by FNI hereunder will be made on the basis of FNI's experience and qualifications and represent FNI's judgment as an experienced and qualified design professional. It is recognized, however, that FNI does not have control over the cost of labor, material, equipment or services furnished by others or over market conditions or contractors' methods of determining their prices.
 11. **CONSTRUCTION REPRESENTATION:** If required by the AGREEMENT, FNI will furnish Construction Representation according to the defined scope for these services. FNI will observe the progress and the quality of work to determine in general if the work is proceeding in accordance with the Contract Documents. In performing these services, FNI will endeavor to protect Owner against defects and deficiencies in the work of Contractors; FNI will report any observed deficiencies to Owner, however, it is understood that FNI does not guarantee the Contractor's performance, nor is FNI responsible for the supervision of the Contractor's operation and employees. FNI shall not be responsible for the means, methods, techniques, sequences or procedures of construction selected by the Contractor, or the safety precautions and programs incident to the work of the Contractor. FNI shall not be responsible for the acts or omissions of any person (except his own employees or agent) at the Project site or otherwise performing any of the work of the Project. If Owner designates a person to serve in the capacity of Resident Project Representative who is not a FNI's employee or FNI's agent, the duties, responsibilities and limitations of authority of such Resident Project Representative(s) will be set forth in writing and made a part of this AGREEMENT before the Construction Phase of the Project begins.
 12. **PAYMENT:** Progress payments may be requested by FNI based on the amount of services completed. Payment for the services of FNI shall be due and payable upon submission of a statement for services to OWNER and in acceptance of the services as satisfactory by the OWNER. Statements for services shall not be submitted more frequently than monthly. Any applicable new taxes imposed upon services, expenses, and charges by any governmental body after the execution of this AGREEMENT will be added to FNI's compensation.

If OWNER fails to make any payment due FNI for services and expenses within thirty (30) days after receipt of FNI's statement for services therefore, the amounts due FNI will be increased at the rate of one percent (1%) per month from said thirtieth (30th) day, and, in addition, FNI may, after giving seven (7) days' written notice to OWNER, suspend services under this AGREEMENT until FNI has been paid in full, all amounts due for services, expenses and charges.

13. **ARBITRATION:** No arbitration arising out of, or relating to, this AGREEMENT involving one party to this AGREEMENT may include the other party to this AGREEMENT without their approval.
14. **SUCCESSORS AND ASSIGNMENTS:** OWNER and FNI each are hereby bound and the partners, successors, executors, administrators and legal representatives of OWNER and FNI are hereby bound to the other party to this AGREEMENT and to the partners, successors, executors, administrators and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements and obligations of this AGREEMENT.

Neither OWNER nor FNI shall assign, sublet or transfer any rights under or interest in (including, but without limitation, moneys that may become due or moneys that are due) this AGREEMENT without the written consent of the other, except to the extent that any assignment, subletting or transfer is mandated by law or the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this AGREEMENT. Nothing contained in this paragraph shall prevent FNI from employing such independent associates and consultants as FNI may deem appropriate to assist in the performance of services hereunder.

15. **PURCHASE ORDERS:** If a Purchase Order is used to authorize FNI's Services, only the terms, conditions/instructions typed on the face of the Purchase Order shall apply to this AGREEMENT. Should there be any conflict between the Purchase Order and the terms of this AGREEMENT, then this AGREEMENT shall prevail and shall be determinative of the conflict.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: DECEMBER 15, 2015
SUBJECT: ENGINEERING DESIGN SERVICES CONTRACT -
WASTEWATER TREATMENT PLANT ELECTRICAL
IMPROVEMENTS PROJECT

RECOMMENDATION:

City Council consider:

- awarding an Engineering Design Services Contract to Gupta & Associates, Inc. in the amount of \$80,710.00 for the design of electrical improvements and repairs of the Wastewater Treatment Plant,
- adopting an ordinance appropriating \$88,781.00 for the contract award that includes 10% contingency to the FY 2015 – 2016 Utility Enterprise Capital Projects Fund Budget,
- authorizing staff to execute said contract, and take any necessary action.

FUNDING:

Upon approval of the attached ordinance, funds will be available and programmed in the Utility Enterprise Capital Projects fund.

BACKGROUND:

The wastewater treatment plant has three “Trains”; each of the three Trains treats wastewater independently of the others.

The motor control center (MCC) for Train 1 at the wastewater treatment plant (WWTP) has recently had a major electrical failure, can no longer be safely operated and needs to be replaced. Train 1 is the oldest of the three Trains at the wastewater plant. Since the new headworks has been placed on-line, staff can more easily divert flow to Train 1 and utilize its capacity more frequently. Train 1 will also be used so the other two Trains may be put out of service temporarily for maintenance.

Trains 2 and 3 are the primary treatment facilities at the wastewater plant. Train 2 currently is not connected to an emergency generator so it does not function properly during power outages. The City owns a trailer mounted/portable generator that may be parked at the WWTP and connected for operation of the Train 2 electrical systems

during power outages. This electrical design would include required quick connect and automatic transfer switch.

Train 3 is currently connected to an emergency generator, but has operational issues during power outages. The design would investigate these control issues and provide a solution to correct the current operational problems that are faced by providing emergency power where it is needed during outages.

The specific items to be addressed in this contract are:

- Train 1 MCC replacement design
Design = \$37,280.00 Construction estimate = \$406,224.00
- Train 2 generator quick connect and transfer switch (for power outages)
Design = \$25,040.00 Construction estimate = \$240,240.00
- Train 3 MCC emergency generator switching rewiring
Design = \$18,390.00 Construction Estimate = \$30,000.00

Cost estimate for construction of the work is \$676,464.00. The design contract is approximately 12% of the estimated construction costs.

Staff recommends approval.

JR

*Wastewater
Treatment
Plan*

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, REVISING THE ADOPTED UTILITY ENTERPRISE CAPITAL PROJECTS FUND BUDGET FOR THE FISCAL YEAR ENDING IN 2016, PROVIDING FOR THE TRANSFER OF THE FUNDS; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to maintain its Waste Water Infrastructure with regular maintenance, repairs and updates as necessary; and

WHEREAS, funding for the maintenance activities, and the design phase services relative to the repairs and updates needed for the Wastewater Treatment Plant is not currently included in the Fiscal Year 2015-2016 Utility Enterprise Capital Projects Fund Budget; and

WHEREAS, maintenance, repairs and updates to the Wastewater Treatment Plant is necessary to insure continued optimum operation of the Plant and the City's Waste Water Distribution System.

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 an amount of \$88,781.00 be appropriated from the 2015 Utility Bonds to the Utility Enterprise Capital Projects Budget for design phase services relative to the Wastewater Treatment Plant Electrical Improvements Project.

Section 3. That a copy of the revised Fiscal Year 2015-2016 Utility Enterprise Capital Projects Fund Budget document shall be kept on file in the City Secretary's Office and on the City of Grapevine website.

Section 4. 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 5. 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 15th day of December, 2015.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

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 1st day of December, 2015 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present to-wit:

William D. Tate	Mayor
Sharron 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 6:30 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. 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.
- B. 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 6:34 p.m. The closed session ended at 7:22 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 551.072 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.

WORKSHOP

Item 2. Discuss parade permit process.

Deputy Director of Parks and Recreation Chris Smith presented this item and answered Council's questions. Director of Parks and Recreation Kevin Mitchell, City Manager Rumbelow, Police Chief Eddie Salame and City Attorney John F. Boyle, Jr. answered Council's questions.

REGULAR MEETING

Call to Order

Mayor Tate called the meeting to order at 7:47 p.m. in the City Council Chambers.

Invocation

Council Member Chris Coy delivered the Invocation.

Pledge of Allegiance

Boy Scout Troop 168 posted the colors and led the Pledge of Allegiance.

Item 3. Citizen Comments

There were no citizen comments.

Item 4. Chief Financial Officer to present Fiscal Services departmental update.

Chief Financial Officer Greg Jordan presented this item to Council and highlighted the achievements of the Fiscal Services divisions including Administration and Budget, Accounting, Housing Authority, Municipal Court, Purchasing, and Risk Management.

Item 5. 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.

This item was tabled at the November 17, 2015 City Council meeting. Staff requested to table this item to a future meeting.

Motion was made to table the resolution authorizing the First Amendment to the Ground and Tower Lease Agreement with T-Mobile West, LLC.

Motion: Lease
Second: Freed
Ayes: Tate, Spencer, Freed, Lease, Coy and O'Dell
Nays: None
Approved: 6-0

Item 6. Consider a license agreement with the Dallas/Fort Worth International Airport Board (DFW) to provide water, sanitary sewer service and storm drainage to DFW Airport in the vicinity of Metro Circle and eastbound State Highway 114 Frontage road and take any necessary action.

Public Works Director Stan Laster presented this item to Council. DFW Airport proposes to construct a 12" water line along the frontage of State Highway 114 connecting the existing 12" stub by the NTB site and extending to the east to the existing lines and stub at Metro Circle and extend an 8" sanitary sewer line from Metro Circle along the frontage of State Highway 114 to serve the DFW properties. The City of Grapevine Water Master Plan requires a 12" water main across the frontage of the site.

Motion was made to approve the license agreement with the Dallas/Fort Worth International Airport Board stipulating the tenant render it for tax purposes at fair market value.

Motion: Spencer
Second: Coy
Ayes: Tate, Spencer, Freed, Lease, Coy and O'Dell
Nays: None
Approved: 6-0

Item 7. Consider ordinance authorizing the issuance of Public Property Finance Contractual Obligations, Series 2015 and enacts provisions for the issuance and allow for the awarding of the sale of the Contractual Obligation; levying a tax in payment; authorizing the execution and delivery of paying agent/registrar agreement; approving the official statement; and take any necessary action.

Chief Financial Officer Jordan presented this item to Council. The rate of the bonds is 1.621234% with a PAR amount of \$3,070,000. The proceeds from the sale will be used for the purchase and acquisition of vehicles and equipment for the Fire Department and computer equipment for the City's I.T. Data Center that was approved in the Fiscal Year 2015-2016 budget.

Motion was made to approve the issuance of the Public Property Finance Contractual Obligations, Series 2015.

Motion: Freed
Second: Coy
Ayes: Tate, Spencer, Freed, Lease, Coy and O'Dell

Nays: None
Approved: 6-0

ORDINANCE NO. 2015-073

AN ORDINANCE PROVIDING FOR THE ISSUANCE OF \$3,070,000 CITY OF GRAPEVINE, TEXAS, PUBLIC PROPERTY FINANCE CONTRACTUAL OBLIGATIONS, SERIES 2015; AWARDING THE SALE OF THE CONTRACTUAL OBLIGATIONS; LEVYING A TAX IN PAYMENT THEREOF; AUTHORIZING THE EXECUTION AND DELIVERY OF A PAYING AGENT/REGISTRAR AGREEMENT; APPROVING THE OFFICIAL STATEMENT; AND ENACTING PROVISIONS INCIDENT AND RELATING TO THE SUBJECT AND PURPOSES OF THIS ORDINANCE

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.

Item 8. Consider renewal of an annual contract for janitorial supplies with Empire Paper Company.

Chief Financial Officer Jordan recommended approval of the contract for janitorial supplies to be purchased on an as-needed basis for all City departments for an annual estimated amount of \$25,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Lease
Ayes: Tate, Spencer, Freed, Lease, Coy and O'Dell
Nays: None
Approved: 6-0

Item 9. Consider a **resolution** for the purchase of golf carts and accessories from Yamaha Golf-Car Company through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard).

Golf Director Russell Pulley recommended approval authorizing the replacement of 94 electric golf carts, two gas carts, one concierge six-passenger cart and accessories for a total of 97 carts for an amount not to exceed \$227,740.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Lease
Ayes: Tate, Spencer, Freed, Lease, Coy and O'Dell
Nays: None
Approved: 6-0

RESOLUTION NO. 2015-077

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE GOLF CARTS AND ACCESSORIES THROUGH AN ESTABLISHED INTERLOCAL PARTICIPATION AGREEMENT AND PROVIDING AN EFFECTIVE DATE

Item 10. Consider renewal of an annual contract for portable toilet rental services with MMG Building and Construction Services, LLC through an Interlocal Cooperative Agreement with the City of Fort Worth, Texas.

Parks and Recreation Director Mitchell recommended approval of the contract for portable toilet rental services in an annual estimated amount of \$100,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Lease
Ayes: Tate, Spencer, Freed, Lease, Coy and O'Dell
Nays: None
Approved: 6-0

Item 11. Consider a **resolution** authorizing the purchase of multi-band routers, including installation, from PCS Mobile through a contract established by the Federal General Services Administration Cooperative Purchasing Program.

Police Chief Salame recommended approval of the purchase of new ruggedized cellular modems and associated hardware for police patrol vehicles in an amount not to exceed \$38,006.53.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Lease
Ayes: Tate, Spencer, Freed, Lease, Coy and O'Dell
Nays: None
Approved: 6-0

RESOLUTION NO. 2015-078

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE

MULTI-BAND ROUTERS, WITH INSTALLATION,
THROUGH THE FEDERAL GENERAL SERVICES
ADMINISTRATOR COOPERATIVE PURCHASING
PROGRAM AND PROVIDING AN EFFECTIVE DATE

Item 12. Consider a **resolution** authorizing the purchase of pothole patcher truck from Freightliner of Austin through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard).

Public Works Director Laster recommended approval of the purchase of a pothole patcher truck in an amount not to exceed \$169,003.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Lease
Ayes: Tate, Spencer, Freed, Lease, Coy and O'Dell
Nays: None
Approved: 6-0

RESOLUTION NO. 2015-079

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
POTHOLE PATCHER TRUCK THROUGH AN
ESTABLISHED INTERLOCAL PARTICIPATION
AGREEMENT AND PROVIDING AN EFFECTIVE DATE

Item 13. Consider award of RFB 433-2016 to Multiple Cable Systems, Inc. for a traffic conduit installation annual contract with renewal options.

Public Works Director Laster recommended approval of a contract for underground conduit installation for traffic signals for an estimated annual amount of \$25,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Lease
Ayes: Tate, Spencer, Freed, Lease, Coy and O'Dell
Nays: None
Approved: 6-0

Item 14. Consider a **resolution** authorizing the purchase of Chevrolet Tahoes from Caldwell Country through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard).

Public Works Director Laster recommended approval of the purchase of four Chevrolet Tahoes for the Police and Fire Departments in an amount not to exceed \$152,546.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Lease
Ayes: Tate, Spencer, Freed, Lease, Coy and O'Dell
Nays: None
Approved: 6-0

RESOLUTION NO. 2015-080

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE CHEVROLET TAHOES THROUGH AN ESTABLISHED INTERLOCAL PARTICIPATION AGREEMENT AND PROVIDING AN EFFECTIVE DATE

Item 15. Consider the minutes of the November 17, 2015 Regular City Council meeting.

City Secretary Tara Brooks recommended approval of the November 17, 2015 minutes.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Lease
Ayes: Tate, Spencer, Freed, Lease, Coy and O'Dell
Nays: None
Approved: 6-0

ADJOURNMENT

Motion was made to adjourn the meeting at 8:05 p.m.

Motion: Spencer
Second: Lease
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 15th day of December, 2015.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

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

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR

MEETING DATE: DECEMBER 15, 2015

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU15-42 ANDY'S FROZEN
CUSTARD



APPLICANT: Chris Biggers

PROPERTY LOCATION AND SIZE:

The subject property is located at 1135 William D. Tate Avenue. The addition contains 0.703 acres (30,670 square feet) and is platted as Lot 2R, Block 1, Tate Street Plaza. The property has approximately 265.26 feet of frontage along William D. Tate Avenue and approximately 247.39 feet along Ball Street.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan of CU12-10 (Ord. 2012-17) for a planned commercial center, specifically to allow for a drive-through, and outside seating in conjunction with a restaurant.

At the October 20, 2015 public hearing the applicant presented a request to develop a 1,605 square foot Andy's Frozen Yogurt restaurant with drive-through service, walk-up windows, outdoor bench seating to accommodate 15 patrons and 24 on-site parking spaces. During the Planning and Zoning Commission's deliberation, the request was tabled to give the applicant an opportunity to address concerns raised during the public hearing relative to Ball Street access and potential conflicts between pedestrians and vehicular traffic flow.

With this modified request the applicant proposes the following changes:

Site access:

- Previous - access from the adjacent lot to the south and Ball Street
- Current - Ball Street access eliminated, internal access from the lot to the south, access drive added to the southwest corner of the site to William D. Tate Avenue and a one way right turn only drive on to William D. Tate Avenue located on the north end of the site

Pedestrian access:

- Previous - access the walk-up windows through three vehicle use areas
- Current - access the walk-up windows through one vehicle use area

Drive through location:

- Previous - drive-through window on the west side of the building with the drive-through lane present on three sides
- Current - drive-through window on the north side of the building with the drive-through lane present on two sides

Parking provided:

- Previous - 24 parking spaces
- Current - 29 parking spaces—17 parking spaces are required

Outdoor seating:

- Previous - six benches for 15 patrons
- Current - four benches for 15 patrons

The walk-up window is proposed beneath a walk-up canopy located on the west side of the structure and directly adjacent to William D. Tate Avenue. The drive-through window is currently proposed on the north side of the structure (one window). The total square footage proposed of 1,605 square feet includes a 293 square foot screened mechanical area on the east side of the structure. One, eight feet in height, 83 square feet in size monument sign is proposed adjacent to William D. Tate Avenue near the north end of the site. The applicant has provided 29 parking spaces—17 parking spaces are required.

PRESENT ZONING AND USE:

The subject site is zoned "CC" Community Commercial District and is vacant. Conditional Use Permit CU93-15 (Ord. 94-14) amended the Planned Commercial Center to allow for the development of a Burger Street with a drive-through which never developed.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was rezoned in the 1984 City Rezoning from "C-2" Community Business to "CN" Neighborhood Commercial. The subject property was later rezoned from "CN" Neighborhood Commercial District to "CC" Community Commercial District (Z87-01, Ord. 87-13), as a part of a 6.4 acre tract of land. On the subject site Conditional Use Permit CU93-15 (Ord. 94-14) amended the Planned Commercial Center to allow for the development of a Burger Street with a drive through which never developed. Firestone/Master Care Store developed as a result of Zone Case Z87-01. Conditional Use Permit CU92-22 (Ord. 92-84) was approved to allow a Planned Commercial Center designation and the development of a restaurant (Chick-Fil-A) with a drive-through window. Conditional Use Permit CU93-03 (Ord. 93-22) amended the Planned Commercial Center to allow the development of a restaurant (Good Eats) with on premise consumption of alcoholic beverages and two 20-foot pole signs. Conditional Use Permit CU93-15 (Ord. 94-14) amended the Planned Commercial Center to allow the development of a restaurant (Burger Street) with a drive through. Conditional Use Permit CU94-39 (Ord. 95-06) amended the Planned Commercial Center to allow additional parking for an automotive repair store on Lot 1R. Conditional Use request CU97-28 was approved by council allowing the addition of an 8,838 square foot retail space on lot 4R. Conditional Use Request CU97-48 was approved by Council allowing the removal of 0.849 acres from the subject property. The U.S. Post Office was developed in the tract south of this parcel and is zoned "GU" Governmental Use. The Bellaire Addition was rezoned from "R-1" Single Family to "R-7.5" Single Family in the 1984 City Rezoning. The tract to the west was rezoned from "CC" Community Commercial and "C-2" Community Business to "PCD" Planned Commerce Development. The property was rezoned from "PCD" Planned Commerce Development to "CC" Community Commercial Z92-09 (Ord. 92-85) and received a conditional use permit for a Planned Commercial Center CU92-23 (Ord. 92-86). The property is currently developed as Grapevine Town Center. Conditional Use Permit CU99-05 (Ord. 99-46) was approved at the March 23, 1999 joint public hearing for a 8,838 square foot retail building on the subject site. Also on the subject site, on February 15, 2000 Council considered and approved a request for a one year extension to the 8,838 square foot retail building. Conditional Use Permit CU12-01 was denied on the subject site for Tint World. At the March 21, 2012 meeting the City Council reconsidered CU12-01 and amended the denial to denial without prejudice. At the April 17, 2012 meeting the City Council approved Conditional Use Permit CU12-10 (Ord. 2012-17) for Tint World. West of the subject site Conditional Use Permit CU15-02 was approved by the Site Plan Review Committee to revise exterior elevation for Taco Bell. The City Council at the September 15, 2015 meeting approved Conditional Use Permit CU15-37 (Ord. 2015-57) for a 20-foot pole sign for Ferrari's Italian Villa.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "CN" – Neighborhood Commercial District – Shell Convenience Store and Northeast Animal Hospital

SOUTH: "GU" - Governmental Use District - U.S. Post Office

EAST: "R-7.5" - Single Family District - Bellaire Addition - "CN" - Neighborhood Commercial - Shell Convenience Store and "PO" Professional Office District – Professional Offices

WEST: "CC" - Community Commercial District - Grapevine Town Center, Taco Bell

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 proposed retail building is an appropriate use in this noise zone.

MASTER PLAN APPLICATION:

The Master Plan designates the subject property as Commercial. This request is in conformance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates William D. Tate Avenue as a Type C Minor Arterial with a minimum 80-foot of right-of-way developed as four lanes with a center left turn lane.

at

OWNE CENTER
ADDN NO 2
42403H

14R1
4.8.12 @

18
1.524 @

CC ITEM #21
PZ ITEM #2

4 PREMIER
GRAPEVINE
OFFICE
PARK
CONDO
32941C

GRAPEVINE
1 OFFICE
PARK
CONDO 16072C

11R
1.3345 @

11R
1.3345 @

CC

15R
3.1711 @

2R
.8661 @

3R
2.3028 @

1R
.902 @

4R1B
1.709 @

4R1A
1.711 @

3R
1.192 @

U.S.
POSTAL
SERVICE
44108

GU
BLK 1

WILLIAM D TATE

VALLEY VISTA DR

BELLAIRE
2135

VINE ST

R-7.5

BELLAIRE
2135

0 100 200 300 400 Feet



CU15-42 Andy's Frozen Custard

Date Prepared: 10/6/2015

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.

CUI5-42
CC ITEM #21
PZ ITEM #2



CITY OF GRAPEVINE

CONDITIONAL USE APPLICATION

Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent/company/contact

Dunaway Associates, LP c/o: Chris Biggers

Street address of applicant / agent:

550 Bailey Avenue, Suite 400

City / State / Zip Code of applicant / agent:

Fort Worth, Texas 76107

Telephone number of applicant / agent:

(817) 335-1121

Fax number of applicant/agent

(817) 335-7437

Email address of applicant/agent

Cbiggers@dunaway-assoc.com

Mobile phone number of applicant/agent

(817) 287-8814

PART 2. PROPERTY INFORMATION

Street address of subject property

1135 William D. Tate Avenue, Grapevine, Texas 76051

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

Lot **2R** Block **1** Addition **Tate Street Plaza**

Size of subject property

0.703 acre tract

Acres

30,670 S.F.

Square footage

Present zoning classification:
CC

Proposed use of the property:

Andy's Frozen Custard restaurant . drive thru

Circle yes or no, if applies to this application

Outdoor speakers Yes No

Minimum / maximum district size for conditional use request:

None

Zoning ordinance provision requiring a conditional use:

Drive-thru window/facility, outdoor seating

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:

Tate/Ball #2 LP

Street address of property owner:

8350 N Central Expressway, Suite 1300

City / State / Zip Code of property owner:

Dallas, Texas 75206-1620

SEP 8 2015

Telephone number of property owner:

214/769-1080

Fax number of property owner:

214-891-3203

- Submit a letter describing the proposed conditional use and note the request on the site plan document
- In the same letter, describe or show on the site plan, and conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations (example: buffer yards, distance between users)
- In the same letter, describe whether the proposed conditional use will, or will not cause substantial harm to the value, use, or enjoyment of other property in the neighborhood. Also, describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.
- Application of site plan approval (Section 47, see attached Form "B").
- The site plan submission shall meet the requirements of Section 47, Site Plan Requirements.

- All conditional use and conditional use 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 conditional use or conditional use permit 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 conditional use or conditional use permit and acknowledge that all requirements of this application have been met at the time of submittal.

PART 4. SIGNATURE TO AUTHORIZE CONDITIONAL USE REQUEST AND PLACE A CONDITIONAL USE REQUEST SIGN ON THE SUBJECT PROPERTY

Chris Biggers

Print Applicant's Name:

Applicant's Signature:

The State of TEXAS

County Of TARRANT

Before Me Leigh Ann Underwood

(notary)

on this day personally appeared

Chris Biggers

(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 1 day of September, A.D. 2015



Notary In And For State Of Texas

TATE/BALL #2 LLC

TATE/BALL #2 LP

Print Property Owners Name:

Property Owner's Signature:

PRESIDENT

The State Of Texas

County Of Dallas

Before Me Wesa Marie Butler

(notary)

on this day personally appeared

John T. Evans

(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 3 day of September, A.D. 2015

Notary In And For State Of Texas

SEP 8 2015

ACKNOWLEDGEMENT

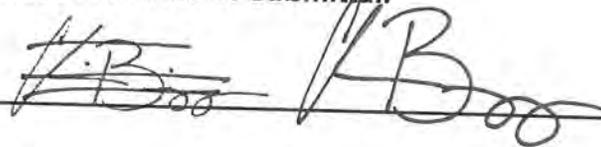
All Conditional Use and Special Use Applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.

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.

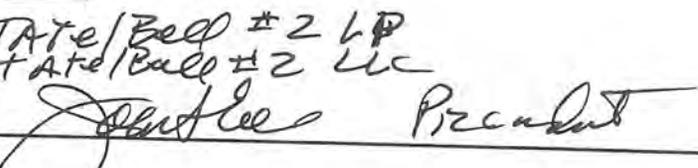
Any changes to a site plan (no matter how minor or major) approved with a conditional use or a special use permit can only be approved by city council through the public hearing process.

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 conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.

Signature of Applicant 

Date: 9/3/15

Signature of Owner  Jonathan Piccanti
*Tate/Bed #2 LP
By + Tate/Bed #2 LLC*

Date: 9-3-2015

SEP 8 2015



Andy's Frozen Custard Companies • 338 N. Boonville Avenue • Springfield, MO 65806
417-881-3500 • 888-60-ANDYS • Fax: 417-881-3571

December 4, 2015

City of Grapevine
200 S. Main Street
Grapevine, TX 76051

Reference: Conditional Use Application Revised Plan
Proposed Andy's Frozen Custard
1135 William D. Tate Avenue, Grapevine, Texas 76051

Dear Sir or Madam:

Per the discussion and feedback provided at the Joint Planning & Zoning and City Council meeting on Tuesday, October 20, 2015, as well as follow-up coordination with city staff, Andy's Frozen Custard is providing a revised Conditional Use Package for your consideration.

Per the meeting we understood there were two primary concerns with the previously submitted site plan.

1. An access drive was being provided to Ball Street at the southeast corner of the property. Our understanding is that historically this has not been allowed so the nearby residential neighborhood could be protected from additional traffic.
2. All pedestrian access routes to the building from the customer parking areas crossed the drive thru lane.

To address these concerns the Site Plan has been revised as follows.

1. The building has been rotated so that the front faces William D. Tate Avenue.
2. The drive to Ball Street has been eliminated.
3. A drive has been added at the southwest corner of the property to William D. Tate Avenue.
4. A 15' wide one-way right-out only drive to William D. Tate Avenue has been added to the northeast side of the property.
5. The drive thru lane has been adjusted to wrap only 2 sides of the building.
6. 7 parking spaces have been provided immediately adjacent to the building.
7. The parking field has been modified to allow safe and more direct access to the building, as is typical for similar restaurant and commercial uses, with minimal requirement for pedestrians to cross where vehicles may be stacked at the drive-thru lane. Please reference the included Exhibit A, indicating the anticipated normal parking and pedestrian access areas.

www.eatandys.com

Andy's Frozen Custard currently has several locations with drive thru lanes and parking field adjacencies similar to what we are proposing at Grapevine. Please reference Exhibit B for some of those examples. Operationally these have been successful layouts where implemented. The busiest of all 28 Andy's Frozen Custard locations is the Springfield site included in the attached exhibit. At that location all parking is to rear or side of the building and all pedestrian traffic crosses the drive thru lane to access the walk up order windows. Having said that, we do understand the concerns expressed on October 20th and have worked to redesign the site to address the concerns and allow us to operate as efficiently as possible.

As discussed during the meeting, the size and shape of the site, as well as the existing 39' wide Oncor Transmission line easement make this a difficult site to develop. There is a very limited area of the site available for any building, forcing some parking to the edges of the site. Where possible we have provided parking immediately adjacent to the building and for pedestrian traffic approaching the building from other areas we have defined clearly marked paths of travel.

The revised site plan meets the setback and access requirements established by the City, addresses concerns about pedestrian access to the building, and all drive locations along William D. Tate Avenue have been coordinated with city staff. We appreciate the City's input and collaboration during this process and we look forward to bringing Andy's Frozen Custard to the community of Grapevine.

Please do not hesitate to contact me should you need any additional information or have any question. I can be reached at (417) 881-3500 or by email aaron.king@eatandys.com. You may also contact our project engineer, Chris Biggers with Dunaway Associates at cbiggers@dunaway-assoc.com, or our project architect, Matt Green with Urban Bobcat Architects at matt@urbanbobcat.com.

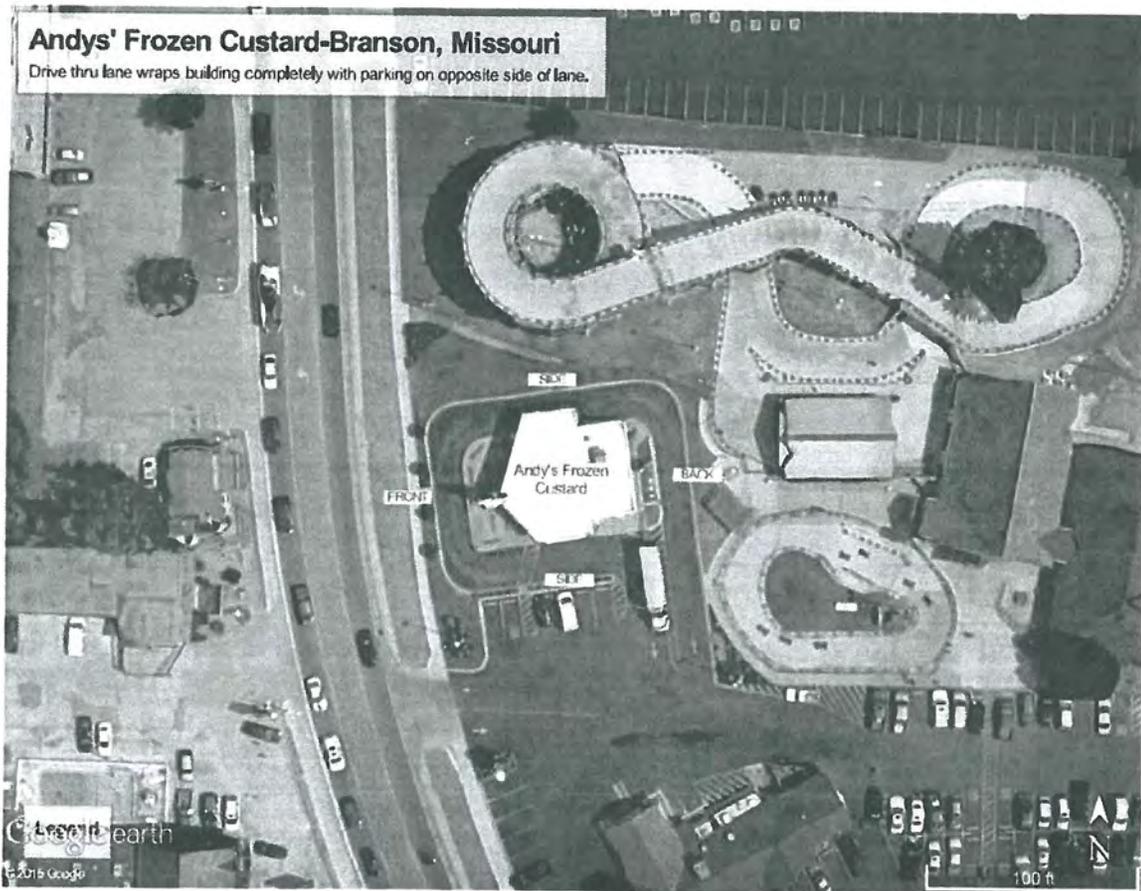
Sincerely,

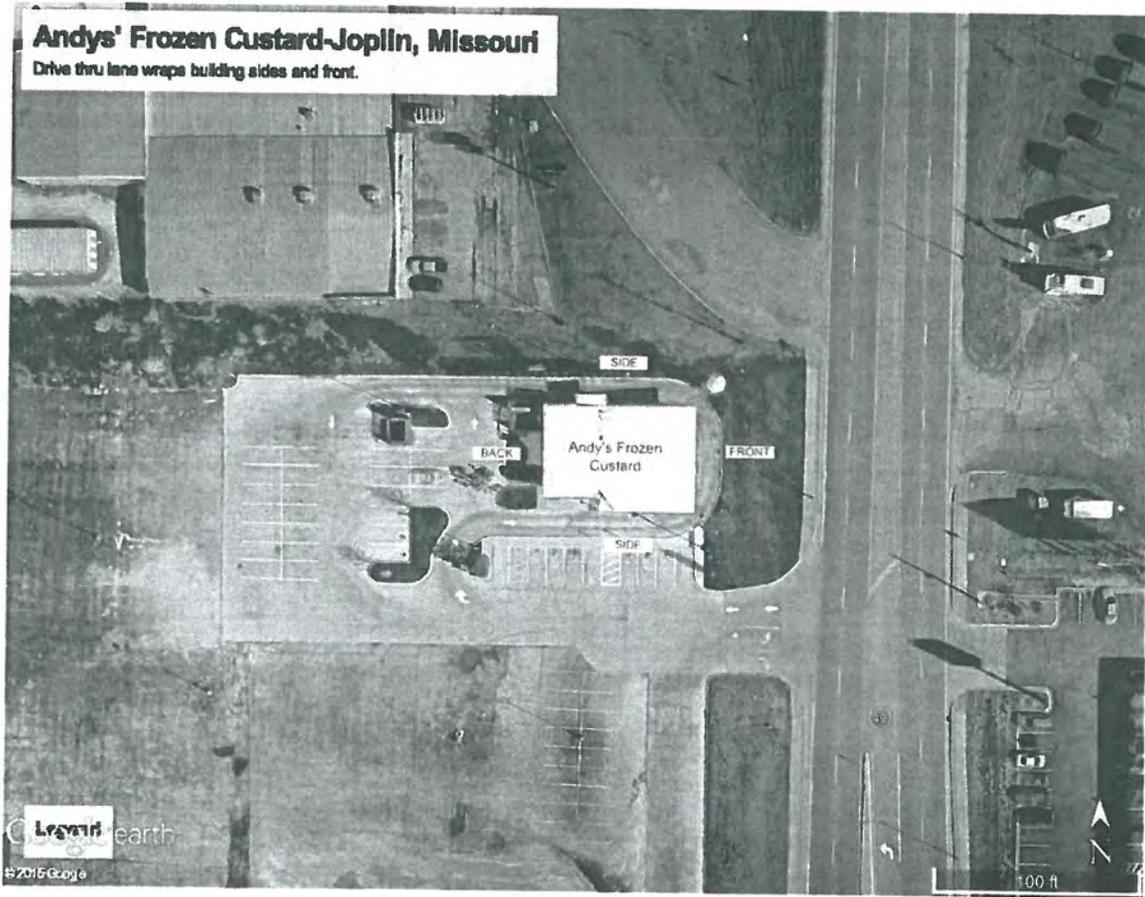
Andy's Frozen Custard

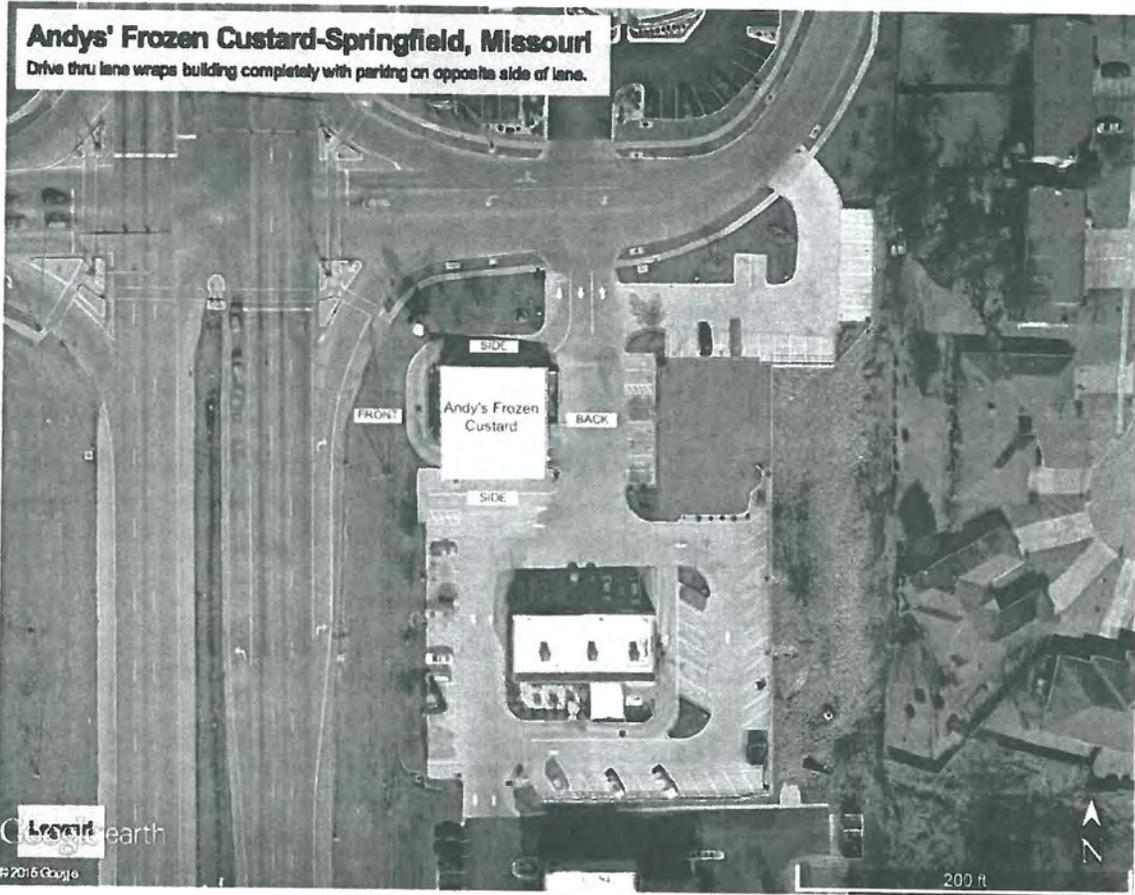
A handwritten signature in black ink, appearing to read 'A M K', with a horizontal line extending to the right.

Aaron King
Design and Construction Project Manager

EXHIBIT B - Existing Operating Andy's Locations







ORDINANCE NO. _____

CU15-42
Andy's Frozen
Custard

AN ORDINANCE ISSUING 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, BY GRANTING CONDITIONAL USE PERMIT CU15-42 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 2012-17 FOR A PLANNED COMMERCIAL CENTER, SPECIFICALLY TO ALLOW A DRIVE THROUGH AND OUTSIDE SEATING IN CONJUNCTION WITH A RESTAURANT IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT REGULATIONS 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 CONDITIONAL USE 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 conditional use permit 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 conditional use permit 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 conditional use permit 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 48 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 conditional use permit, 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 conditional use permit 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 conditional use permit 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 conditional use permit 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 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, by granting Conditional Use Permit CU15-42 to amend the site plan approved by Ordinance No. 2012-17 for a planned commercial center, specifically to allow for a drive through and outside seating in conjunction with a restaurant (Andy's Frozen Custard) in a District zoned "CC" Community Commercial District Regulations within the following described property: Lot 2R, Block 1, Tate Street Plaza (1135 William D. Tate Avenue), 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 conditional use permit.

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 15th day of December, 2015.

APPROVED:

ATTEST:

APPROVED AS TO FORM:



Andy's Frozen Custard Companies • 338 N. Boonville Avenue • Springfield, MO 65806
417-881-3500 • 888-60-ANDYS • Fax: 417-881-3571

December 4, 2015

City of Grapevine
200 S. Main Street
Grapevine, TX 76051

Reference: Conditional Use Application Revised Plan
Proposed Andy's Frozen Custard
1135 William D. Tate Avenue, Grapevine, Texas 76051

DEC 8 2015

Dear Sir or Madam:

Per the discussion and feedback provided at the Joint Planning & Zoning and City Council meeting on Tuesday, October 20, 2015, as well as follow-up coordination with city staff, Andy's Frozen Custard is providing a revised Conditional Use Package for your consideration.

Per the meeting we understood there were two primary concerns with the previously submitted site plan.

1. An access drive was being provided to Ball Street at the southeast corner of the property. Our understanding is that historically this has not been allowed so the nearby residential neighborhood could be protected from additional traffic.
2. All pedestrian access routes to the building from the customer parking areas crossed the drive thru lane.

To address these concerns the Site Plan has been revised as follows.

1. The building has been rotated so that the front faces William D. Tate Avenue.
2. The drive to Ball Street has been eliminated.
3. A drive has been added at the southwest corner of the property to William D. Tate Avenue.
4. A 15' wide one-way right-out only drive to William D. Tate Avenue has been added to the northeast side of the property.
5. The drive thru lane has been adjusted to wrap only 2 sides of the building.
6. 7 parking spaces have been provided immediately adjacent to the building.
7. The parking field has been modified to allow safe and more direct access to the building, as is typical for similar restaurant and commercial uses, with minimal requirement for pedestrians to cross where vehicles may be stacked at the drive-thru lane. Please reference the included Exhibit A, indicating the anticipated normal parking and pedestrian access areas.

www.eatandys.com

Andy's Frozen Custard currently has several locations with drive thru lanes and parking field adjacencies similar to what we are proposing at Grapevine. Please reference Exhibit B for some of those examples. Operationally these have been successful layouts where implemented. The busiest of all 28 Andy's Frozen Custard locations is the Springfield site included in the attached exhibit. At that location all parking is to rear or side of the building and all pedestrian traffic crosses the drive thru lane to access the walk up order windows. Having said that, we do understand the concerns expressed on October 20th and have worked to redesign the site to address the concerns and allow us to operate as efficiently as possible.

As discussed during the meeting, the size and shape of the site, as well as the existing 39' wide Oncor Transmission line easement make this a difficult site to develop. There is a very limited area of the site available for any building, forcing some parking to the edges of the site. Where possible we have provided parking immediately adjacent to the building and for pedestrian traffic approaching the building from other areas we have defined clearly marked paths of travel.

The revised site plan meets the setback and access requirements established by the City, addresses concerns about pedestrian access to the building, and all drive locations along William D. Tate Avenue have been coordinated with city staff. We appreciate the City's input and collaboration during this process and we look forward to bringing Andy's Frozen Custard to the community of Grapevine.

Please do not hesitate to contact me should you need any additional information or have any question. I can be reached at (417) 881-3500 or by email aaron.king@eatandys.com. You may also contact our project engineer, Chris Biggers with Dunaway Associates at cbiggers@dunaway-assoc.com, or our project architect, Matt Green with Urban Bobcat Architects at matt@urbanbobcat.com.

Sincerely,

Andy's Frozen Custard



Aaron King
Design and Construction Project Manager

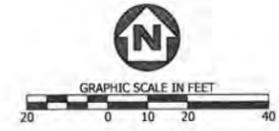
EXHIBIT B - Existing Operating Andy's Locations







REVISIONS
 NO. DATE DESCRIPTION
 CC ITEM #21
 PZ ITEM #2



LEGEND

NEW STD. DUTY PAVEMENT	[Symbol]
NEW HEAVY DUTY PAVEMENT	[Symbol]
PROPOSED SIDEWALK	[Symbol]
ARCHITECTURAL CONCRETE	[Symbol]
EXIST. CURB / PAVEMENT	[Symbol]
PAVEMENT MARKING	[Symbol]
CURBED PAVING EDGE	[Symbol]
NO CURB PAVING EDGE	[Symbol]
EXISTING FIRE LANE	[Symbol]
PARKING SPACES	[Symbol]

SITE DATA

LOT AREA	0.703 AC./30,670 S.F.
ZONING	CC-COMMUNITY COMMERCIAL
PROPOSED USE	RESTAURANT
GROSS BUILDING AREA (INCLUDING MECH.)	1,605 S.F.
NET BUILDING AREA (EXCLUDING MECH.)	1,188 S.F.
BUILDING HEIGHT	11.5 FEET
BUILDING COVERAGE	5.23%
PARKING REQUIREMENTS: 1 SPACE PER 100 S.F. OF NET BUILDING AREA PLUS 1 SPACE PER EVERY 3 OUTDOOR SEATING 1,188 S.F. / 100 = 12 15 SEATS / 3 = 5	TOTAL PARKING REQ: 17
PARKING PROVIDED	29
DRIVE-THRU STACKING PROVIDED	7
ACCESSIBLE PARKING (REQ./PROVIDED)	2 / 2
LANDSCAPED AREA	10,949 S.F.
PERVIOUS SURFACE	10,949 S.F.
IMPERVIOUS SURFACE	19,721 S.F.
LANDSCAPED PERCENTAGE	35.7%

- NOTES:**
1. OUTDOOR STORAGE AND REFUSE DISPOSAL SHALL BE LANDSCAPED AND SCREENED FROM VIEW.
 2. MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING AIR CONDITIONING UNITS SHALL BE DESIGNED, INSTALLED AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
 3. ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
 4. THE MASONRY REQUIREMENTS OF SECTION 54 SHALL BE MET.
 5. ALL REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

CASE NAME: ANDY'S FROZEN CUSTARD
 CASE NUMBER: CU15-42
 LOCATION: LOT 2R, BLOCK 1
 TATE STREET PLAZA

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 2 OF 7

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

DEPARTMENT OF DEVELOPMENT SERVICES



**LOT 2R, BLOCK 1, 0.703 ACRES
 TATE STREET PLAZA**

A FOSTER SURVEY, ABSTRACT NO. 158,
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

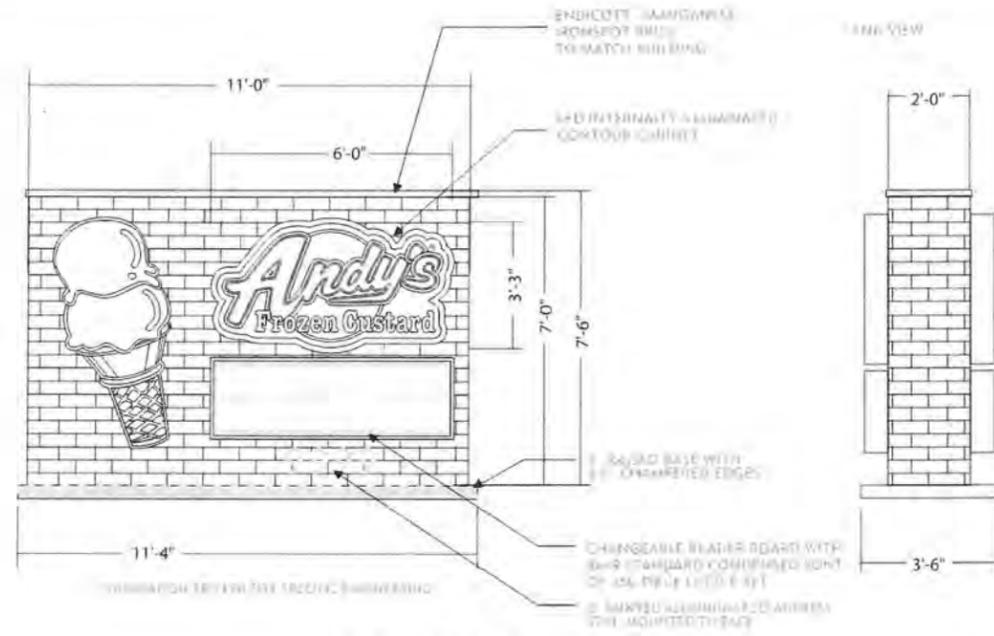
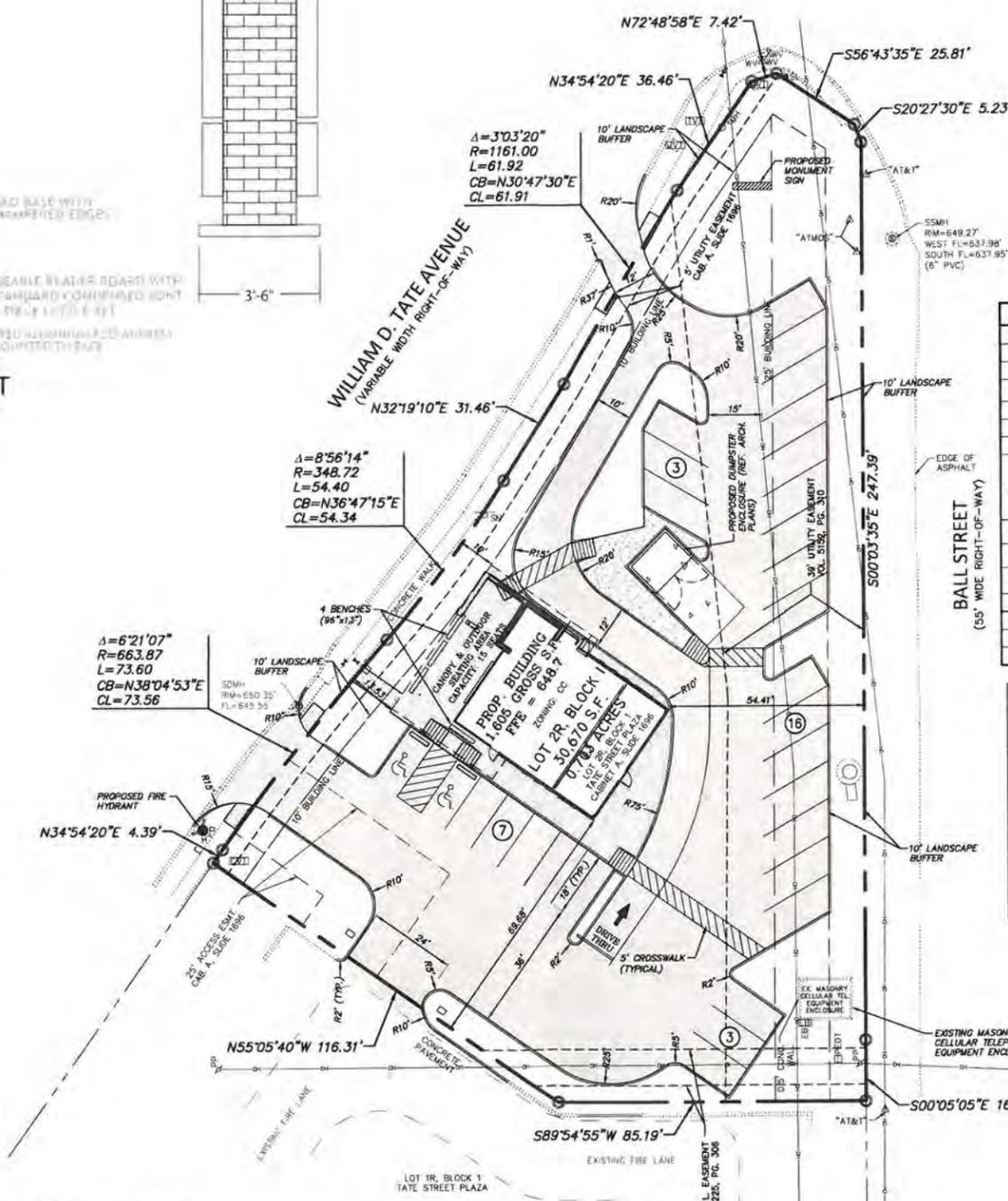
DUNAWAY
 550 Bailey Avenue • Suite 403 • Fort Worth, Texas 76107
 Tel: 817.335.1121
 (TX REG. # 1114)

ANDY'S FROZEN CUSTARD

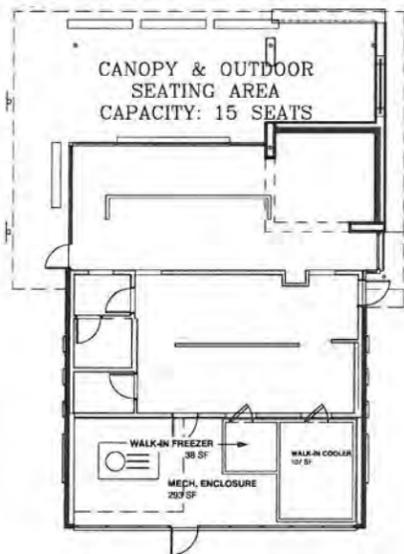
DIMENSIONAL CONTROL SITE PLAN

DESIGNED: COR	CASE NO. CU15-42	SHEET: 2 of 10
DRAWN: CCB	DATE: 12-04-2015	
CHECKED: CBE		

CONDITIONAL USE PERMIT CU15-42 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU12-10 (ORD. 2012-17) FOR A PLANNED COMMERCIAL CENTER, SPECIFICALLY TO ALLOW A DRIVE THROUGH AND OUTSIDE DINING IN CONJUNCTION WITH A RESTAURANT.



PROPOSED MONUMENT SIGN DETAIL
 N.T.S.



BUILDING DETAIL
 1" = 10'

OWNER:
 OWNER NAME: JOHN T. EVANS
 ADDRESS: 8350 N. CENTRAL EXPWY., STE. 1300
 DALLAS, TEXAS 75206-1620
 COMPANY NAME: TATE/BALL #2 LP
 PHONE: (214) 769-1080
 FAX: (214) 891-3203

APPLICANT/ENGINEER:
 DUNAWAY ASSOCIATES L.P.
 550 BAILEY AVENUE STE. 400
 FORT WORTH, TEXAS 76107
 PHONE: (817) 335-1121
 CONTACT: CHRIS BIGGERS, P.E.
 EMAIL: cbiggers@dunaway-assoc.com

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PARTITION LEGEND:

NEW INTERIOR PARTITION	
2 x 6 WOOD STUDS	
A-1: 5/8" GWB BOTH SIDES	
A-2: 5/8" GWB ONE SIDE	

NEW INTERIOR PARTITION	
2 x 4 WOOD STUDS	5/8" GWB
B-1: 5/8" GWB BOTH SIDES	
B-2: 5/8" GWB ONE SIDE	

- DIMS. ARE FROM OUTSIDE FACE OF EXT. WALL SHEATHING TO FIN. FACE OF NEW PARTITIONS, U.O.N.
- REFER TO A701 FOR NOTES ON WALL TYPE / DETAILING.
- REFER TO FINISH PLAN AND SCHEDULE FOR VARIATIONS TO INTERIOR WALL FINISHES.
- ALL FOOD AND NON-FOOD SURFACES ARE TO BE SMOOTH, DURABLE, NON-ABSORBENT, LIGHT IN COLOR AND EASILY CLEANABLE PER LOCAL CITY HEALTH DEPARTMENT REGULATIONS.
- REFER TO INT. ELEV. FOR CONDITIONS WITH TILE AS FIN. WALL SURFACE - PROVIDE 5/8" CONCRETE BACKER BOARD IN LIEU OF G.W.B.
- BATHROOM WALLS SHOULD BE INSUL. WITH SOUND BATT INSUL. TO ACHIEVE AN STC RATING OF 50.
- ALL WALLS CONTAINED WITHIN OR DIRECTLY FACING ROOM 2 - BACK OF HOUSE TO UTILIZE FRP 1 IN LIEU OF 5/8" G.W.B.

REVISION SCHEDULE

NO.	DATE	ISSUE

This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the setting, building, erection, or use of the structure, including construction details, and any alterations or modifications thereto. The architect's liability is limited to the professional services rendered. The architect's liability is limited to the professional services rendered. The architect's liability is limited to the professional services rendered.

Drawn By: MTD Architect: MATT GREEN, AIA
Project Number: 15-17704 TX License Number: 25792



KEYNOTES:

- ROOF DRAINS BELOW SIDEWALK TO STORM SEWER - NOTE: EXPELL WATER UNDER SIDEWALK TO CURB - NOT ONTO WALK
- WHITE VINYL FILM APPLIED TO GLAZING
- ELECTRIC STUD
- TACTILE ALUMINUM EXIT SIGNAGE IN COMPLIANCE WITH SECTION 1011.3 IBC 2006 SURFACE MOUNTED TO DOOR
- TACTILE ALUMINUM RESTROOM SIGNAGE IN COMPLIANCE WITH SECTION 1110.1 IBC 2006 SURFACE MOUNTED TO DRYWALL
- PROVIDE 3' CLEAR ACCESSIBLE EGRESS PATH. CENTERLINE OF LIGHTS TO ALIGN W/ MULLIONS. SPACE EQUALLY WHERE MULLION DO NOT EXIST
- ROOF STRUCTURE WITH CLEAR ANODIZED ALUMINUM FASCIA WITH 3 CONTINUOUS BANDS OF NEON TUBING
- INSTALL CORNER GUARDS, TYP
- PROVIDE HOT AND COLD WATER HOSE BIB ON WALL BEHIND AND ADJACENT TO CUSTARD MACHINES
- FIRE EXTINGUISHER AND CABINET - SEE A4701
- COORDINATE INSTALLATION OF WALK-IN COOLER AND FREEZER W/ SUPPLIER
- ACCORDIAN DOOR
- STEEL PIPE BOLLARD - 4" DIAMETER SCHEDULE 40 STEEL PIPE - 4" ABOVE GRADE W/ 2" CORE BELOW GRADE
- 5" DIAMETER DOWNSPOUT - CONNECTED TO STORM SEWER PER CIVIL PLANS
- OCCUPANCY LOAD SIGNAGE IN COMPLIANCE WITH SECTION 1009.3 IBC 2006 - SURFACE MOUNTED ABOVE DOOR
- CORNER TO BE BUTT-GLAZED WITH A 45 DEGREE MULLION
- CUSTARD MACHINES TO STRADDLE FLOOR SINKS
- ANDY'S MENU AND POSTER SIGNAGE BY OTHERS - VERIFY INSTALLED LOCATION W/ OWNER
- CASED OPENING FOR WALK-IN COOLER ACCESS
- MAINTAIN A MINIMUM OF 10' CLEAR ON OPERABLE SIDE OF WALK-IN COOLER AND FREEZER - COORDINATE DETAILING W/ MFG.
- TRASH / RECYCLING PER OWNER
- ALL EXPOSED DUCTWORK TO BE PAINTED WHITE TO MATCH GWB CEILING
- ROOF CONSTRUCTION - 80 MIL WHITE TPO ROOFING MECHANICALLY FASTENED ON 1" RIGID INSULATION OVER 1/2" PER STRUCTURAL WITH R-6 INSULATION
- PROVIDE SOLID BLOCKING FOR ALL SHELVES & WALL MOUNTED EQUIPMENT. SEE A203 FOR LOCATIONS
- COLUMNS PER STRUCTURAL
- ANDY'S FROZEN CUSTARD NEON CONE SIGN "MADE FRESH EVERY HOUR" - LOCATED INSIDE STORE IN FRONT OF STOREFRONT GLAZING - SUSPEND FROM HORIZONTAL MULLION AND CONCEAL POWER SUPPLY ALONG INSIDE FACE OF MULLION
- ANDY'S FROZEN CUSTARD SPEECHER ROOT BEER NEON SIGN - LOCATED INSIDE STORE IN FRONT OF STOREFRONT GLAZING - SUSPEND FROM HORIZONTAL MULLION AND CONCEAL POWER SUPPLY ALONG INSIDE FACE OF MULLION
- SQUARE CUT ROOF EDGE
- SITE WORK PER CIVIL PLANS AND SPECIFICATIONS
- PREFINISHED METAL BOX GUTTER
- CASH-SERV PRODUCTS, INC. - SE SERIES IN-LINE SIDE SLIDER - DRIVE THRU WINDOW PER WINDOW SCHEDULE
- CAP AND SILL FLASHING AT TOP DATUM OF MASONRY VENEER AND PREFINISHED WALL, TYP.
- FOUNDATION PER STRUCTURAL
- WALL TYPE PER PLAN
- DUCTWORK LOCATION AND SIZING PER MEP
- SUSPENDED POLYCARBONATE PER DETAIL
- STAINLESS STEEL CORNER GUARDS

EXTERIOR FINISH SCHEDULE

#	DESCRIPTION
C-1	COPING TYPE 1: PRECAST CONCRETE PARAPET CAP - COLOR TO MATCH MASONRY
FC-1	FIBER CEMENT TYPE 1: 5/8" HARDIE PANEL® COLOR PLUS EXT. 4 x 10" SECTIONS ON 3/4" BATTENS COLOR: LIGHT MIST; SMOOTH FINISH
GL-1	GLAZING TYPE 1: EPF CO 423 FRONT SET STOREFRONT WITH 1" INSULATED GLAZING, CLEAR OVER CLEAR
M-1	MASONRY TYPE 1: ENDICOTT BRICK - MANGANESE IRONSPOT, VELOUR FINISH
N-1	PERIMETER NEON LIGHTING BY OTHERS ON EXTENT OF ANODIZED ALUMINUM FASCIA
S-1	SOFFIT TYPE 1: GOLD BOND EXTERIOR GYPSUM BOARD, WITH A BTO DIRECT APPLIED FINISH, COLOR: WHITE
W-1	FIBER PANEL (WOOD-LOOK) TYPE 1: NICHIBA 5/8" VINTAGE WOOD PANELS, COLOR: CEDAR ON GALVANIZED TUBE STEEL FRAME

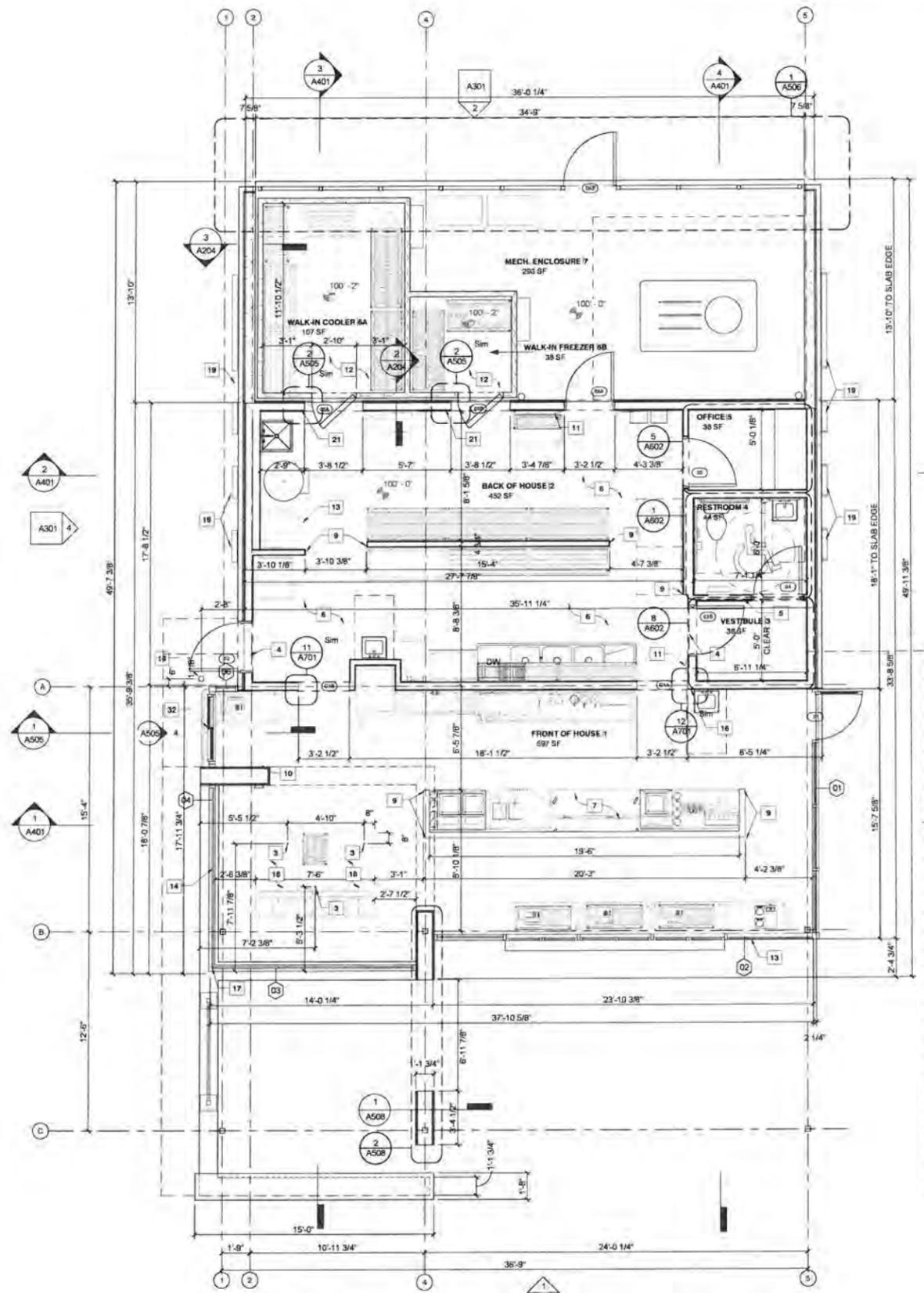
Conditional Use Permit CU15-42 is a request to amend the previously approved site plan of CU12-10 (ord. 2012-17) for a planned commercial center, specifically to allow a drive through and outside dining in conjunction with a restaurant.

CASE NAME: ANDY'S FROZEN CUSTARD
CASE NUMBER: CU15-42
LOCATION: LOT 2R, BLOCK 1
TATE STREET PLAZA

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____

DATE: _____
SHEET: 4 OF 7

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



1 DIMENSIONED PLAN
A202 scale 1/4" = 1'-0"



CC ITEM #21
P2 ITEM #2



PROJECT INFORMATION:
ANDY'S FROZEN CUSTARD - GRAPEVINE
 WILLIAM D. TATE AVE. & BALL ST., GRAPEVINE, TX

SITE APPROVAL SET

DECEMBER 3, 2015

ARCHITECT:
 Urban Bobcat Architects, PC
 1016 FORREST DR., ARLINGTON, TX 76012
 PH: 817-402-9063 / FX: 817-402-9129
 CONTACT: MATT GREEN, AIA
 WWW.URBANBOBCAT.COM

CIVIL ENGINEER:
 DUNAWAY ASSOCIATES L.P.
 550 BAILEY AVENUE STE. 400
 FORT WORTH, TEXAS 76107
 PH: (817) 335-1121
 CONTACT: CHRIS BIGGERS, PE

STRUCTURAL ENGINEER:
 DUNAWAY ASSOCIATES L.P.
 550 BAILEY AVENUE STE. 400
 FORT WORTH, TEXAS 76107
 PH: (817) 335-1121
 CONTACT: BRIAN BOWDEN, PE

M.E.P. ENGINEER:
 Jordan & Stalla Engineers, Inc.
 17855 N. DALLAS PKWY, SUITE 300,
 DALLAS, TX 75267
 PH: 1-469-385-1616
 CONTACT: BILL SCHULTE, PE

NOTES:

- KEYNOTES:**
- ROOF DRAINS BELOW SIDEWALK TO STORM SEWER - NOTE EXPELL WATER UNDER SIDEWALK TO CURB - NOT ONTO WALK.
 - WHITE VINYL FILM APPLIED TO GLAZING
 - ELECTRIC STUBS
 - TACTILE ALUMINUM EXIT SIGNAGE IN COMPLIANCE WITH SECTION 1011.3 IBC 2006 SURFACE MOUNTED TO DOOR.
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 - PROVIDE HOT AND COLD WATER HOSE BIB ON WALL BEHIND AND ADJACENT TO CUSTARD MACHINES.
 - FIRE EXTINGUISHER AND CABINET - SEE A401
 - COORDINATE INSTALLATION OF WALK-IN COOLER AND FREEZER W/ SUPPLIER
 - ACCORDIAN DOOR
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 - 5" DIAMETER DOWNSPOUT - CONNECTED TO STORM SEWER PER CIVIL PLANS
 - OCCUPANCY LOAD SIGNAGE IN COMPLIANCE WITH SECTION 1064.3 IBC 2003 - SURFACE MOUNTED ABOVE DOOR.
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 - PROVIDE SOLID BLOCKING FOR ALL SHELVES & WALL MOUNTED EQUIPMENT. SEE A203 FOR LOCATIONS
 - COLUMNS PER STRUCTURAL
 - ANDY'S FROZEN CUSTARD NEON CONE SIGN MADE FRESH EVERY HOUR - LOCATED INSIDE STORE IN FRONT OF STOREFRONT GLAZING - SUSPEND FROM HORIZONTAL MULLION AND CONCEAL POWER SUPPLY ALONG INSIDE FACE OF MULLION
 - ANDY'S FROZEN CUSTARD SPEICHER ROOT BEER NEON SIGN - LOCATED INSIDE STORE IN FRONT OF STOREFRONT GLAZING - SUSPEND FROM HORIZONTAL MULLION AND CONCEAL POWER SUPPLY ALONG INSIDE FACE OF MULLION
 - SQUARE CUT ROOF EDGE
 - SITE WORK PER CIVIL PLANS AND SPECIFICATIONS
 - PREFINISHED METAL BOX GLITTER
 - EASISERV PRODUCTS INC. - SS SERIES IN-LINE SIDE SLIDER - DRIVE THRU WINDOW PER WINDOW SCHEDULE
 - CAP AND SILL FLASHING AT TOP DATUM OF MASONRY VENEER AND FREESTANDING WALL. TYP.
 - FOUNDATION PER STRUCTURAL
 - WALL TYPE PER PLAN
 - DUCTWORK LOCATION AND SIZING PER MEP
 - SUSPENDED POLYCAL CEILING. PER DETAIL.
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CASE NAME: ANDY'S FROZEN CUSTARD
 CASE NUMBER: CU15-42
 LOCATION: LOT 2R, BLOCK 1
 TATE STREET PLAZA

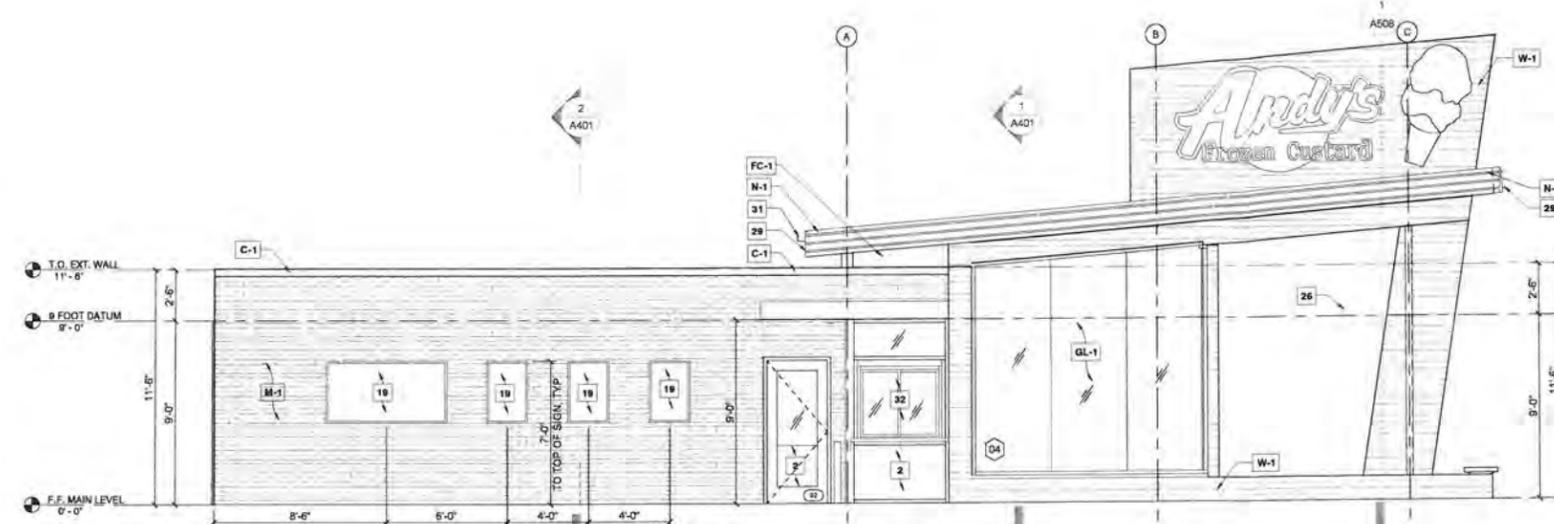
MAYOR _____ SECRETARY _____

DATE: _____
 PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____
 SHEET: 5 OF 7

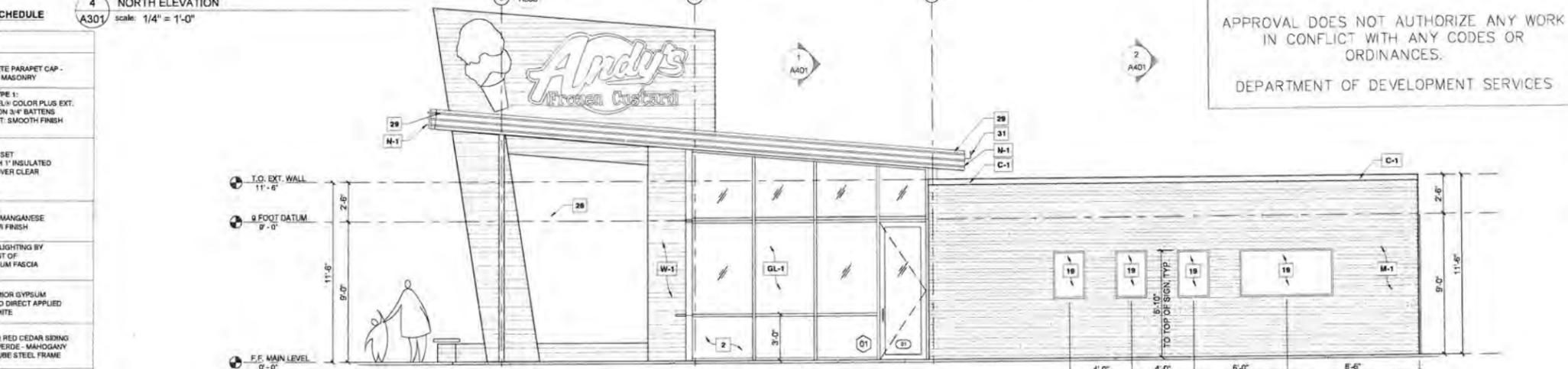
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 DEPARTMENT OF DEVELOPMENT SERVICES



4 NORTH ELEVATION
 A301 scale: 1/4" = 1'-0"

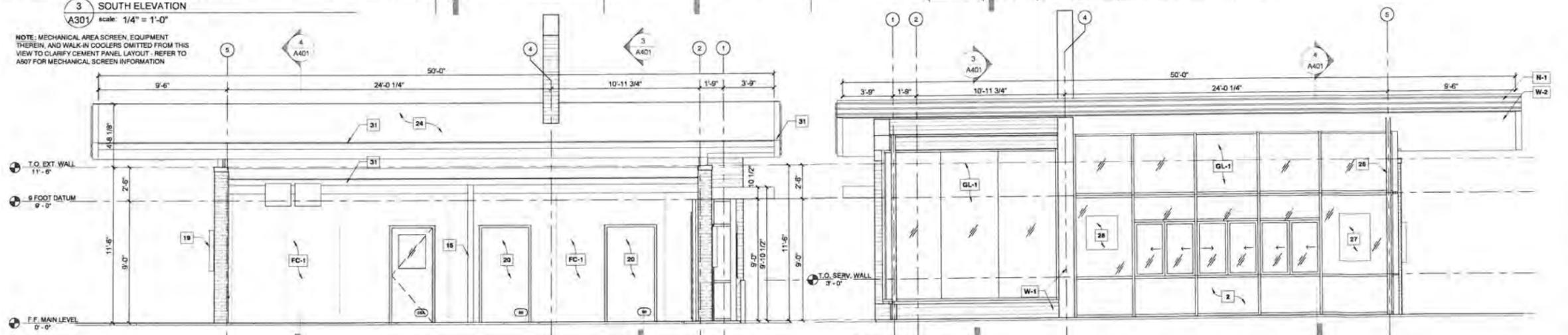
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FC-1	FIBER CEMENT TYPE 1: 5/16" HARDIE PANELS COLOR PLUS EXT. # 4 X 10" SECTIONS ON 3/4" BATTENS COLOR: LIGHT MIST. SMOOTH FINISH
GL-1	GLAZING TYPE 1: EFFCO 438 FRONT SET STOREFRONT WITH 1" INSULATED GLAZING. CLEAR OVER CLEAR
M-1	MASONRY TYPE 1: ENDICOTT BRICK - MANGANESE IRONSPOT. VELOUR FINISH
N-1	PERIMETER NEON LIGHTING BY OTHERS ON EXTENT OF ANODIZED ALUMINUM FASCIA
S-1	SOFFIT TYPE 1: GOLD BOND EXTERIOR GYPSUM BOARD. WITH A STD DIRECT APPLIED FINISH. COLOR: WHITE
W-1	WOOD TYPE 1: 3/4" T & G WESTERN RED CEDAR SISING COLOR: PENOPIN VERDE - MAHOAGANY ON GALVANIZED TUBE STEEL FRAME



3 SOUTH ELEVATION
 A301 scale: 1/4" = 1'-0"

NOTE: MECHANICAL AREA SCREEN, EQUIPMENT THEREIN, AND WALK-IN COOLERS OMITTED FROM THIS VIEW TO CLARIFY CEMENT PANEL LAYOUT. REFER TO A507 FOR MECHANICAL SCREEN INFORMATION



2 EAST ELEVATION
 A301 scale: 1/4" = 1'-0"

1 WEST ELEVATION
 A301 scale: 1/4" = 1'-0"

REVISION SCHEDULE

NO.	DATE	ISSUE

This drawing has been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building structure's existing conditions, existing construction documents, and any drawings or documents used for this project that are not signed and sealed by the architect. The information herein is of proprietary nature and is submitted in confidence for the use of our clients only. Unauthorized reproduction, distribution, or dissemination, in whole or in part is prohibited. The information contained herein is and remains the property of Urban Bobcat Architects, PC and is not to be used or disseminated in any other manner without the prior written consent of Urban Bobcat Architects, PC. All rights reserved. Copyright © 2015

Drawn By: BTG Architect: MATT GREEN, AIA
 Project Number: 15-12104 Title Block Number: 02/01



12/03/2015

SHEET
 EXTERIOR ELEVATIONS
 5 of 7

urban bobcat ARCHITECTS

PROJECT INFORMATION
ANDY'S FROZEN CUSTARD - GRAPEVINE
 WILLIAM D. TATE AVE & BALL ST., GRAPEVINE, TX

ISSUE
SITE APPROVAL SET

DECEMBER 3, 2015

ARCHITECT
 urban bobcat Architects, PC
 1016 FORREST DR., ARLINGTON, TX 76012
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 CONTACT: MATT GREEN, AIA
 WWW.URBANBOBCAT.COM

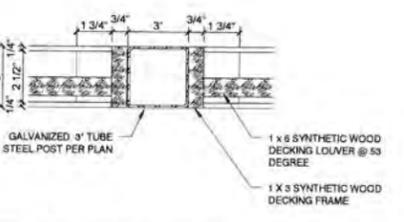
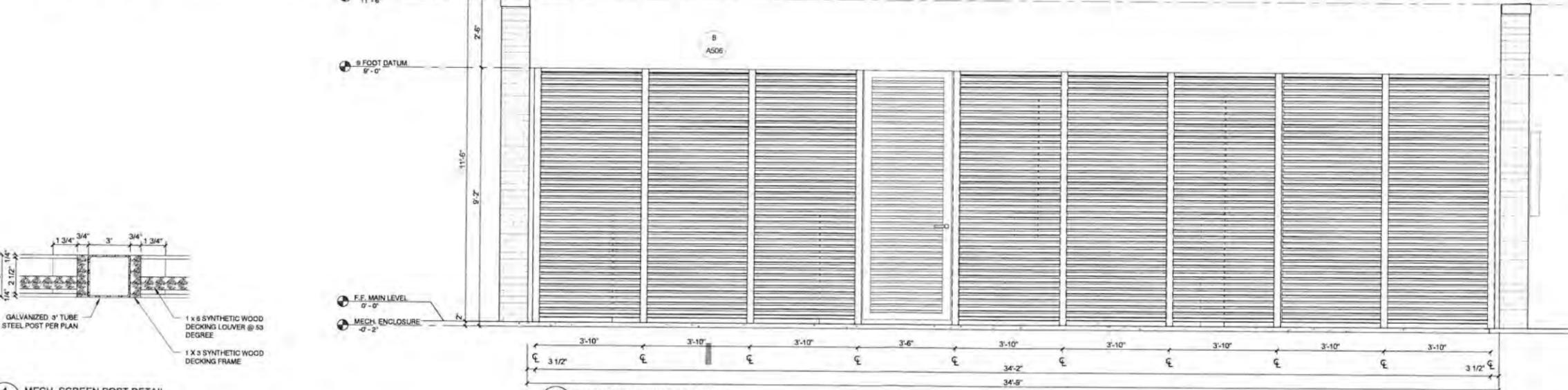
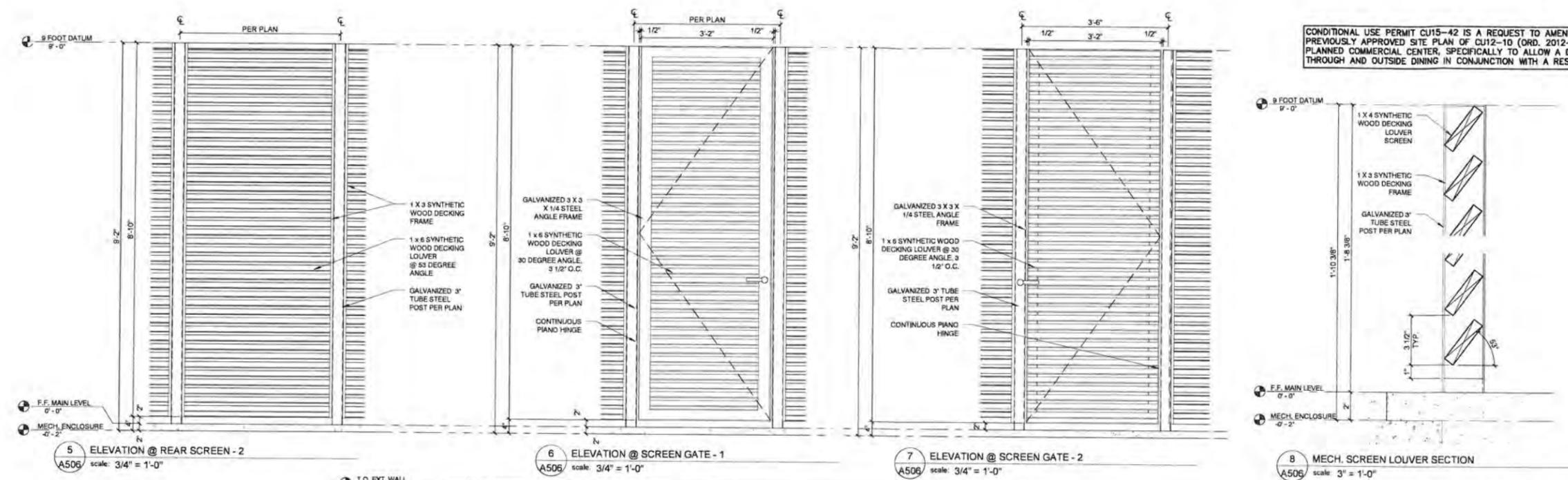
CIVIL ENGINEER:
 DUNAWAY ASSOCIATES L.P.,
 550 BAILEY AVENUE STE. 400
 FORT WORTH, TEXAS 76107
 PH: (817) 335-1121
 CONTACT: CHRIS BIGGERS, PE

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 550 BAILEY AVENUE STE. 400
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 PH: (817) 335-1121
 CONTACT: BRIAN BOWDEN, PE

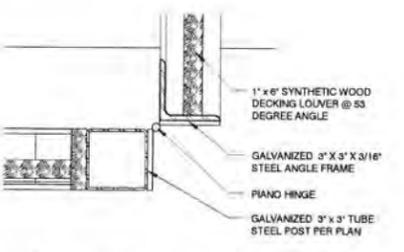
M.E.P. ENGINEER:
 Jordan & Skala Engineers, Inc.,
 17855 N. DALLAS PKWY, SUITE 320,
 DALLAS, TX 75287
 PH 1: 469-385-1616
 CONTACT: BILL SCHULTE, PE

NOTES:

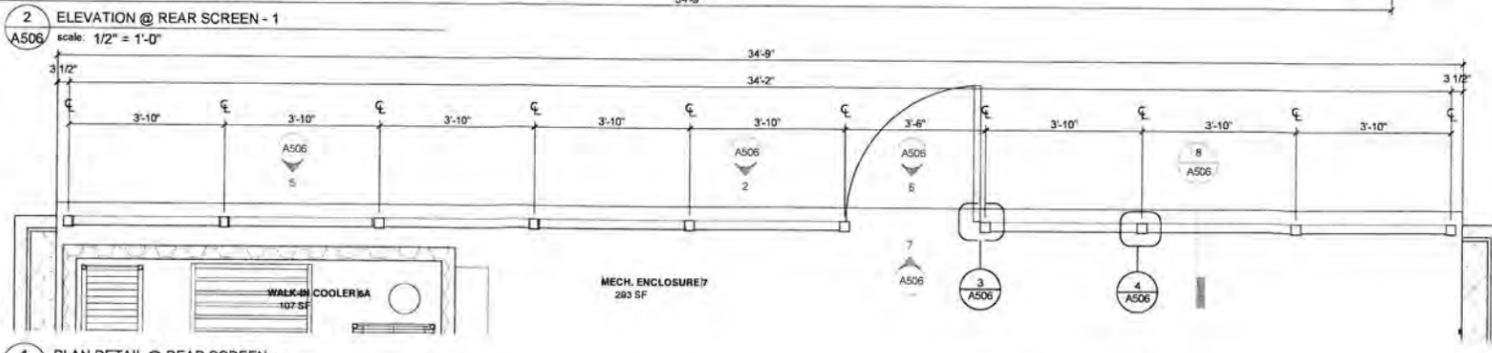
CONDITIONAL USE PERMIT CU15-42 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU12-10 (ORD. 2012-17) FOR A PLANNED COMMERCIAL CENTER, SPECIFICALLY TO ALLOW A DRIVE THROUGH AND OUTSIDE DINING IN CONJUNCTION WITH A RESTAURANT.



4 MECH. SCREEN POST DETAIL
A506 scale: 3" = 1'-0"



3 MECH. SCREEN HINGE DETAIL
A506 scale: 3" = 1'-0"



1 PLAN DETAIL @ REAR SCREEN
A506 scale: 1/2" = 1'-0"

CASE NAME: ANDY'S FROZEN CUSTARD
 CASE NUMBER: CU15-42
 LOCATION: LOT 2R, BLOCK 1
 TATE STREET PLAZA

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 6 of 7

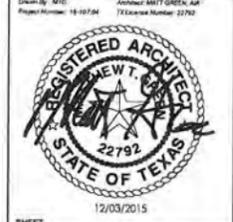
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

REVISION SCHEDULE

NO.	DATE	REVISION

The drawings have been prepared under the architect's supervision. The architect disclaims any responsibility for the existing building or site conditions, existing conditions, and any change or alteration made to the project that are not signed and sealed by the architect. The information contained herein is not intended to be a contract and is subject to change without notice. The information contained herein is not intended to be a contract and is subject to change without notice. The information contained herein is not intended to be a contract and is subject to change without notice.



SHEET
MECHANICAL SCREEN DETAILS

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 17th day of November 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
Monica Hotelling	Member
Jimmy Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Theresa Mason	Alternate
Bob Tipton	Alternate

constituting a quorum 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 7:00 p.m.

BRIEFING SESSION

ITEM 1.

Chairman Oliver announced the Planning and Zoning Commission would conduct a work session relative to the following cases:

Z15-07	WALL STREET TOWNSHIP HOMES
Z15-08	MERCEDES DISTRIBUTION CENTER
Z15-09/PD15-05/HL15-07	FIRST BAPTIST CHURCH

Chairman Oliver closed the Briefing Session at 7:25 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:40 p.m. in the City Council Chambers. Items 2-4 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 8:31 p.m.

ITEM 5. ZONE CHANGE APPLICATION Z15-07 WALL STREET TOWNSHIP HOMES

First for the Commission to consider and make recommendation to City Council was zone change application Z15-07 submitted by Hat Creek Development for property located at 604 East Northwest Highway and 701 East Wall Street. The applicant was requesting to rezone 0.925 acres from HC Highway Commercial to R-5.0 Zero-Lot-Line District for the development of seven single family detached residential lots.

In the Commission's regular session, Dennis Luers moved to approve zone change application Z15-07. B J Wilson seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 6. ZONE CHANGE APPLICATION Z15-08 MERCEDES DISTRIBUTION CENTER

Next for the Commission to consider and make recommendation to City Council was zone change application Z15-08 submitted by Seefried Properties for property located at 4301 Lakeside Parkway and proposed to be platted as Lots 1-3, Block 1, Mercedes Benz. The applicant was requesting 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.

In the Commission's regular session, B J Wilson moved to approve zone change application Z15-08. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin and Luers

Nays: None
Abstain: Tiggelaar

ITEM 7-9. ZONE CHANGE APPLICATION Z15-09, PLANNED DEVELOPMENT OVERLAY PD15-05 AND HISTORIC LANDMARK SUBDISTRICT HL15-07 FIRST BAPTIST CHURCH

Next for the Commission to consider and make recommendation to City Council was zone change application Z15-09, planned development overlay application PD15-05 and historic landmark subdistrict application HL15-07 submitted by First Baptist Church for property located at 301 East Texas Street and proposed to be platted as Lot 1, Block 1, First Baptist Church. The applicant was requesting 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 was 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 and an historic landmark subdistrict designation.

In the Commission's regular session, after a brief discussion, B J Wilson moved to approve zone change application Z15-09. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

Jimmy Fechter moved to approve planned development overlay application PD15-05 with the condition that the landscape buffer be reduced an additional four feet in order to allow 24 foot drive lanes. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

B J Wilson moved to approve historic landmark subdistrict application HL15-07. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 10. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the October 20, 2015, Planning and Zoning Meeting.

B J Wilson moved to approve the October 20, 2015 Planning and Zoning Commission Meeting minutes. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter and Tiggelaar
Nays: None
Abstain: Hotelling, Martin and Luers

ADJOURNMENT

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 9:09 p.m. Dennis Luers seconded the motion which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 15th DAY OF DECEMBER 2015.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN