

AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR JOINT CITY COUNCIL
and
PLANNING AND ZONING COMMISSION MEETING*
TUESDAY, FEBRUARY 16, 2016
GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

6:15 p.m.	Dinner - City Council Conference Room
6:45 p.m.	Call to Order of City Council Meeting - City Council Chambers
6:45 p.m.	Executive Session - City Council Conference Room
7:30 p.m.	Regular Meeting - City Council Chambers

CALL TO ORDER: 6:45 p.m.

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

2. Invocation and Pledge of Allegiance: Commissioner Monica Hotelling

JOINT PUBLIC HEARINGS

3. Zoning Application **Z15-10**, Conditional Use Permit **CU15-44**, and a Planned Development Overlay **PD15-06** (Grapevine Bluffs) – City Council and Planning and Zoning Commission to conduct a public hearing relative to applications submitted by JLB Realty, LLC requesting to rezone 8.853 acres from “MXU” Mixed Use District and 10.222 acres from “CC” Community Commercial District to “R-MF” Multi-Family District to allow a 472 unit multi-family project; a conditional use permit

to vary from the district standards relative to density, recreational open space, front yard setback, building height, off-street parking, and building separation; and a planned development overlay request to deviate from, but not be limited to, unit size, building length, and proximity to off-street parking. The subject property is located at 3535 Corporate Drive.

4. **Final Plat** of Lots 1 – 8, Block 1, Wall Street Township, being a replat of Lot 1A, Block 1, Adams Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Kosse Maykus. The property is currently zoned “R-5.0” Zero Lot Line District and “HC” Highway Commercial District and is located between Northwest Highway, Wall Street and east of Austin Street.

END OF JOINT PUBLIC HEARINGS

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

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

CITY COUNCIL PUBLIC HEARINGS

5. City Council to conduct a public hearing relative to the adoption of an **ordinance** adopting the Youth Programs Standards of Care, and take any necessary action.
6. City Council to conduct a public hearing relative to the proposed 42nd Year Community Development Grant (CDBG) Program street reconstruction project, regarding a street reconstruction project within the 200 and 300 blocks of South Austin Street, between Worth Street and Estill Street, and take any necessary action.

CITIZEN COMMENTS

7. 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

8. Chief Financial Officer to present monthly financial update.

NEW BUSINESS

9. Consider future City Council Strategic Planning Retreat, and take any necessary action.

10. Consider a **resolution** authorizing the City to enter into a contract with Texas Coalition for Affordable Power (TCAP) to provide the City with electric power for the years of 2018 thru 2022, and take any necessary action.

CONSENT AGENDA

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

11. Consider a **resolution** appointing Council Member Paul Slechta to the Industrial Corporation Board. City Secretary recommends approval.
12. Consider a **resolution** authorizing the purchase of a sudden cardiac arrest alert system from Physio-Control, Inc. Fire Chief recommends approval.
13. Consider declaring certain items as surplus property and authorizing their sale through public auction. Chief Financial Officer recommends approval.
14. Consider a **resolution** authorizing the purchase of a Toro Groundsmaster 3380-D mower from Professional Turf Products, L.P. through a Cooperative Purchasing Agreement with the National Intergovernmental Purchasing Alliance. Director of Golf recommends approval.
15. Consider a **resolution** authorizing the purchase of a heavy duty utility truck from Luber Bros. through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard). Director of Golf recommends approval.
16. Consider a **resolution** authorizing an annual contract, with renewals, for baseball field material and services from MasterTurf Products and Services, Inc. Parks and Recreation Director recommends approval.
17. Consider renewal of an annual contract for pool maintenance services with Aloha Pool Service for City swimming pools. Parks and Recreation Director recommends approval.
18. Consider revised license agreements for six pipeline crossings of the DART Railroad Right-of-Way. Public Works Director recommends approval.
19. Consider renewal of an annual contract for lighting and ballasts with Facility Solutions Group, Inc. Public Works Director recommends approval.
20. Consider the award of an informal request for quote for filter media from Unifelt Corporation. Public Works Director recommends approval.

21. Consider the minutes of the February 2, 2016 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

22. Zoning Application **Z15-10** (Grapevine Bluffs) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
23. Conditional Use Permit **CU15-44** (Grapevine Bluffs) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
24. Planned Development Overlay **PD15-06** (Grapevine Bluffs) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
25. **Final Plat** of Lot 1, Block 1, Grapevine Bluffs Addition, submitted by JLB Realty, LLC. The subject property is located at 3535 Corporate Drive and is currently zoned “MXU” Mixed Use District and “CC” Community Commercial District. The applicant has requested to rezone the property to “R-MF” Multi-Family District – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
26. **Final Plat** of Lots 1 – 8, Block 1, Wall Street Township – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.

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 February 12, 2016 by 5:00 p.m.

Tara Brooks

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, FEBRUARY 16, 2016
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. Joint Public Hearings - City Council Chambers
7:30 p.m. Regular Session - Planning and Zoning Commission Conference Room

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

BRIEFING SESSION

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

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

2. Invocation and Pledge of Allegiance: Commissioner Monica Hotelling
3. Zoning Application **Z15-10**, Conditional Use Permit **CU15-44**, and a Planned Development Overlay **PD15-06** (Grapevine Bluffs) – City Council and Planning and Zoning Commission to conduct a public hearing relative to applications submitted by JLB Realty, LLC requesting to rezone 8.853 acres from “MXU” Mixed Use District and 10.222 acres from “CC” Community Commercial District to “R-MF” Multi-Family District to allow a 472 unit multi-family project; a conditional use permit to vary from the district standards relative to density, recreational open space, front yard setback, building height, off-street parking, and building separation; and a planned development overlay request to deviate from, but not be limited to, unit size, building length, and proximity to off-street parking. The subject property is located at 3535 Corporate Drive.
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END OF JOINT PUBLIC HEARINGS

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

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

NEW BUSINESS

5. Zoning Application **Z15-10** (Grapevine Bluffs) – Consider the application and make a recommendation to the City Council.
6. Conditional Use Permit **CU15-44** (Grapevine Bluffs) – Consider the application and make a recommendation to the City Council.
7. Planned Development Overlay **PD15-06** (Grapevine Bluffs) – Consider the application and make a recommendation to the City Council.
8. **Final Plat** of Lot 1, Block 1, Grapevine Bluffs Addition, submitted by JLB Realty, LLC. The subject property is located at 3535 Corporate Drive and is currently zoned “MXU” Mixed Use District and “CC” Community Commercial District. The applicant has requested to rezone the property to “R-MF” Multi-Family District – Consider the application and make a recommendation to the City Council.
9. **Final Plat** of Lots 1 – 8, Block 1, Wall Street Township – Consider the application and make a recommendation to the City Council.
10. Consider the minutes of the January 19, 2015 Planning and Zoning Commission meeting.

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

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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 February 12, 2016 by 5:00 p.m.

Tara Brooks

Tara Brooks
City Secretary

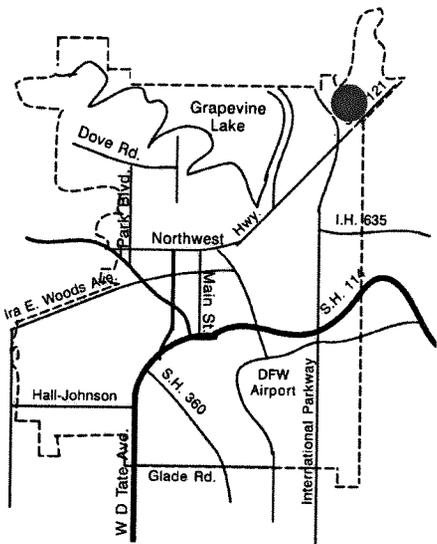


TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE
PLANNING AND ZONING COMMISSION

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

MEETING DATE: FEBRUARY 16, 2016

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF ZONE
CHANGE APPLICATION Z15-10, CONDITIONAL USE
APPLICATION CU15-44, AND PLANNED DEVELOPMENT
OVERLAY PD15-06, GRAPEVINE BLUFFS



APPLICANT: Britton Church of JLB Realty, LLC

PROPERTY LOCATION AND SIZE:

The subject property is addressed at 3535 Corporate Drive and is proposed to be plat as Lot 1, Block 1, Grapevine Bluffs Addition. The property contains 19.076 acres and has approximately 671 feet of frontage along Grapevine Mills Parkway (F.M. 2499) and 977 feet of frontage along a yet-to-be named proposed right-of-way along the southern boundary of the property. The property also has 699 feet of frontage along a yet-to-be named right-of-way along the eastern boundary of the property.

REQUESTED ZONE CHANGE, CONDITIONAL USE AND PLANNED DEVELOPMENT OVERLAY AND COMMENTS:

The applicant is requesting a zone change to rezone approximately 8.853 acres from "MXU" Mixed Use District and 10.222 acres from "CC" Community Commercial District to "R-MF" Multi-family District to allow a 472 unit multi-family project. The applicant is also requesting a conditional use permit to vary from the district standards relative to density, recreational open space, front yard setback, building height, building separation, and off-street parking. A planned development overlay request is also proposed to include but not be limited to deviation from unit size, building length, and proximity to off-street parking.

It is the applicant's intent to develop a 472 unit, gated, multi-family project on the subject property that will have its main access from a yet-to-be-named "east-west" right-of-way located at the southern boundary of the property. A secondary access point will also be provided from another yet-to-be-named "northern" right-of-way that will connect to Grapevine Mills Boulevard North.

The following is the proposed unit mix:

- 33 efficiency units ranging between 635-675 s.f.
- 269 one-bedroom units ranging between 700-1,075 s.f.
- 106 two-bedroom units ranging between 1,125-1,325 s.f.
- 14 three-bedroom units ranging between 1,600-1,670 s.f.
- 46 two-bedroom "townhouse" style units ranging between 1,450-1,595 s.f.
- 4 three-bedroom "townhouse" style units ranging between 2,040-2,097 s.f.

Utilizing the flexible design standards provision within the conditional use section of the "R-MF" Multi-family District regulations, the applicant proposes to vary from the following areas with the district:

- **Density:** The ordinance establishes a maximum of 20 dwelling units/acre. The applicant is requesting not to exceed 25 dwelling units/acre.
- **Recreational open space:** The ordinance establishes a minimum of 250 s.f. of planned and permanent recreational open space per dwelling unit. The applicant is requesting to establish 175 s.f. per dwelling unit for permanent recreational open space.
- **Front yard setback:** The ordinance established a minimum front yard setback of 40 feet along the street frontage. The applicant is requesting to establish a front yard setback of ten feet along the future "east-west" drive, 15 feet along the northern ROW and 30 feet along Grapevine Mills Parkway (F.M. 2499).
- **Building height:** The ordinance establishes a maximum height of two stories, not to exceed 35 feet. The applicant is requesting three stories not to exceed 44 feet for the three story structures proposed and four stories not to exceed 56 feet for the four story structures.
- **Building separation:** The ordinance establishes a minimum building separation of 20 feet or the height of the structure, whichever is greater, between two unattached buildings. The applicant is requesting a minimum building separation of 20 feet.
- **Required parking:** The ordinance establishes a minimum of two off-street parking spaces per dwelling unit which in this instance would require 944 spaces. Based on the applicant's parking study a proposed 1.8 spaces per unit is requested (854 spaces).

The applicant also intends to utilize the planned development overlay to deviate from the following requirements within the ordinance:

- **Minimum unit size:** The ordinance establishes a minimum size for efficiency, one-, two-, and three-bedroom units within a multi-family complex. Specifically, efficiency units can be no smaller than 600 s.f., one-bedroom units no smaller than 750 s.f., two-bedroom units no smaller than 900 s.f., and three-bedroom units no smaller than 1,000 s.f. The applicant proposes a minimum of 600 s.f. for efficiency units, a reduction to 700 s.f. for one-bedroom units, an increase to 1,125 s.f. for two-bedroom units, and an increase to 1,450 s.f. for three bedroom units.

- **Building length:** The ordinance establishes a maximum building length of 200 feet. The applicant proposes a maximum building length of 265 feet for those structures which comprise the courtyard in the center of the subject property.
- **Building separation and off-street parking:** The ordinance establishes a minimum 15 feet of building separation between structures and off-street parking/vehicle use areas. The applicant is proposing to eliminate this requirement.

The following is a brief chronology of events relative to the City's purchase of the 185 acre "Palmeiro" tract and the contract for the sale of land with JLB Realty LLC:

- Initial contract for the sale of 13 acres located at the northwest corner of the proposed entrance at Grapevine Mills Boulevard North and Corporate Drive, between the original owner and JLB Realty LLC, signed on October 23, 2012.
- City of Grapevine purchases the 185 acre "Palmeiro" tract, December 27, 2013 and assumed with the purchase, the JLB purchase and sale contract.
- The City Council approves a conceptual development plan for the 185 acres conceived by Good, Fulton & Farrell Architects at a September 15, 2015 meeting which recommends relocation of the JLB Realty, LLC project further to the north within the 185 acres.

PRESENT ZONING AND USE:

The subject property is currently zoned "MXU" Mixed Use District and "CC" Community Commercial District and is undeveloped.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject and surrounding property was zoned "I-1" Light Industrial District prior to the 1984 City Rezoning. The area incorporating the D/FW Hilton to the north, Anderson-Gibson Road to the south and east to State Highway 26 and State Highway 121 North up to the Tarrant/Dallas County line was rezoned to "HCO" Hotel/Corporate Office during the 1984 City Rezoning. A 35 acre tract to the west of the subject site was rezoned to "CC" Community Commercial District (Z96-08) at the June 18, 1996 joint public hearing. The area to the east of the Tarrant/Dallas County line, south of Anderson-Gibson Road, as well as the area to the north of Anderson-Gibson Road east to State Highway 121 was rezoned to "PID" Planned Industrial Development during the 1984 City Rezoning. Zone Change Z85-23 approved October 1, 1985 rezoned a total of nine tracts in this area--one tract was rezoned to "R-MF-1" Multi-Family, one to "R-MF-2" Multi-Family; four tracts were rezoned to "CC" Community Commercial, one tract to "HCO" Hotel/Corporate Office, and another was rezoned to "LI" Light Industrial; one tract remained "PID" Planned Industrial Development. The approximate 28 acres currently zoned "R-20" Single Family Residential District located north and south of Anderson-Gibson Road was established during the Local Option Election of 1993. Zone Change Z95-04 rezoned three tracts in the north easternmost portion of the city from "LI" Light Industrial, "CC" Community Commercial and "PID"

Planned Industrial Development to "BP" Business Park District. Zone Change Z9506 approved on August 15, 1995 placed deed restrictions on many of the tracts rezoned by Zone Change Z85-23.

A portion of the subject property was rezoned from "PID" Planned Industrial Development to "BP" Business Park District (Z97-16) at the October 21, 1997 meeting. At Council's July 20, 1999 meeting, two tracts of land previously rezoned from "PID" to "BP" at the October 21, 1997 meeting--approximately 20.413 acres and 36.710 acres were rezoned from "BP" Business Park District to "CC" Community Commercial District for potential retail and commercial development. A zone change request (Z01-11) was considered at the August 21, 2001 on the subject site rezoning 55.9 acres of the subject property from "R-MF-1" Multifamily District and 107.3 acres from "CC" Community Commercial District to "BP" Business Park District for potential office/warehouse development. That request was withdrawn by the applicant. A later zone change request (Z01-15) was submitted on the subject property at Council's November 20, 2001 meeting rezoning 55.9 acres from "R-MF-1" Multifamily District to "CC" Community Commercial District for potential commercial and office development.

At Council's December 19, 2006 meeting a zone change request (Z06-15) and a planned development overlay (PD06-09) was considered and denied on the subject and surround property. The applicant (Toll Brothers) was attempting to rezone approximately 110 acres of the entire 162 acre "Hunt" tract for townhouse and single family development.

The City Council considered and approved at their September 15, 2009 meeting a zone change request (Z09-05) that rezoned approximately 16 acres of the subject site from "CC" Community Commercial District to "MXU" Mixed Use District to allow for a 352 unit multi-phase apartment project and a four story retail/office structure neither of which was ever developed.

SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: "CC" Community Commercial District—vacant property
- SOUTH: "CC" Community Commercial District—former Magic Mike's Shell Station, Speedway car wash, and vacant property
- EAST: "CC" Community Commercial District—vacant property
- WEST: "CC" Community Commercial District, "R-MF-2" Multi-family District— Magic Mike's Texaco station, multi-tenant retail building, Cross Creek apartments

AIRPORT IMPACT:

The subject properties are located within "Zone B" Middle Zone of Effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" map. In Zone B, the following uses may be considered only if sound treatment is included in building design: multi-family apartments, motels, office buildings, movie theaters, restaurants, personal and business services. Single family residential and sound sensitive uses such as schools and churches should avoid this zone. With appropriate sound attenuation for the "R-MF" Multi-family District project, the applicant's proposal is an appropriate in this noise zone.

MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates Grapevine Mills Parkway (F.M. 2499) as a Type "A" Major Arterial with a minimum 100 foot right-of-way developed as six lanes with a center median. Grapevine Mills Boulevard North is designated a Type "B" Major Arterial with a minimum 80 foot right-of-way width developed as four lanes with a center median. The proposed "east-west" (yet to be named) right-of-way at the southern boundary of the project is currently planned to be 60 feet in width developed as two lanes with sufficient width to provide parallel parking on each side of the street. The proposed "north" right-of-way (yet to be named) which intersects with Grapevine Boulevard North is planned to be 66 feet in width developed as four lanes with a center median.

/rs

FLEXIBLE DESIGN STANDARDS - CONDITIONAL USE PERMIT REQUEST			
SECTION	REGULATION	PROPOSED DEVIATION	EXPLANATION
22/F.1	Maximum density not to exceed twenty (20) dwelling units per gross acre	Maximum density not to exceed twenty five (25) units per gross acre	At twenty five units per acre Grapevine Bluffs will provide the appropriate amount of residential density to support and stimulate the adjacent mixed use development on the Grapevine 185 while maintaining a density that is in conformity with the surrounding developments.
22/F.3	A portion of the minimum open space equivalent to two hundred fifty (250) square feet per dwelling unit shall be devoted to planned and permanent usable recreation area.	A portion of the minimum open space equivalent to one hundred and seventy five (175) square feet per dwelling unit shall be devoted to planned and permanent usable recreation area.	With the proposed density, the development provides just under two (2) acres of recreational area, over 10% of the site. These amenity areas will be spread throughout the development for all tenants to be able to enjoy. In addition to these outdoor recreational areas the community will also have +/- 8,500 square feet of conditioned amenity space for leasing, clubroom, wifi lounge, professional fitness center, business center and conference room.
22/G	Depth of front yard setback - 40 feet	- Depth of front yard setback shall be as follows: - Corporate Drive - 15 feet - Street A - 10 feet - FM 2499 - 30 feet - Stoops, retaining walls, awnings, raised planters, sculptures, and other decorative landscape items may be located within the required front yard setback to encourage pedestrian connectivity to the master development.	The Grapevine Bluffs Development was designed with a thoughtful approach to address a number of the development goals for the overall 185 acre master plan. The space planning pushes the buildings to the street, encouraging more pedestrian interaction to the surrounding uses while internalizing the parking away from the public right of way. Special attention has been given to the east/west future street to provide a boulevard feel with large 11 foot sidewalks, trees lining the street and parallel parking off the roadway. Additionally, a number of the ground floor, street facing units will have direct access to the right of way encouraging more pedestrian interaction. In order to achieve these design goals a modification to the front yard setback area is necessary.
22/I.1	Maximum structure height shall be two (2) stories not to exceed thirty five (35) feet	1. Except as provided below the maximum structure height shall be three (3) stories not to exceed forty four (44) feet. 2. The maximum structure height for the main club/leasing building as shown on the site plan shall be four (4) stories not to exceed fifty six (56) feet in height. An elevator is required for any four (4) story building.	Providing a variation in height across the buildings creates architectural interest and appropriate scale. The majority of the buildings will be three stories. The Bluffs will also offer a two story townhome style product and a four story apartment product with elevator service, which will meet a market demand that is not currently provided in this submarket.
22/M.6	The minimum distance between any two (2) unattached buildings shall be twenty (20) feet or the height of the building whichever is greater.	The minimum distance between any two (2) unattached buildings shall be twenty (20) feet.	Due to the additional building height the removal of the term "or the height of the building, whichever is greater" allows for a more efficient and scalable community.
56/C.1	Off street parking shall be provided at a ratio of 2.0 parking spaces per dwelling unit	Off street parking shall be provided at a ratio of 1.80 parking spaces per dwelling unit	Adequate parking is critical for a rental residential development. A third-party parking study has been conducted by DeShazo, Tang and Associates, Inc., determined that the 854 parking spaces (1.80 spaces per unit) provides ample parking for the proposed development. Please see the accompanying report for further detail. By providing the appropriate amount of parking we are able to reduce the parking field and allocate more of the site to open space.

PLANNED DEVELOPMENT VARIANCE REQUEST			
SECTION	REGULATION	PROPOSED DEVIATION	EXPLANATION
22/F.6	Minimum square feet of floor area for a one bedroom unit shall be as follows: - Efficiency Unit, sqft - 600 - One Bedroom Unit, sqft - 750 - Two Bedroom Unit, sqft - 900 - Three Bedroom Unit, sqft - 1,000 - Units containing a minimum of six hundred (600) sqft to seven hundred and fifty (750) square feet shall not exceed fifteen (15%) percent of the total number of units in the development.	Minimum square feet of floor area for a one bedroom unit shall be as follows: - Efficiency Unit, sqft - 600 - One Bedroom Unit, sqft - 700 - Two Bedroom Unit, sqft - 1,125 - Three Bedroom Unit, sqft - 1,600 - Units containing a minimum of six hundred (600) sqft to seven hundred and fifty (700) square feet shall not exceed fifteen (15%) percent of the total number of units in the development.	Market demand for rental housing has adjusted over the past decade producing a wider demand for living options. Subsequently, developers have modified their approach to offer more unit types to meet this demand. One demand segment is a smaller unit between 700 - 750 square feet with a true bedroom. This deviation provides the ability to meet this market demand. Notice that although we have reduced the one bedroom size fifty square feet we have increased the two and three bedroom sizes by 225 and 600 square feet respectively to match with current market demand.
22/M.3	The maximum length of any building shall not exceed two hundred (200) linear feet.	The maximum length of any building shall not exceed two hundred and sixty five (265) linear feet.	A majority of our buildings meet the 200 linear foot requirement. The deviation is requested for the interior buildings around the courtyard. The additional building length allows for a larger courtyard area which creates a more expansive recreational open space area for the residents to enjoy.
22/M.5	No building shall be located closer than fifteen (15) feet to the edge of an off-street parking, vehicular use or storage area.	No minimum distance between the building and the off-street parking or vehicular use.	There will be no minimum distance between the building and vehicular uses. We have located a number of the buildings along the travel ways to create a boulevard feel which encourages pedestrian interaction. Additionally there are a number of areas where the building is adjacent to the drive isle to provide tuck under garages off the travel way.

CITY OF GRAPEVINE
ZONE CHANGE APPLICATION

1. Applicant/Agent Name Britton Church
Company Name JLB Realty LLC
Address 3890 West Northwest Highway 7th Floor
City Dallas State Texas Zip 75220
Phone # 214-271-8492 Fax # _____
Email bchurch@jlbpartners.com Mobile # 214-263-2088

2. Applicant's interest in subject property Contract Purchaser

3. Property owner(s) name City of Grapevine
Address 200 South Main Street
City Grapevine State Texas Zip 76051
Phone # 817-410-3104 Fax # _____

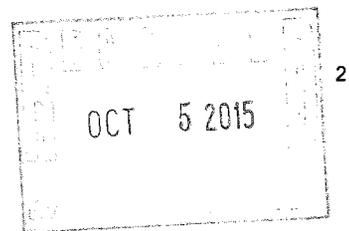
4. Address of subject property TBD
Legal Description: Lot 1 Block 1 Addition -
Size of subject property 19.081 acres 831,163 square foot
Metes & Bounds must be described on 8 1/2 " x 11" sheet

5. Present Zoning Classification Community Commercial (CC) & Mixed-Use (MXU)

6. Present Use of Property Vacant Land

7. Requested Zoning District R-MF with CUP and PD overlay

8. The applicant understands the master plan designation and the most restrictive zone that would allow the proposed use is COMMERCIAL LAND USE



- 9. Minimum/Maximum District size for requested zoning TWO ACRES
- 10. Describe the proposed use Class A Multifamily Development

- 11. The Concept Plan submission shall meet the requirements of Section 45, Contents of a Concept Plan, Section 45.C.

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

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

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

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

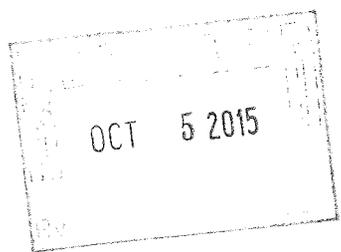
- 11. Signature to authorize a zone change request and place a zone change request sign on the subject property.

Applicant (print): Britton Church

Applicant signature: *Bob Clark*

Property Owner (print): City of Grapevine

Property Owner signature: *JLR*

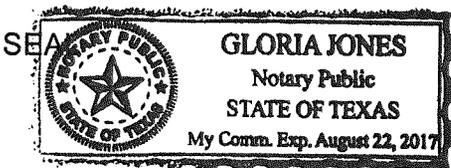


The State of Texas

County of Dallas

Before me Britton Church on this day personally appeared _____ known to me (or proved to me on the oath of _____ or through _____ (description of identity 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.

Given under my hand and seal of office this 29th day of September, A.D. 2015.



Gloria Jones
Notary Signature

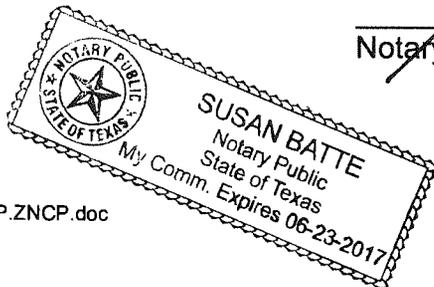
The State of Texas

County of Tarrant

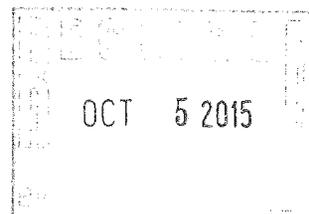
Before me Susan Batte on this day personally appeared Bruno Rumbelow known to me (or proved to me on the oath of _____ or through drivers license (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 5th day of October, A.D. 2015.

SEAL



Susan Batte
Notary Signature



ACKNOWLEDGEMENT

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

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

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

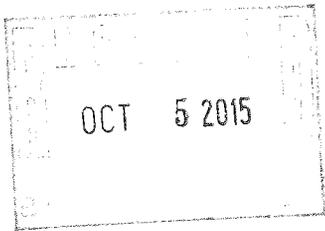
I have read and understand all of the requirements as set forth by the application for zone change request and acknowledge that all requirements of this application have been met at the time of submittal.

Signature of Applicant Beth Clark

Date: 9/29/15

Signature of Property Owner JUR

Date: _____



ORDINANCE NO. _____

Z 15-10

AN ORDINANCE AMENDING ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE OF GRAPEVINE, TEXAS, GRANTING ZONING CHANGE Z15-10 ON A TRACT OF LAND OUT OF THE J. GIBSON SURVEY, ABSTRACT 587, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "MXU" MIXED USE DISTRICT REGULATIONS AND "CC" COMMUNITY COMMERCIAL DISTRICT REGULATIONS TO "R-MF" MULTI-FAMILY DISTRICT REGULATIONS TO ALLOW A 472 UNIT MULTI-FAMILY PROJECT; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

Section 1. That the City of Grapevine Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, be, and the same is hereby amended and changed by Zoning Application Z15-10 to rezone the following described

property to-wit: being an 8.853 acre tract of land out of J. Gibson Survey, Abstract 587, Tarrant County, Texas which was previously zoned "MXU" Mixed Use District District Regulations and a 10.222 acre tract of land which was previously zoned "CC" Community Commercial District Regulations, more fully and completely described in Exhibit "A", attached here to and made a part hereof, is hereby changed to "R-MF" Multi-Family District Regulations to allow a 472 unit multi-family project, all in accordance with Comprehensive Zoning Ordinance No. 82-73, as amended.

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 16th day of February, 2016.

APPROVED:

ATTEST:

APPROVED AS TO FORM:



CITY OF GRAPEVINE CONDITIONAL USE APPLICATION Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent/company/contact
JLB Realty LLC - Britton Church

Street address of applicant / agent:
3890 West Northwest Highway 7th Floor

City / State / Zip Code of applicant / agent:
Dallas, Texas 75220

Telephone number of applicant / agent: 214-271-8492	Fax number of applicant/agent
Email address of applicant/agent bchurch@jlbpartners.com	Mobile phone number of applicant/agent 214-263-2088

PART 2. PROPERTY INFORMATION

Street address of subject property
TBD

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

Lot	Block	Addition
1	1	

Size of subject property
19.081 Acres 831,163 Square footage

Present zoning classification: CC & MXU	Proposed use of the property: Multifamily
--------------------------------------------	----------------------------------------------

Circle yes or no, if applies to this application
Outdoor speakers Yes No

Minimum / maximum district size for conditional use request:
2 ACRES MIN.

Zoning ordinance provision requiring a conditional use:
Density, Rec Open Space, Front Yard Setback, Height, Building Spacing, Parking

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:
City of Grapevine

Street address of property owner:
200 South Main Street

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

Telephone number of property owner: 817-410-3104	Fax number of property owner:
-----------------------------------------------------	-------------------------------

OCT 5 2015

- 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.

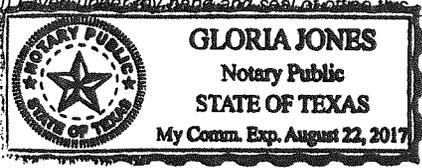
PART 4. SIGNATURE TO AUTHORIZE CONDITIONAL USE REQUEST AND PLACE A CONDITIONAL USE REQUEST SIGN ON THE SUBJECT PROPERTY

Britton Church
 Print Applicant's Name: _____
 Applicant's Signature: Britton Church

The State of Texas
 County Of Dallas
 Before Me Gloria Jones on this day personally appeared Britton Church
 (notary) (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 29th day of September, A.D. 2015.



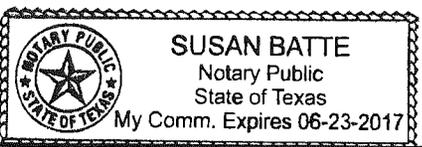
Gloria Jones
 Notary In And For State Of Texas

Bruno Rumbelow
 Print Property Owners Name: _____
 Property Owner's Signature: Bruno Rumbelow

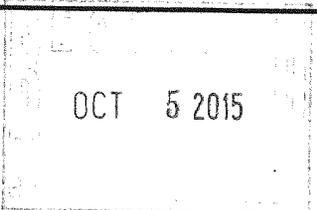
The State Of Texas
 County Of Tarrant
 Before Me Susan Batte on this day personally appeared Bruno Rumbelow
 (notary) (property owner)

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

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



Susan Batte
 Notary In And For State Of Texas



ORDINANCE NO. _____

0u15-44

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS 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 CU15-44 TO VARY FROM THE "R-MF" MULTI-FAMILY DISTRICT REGULATIONS STANDARDS RELATIVE TO DENSITY, RECREATIONAL OPEN SPACE, FRONT YARD SETBACK, BUILDING HEIGHT, OFF-STREET PARKING REQUIREMENTS, AND BUILDING SEPARATION IN A DISTRICT ZONED "R-MF" MULTI-FAMILY DISTRICT 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 CU15-44 to vary from the "R-MF" Multi-Family District Regulations relative to density, recreational open space, front yard setback, building height, off-street parking, and building separation in a district zoned "R-MF" Multi-Family District Regulations within the following described property: Lot 1, Block 1, Grapevine Bluffs (3535 Corporate Drive) 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 16th day of February, 2016.

APPROVED:

ATTEST:

APPROVED AS TO FORM:



CITY OF GRAPEVINE PLANNED DEVELOPMENT OVERLAY APPLICATION

PART 1. APPLICANT INFORMATION

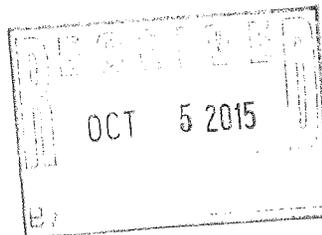
<i>Name of applicant / agent/company/contact</i> JLB Partners LLC - Britton Church	
<i>Street address of applicant / agent:</i> 3890 West Northwest Highway	
<i>City / State / Zip Code of applicant / agent:</i> Dallas, Texas 75220	
<i>Telephone number of applicant / agent:</i> 214-271-8492	<i>Fax number of applicant / agent:</i>
<i>Email address of applicant / agent</i> bchurch@jlbpartners.com	<i>Mobile phone number of applicant / agent</i> 214-263-2088
<i>Applicant's interest in subject property:</i> Contract Purchaser	

PART 2. PROPERTY INFORMATION

<i>Street address of subject property</i>		
<i>Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)</i>		
Lot 1	Block 1	Addition
<i>Size of subject property</i>		
19.081	Acres 831,163	Square footage
<i>Present zoning classification:</i> 'CC' & 'MXU'	<i>Proposed use of the property:</i> Multifamily Development	
<i>Minimum / maximum district size for request:</i> 2 ACRES MIN		
<i>Zoning ordinance provision requesting deviation from:</i> 22.F.6 - Min. Floor Area / 22.M.3 - Building Length / 22.M.5 - Parking Distance / 53.1.3.B - Front Yard Landscape		

PART 3. PROPERTY OWNER INFORMATION

<i>Name of current property owner:</i> City of Grapevine	
<i>Street address of property owner:</i> 200 South Main Street	
<i>City / State / Zip Code of property owner:</i> Grapevine Texas 76051	
<i>Telephone number of property owner:</i> 817-410-3104	<i>Fax number of property owner:</i>



- Submit a letter describing the proposed Planned Development and note the request on the site plan document.
- Describe any special requirements or conditions that require deviation of the zoning district regulations.
- Describe whether the proposed overlay will, or will not cause substantial harm to the value, use or enjoyment of other property in the neighborhood.
- Describe how the proposed planned development will add to the value, use or enjoyment of other property in the neighborhood.
- The site plan submission shall meet the requirements of Section 47, Site Plan Requirements.
- All planned development overlay applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.
- All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.
- Any changes to a site plan (no matter how minor or major) approved with a planned development overlay can only be approved by city council through the public hearing process.
- I have read and understand all the requirements as set forth by the application for planned development overlay and acknowledge that all requirements of this application have been met at the time of submittal.

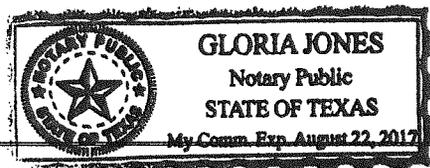
PART 4. SIGNATURE TO AUTHORIZE PLANNED DEVELOPMENT OVERLAY REQUEST AND PLACE A PLANNED DEVELOPMENT OVERLAY REQUEST SIGN ON THE SUBJECT PROPERTY

Britton Church
 Print Applicant's Name: Britton Church
 Applicant's Signature: [Signature]

The State Of Texas
 County Of Dallas
 Before Me Gloria Jones (notary) on this day personally appeared Britton Church (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 29th day of September, A.D. 2015.



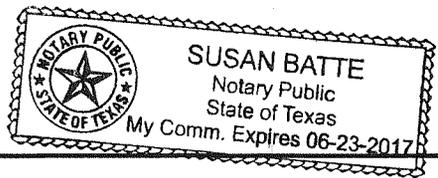
Gloria Jones
 Notary In And For State Of Texas

Bruno Rumbelow
 Print Property Owners Name: Bruno Rumbelow
 Property Owner's Signature: [Signature]

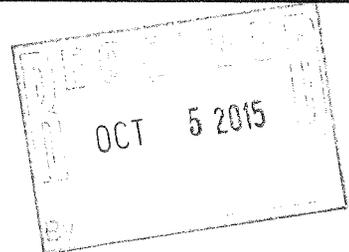
The State Of Texas
 County Of Tarrant
 Before Me Susan Batte (notary) on this day personally appeared Bruno Rumbelow (property owner)

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

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



Susan Batte
 Notary In And For State Of Texas



ACKNOWLEDGEMENT

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

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

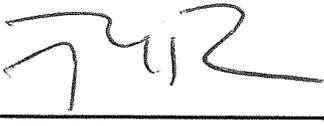
Any changes to a site plan (no matter how minor or major) approved with a planned development overlay can only be approved by city council through the public hearing process.

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

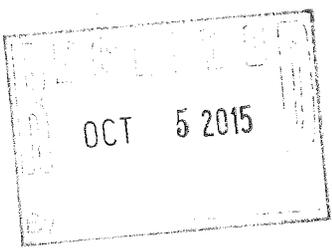
I have read and understand all of the requirements as set forth by the application for planned development overlay and acknowledge that all requirements of this application have been met at the time of submittal.

Signature of Applicant 

Date: 9/29/15

Signature of Owner 

Date: 10/5/15



ORDINANCE NO. _____

PD 15-06

AN ORDINANCE ISSUING A PLANNED DEVELOPMENT OVERLAY IN ACCORDANCE WITH SECTION 41 OF ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE, BY GRANTING PLANNED DEVELOPMENT OVERLAY PD15-06 TO INCLUDE, BUT NOT BE LIMITED TO, DEVIATION FROM UNIT SIZE, BUILDING LENGTH, AND PROXIMITY TO OFF-STREET PARKING RELATIVE TO THE "R-MF" MULTI-FAMILY 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 PLANNED DEVELOPMENT OVERLAY PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a planned development overlay in accordance with Section 41 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Planned Development Overlay PD15-06 to include, but not be limited to, deviation from unit size, building length, and proximity to off-street parking relative to the "R-MF" Multi-Family District Regulations within the following described property: Lot 1, Block 1, Grapevine Bluffs (3535 Corporate Drive) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 16th day of February, 2016.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

215-10
CU15-44
PA15-06
CC ITEM #3, 22, 23, 24
PZ ITEM #3, 5, 6, 7

METES AND BOUNDS DESCRIPTION
MXU Zoning

BEING a tract of land situated in the J. Gibson Survey, Abstract No. 587, City of Grapevine, Tarrant County, Texas, the subject tract being a portion of a tract conveyed to City of Grapevine according to the deed recorded in Document No. D213324572 of the Official Public Records, Tarrant County, Texas (OPRTCT), the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the east line of Grapevine Mills Parkway (also known as Farm to Market Road 2499), a variable width public right-of-way, as conveyed by Notice of Lis Pendens to TxDOT, recorded in Document No. D213066612 OPRTCT, and from which the lower northwest corner of said City of Grapevine tract bears N 01°49'35" E, 279.21 feet;

THENCE N 62°53'38" E, 47.08 feet;

THENCE S 71°07'27" E, 243.68 feet;

THENCE S 71°12'13" E, 66.00 feet;

THENCE S 71°08'22" E, 90.92 feet;

THENCE S 74°14'16" E, 351.08 feet;

THENCE S 15°45'11" W, 38.00 feet;

THENCE S 00°30'41" E, 355.64 feet;

THENCE WEST, 755.73 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 44°05'13" W, 20.87 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the east line of said parkway;

THENCE N 01°49'35" E, 580.92 feet along the common line thereof to the POINT OF BEGINNING with the subject tract containing 385,658 square feet or 8.853 acres of land.



CC Zoning

BEING a tract of land situated in the J. Gibson Survey, Abstract No. 587, City of Grapevine, Tarrant County, Texas, the subject tract being a portion of a tract conveyed to City of Grapevine according to the deed recorded in Document No. D213324572 of the Official Public Records, Tarrant County, Texas (OPRTCT), the subject tract being more particularly described as follows:

BEGINNING at a point from which the lower northwest corner of said City of Grapevine tract, and being an easterly corner of Grapevine Mills Parkway (also known as Farm to Market Road 2499), a variable width public right-of-way, as conveyed by Notice of Lis Pendens to TxDOT, recorded in Document No. D213066612 OPRTCT, bears N 07°18'04" W, 259.72 feet;

THENCE N 62°53'38" E, 612.05 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the southwest line of a tract conveyed to NG 20, L.P., recorded in Document No. D210227320 OPRTCT;

THENCE S 68°25'55" E, 672.01 feet to a 1/2" iron rod with plastic cap found for the south corner of said NG 20 tract;

THENCE S 29°36'27" W, 179.55 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE around a tangent curve to the left having a central angle of 27°48'05", a radius of 1033.00 feet, a chord of S 15°42'25" W - 496.33 feet, an arc length of 501.24 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 45°41'42" W, 21.47 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE WEST, 221.51 feet;

THENCE N 00°30'41" W, 355.64 feet;

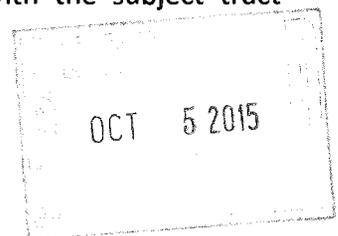
THENCE N 15°45'11" E, 38.00 feet;

THENCE N 74°14'16" W, 351.08 feet;

THENCE N 71°08'22" W, 90.92 feet;

THENCE N 71°12'13" W, 66.00 feet;

THENCE N 71°07'27" W, 243.68 feet to the POINT OF BEGINNING with the subject tract containing 445,275 square feet or 10.222 acres of land.



GRAPEVINE BLUFFS
FM 2499 AND GRAPEVINE MILLS BOULEVARD
GRAPEVINE, TEXAS



CITY OF GRAPEVINE
ZONING CHANGE SUPPLEMENTAL
INFORMATION PACKET
FEBRUARY 16, 2016



February 11, 2016
City of Grapevine
200 South Main Street
Grapevine, Texas 76051

RE: Grapevine Bluffs Multifamily Development

Dear City Council and Planning Commission Members,

First of all we would like to thank you for the opportunity to present to you what we believe to be an important component to the success of the Grapevine 185 Development. As many of you know JLB Partners has been involved with this property since it contracted for a portion of the site in October 2012 with the previous ownership. JLB has been drawn to this important development opportunity in the City of Grapevine due to its strong potential for a prominent mixed use development. As you are aware the City purchased the property in December 2013 and since then JLB has been in frequent contact with City staff as the overall master plan was developed for the site. In March of 2015, as the Kabota deal was being put together, we reengaged to study the potential for a multifamily development in the northwest quadrant of the site. As we studied different development options we kept in mind many of the planning goals expressed by the City staff and the overall Grapevine 185 Development Plan. Below is quick summary of our planning and design goals:

- Respond to the design standards adopted for the Grapevine 185
- Utilize proper building orientation and arrangement to encourage pedestrian activity to the public right of way
- Screen parking areas to increase the ascetic feel from the public right of way
- Introduce enhanced pedestrian streetscapes that create engaged public right of ways and promote horizontal linkage to future adjacent developments
- Provide a diverse mix of product type and unit sizes to meet market demand

It was our intent to adhere to the City of Grapevine's R-MF ordinance as closely as possible but in order to achieve the development goals for the Grapevine 185 a number of alterations are required. JLB Partners is requesting six conditional use approvals and three planned development variances. While we would have preferred not ask for any of the above requests we feel they address critical components needed to create a community that implements the best current design principles for large horizontal mixed use developments. Additionally it is our opinion these request are needed to best achieve the goals the City of Grapevine has set out to accomplish on the overall development of the Grapevine 185. We hope to provide some of that reasoning both in this letter and in particular during our public presentation on February 16, 2016.

We have structured this informational packet in the following manner:

1. Development and Application Summary
2. Site Description
3. Multifamily and Mixed Use Development Trends
4. Development Summary
5. Detail of Amendment Requests
6. Conclusion

We look forward to discussing our request with you next Tuesday and thank you again for your time and consideration.

Sincerely,



Britton M. Church
JLB Partners

DEVELOPMENT AND APPLICATION SUMMARY

<u>Project Name(s)</u>	Grapevine Bluffs – part of the City of Grapevine’s 185 Masterplan
<u>Location</u>	Grapevine Bluffs is located in the Northwest quadrant of the City of Grapevine’s 185 acre mixed use development. The property’s main entrance is located off future Street A which is an east/west road connecting the FM 2499 service road to the future extension of Corporate Drive.
<u>Site Acres</u>	19.076 acres
<u>Current Zoning</u>	Community Commercial (CC) and Mixed Use (MXU)
<u>Request</u>	JLB Partners is requesting to rezone the subject property from a Community Commercial / Mixed Use District to R-MF with a Conditional Use Permit and Planned Development Overlay. Our request is in alignment with the recently adopted City of Grapevine’s Conceptual Masterplan and Design Standards and will integrate a signature residential component into the City of Grapevine’s masterplan for the 185 Acres.
<u>Transaction History</u>	JLB Partners has been involved with the Grapevine 185 Development since October 2012, when it contracted with the previous ownership for a tract of land planned for a residential development that would be horizontally integrated into an overall master planned development. The previous ownership was unable to pull together a cohesive master plan or development strategy and in December 2013 sold their interest in the 185 acres to the City of Grapevine. At that time JLB Partners consented to the transaction and the City of Grapevine assumed the contract obligations as part of the transaction. Since then JLB Partners has been working with the City of Grapevine staff on developing a thoughtful plan for a high-end, for-lease residential community that would integrate into the City’s overall desires for the Grapevine 185. Through multiple studies JLB Partners and City Staff determined the Northwest quadrant of the development was the appropriate location for JLB to design and develop a Class A residential community that would horizontally integrate into the over master planned development.

SITE DESCRIPTION

The Grapevine Bluffs Development is a 19.081 acre site integrated into the City of Grapevine's 185 acre master planned development at the intersection of State Highway 121, Grapevine Mills Boulevard and FM 2499. The site is bounded by future Street A to the south, Corporate Drive to the east, FM 2499 to the west and the Texas Financial Resources outparcel to the North. JLB worked with City Staff and planners to determine the most appropriate location within the overall development to locate a horizontally integrated residential component into the overall masterplan for the Grapevine 185. The planned road alignment created a logical site at the northwestern quadrant of the development while creating a centralized 51 acre development site for future hospitality, dining, office, mixed use and destination entertainment uses in the core of the master plan. Additionally, the road alignment pulled the site off of the Grapevine Mills Boulevard frontage in order to encourage retail/commercial uses along the main frontage road.



MULTIFAMILY AND MIXED USE DEVELOPMENT TRENDS

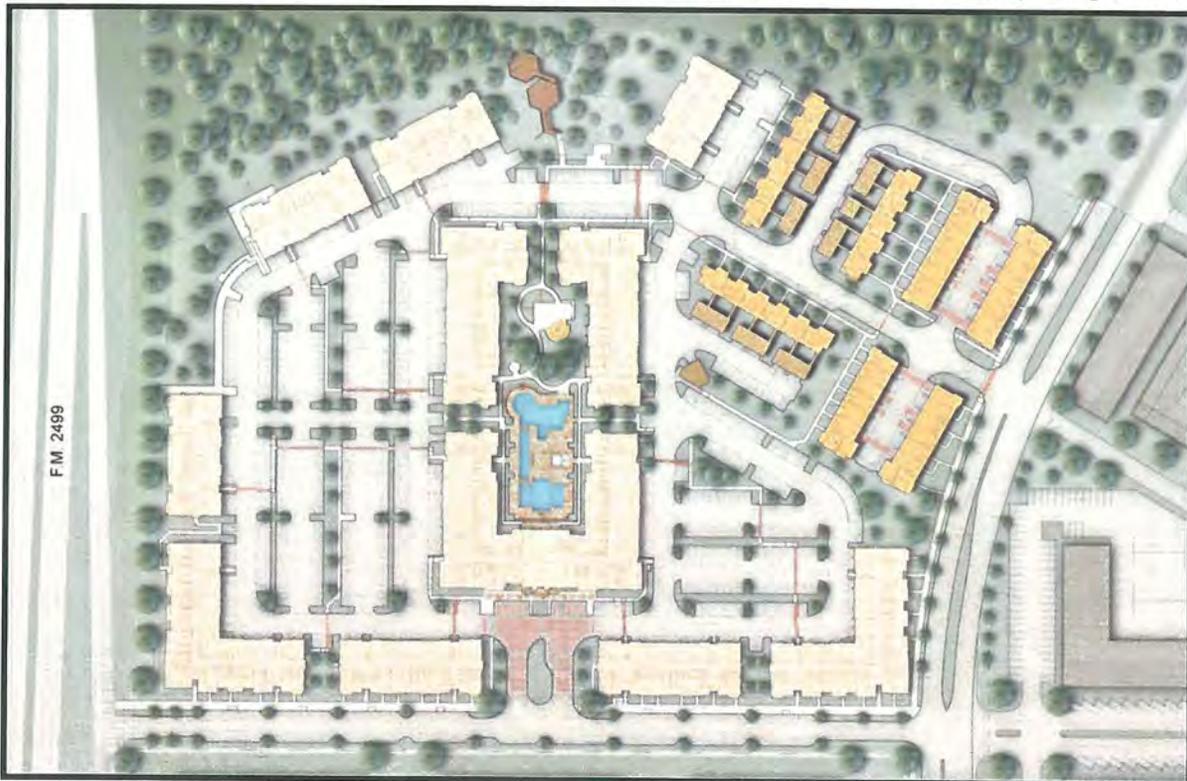
Over the past decade there has been an ever increasing change in consumer demand requirements of those who desire to live in a multifamily setting. Apartment dwelling has morphed to meet a demand of those seeking to live in a walkable setting to their office, favorite dining and entertainment venues. This services a vast sway of the community from millennial to empty nesters. Coupled with this has been a drastic shift of corporate relocations creating new employment hubs away from the urban core. These corporations desire their campuses to be integrated into a mixed use setting where a variety of uses create an ever increasing synergy amongst themselves. Locally we have seen this integration of uses driven by corporate relocations at the new State Farm Campus in Richardson known as Cityline, the

Toyota and Liberty Mutual campuses in Legacy West, and the 7-Eleven Corporate Headquarters at Cypress Waters in Northlake. JLB Partners is the developer on the multifamily portion of the Cityline development in Richardson. We are currently in the process of completing our first phase of 532 units and are working on designing the next phase of development.

The vibrancy created by this horizontal mix of uses is phenomenal and the potential to be apart of another successful mixed use development is one of the main reasons we have been drawn to the Grapevine 185. With the construction underway on Kabota and the recently approved Mercedes distribution and training facility the critical primer to get a development of this size off the ground has already occurred. As you consider the next round of uses to integrate into the Grapevine 185 it is helpful to see the one main consistent theme in all of these prominent mixed use developments; that is luxury residential density in walkable proximity. Our proposed residential development is ideally located and will create a horizontally integrated development which will encourage pedestrian connectivity to the adjacent uses, provide round the clock activity and will enhance the overall feel and experience of the Grapevine 185 master planned development.

DEVELOPMENT SUMMARY

The Grapevine Bluffs Development was designed with a thoughtful approach to address a number of the development goals for the overall 185 acre master plan. The space planning pushes the buildings to the street, encouraging more pedestrian interaction to the surrounding uses while internalizing the parking away from the public right of way. Special attention has been given to the east/west future street to provide a boulevard feel with large 11 foot sidewalks, trees lining the street and parallel parking off the



roadway. Additionally, a number of the ground floor, street facing units will have direct access to the right of way encouraging more pedestrian interaction. The community will have an extensive common area amenity package including leasing, clubroom, professionally equipped fitness center, resident’s entertainment lounge, wifi lounge and conference room. The community will also boast the largest resort style pool in the City of Grapevine along with two integrated dog parks, relaxation courtyard and natural preserve outlook providing ample recreational space for the residents to enjoy.

A wide variety of homes will be offered to future residents. The community will offer 23 meticulously designed efficiency, one, two and three bedroom floor plans ranging in size from 635 square feet to 2,095 square feet. The community will provide two different styles of homes in four different building offerings. An “apartment home” is an individual unit that consists of all living space on one level with other units stacked above and/or below. A “townhome” style unit is an individual unit that has multiple levels of living in the same unit. Both apartment homes and townhomes will be offered to future residents on a for lease basis. Below is a summary of the different product types offered at Grapevine Bluffs.

- Apartment home in three story building
- Apartment home in four story building with elevator access
- Two story townhome style unit with private yard
- Three story townhome style unit with private yard

There will 472 units broken up into 33 efficiency, 269 one bedroom, 106 two bedroom and 14 three bedroom apartment homes. Additionally the community will have 46 two bedroom and 4 three bedroom townhome style units.

UNIT MIX BREAKDOWN			
Unit Type	Unit Count	Size Range	% of Mix
Efficiency	33	635 - 675	7%
One Bedroom	269	700 - 1,075	57%
Two Bedroom	106	1,125 - 1,325	22%
Three Bedroom	14	1,600 - 1,670	3%
Two Bedroom Townhome	46	1,450 - 1,595	10%
Three Bedroom Townhome	4	2,040 - 2,095	1%
TOTALS	472	635 - 2,095	100%

Airport Adjacency

The site is located within the 65 DNL noise contour of the DFW Airport (known as Zone B) and is subject to routine and regular air traffic. JLB’s last two multifamily developments in Grapevine were in the same noise contour. We will follow the requirements set for to achieve a noise reduction of at least 25 dB outdoor to indoor noise transfer. Additionally, we have hired an acoustical consultant, SLR Consultants, to provide oversight in ensuring we implement the appropriate strategies.

Exterior Specifications

The Grapevine Bluffs community will implement an architectural style that portrays a sleek Texanna design vernacular for the apartment buildings and utilize a more traditional brownstone feel for the townhomes. The apartments will be clad with a blend of stone, brick, cementious panel and siding. The townhomes will be mostly brick with some siding accents. Below are some concept elevations.



Four Story Building at main entry with elevator access



Three Story Building along future Street A



Three Story Building with tuck under garage parking.



Two and three story townhomes with private two car garages and private yards.

DETAIL OF AMENDMENT REQUESTS

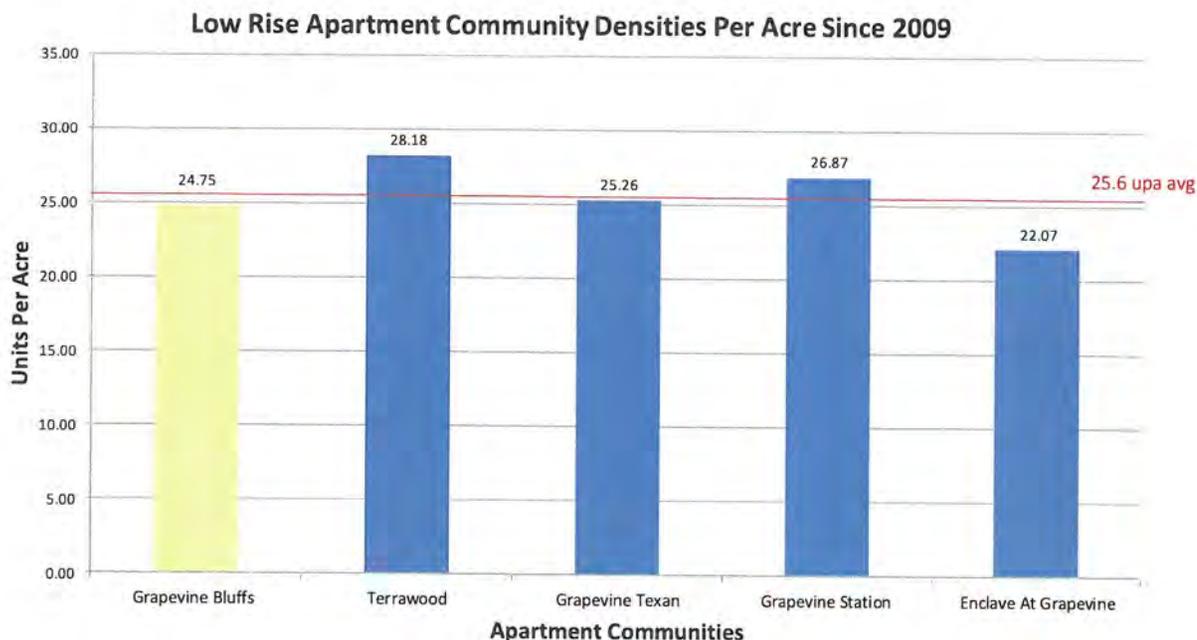
As mentioned previously, it is our intent to adhere to the City of Grapevine’s R-MF ordinance as closely as possible. However, the R-MF ordinance, like many standard multifamily ordinances, is designed for a traditional breezeway style, suburban apartment development that is not conducive to many of the design goals for the overall Grapevine 185 development. In other municipalities, it is not uncommon for this type of large mixed-use development to have to go through a comprehensive Planned Development (PD) overlay in order to be developed. That being said we have attempted to minimize our request to that which we feel is extremely important. Below we have outlined our requested deviation away from the current regulation:

CONDITIONAL USE PERMIT REQUEST

JLB Partners is requesting to utilize the allowed modifications to the R-MF ordinance via the conditional use permit process. Below is a summary of our request with supporting documentation:

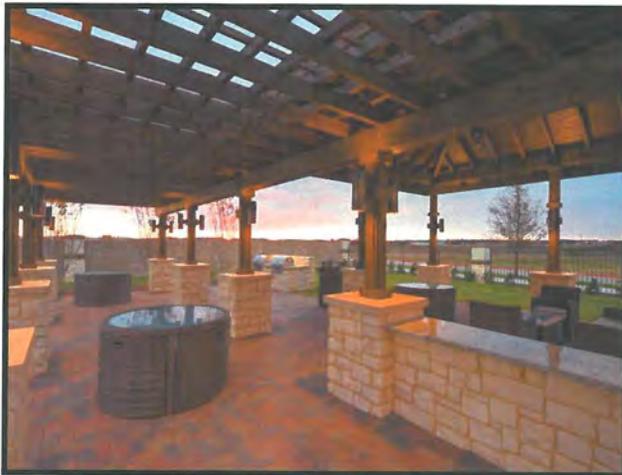
1. **Section 22 F.1 - Density Increase:** Maximum density not to exceed twenty five (25) units per gross acre.

The community will consist of 472 homes which equates to a density of 24.6 units per acre. When compared to the other communities that have been built in Grapevine since 2009 the density per acre is slightly below the average of 25.6 units per acre. At this reasonable density Grapevine Bluffs will provide the appropriate amount of residential housing to support and stimulate the adjacent mixed use development on the Grapevine 185 while still maintaining conformity with the surrounding developments.



2. **Section 22 F.3 - Recreational Open Space:** A portion of the minimum open space equivalent to one hundred and seventy five (175) square feet per dwelling unit shall be devoted to planned and permanent usable recreation area.

With 175 square feet per dwelling unit dedicated to recreational open space residents will have direct access to ample outdoor amenity areas. This equates to slightly less than two acres of recreational area, which is over 10% of the site. The Bluffs will provide the largest pool courtyard area in the city of Grapevine equipped with an outdoor pavilion, multiple barbeque grilling areas, fire pit, a nature outlook in an existing tree canopy and two large dog park areas. These amenity areas will be spread throughout the development for all tenants to be able to enjoy. Below are some sample photos of similar gathering spaces we have provided on previous developments:



Although we are reducing the amount of recreational open space area on a per unit basis, it is important to note that we have been extremely purposeful in our allocation of open space allocated to the parking fields. In fact, we are providing approximately 67% more internal landscape area than what is currently required in order to ensure the parking fields are appropriately designed. This is to respond to a domino effect of internalizing the parking and screening from the public right-of-way.

We have also created wider breaks between buildings in the townhome area to increase open space in these areas. Additionally we have incorporated individual private yards for all of the townhome units and many of the ground floor apartment units. Although this open area does not count toward the recreational open space criteria it provides a great open space amenity for a number of the individual residents. Both of these areas could have been redistributed to recreational open space areas but would have had a detrimental effect on the overall site plan. In addition to these outdoor recreational areas the community will also have +/- 8,500 square feet of conditioned amenity space for leasing, clubroom, wifi lounge, professional fitness center, business center, dog spa and conference room.

3. **Section 22 G - Area Regulations – Front Yard Setback and Uses in Setback:** Depth of the front yard setback shall be as follows:
- a. Corporate Drive (Street B) - 15 feet
 - b. Future Street A - 10 feet
 - c. FM 2499 - 30 feet
 - d. Stoops, retaining walls, awnings, raised planters, sculptures, and other decorative landscape items may be located within the required front yard setback to encourage pedestrian connectivity to the master development.

The Grapevine Bluffs Development was designed with a thoughtful approach to address a number of the development goals for the overall Grapevine 185 master plan. The space planning pushes the buildings to the street, encouraging more pedestrian interaction to the surrounding uses while internalizing the parking away from the public right of way. Special attention has been given to Future Street A to provide a boulevard feel with large 11 foot sidewalks, trees lining the street, benches along the walkway and parallel parking off the roadway. Additionally, a number of the ground floor, street facing units will have direct access to the right of way encouraging more pedestrian interaction and horizontal connectivity. In order to achieve these design goals a modification to the front yard setback area is necessary.



Future Street A Section

4. **Section 22 I.1 – Building Height** – Except as provided below, the maximum structure height shall be three (3) stories not to exceed forty four (44) feet. The maximum structure height for the main Club/Leasing building as shown on the site plan shall be four (4) stories not to exceed fifty six (56) feet in height. An elevator is required for any four (4) story building.

Providing a variation in height across the buildings creates architectural interest and appropriate scale. The majority of the buildings will be three stories. The Bluffs will also offer a two story townhome style product and one four story apartment building with elevator service, which will meet a market demand that is not currently provided in this submarket of Grapevine. The additional height will also allow for us to offer 10' ceilings on the four story product to meet a current unmet market demand.

5. **Section 22 M.6 - Design Requirements – Building to Building:** The minimum distance between two unattached buildings will be 20 feet.

Due to the additional building height the removal of the term "or the height of the building, whichever is greater" allows for a more efficient and scalable site planning. With this language still in the plan it would cause there to be areas that were not appropriately scaled and would deter from the pedestrian street scape we are looking to achieve along the Future Street A.

6. **Section 56 C.1 - Parking Variance:** Off street parking shall be provided at a ratio of 1.80 parking spaces per dwelling unit.

Adequate parking is critical for a residential development and is a design provision we approach with great conservatism. Providing the appropriate amount and allocation of parking throughout the site is something we study thoroughly during the site planning process. However, we also understand that too much parking creates unnecessarily large parking field that takes away from open space. By providing the appropriate amount of parking we are able to reduce the parking field and allocate more of the site to open space.

Additionally we had a third-party parking study conducted by DeShazo, Tang and Associates, Inc., which determined that the 854 parking spaces (1.80 spaces per unit) provides ample parking for the proposed development. Please see the accompanying report for further detail.

PLANNED DEVELOPMENT OVERLAY

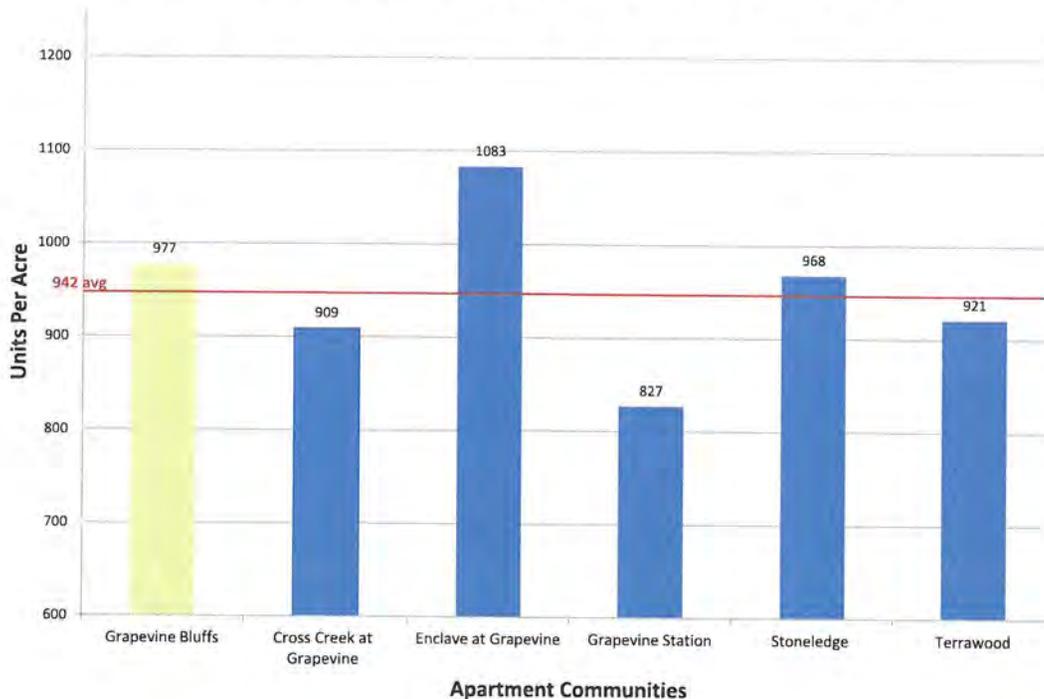
We are requesting three planned development variances to the current regulations under the R-MF ordinance. Our intent is not to alter the existing zoning vehicle for alteration sake but to conform to as many of the base regulations as possible while designing a development that will fill a critical component to the overall 185 acre master development while meeting the existing and future market demand.

1. Section 22 F.6. –Floor Area – Minimum square feet of floor area shall be as follows:

- Efficiency Unit, sqft – 600
- One Bedroom Unit, sqft – 700
- Two Bedroom Unit, sqft - 1,125
- Three Bedroom Unit, sqft - 1,600
- Units containing a minimum of six hundred (600) sqft to seven hundred and fifty (700) square feet shall not exceed fifteen (15%) percent of the total number of units in the development.

Market demand for rental housing has adjusted over the past decade producing a wider demand for living options. Subsequently developers have modified their approach to offer more unit types to meet this demand. One demand segment is a smaller unit between 700 - 750 square feet, with a true bedroom. This requested deviation gives us the ability to meet this market demand. Notice that although we have reduced the one bedroom size fifty square feet we have increased the two and three bedroom sizes by 225 and 600 square feet respectively to match with current market demand. In addition to this increase in minimum unit size The Bluffs will offer 50 townhome style units with private yards and double car attached garages that range in size from 1,450 – 2,095 square feet. This product type is highly demanded and there has been very little of it offered throughout the city of Grapevine. Even with the slight reduction in one bedroom minimum size The Bluffs will still have an average unit size above the average unit size of multifamily communities built in the city since 2005.

Low Rise Apartment Community Average Unit Size Since 2005



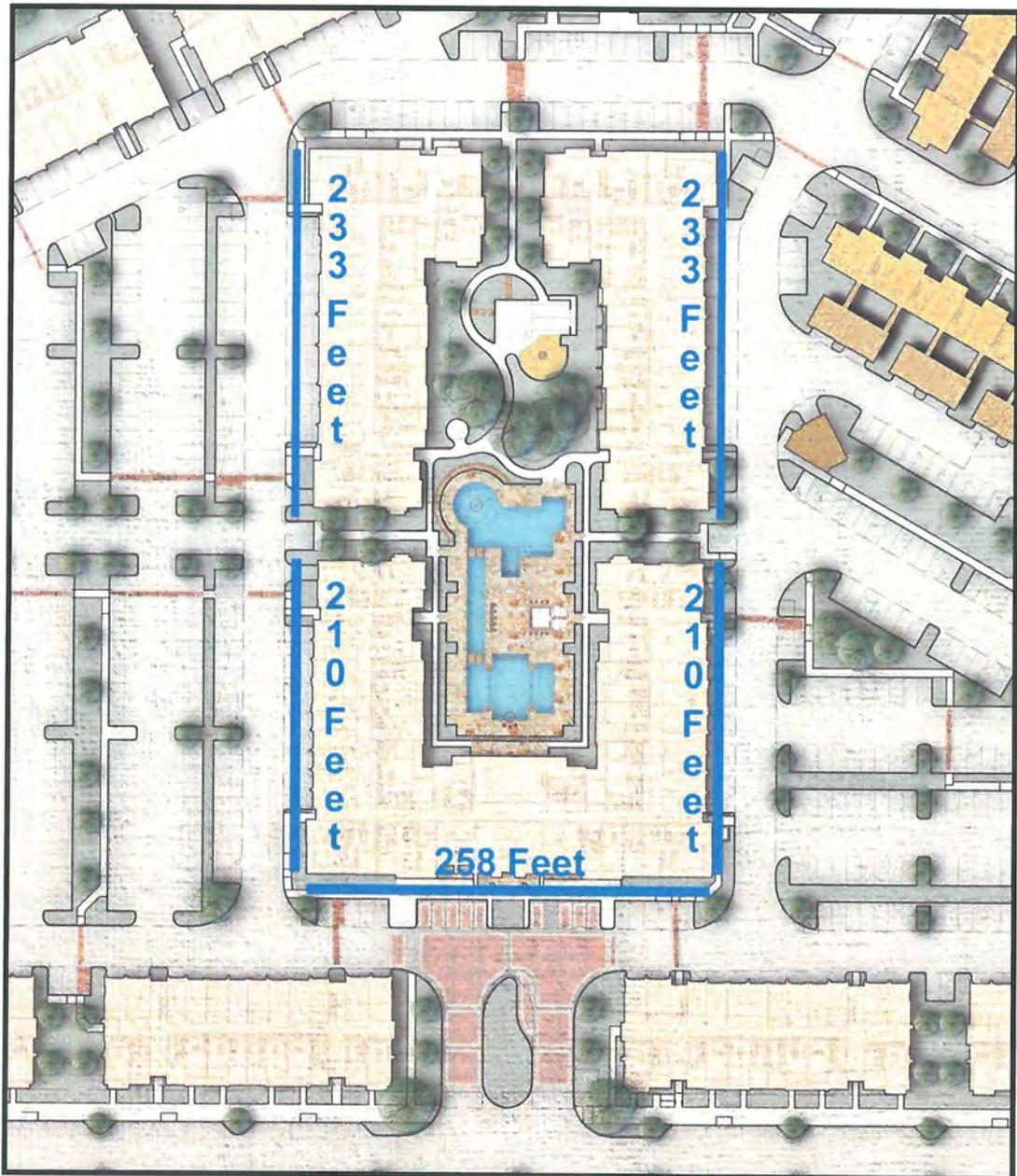
Additionally, it is important to note that finish out quality across all unit types will be of the highest quality and there is no deviation in the smaller units. Below are some photos of recently completed unit interiors that will be comparable with our proposed units:





2. **Section 22 M.3 - Design Requirements - Building Length:** The maximum length of any building shall not exceed two hundred and sixty (265) linear feet.

All of our buildings throughout the development meet the 200 linear foot requirement with the exception of the "U" and "L" shaped buildings forming the interior courtyard area. The deviation allows for a wider and longer courtyard area which creates a more expansive recreational open space area for the residents to enjoy. This area will be the main gathering location for the residents throughout the community and having a graciously sized area is important.



3. **Section 22 M.5 - Design Requirements – Building to Travel Way:** No minimum distance between the building and the off-street parking or vehicular use.

There will be no minimum distance between the building and vehicular uses. We have located a number of the buildings along the travel ways to create a boulevard feel which encourages pedestrian interaction. Additionally there are a number of areas where the building is adjacent to the drive isle to provide tuck under garages off the travel way. This situation can be seen in the conceptual rendering below where you see the building is closing than 15 feet from the travelway.



CONCLUSION

As mentioned previously, the consistent theme of successful mixed use developments throughout the country is luxury residential density in walkable proximity. Grapevine Bluffs is a critical component for the success of the Grapevine 185 development and will be a great complement to the work that has been laid before us. By locating the residential density to the northwestern quadrant of the 185 we are able to leave the prime commercial land along Grapevine Mills Boulevard intact and create a 50 acre core for the future Retail/Dining/Entertainment district. Kubota and other future users will benefit greatly from homes in walkable proximity to the workplace and Grapevine Bluffs will be a great stimulus to the already successful Grapevine 185.

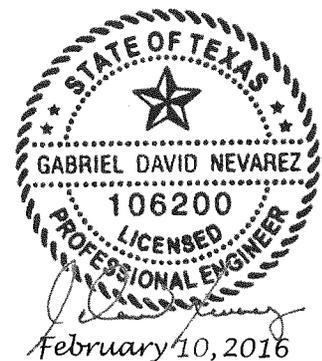
PARKING DEMAND STUDY FOR
GRAPEVINE BLUFFS
MULTIFAMILY DEVELOPMENT
GRAPEVINE, TEXAS

DeShazo Project No. 15188

Prepared for:
JLB Partners LLC
3890 West Northwest Highway, Seventh Floor
Dallas, Texas 75220

Prepared by:
DeShazo Group, Inc.
Texas Registered Engineering Firm F-3199
400 South Houston Street, Suite 330
Dallas, Texas 75202
214.748.6740

February 10, 2016





Traffic Engineering. Transportation Planning.
Parking Analysis. Traffic-Transportation-Parking Design.

Technical Memorandum

To: Mr. Britton Church — JLB Partners LLC
From: DeShazo Group, Inc.
Date: February 10, 2016
Re: Parking Demand Study for Grapevine Bluffs Multifamily Development in Grapevine, Texas
DeShazo Project Number 15188

INTRODUCTION

The services of **DeShazo Group, Inc. (DeShazo)** were retained by JLB Partners LLC to provide a Parking Demand Study for the Grapevine Bluffs multifamily development located on the east side of the Grapevine Mills Parkway/FM 2499, north of Grapevine Mills Boulevard, in Grapevine, Texas. A preliminary site plan prepared by **Hensley Lamkin Rachel, Inc.** is attached following this report.

DeShazo is an engineering consulting firm based in Dallas, Texas providing licensed engineers skilled in the field of traffic/transportation engineering.

PROJECT DESCRIPTION

The proposed multifamily development will contain 472 dwelling units. A detailed summary by unit-type is provided in **Table 1**.

Table 1. Unit Mix Summary

Unit Type	Number of Units
Studio (One Bedroom)	33
One Bedroom	269
Two Bedroom	106
Three Bedroom	14
Townhouse, Two Bedrooms	46
Townhouse, Three Bedrooms	4
TOTAL	472 (660 bedrooms)

The site is proposed to contain 854, on-site parking spaces -- an average of 1.81 parking spaces per unit, or 1.29 spaces per bedroom. A detailed summary of the proposed parking supply is provided in **Table 2**.

Table 2. Proposed Parking Supply Summary

Space Type	Number of Spaces
Surface (non-tandem, not covered)	397
Surface (tandem)	142
Surface (covered)	89
Attached Garage	194
Detached Garage	32
TOTAL	854

CODE REQUIREMENT

The default parking requirement for the development is based upon the City requirements defined in the City of Grapevine Code of Ordinances, Part II, Appendix D, Section 56, Part C. For "Apartment, condominiums, triplex, fourplex" multifamily uses and for "townhouse" units, the requirement is 2.0 spaces per dwelling unit. For the 472-unit Project, 944 parking spaces are required under the default conditions. The request for 854 spaces would represent a 90 space, or 9.5%, reduction.

PARKING NEED

The composition of single- and multiple-bedroom units changes from one complex to the next. DeShazo has conducted numerous parking accumulation studies for multifamily developments. Results show that basing parking demand on the number of bedrooms is considered to be a more representative variable to determine parking demand than to use a "per-unit" basis, which does not take unit mix into account.

Actual peak parking demand for apartments (both urban and suburban) has been studied on numerous occasions by DeShazo over several years. Those data have consistently found parking demand to be less than 1.0 parking space per bedroom at peak times. However, as validation for the parking reduction in this analysis, published parking demand data from the Institute of Transportation Engineers (ITE) was used.

ITE defines "low- and mid-rise apartments" as "...rental dwelling units located within the same building with at least three other dwelling units... The study sites in this land use have one, two, three, or four levels." The ITE parking demand ratios were calculated on a per-dwelling-unit basis, since this information is usually more readily available (data on a per-bedroom basis was not provided). As with the DeShazo studies, the ITE data incorporates all parkers, including visitors. **Table 3** provides an excerpt of the published ITE from the latest *Parking Generation* manual, 4th Edition (2010).

Table 3. Published Parking Demand Data for Apartments

Land Use	Average Peak Parking Demand Rate
Low-/Mid-Rise Apartments (Suburban) <i>ITE Land Use Code: 221</i>	1.23 vehicles per <u>dwelling unit</u>

CONCLUSION

Based upon the technical data published by the Institute of Transportation Engineers, DeShazo supports the request by JLB Partners LLC to provide 854 parking spaces for the proposed 472-unit Grapevine Bluffs multifamily development. The resulting parking supply of 1.81 parking spaces per dwelling unit is 90 spaces less than the default City requirements but is 273 spaces in excess of the projected parking demand rate of 1.23 vehicles per dwelling unit published by the Institute of Transportation Engineers.

A summary of the results are provided below in **Table 1**.

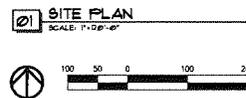
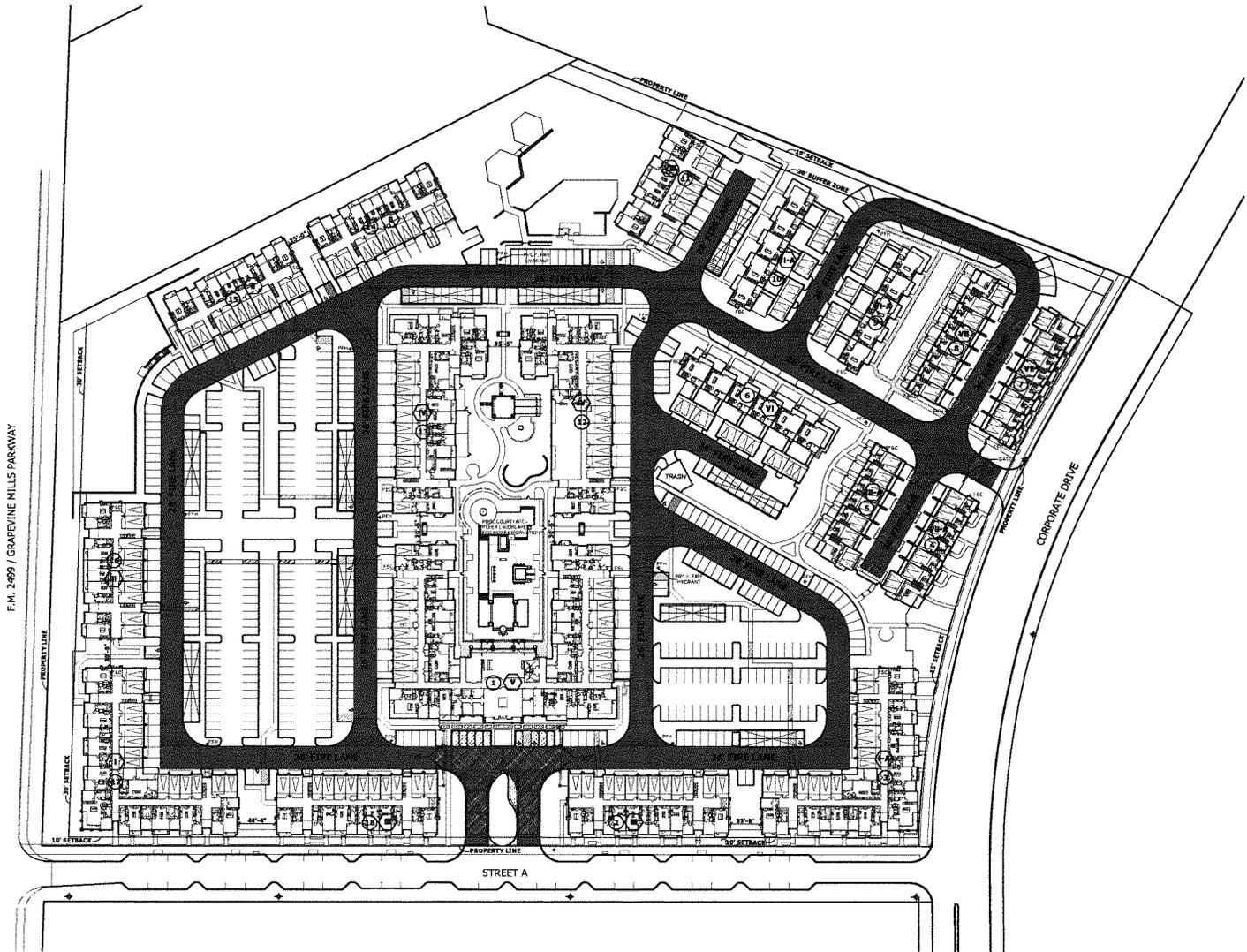
Table 4. Parking Analysis Summary

Condition	Parking Spaces	Parking Spaces Per Dwelling Unit
Default City Requirement	944	2.0
Proposed Parking Supply	854	1.81
<i>Requested Code Reduction</i>	<i>90 (9.5%)</i>	--
Peak Parking Demand (ITE Published Ratio)	581	1.23
<i>Projected Surplus</i>	<i>273 (32%)</i>	--

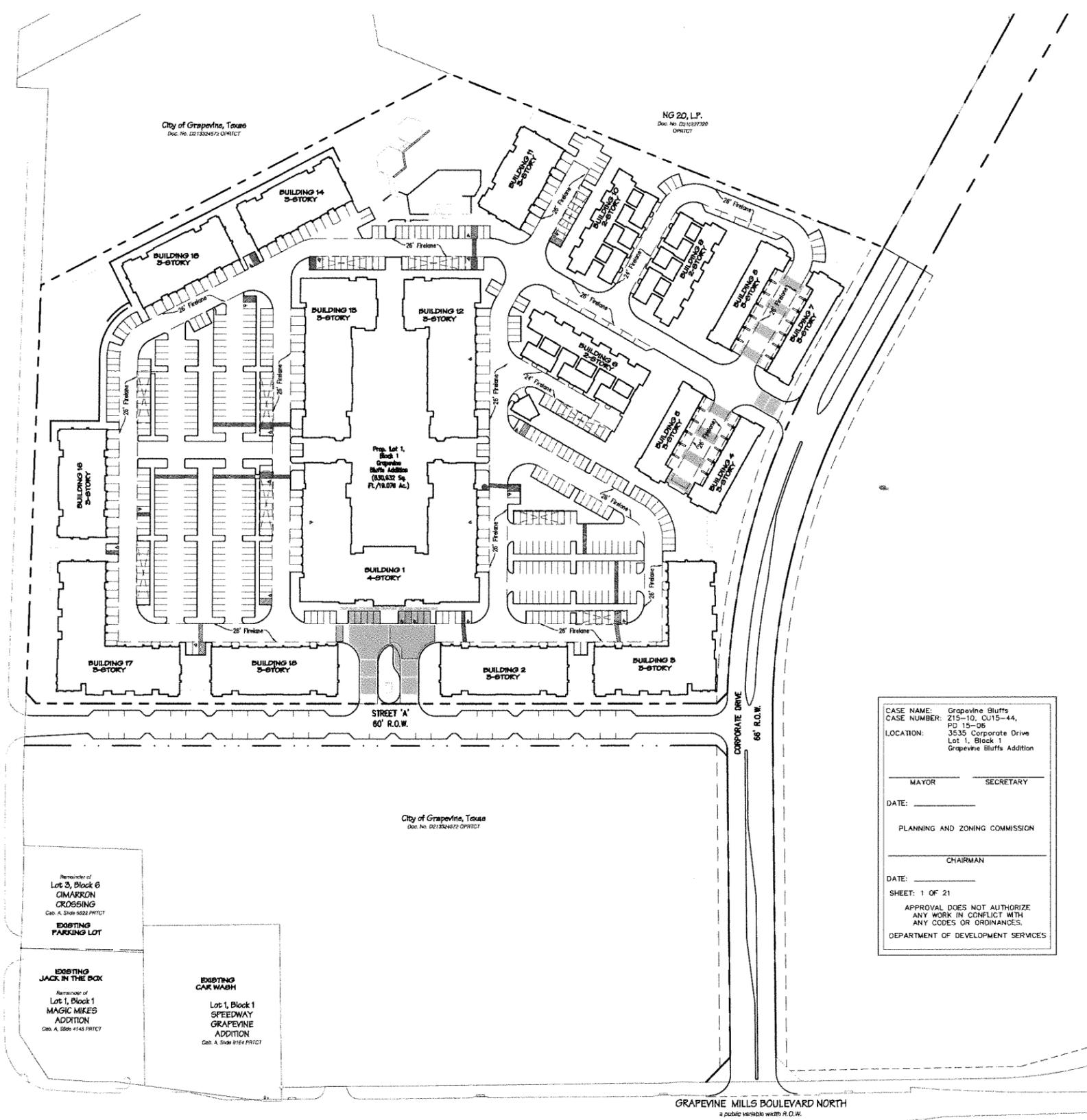
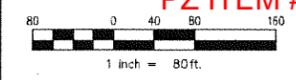
END OF MEMO

UNIT MIX		
UNIT TYPE (APTS.)	# OF UNITS	% OF UNITS
STUDIO	33	6.99%
ONE BEDROOM	269	56.99%
TWO BEDROOM	106	22.46%
THREE BEDROOM	14	2.97%
UNIT TYPE (TOWNHOMES)		
UNIT TYPE (TOWNHOMES)	# OF UNITS	% OF UNITS
TWO BEDROOM	46	9.73%
THREE BEDROOM	4	0.85%
TOTALS	472	100.00%

PARKING	
TYPE OF PARKING	NO. OF SPACES
SURFACE	385
TANDEM SURFACE	142
PARALLEL SURFACE	12
CARPORTS	89
ATTACHED GARAGES - TUCK UNDER	134
ATTACHED GARAGES - TOWNHOME	60
DETACHED GARAGES - TOWNHOME	32
PARKING PROVIDED: 854 SPACES / 472 UNITS = 1.81/UNIT	854



CC ITEM #3, 22, 23, 24
PZ ITEM #3, 5, 6, 7



CASE NAME: Grapevine Bluffs
CASE NUMBER: 215-10, CU15-44,
PD 15-05
LOCATION: 3535 Corporate Drive
Lot 1, Block 1
Grapevine Bluffs Addition

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 1 OF 21

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

DEPARTMENT OF DEVELOPMENT SERVICES

SECTION	REGULATION	CONDITIONAL USE PERMIT REQUEST	
		PROPOSED DEVIATION	EXPLANATION
22/F.1	Maximum density not to exceed twenty (20) dwelling units per gross acre	Maximum density not to exceed twenty five (25) units per gross acre	All twenty five units per gross acre Grapevine Bluffs will provide the appropriate amount of residential density to support and stimulate the adjacent mixed use development on the Grapevine Mills while maintaining a density that is in conformity with the surrounding developments.
22/F.3	A portion of the minimum open space equivalent to one hundred fifty (150) square feet per dwelling unit shall be devoted to planned and permanent usable recreation area.	A portion of the minimum open space equivalent to one hundred and seventy five (175) square feet per dwelling unit shall be devoted to planned and permanent usable recreation area.	With the proposed density, the development provides just under two (2) acres of recreational area, over 50% of the site. These amenity areas will be spread throughout the development for all residents to be able to enjoy. In addition to three outdoor recreational areas the community will also have a 2,500 square foot of clubhouse amenity space for learning, classrooms, multi-purpose professional fitness center, business center and conference room.
22/G	Depth of front yard setback: 40 feet	Depth of front yard setback shall be as follows: - Corporate Drive: 10 feet - Street A: 10 feet - FM 2489: 30 feet - Sloops, retaining walls, awnings, raised planters, sculptures, and other decorative landscape items may be located within the required front yard setback to encourage pedestrian connectivity to the master development.	The Grapevine Bluffs Development was designed with a thoughtful approach to address a number of the development goals for the master plan. The space planning pushes the buildings to the street, encouraging more pedestrian interaction to the surrounding area while maximizing the parking away from the public right of way. Typical attention has been given to the east/west future street to provide a boulevard feel with large 11 foot sidewalks, trees lining the street and parallel parking off the roadway. Additionally, a number of the ground floor, street facing units will have direct access to the right of way encouraging more pedestrian interaction. In order to achieve these design goals a modification to the front yard setback area is necessary.
22/H.1	Maximum structure height shall be two (2) stories not to exceed thirty (30) feet	1. Except as provided below the maximum structure height shall be three (3) stories not to exceed forty four (44) feet. 2. The maximum structure height for the main clubhouse building as shown on the site plan shall be four (4) stories not to exceed fifty six (56) feet in height. An elevator is required for any four (4) story building.	Providing a variation in height across the buildings creates architectural interest and appropriate scale. The majority of the buildings will be three stories. The Bluffs will also offer a two story townhome style product and a four story apartment product with elevator service, which will meet a market demand that is not currently provided in this submarket.
22/H.6	The minimum distance between any two (2) unattached buildings shall be twenty (20) feet or the height of the building whichever is greater.	The minimum distance between any two (2) unattached buildings shall be twenty (20) feet.	Due to the additional building height the removal of the term "for the height of the building, whichever is greater" allows for a more efficient and scalable community.
24/C.1	Off street parking shall be provided at a ratio of 2.0 parking spaces per dwelling unit	Off street parking shall be provided at a ratio of 1.80 parking spaces per dwelling unit	Adequate parking is critical for a rental residential development. A third party parking study has been conducted by Parkus, Ting and Associates, Inc. determined that the 854 parking spaces (1.80 spaces per unit) provides ample parking for the proposed development. Please see the accompanying report for further detail. By providing the appropriate amount of parking we are able to reduce the parking field and allocate more of the site to open space.
SECTION	REGULATION	PROPOSED DEVIATION	EXPLANATION
22/F.6	Minimum square feet of floor area for a one bedroom unit shall be as follows: - Efficiency Unit: sqft: 800 - One Bedroom Unit: sqft: 750 - Two Bedroom Unit: sqft: 900 - Three Bedroom Unit: sqft: 1,000 Units containing a minimum of six hundred (600) sqft to seven hundred and fifty (750) square feet shall not exceed fifteen (15%) percent of the total number of units in the development.	Minimum square feet of floor area for a one bedroom unit shall be as follows: - Efficiency Unit: sqft: 800 - One Bedroom Unit: sqft: 900 - Two Bedroom Unit: sqft: 1,125 - Three Bedroom Unit: sqft: 1,600 Units containing a minimum of six hundred (600) sqft to seven hundred and fifty (750) square feet shall not exceed fifteen (15%) percent of the total number of units in the development.	Market demand for rental housing has adjusted over the past decade producing a wider demand for housing options. Subsequently, developers have modified their approach to offer more unit types to meet this demand. One demand segment is a smaller unit between 700 - 750 square feet with a true bedroom. This deviation provides the ability to meet this market demand. Notice that although we have reduced the one bedroom size 750 square feet we have increased the two and three bedroom sizes by 25 and 600 square feet respectively to match with current market demand.
22/H.3	The maximum length of any building shall not exceed two hundred (200) linear feet.	The maximum length of any building shall not exceed two hundred and sixty five (265) linear feet.	A majority of our buildings meet the 200 linear foot requirement. The deviation is requested for the interior buildings around the courtyard. The additional building length allows for a larger courtyard area which creates a more expansive recreational open space area for the residents to enjoy.
22/H.5	No building shall be located closer than fifteen (15) feet to the edge of an off street parking, vehicular use or storage area.	No minimum distance between the building and the off street parking or vehicular use	There will be no minimum distance between the building and vehicular users. We have located a number of the buildings along the travel ways to create a boulevard feel similar to a village or corporate neighborhood. Additionally, there are a number of spots where the building is adjacent to the drive site to provide back yard garages off the travel way.

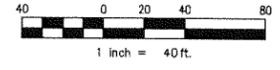
MASTER SITE PLAN
OF
GRAPEVINE BLUFFS ADDITION
LOT 1, BLOCK 1
19.076 ACRES
situated in the
J. GIBSON SURVEY ~ ABSTRACT 587
GRAPEVINE, TARRANT COUNTY, TEXAS

Owner
City of Grapevine
200 S. Main St.
Grapevine, Texas 76051
Telephone (817) 410-3000

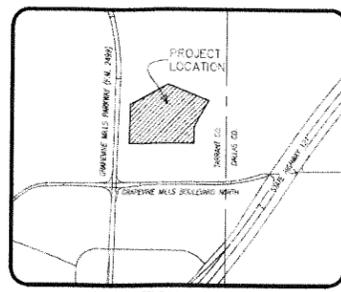
Applicant
JLB Realty, LLC
3590 W. Northwest Highway, 7th Floor
Dallas, Texas 75220
Telephone (214) 271-8490
Contact: Britton Church

Engineer/Surveyor
Spiars Engineering, Inc.
TBPE No. F-2121
765 Custer Road, Suite 100
Plano, Texas 75075
Telephone (972) 422-0077
Contact: Kevin Wier

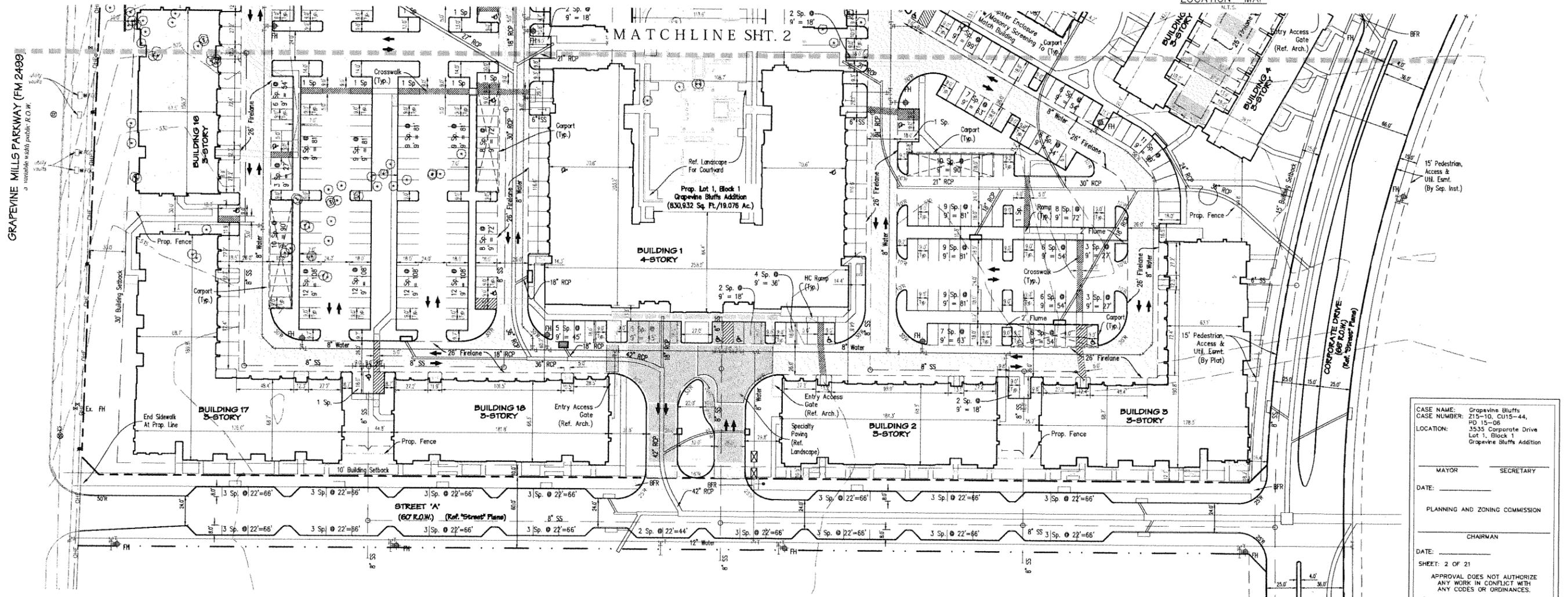
CC ITEM #3, 22, 23, 24
PZ ITEM #3, 5, 6, 7



- Notes:**
1. Handicap Parking is Provided In Accordance w/ ADA Standards.
 2. No Floodplain Exists On The Site.
 3. All The Requirements Of The Grapevine Soil Erosion Control Ordinance Shall Be Met During The Period Of Construction.
 4. All On-Site Electrical Conductors Associated With New Construction Shall Be Located Underground.
 5. Site Plan Is For Informational Purposes Only. It Is Not A Construction Document.
 6. All dimensions are to face of curb.



GRAPEVINE MILLS PARKWAY (FM 2499)
variable width public R.O.W.



CASE NAME: Grapevine Bluffs
CASE NUMBER: Z15-10, CU15-44, H9 15-08
LOCATION: 3535 Corporate Drive
Lot 1, Block 1
Grapevine Bluffs Addition

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: SHEET: 2 OF 21

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

DEPARTMENT OF DEVELOPMENT SERVICES

General Site Data			
Proposed Zoning	Lot 1, Block 1		
Land Use	Multi-Family		
Lot Area	15,076 Ac.	830,932 sq. ft.	
Total Building Area	639,374 sq. ft.		
Building Area (1st Floor)	276,907 sq. ft.		
Lot Coverage	27.1%		
Plot Area Ratio	0.888		
Building Height	95' 4 story		
	44' 3 story		
Unit Mix Breakdown			
Unit Type	Unit Count	Size Range	% of Mix
Efficiency	33	635 - 675	7%
One Bedroom	269	700 - 1,075	57%
Two Bedroom	106	1,125 - 1,275	22%
Three Bedroom	14	1,600 - 1,670	3%
Four Bedroom - townhome	46	1,850 - 2,515	8%
Three Bedroom Townhouse	4	2,060 - 2,065	1%
Totals	472	635 - 2,095	100%
Parking Data			
Proposed Parking Ratio	3.92 sp./unit		
Required Parking	850		
Off-Street Parking	854		
Surface Parking (incl. HCI)	387		
Stall Parking	142		
Attached Garage (incl. HCI)	261		
Detached Garage (incl. HCI)	134		
Detached Carport (incl. HCI)	37		
Total Parking Provided	854		
Landscape Area			
Lot Area Landscaped as Required	29,136 sq. ft.		
Interior Landscaped as Provided	46,670 sq. ft.		
Impervious Area			
Building Area (1st Floor)	276,907 sq. ft.		
Paving: Hardscape, Sidewalk	404,452 sq. ft.		
Total Impervious Area	679,359 sq. ft.		

1. Zone Change Request Z15-10 is a request to rezone 8.853 acres from "MXU" Mixed Use District and 10.222 from "CC" Community Commercial District to "R-MF" Multi-Family District for a multi-family development.
2. Conditional Use Request CU15-44 is a request to vary from the district standards relative to density, recreational open space, front yard setback, building height and off-street parking requirements.
3. Planned development overlay PD15-06 is a request to deviate from, but not limited to, building separation, unit size, building length and proximity to off-street parking.

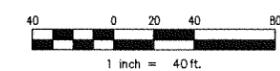
SHEET 1 OF 2
PLANNED DEVELOPMENT SITE PLAN
OF
GRAPEVINE BLUFFS ADDITION
LOT 1, BLOCK 1
19.076 ACRES
situated in the
J. GIBSON SURVEY ~ ABSTRACT 587
GRAPEVINE, TARRANT COUNTY, TEXAS

Owner: City of Grapevine
200 S. Main St.
Grapevine, Texas 76051
Telephone (817) 410-3000

Applicant: JLB Realty, LLC
3890 W. Northwest Highway, 7th Floor
Dallas, Texas 75220
Telephone (214) 271-8490
Contact: Britton Church

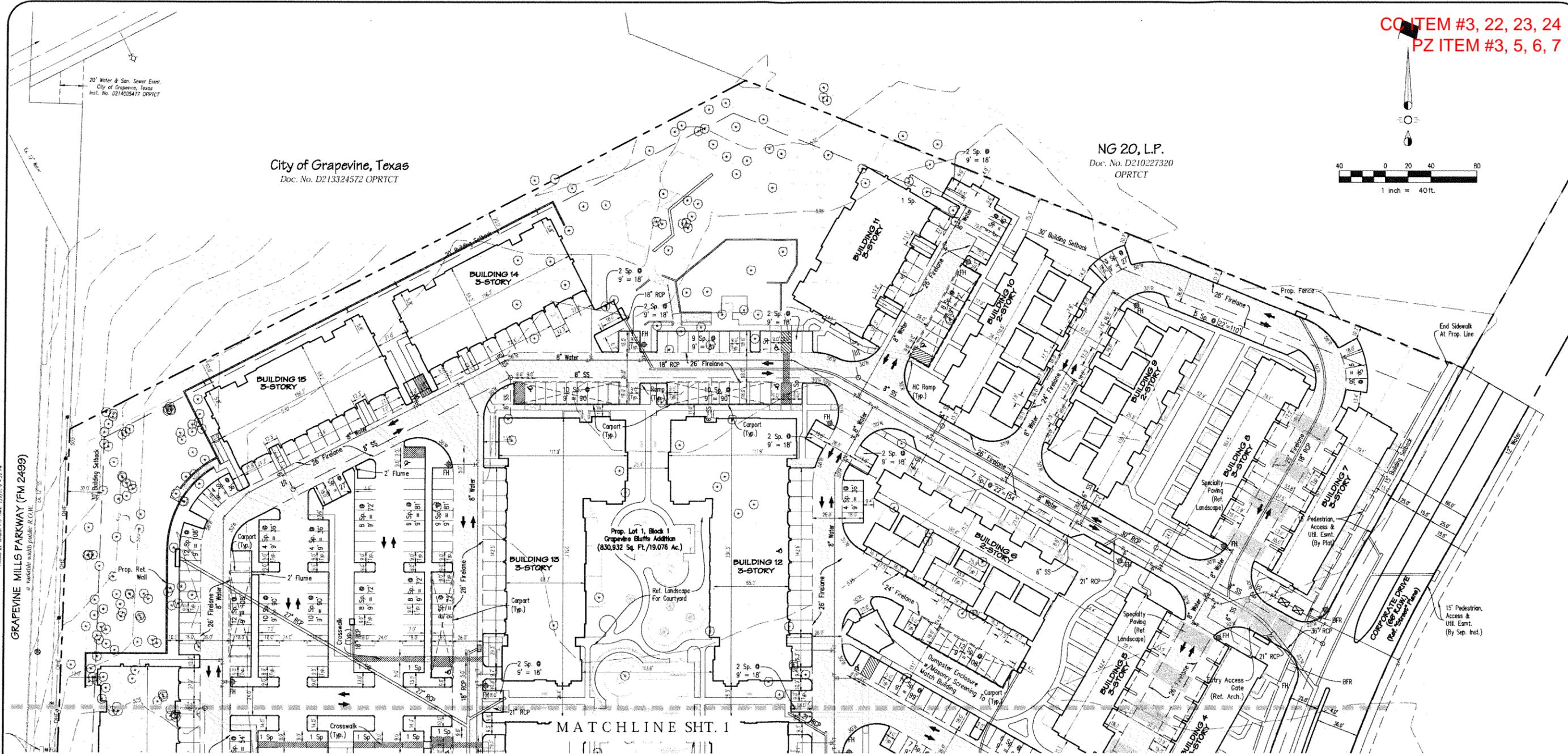
Engineer/Surveyor: Splars Engineering, Inc.
TBPE No. F-2121
765 Custer Road, Suite 100
Plano, Texas 75075
Telephone (972) 422-0077
Contact: Kevin Wier

COM ITEM #3, 22, 23, 24
PZ ITEM #3, 5, 6, 7



City of Grapevine, Texas
Doc. No. D213324572 OPRCT

NG 20, L.P.
Doc. No. D210227320
OPRCT



GRAPEVINE MILLS PARKWAY (FM 2499)
a variable width public R.O.H.

MATCHLINE SHT. 1

CASE NAME: Grapevine Bluffs
CASE NUMBER: Z15-10, CU15-44,
PD 15-06
LOCATION: 3535 Corporate Drive
Lot 1, Block 1
Grapevine Bluffs Addition

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 3 OF 21

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

DEPARTMENT OF DEVELOPMENT SERVICES

SHEET 2 OF 2
PLANNED DEVELOPMENT SITE PLAN
OF
GRAPEVINE BLUFFS ADDITION
LOT 1, BLOCK 1
19.076 ACRES
situated in the
J. GIBSON SURVEY ~ ABSTRACT 587
GRAPEVINE, TARRANT COUNTY, TEXAS

Owner	Applicant	Engineer/Surveyor
City of Grapevine 200 S. Main St. Grapevine, Texas 76051 Telephone (817) 410-3000	JLB Realty, LLC 3890 W. Northwest Highway, 7th Floor Dallas, Texas 75220 Telephone (214) 271-8490 Contact: Britton Church	Spiors Engineering, Inc. TBPE No. F-2121 765 Custer Road, Suite 100 Plano, Texas 75075 Telephone (972) 422-0077 Contact: Kevin Wier

CC ITEM #3, 22, 23, 24
 PZ ITEM #3, 5, 6, 7

ENVIRO DESIGN
 LANDSCAPE ARCHITECTURE
 SITE PLANNING
 7424 Greenville Ave. Suite 200 Dallas, TX 75231 (214) 967-5010



REVISIONS

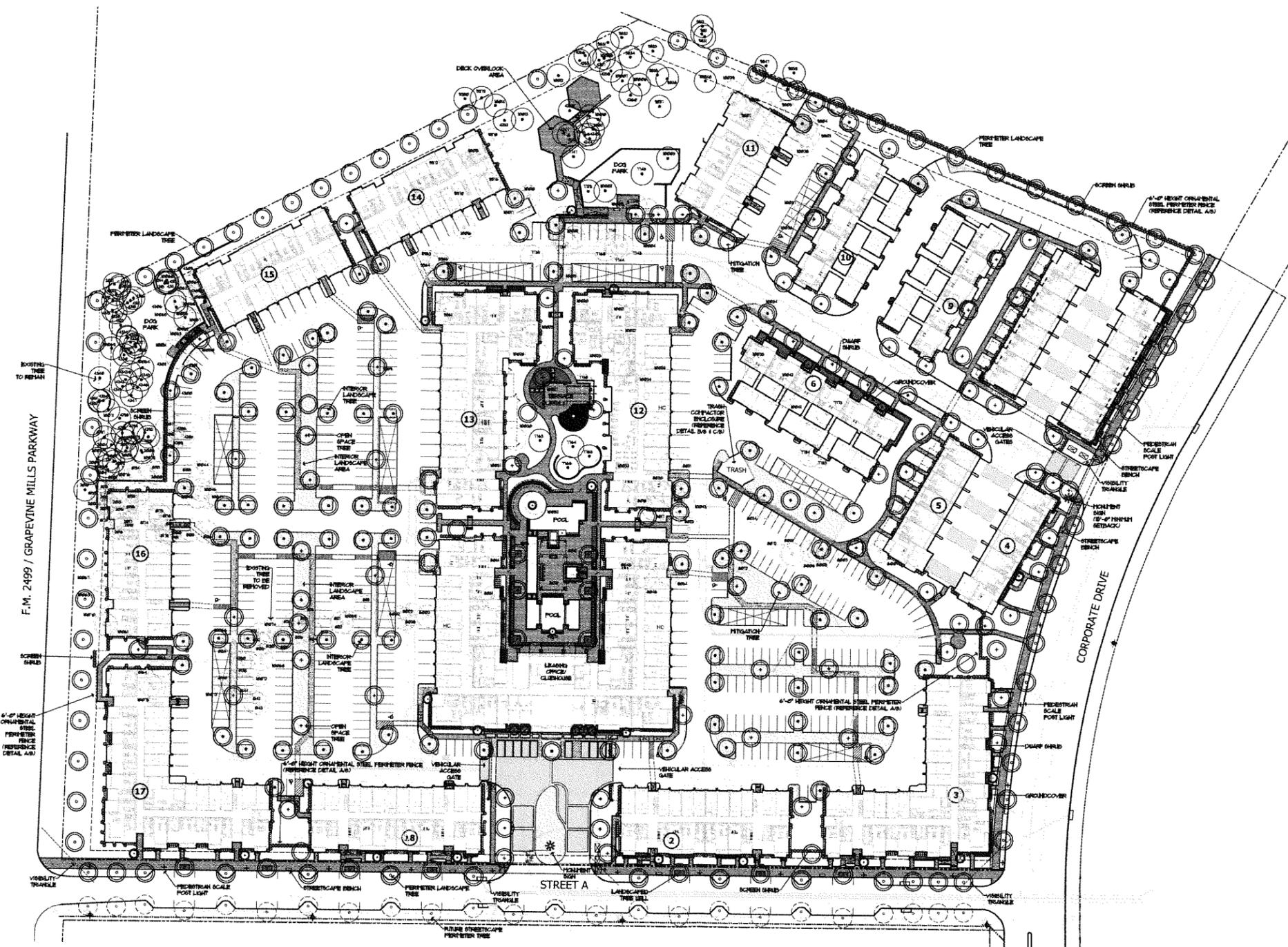
GRAPEVINE BLUFFS
 JLB PARTNERS LLC
 GRAPEVINE, TEXAS

SCALE
 1" = 60'-0"

DATE
 FEB 10, 2016

TITLE
 OVERALL
 LANDSCAPE
 SITE PLAN

SHEET
 4 OF 21



LEGEND

	INTERIOR LANDSCAPE TREE MEDIUM TO LARGE TREE (3" CALIPER MIN)
	PERIMETER LANDSCAPE TREE MEDIUM TO LARGE TREE (3" CALIPER MIN)
	OPEN SPACE TREE MEDIUM TO LARGE TREE (3" CALIPER MIN)
	MITIGATION TREE MEDIUM TO LARGE TREE (3" CALIPER MIN)
	OPEN SPACE TREE SMALL TREE (3" CALIPER MIN)
	LARGE/SCREEN SHRUB (5 GALLON MIN)

	ACCENT SHRUB (5 GALLON MIN)
	DWARF SHRUB (3 GALLON MIN)
	GROUND COVER (4" POT MIN)
	INTERIOR LANDSCAPE AREA
	FUTURE STREETSCAPE PERIMETER TREE
	EXISTING TREE TO BE PRESERVED
	EXISTING TREE TO BE REMOVED (WITHIN BUILDABLE AREA OR NOT PROTECTED)

	EXISTING TREE TO BE REMOVED (MITIGATION REQUIRED)
	SPECIALTY PAVING
	PEDESTRIAN SCALE POST LIGHT
	STREETSCAPE BENCH

NOTE: ALL TREES SHALL BE SELECTED FROM THE CITY OF GRAPEVINE APPROVED TREE LIST.

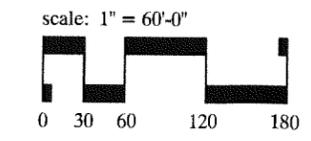


LOCATION MAP
 1" = 1000'

LANDSCAPE PLAN
 GRAPEVINE BLUFFS
 3535 CORPORATE DRIVE
 LOT 1, BLOCK 1
 GRAPEVINE BLUFFS ADDITION
 19.08 ACRES
 SITUATED IN
 GRAPEVINE, TARRANT COUNTY, TEXAS

PREPARED FOR:
 JLB PARTNERS LLC
 3992 West Northwest Highway
 Seventh Floor
 Dallas, Texas 75220
 (214) 271-8482
 Contact: Britton Church

PREPARED BY:
 ENVIRO DESIGN
 7424 Greenville Avenue
 Suite 200
 Dallas, Texas 75231
 (214) 967-5010
 Contact: Richard Arthur



CASE NAME: Grapevine Bluffs
 CASE NUMBER: Z15-10, CU15-44, PD 15-06
 LOCATION: 3535 Corporate Drive
 Lot 1, Block 1
 Grapevine Bluffs Addition

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 4 OF 21

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

DEPARTMENT OF DEVELOPMENT SERVICES

File Name: Grapevine Gardens submittal.dwg
 Plot Date: 02/10/2016 - 10:19am

CC ITEM #3, 22, 23, 24
 PZ ITEM #3, 5, 8

ENVIRO DESIGN
 LANDSCAPE ARCHITECTURE
 SITE PLANNING
 7024 Greenville Ave. Suite 200 Dallas, TX 75231 (214) 987-3010



REVISIONS

GRAPEVINE BLUFFS
 JLB PARTNERS LLC
 GRAPEVINE, TEXAS

SCALE

1" = 40'-0"

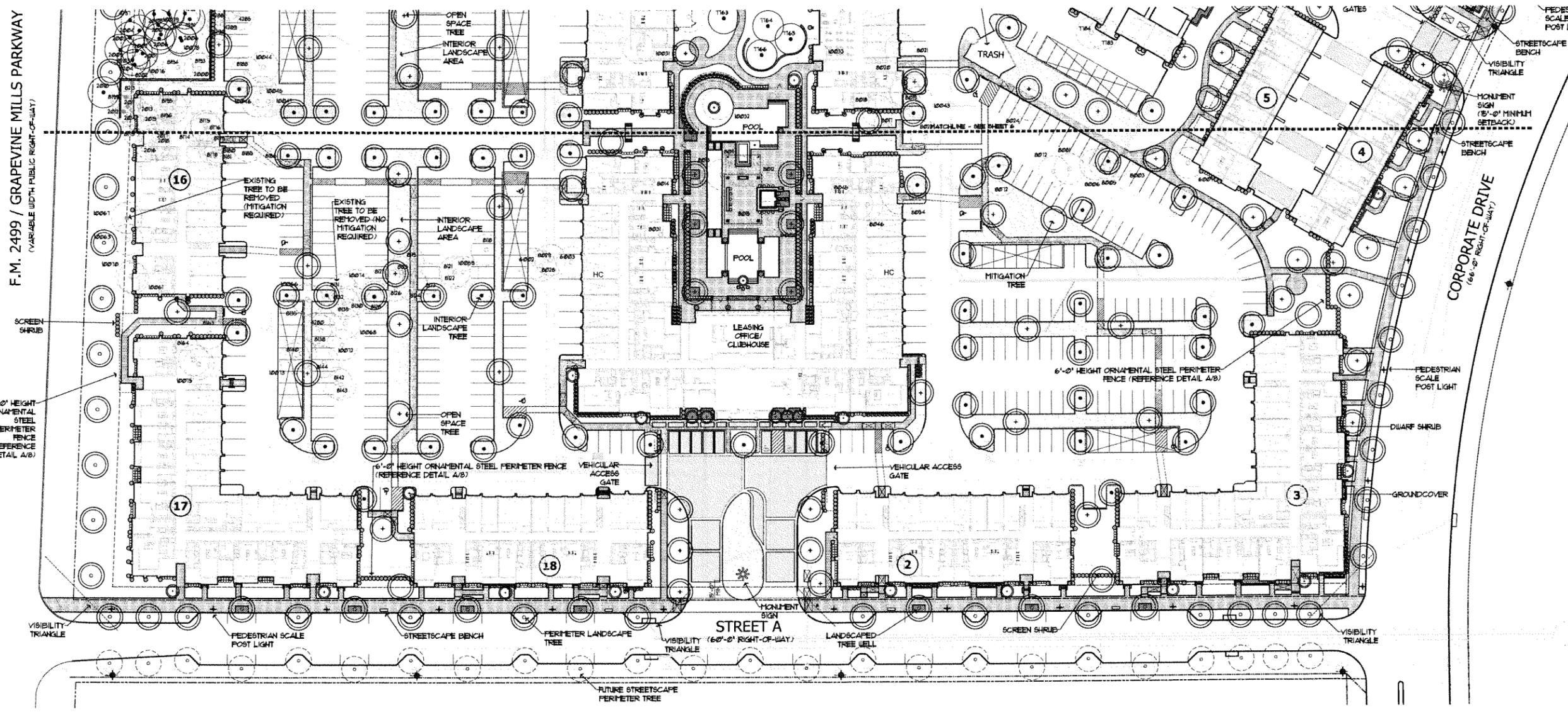
DATE

FEB 10, 2016

TITLE
 PARTIAL
 LANDSCAPE PLAN
 (SOUTH SECTION)

SHEET

5 OF 21

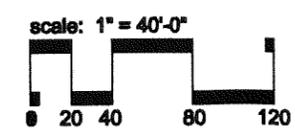
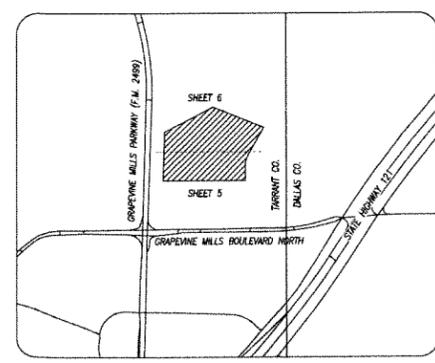


LEGEND

	INTERIOR LANDSCAPE TREE MEDIUM TO LARGE TREE (3' CALIFER MIN.)		ACCENT SHRUB (5 GALLON MIN.)
	PERIMETER LANDSCAPE TREE MEDIUM TO LARGE TREE (3' CALIFER MIN.)		DWARF SHRUB (3 GALLON MIN.)
	OPEN SPACE TREE MEDIUM TO LARGE TREE (3' CALIFER MIN.)		GROUND COVER (4' POT MIN.)
	MITIGATION TREE MEDIUM TO LARGE TREE (3' CALIFER MIN.)		INTERIOR LANDSCAPE AREA
	OPEN SPACE TREE SMALL TREE (3' CALIFER MIN.)		FUTURE STREETSCAPE PERIMETER TREE
	LARGE/SCREEN SHRUB (5 GALLON MIN.)		EXISTING TREE TO BE PRESERVED
			EXISTING TREE TO BE REMOVED (WITHIN BUILDABLE AREA OR NOT PROTECTED)

	EXISTING TREE TO BE REMOVED (MITIGATION REQUIRED)
	SPECIALTY PAVING
	PEDESTRIAN SCALE POST LIGHT
	STREETSCAPE BENCH

NOTE: ALL TREES SHALL BE SELECTED FROM THE CITY OF GRAPEVINE APPROVED TREE LIST.



REFERENCE SHEET 1 FOR SECTION 52 LANDSCAPE TABULATION CHART, LANDSCAPE NOTES, PLANT PALETTE, MAINTENANCE NOTES, TREE PROTECTION NOTES, AND EXISTING TREE CHART.

CASE NAME: Grapevine Bluffs
 CASE NUMBER: 215-10, 0015-44, PD 15-06
 LOCATION: 3535 Corporate Drive
 Lot 1, Block 1
 Grapevine Bluffs Addition

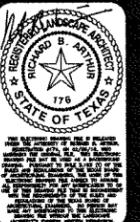
MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION
 CHAIRMAN _____
 DATE: _____
 SHEET: 5 OF 21

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

File Name: @grapevine Gardens submittal.dwg
 Plot Date: 02/10/2016 - 10:21am

CC ITEM #3, 22, 23, 24
 PZ ITEM #3, 5, 6, 7

ENVIRO DESIGN
 LANDSCAPE ARCHITECTURE
 SITE PLANNING
 7424 Greenville Ave., Suite 200 Dallas, TX 75231 (214) 967-3010



REVISIONS

GRAPEVINE BLUFFS
 JLB PARTNERS LLC
 GRAPEVINE, TEXAS

SCALE

1" = 40'-0"

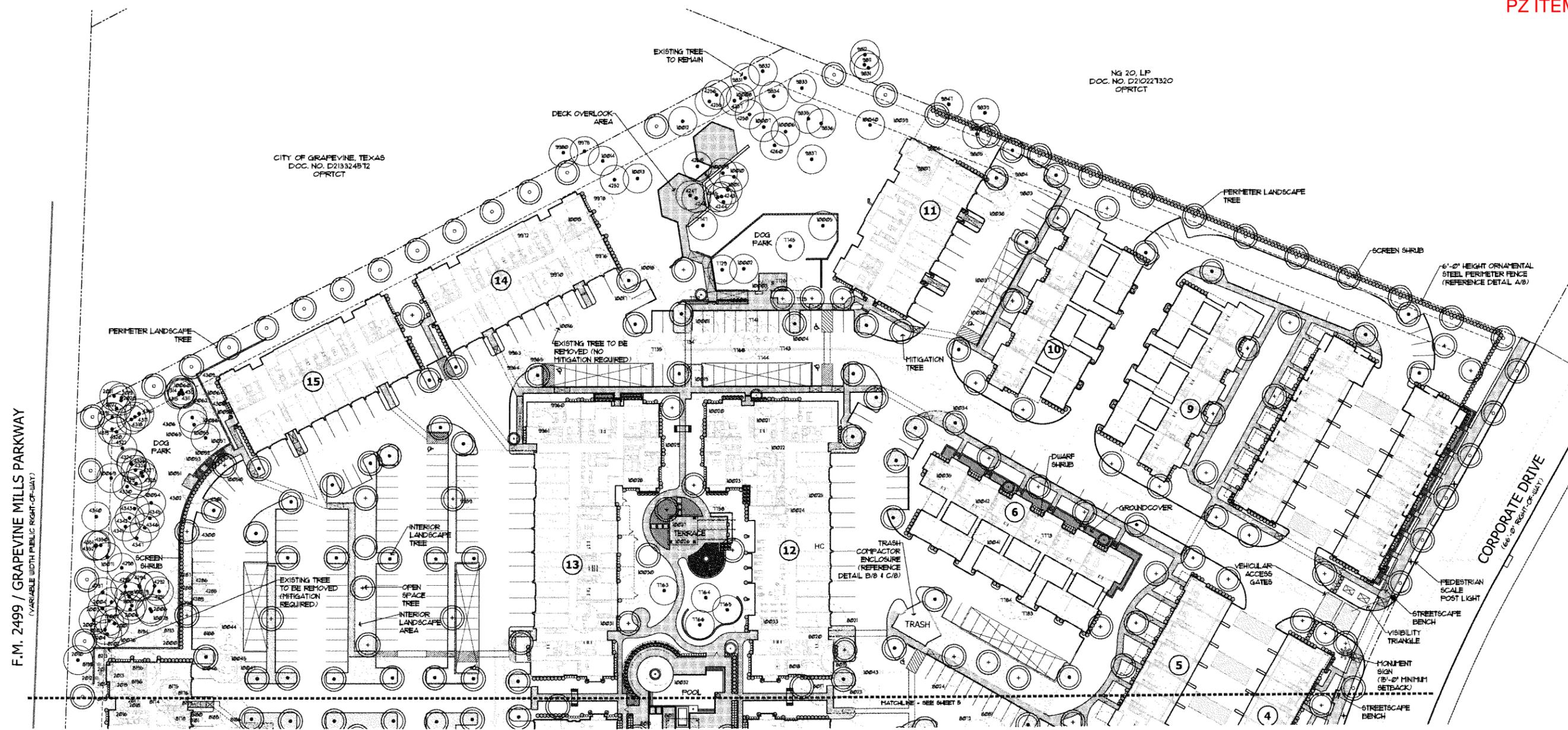
DATE

FEB 10, 2016

TITLE
 PARTIAL
 LANDSCAPE PLAN
 (NORTH SECTION)

SHEET

6 OF 21



CITY OF GRAPEVINE, TEXAS
 DOC. NO. D21324512
 O.P.R.I.C.T.

NG 20, LP
 DOC. NO. D210221320
 O.P.R.I.C.T.

F.M. 2499 / GRAPEVINE MILLS PARKWAY
 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

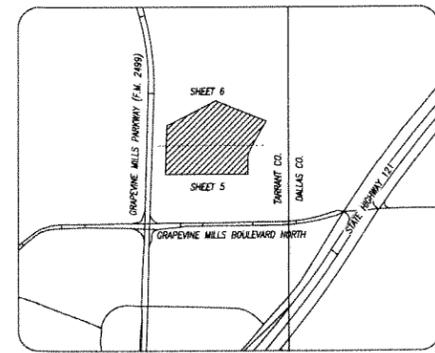
CORPORATE DRIVE
 (66'-0" PUBLIC RIGHT-OF-WAY)

LEGEND

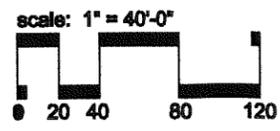
	INTERIOR LANDSCAPE TREE MEDIUM TO LARGE TREE (3' CALIFER MIN.)		ACCENT SHRUB (5 GALLON MIN.)
	PERIMETER LANDSCAPE TREE MEDIUM TO LARGE TREE (3' CALIFER MIN.)		DWARF SHRUB (3 GALLON MIN.)
	OPEN SPACE TREE MEDIUM TO LARGE TREE (3' CALIFER MIN.)		GROUND COVER (4" POT MIN.)
	MITIGATION TREE MEDIUM TO LARGE TREE (3' CALIFER MIN.)		INTERIOR LANDSCAPE AREA
	OPEN SPACE TREE SMALL TREE (3' CALIFER MIN.)		FUTURE STREETSCAPE PERIMETER TREE
	LARGE/SCREEN SHRUB (5 GALLON MIN.)		EXISTING TREE TO BE PRESERVED
			EXISTING TREE TO BE REMOVED (WITHIN BUILDABLE AREA OR NOT PROTECTED)

	EXISTING TREE TO BE REMOVED (MITIGATION REQUIRED)
	SPECIALTY PAVING
	PEDESTRIAN SCALE POST LIGHT
	STREETScape BENCH

NOTE: ALL TREES SHALL BE SELECTED FROM THE CITY OF GRAPEVINE APPROVED TREE LIST.



LOCATION MAP
 1" = 1000'



REFERENCE SHEET 1 FOR SECTION 52 LANDSCAPE TABULATION CHART, LANDSCAPE NOTES, PLANT PALETTE, MAINTENANCE NOTES, TREE PROTECTION NOTES, AND EXISTING TREE CHART.

CASE NAME: Grapevine Bluffs
 CASE NUMBER: 215-10, CU15-44, PD 15-06
 LOCATION: 3535 Corporate Drive Lot 1, Block 1 Grapevine Bluffs Addition

MAYOR _____ SECRETARY _____
 DATE: _____

PLANNING AND ZONING COMMISSION
 CHAIRMAN _____

DATE: _____
 SHEET: 6 OF 21

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

File Name: \grapevine Gardens submittal.dwg
 Plot Date: 02/10/2016 - 10:21am

TABULATION CHART

TOTAL SITE AREA (19.00 ACRES)	831,920 SF
INTERIOR LANDSCAPE	
INTERIOR LANDSCAPE AREA REQUIRED (10%)	29,199 SF
VEHICULAR PAVING AREA 291,985 SF	
291,985 SF x 10% = 29,199 SF	
INTERIOR LANDSCAPE AREA PROVIDED (16.7%)	48,828 SF
INTERIOR LANDSCAPE TREES REQUIRED (1/400 SF)	73
29,199 SF / 400 SF = 72.9 TREES	
INTERIOR LANDSCAPE TREES PROVIDED	102
PERIMETER LANDSCAPE	
STREET A (10'-0" BUILDING SETBACK)	
PERIMETER TREES REQUIRED (1/50 LF)	21
12072 LF / 50 LF = 2014 TREES	
PERIMETER TREES PROVIDED	21
CORPORATE DRIVE (15'-0" BUILDING SETBACK)	
PERIMETER TREES REQUIRED (1/50 LF)	14
6358 LF / 50 LF = 133 TREES	
PERIMETER TREES PROVIDED	15
GRAPEVINE HILLS PARKWAY (30'-0" BUILDING SETBACK)	
PERIMETER TREES REQUIRED (1/50 LF)	12
5359 LF / 50 LF = 111 TREES	
PERIMETER TREES PROVIDED	12
NORTH PERIMETER (30'-0" BUILDING SETBACK)	
PERIMETER TREES REQUIRED (1/50 LF)	14
6712 LF / 50 LF = 134 TREES	
PERIMETER TREES PROVIDED	14
NORTHWEST PERIMETER (25'-0" BUILDING SETBACK)	
PERIMETER TREES REQUIRED (1/50 LF)	14
6892 LF / 50 LF = 138 TREES	
PERIMETER TREES PROVIDED	14
PARKING LOT 4 VEHICULAR USE SCREEN (30' HT. SHRUB)	
PROVIDED	
OPEN SPACE	
TOTAL OPEN SPACE REQUIRED (20%)	166,238 SF
831,920 SF x 20% = 166,238 SF	
TOTAL OPEN SPACE PROVIDED (23.3%)	194,179 SF
VEHICULAR OPEN SPACE (35%)	291,985 SF
NON-VEHICULAR OPEN SPACE TREES REQUIRED (1/3,000 SF)	98
291,985 SF / 3,000 SF = 97.3 TREES	
NON-VEHICULAR OPEN SPACE TREES PROVIDED	116
USABLE RECREATION AREA REQUIRED	
472 DUELLING UNITS x 250 SF = 118,000 SF	
USABLE RECREATION AREA PROVIDED (715 SF / UNIT)	84,968 SF
FRONT YARD LANDSCAPE AREA REQUIRED (15%)	
831,920 x 15% = 124,788 SF	
FRONT YARD LANDSCAPE AREA PROVIDED (16%)	62,340 SF
TREE MITIGATION	
PROTECTED CALIPER INCHES TO BE REMOVED	36
MITIGATION CALIPER INCHES REQUIRED	36
MITIGATION TREES REQUIRED	12
36 INCHES / 3" CALIPER TREE = 12 TREES	
MITIGATION TREES PROVIDED	12
12 - MEDIUM TO LARGE TREES (3" CALIPER MINIMUM)	

PLANT PALETTE

MEDIUM TO LARGE TREE - 3" caliper minimum, spacing as shown
 Live Oak (*Quercus virginiana*), Cedar Elm (*Ulmus crassifolia*), Shumard Red Oak (*Quercus shumardii*), Bur Oak (*Quercus macrocarpa*), Bald Cypress (*Taxodium distichum*), Southern Magnolia (*Magnolia grandiflora*), Pecan (*Carya illinoensis*), Chinese Pistachio (*Pistacia chinensis*), Eastern Red Cedar (*Juniperus virginiana*), Leyland Cypress (*Cupressocyparis leylandii*).

SMALL TREE - 3" caliper minimum, spacing as shown
 Yaupon Holly (*Ilex vomitoria*), Desert Willow (*Chilopsis linearis*), Mexican Plum (*Prunus mexicana*), Redbud (*Cercis canadensis*).

LARGE/SCREEN SHRUB - 5 gallon minimum (30" height minimum), 3' on center
 Dwarf Burford Holly (*Ilex cornuta* 'Burfordii'), Nana', Cleome (*Ternstroemia gymnanthera*), Compact Elaeagnus (*Elaeagnus macrophylla* 'Ebbon'), Nandina (*Nandina domestica*), Nellie R. Stevens' Holly (*Ilex x Nellie R. Stevens*), Dwarf Wax Myrtle (*Myrica pusilla*), Variegated Privet (*Ligustrum lucidum* 'Variegatum'), Abutilon (*Abutilon grandiflorum*), Texas Sage (*Leucophyllum frutescens* 'Compactum'), Sea Green Juniper (*Juniperus chinensis* 'Sea Green'), Blue Point Juniper (*Juniperus chinensis* 'Blue Point'), Loropetalum (*Loropetalum chinense*), Knock Out Rose (*Rosa 'Knock Out'*).

DWARF SHRUB - 3 gallon minimum, 2' on center
 Dwarf Yaupon Holly (*Ilex vomitoria* 'Nana'), Dwarf Indian Hawthorn (*Raphiolepis indica*), Carissa Holly (*Ilex cornuta* 'Carissa'), Compact Nandina (*Nandina domestica* 'Compacta'), Anthony Waterer Spirea (*Spiraea x bumalda* 'Anthony Waterer'), Barberty (*Berberis thunbergii*), Red Tucca (*Hesperaloe parviflora*), Juniper (*Juniperus* sp.), Dwarf Abelia (*Abelia grandiflora* 'Edward Goucher'), Maiden Grass (*Miscanthus sinensis* 'Gracillimus').

GROUND COVER - 4" pot minimum, 12" to 18" on center
 Asian Jasmine (*Trachelospermum asiaticum*), Liriope (*Liriope muscari*), Mondo Grass (*Ophiopogon japonicum*), Purple Wintercreeper (*Euonymus fortunei* 'Coloratus'), Honeysuckle (*Lonicera japonica* 'Atropurpurea'), Juniper (*Juniperus* sp.), English Ivy (*Hedera helix*), Giant Liriope (*Liriope gigantea*), Drift Rose (*Rosa 'Meigalpio'* FFF 18111 OPERAF), Mexican Feather Grass (*Stipa tenuissima*).

* NOTE: ALL TREES SHALL BE SELECTED FROM THE CITY OF GRAPEVINE APPROVED TREE LIST.

EXISTING TREES

TREE CHART			TREE CHART			TREE CHART		
NO	SPECIES	CALIPER	NO	SPECIES	CALIPER	NO	SPECIES	CALIPER
12020	ELM	6"	7135	ELM	8"	8000	ELM	8"
12021	ELM	6"	7136	ELM	8"	8001	ELM	8"
12022	ELM	6"	7137	ELM	8"	8002	ELM	8"
12023	ELM	6"	7138	ELM	8"	8003	ELM	8"
12024	ELM	6"	7139	ELM	8"	8004	ELM	8"
12025	ELM	6"	7140	ELM	8"	8005	ELM	8"
12026	ELM	6"	7141	ELM	8"	8006	ELM	8"
12027	ELM	6"	7142	ELM	8"	8007	ELM	8"
12028	ELM	6"	7143	ELM	8"	8008	ELM	8"
12029	ELM	6"	7144	ELM	8"	8009	ELM	8"
12030	ELM	6"	7145	ELM	8"	8010	ELM	8"
12031	ELM	6"	7146	ELM	8"	8011	ELM	8"
12032	ELM	6"	7147	ELM	8"	8012	ELM	8"
12033	ELM	6"	7148	ELM	8"	8013	ELM	8"
12034	ELM	6"	7149	ELM	8"	8014	ELM	8"
12035	ELM	6"	7150	ELM	8"	8015	ELM	8"
12036	ELM	6"	7151	ELM	8"	8016	ELM	8"
12037	ELM	6"	7152	ELM	8"	8017	ELM	8"
12038	ELM	6"	7153	ELM	8"	8018	ELM	8"
12039	ELM	6"	7154	ELM	8"	8019	ELM	8"
12040	ELM	6"	7155	ELM	8"	8020	ELM	8"
12041	ELM	6"	7156	ELM	8"	8021	ELM	8"
12042	ELM	6"	7157	ELM	8"	8022	ELM	8"
12043	ELM	6"	7158	ELM	8"	8023	ELM	8"
12044	ELM	6"	7159	ELM	8"	8024	ELM	8"
12045	ELM	6"	7160	ELM	8"	8025	ELM	8"
12046	ELM	6"	7161	ELM	8"	8026	ELM	8"
12047	ELM	6"	7162	ELM	8"	8027	ELM	8"
12048	ELM	6"	7163	ELM	8"	8028	ELM	8"
12049	ELM	6"	7164	ELM	8"	8029	ELM	8"
12050	ELM	6"	7165	ELM	8"	8030	ELM	8"
12051	ELM	6"	7166	ELM	8"	8031	ELM	8"
12052	ELM	6"	7167	ELM	8"	8032	ELM	8"
12053	ELM	6"	7168	ELM	8"	8033	ELM	8"
12054	ELM	6"	7169	ELM	8"	8034	ELM	8"
12055	ELM	6"	7170	ELM	8"	8035	ELM	8"
12056	ELM	6"	7171	ELM	8"	8036	ELM	8"
12057	ELM	6"	7172	ELM	8"	8037	ELM	8"
12058	ELM	6"	7173	ELM	8"	8038	ELM	8"
12059	ELM	6"	7174	ELM	8"	8039	ELM	8"
12060	ELM	6"	7175	ELM	8"	8040	ELM	8"
12061	ELM	6"	7176	ELM	8"	8041	ELM	8"
12062	ELM	6"	7177	ELM	8"	8042	ELM	8"
12063	ELM	6"	7178	ELM	8"	8043	ELM	8"
12064	ELM	6"	7179	ELM	8"	8044	ELM	8"
12065	ELM	6"	7180	ELM	8"	8045	ELM	8"
12066	ELM	6"	7181	ELM	8"	8046	ELM	8"
12067	ELM	6"	7182	ELM	8"	8047	ELM	8"
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12070	ELM	6"	7185	ELM	8"	8050	ELM	8"
12071	ELM	6"	7186	ELM	8"	8051	ELM	8"
12072	ELM	6"	7187	ELM	8"	8052	ELM	8"
12073	ELM	6"	7188	ELM	8"	8053	ELM	8"
12074	ELM	6"	7189	ELM	8"	8054	ELM	8"
12075	ELM	6"	7190	ELM	8"	8055	ELM	8"
12076	ELM	6"	7191	ELM	8"	8056	ELM	8"
12077	ELM	6"	7192	ELM	8"	8057	ELM	8"
12078	ELM	6"	7193	ELM	8"	8058	ELM	8"
12079	ELM	6"	7194	ELM	8"	8059	ELM	8"
12080	ELM	6"	7195	ELM	8"	8060	ELM	8"
12081	ELM	6"	7196	ELM	8"	8061	ELM	8"
12082	ELM	6"	7197	ELM	8"	8062	ELM	8"
12083	ELM	6"	7198	ELM	8"	8063	ELM	8"
12084	ELM	6"	7199	ELM	8"	8064	ELM	8"
12085	ELM	6"	7200	ELM	8"	8065	ELM	8"
12086	ELM	6"	7201	ELM	8"	8066	ELM	8"
12087	ELM	6"	7202	ELM	8"	8067	ELM	8"
12088	ELM	6"	7203	ELM	8"	8068	ELM	8"
12089	ELM	6"	7204	ELM	8"	8069	ELM	8"
12090	ELM	6"	7205	ELM	8"	8070	ELM	8"
12091	ELM	6"	7206	ELM	8"	8071	ELM	8"
12092	ELM	6"	7207	ELM	8"	8072	ELM	8"
12093	ELM	6"	7208	ELM	8"	8073	ELM	8"
12094	ELM	6"	7209	ELM	8"	8074	ELM	8"
12095	ELM	6"	7210	ELM	8"	8075	ELM	8"
12096	ELM	6"	7211	ELM	8"	8076	ELM	8"
12097	ELM	6"	7212	ELM	8"	8077	ELM	8"
12098	ELM	6"	7213	ELM	8"	8078	ELM	8"
12099	ELM	6"	7214	ELM	8"	8079	ELM	8"
12100	ELM	6"	7215	ELM	8"	8080	ELM	8"
12101	ELM	6"	7216	ELM	8"	8081	ELM	8"
12102	ELM	6"	7217	ELM	8"	8082	ELM	8"
12103	ELM	6"	7218	ELM	8"	8083	ELM	8"
12104	ELM	6"	7219	ELM	8"	8084	ELM	8"
12105	ELM	6"	7220	ELM	8"	8085	ELM	8"
12106	ELM	6"	7221	ELM	8"	8086	ELM	8"
12107	ELM	6"	7222	ELM	8"	8087	ELM	8"
12108	ELM	6"	7223	ELM	8"	8088	ELM	8"
12109	ELM	6"	7224	ELM	8"	8089	ELM	8"
12110	ELM	6"	7225	ELM	8"	8090	ELM	8"
12111	ELM	6"	7226	ELM	8"	8091	ELM	8"
12112	ELM	6"	7227	ELM	8"	8092	ELM	8"
12113	ELM	6"	7228	ELM	8"	8093	ELM	8"
12114	ELM	6"	7229	ELM	8"	8094	ELM	8"
12115	ELM	6"	7230	ELM	8"	8095	ELM	8"
12116	ELM	6"	7231	ELM	8"	8096	ELM	8"
12117	ELM	6"	7232	ELM	8"	8097	ELM	8"
12118	ELM	6"	7233	ELM	8"	8098	ELM	8"
12119	ELM	6"	7234	ELM	8"	8099	ELM	8"
12120	ELM	6"	7235	ELM	8"	8100	ELM	8"
12121	ELM	6"	7236	ELM	8"	8101	ELM	8"
12122	ELM	6"	7237	ELM	8"	8102	ELM	8"
12123	ELM	6"	7238	ELM	8"	8103	ELM	8"
12124	ELM	6"	7239	ELM	8"	8104	ELM	8"
12125	ELM	6"	7240	ELM	8"	8105	ELM	8"
12126	ELM	6"	7241	ELM	8"	8106	ELM	8"
12127	ELM	6"	7242	ELM	8"	8107	ELM	8"
12128	ELM	6"	7243	ELM	8"	8108	ELM	8"
12129	ELM	6"	7244	ELM	8"	8109	ELM	8"
12130	ELM	6"	7245	ELM	8"	8110	ELM	8"
12131	ELM	6"	7246	ELM	8"	8111	ELM	8"
12132	ELM	6"	7247	ELM	8"	8112	ELM	8"
12133	ELM	6"	7248	ELM	8"	8113	ELM	8"
12134	ELM	6"	7249	ELM	8"	8114	ELM	8"
12135	ELM	6"	7250	ELM	8"	8115	ELM	8"
12136	ELM	6"	7251	ELM	8"	8116	ELM	8"
12137	ELM	6"	7252	ELM	8"	8117	ELM	8"
12138	ELM	6"	7253	ELM	8"	8118	ELM	8"
12139	ELM	6"	7254	ELM	8"	8119	ELM	8"
12140	ELM	6"	7255	ELM	8"	8120	ELM	8"
12141	ELM	6"	7256	ELM	8"	8121	ELM	8"
12142	ELM	6"	7257	ELM	8"	8122	ELM	8"
12143	ELM	6"	7258	ELM	8"	8123	ELM	8"
12144	ELM	6"	7259	ELM	8"	8124	ELM	8"
12145	ELM	6"	7260	ELM	8"	8125	ELM	8"
12146	ELM	6"	7261	ELM	8"	8126	ELM	8"
12147	ELM	6"						

CASE NAME: Grapevine Bluffs
CASE NUMBER: Z15-10, CU15-44,
PD 15-06
LOCATION: 3535 Corporate Drive
Lot 1, Block 1
Grapevine Bluffs Addition

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

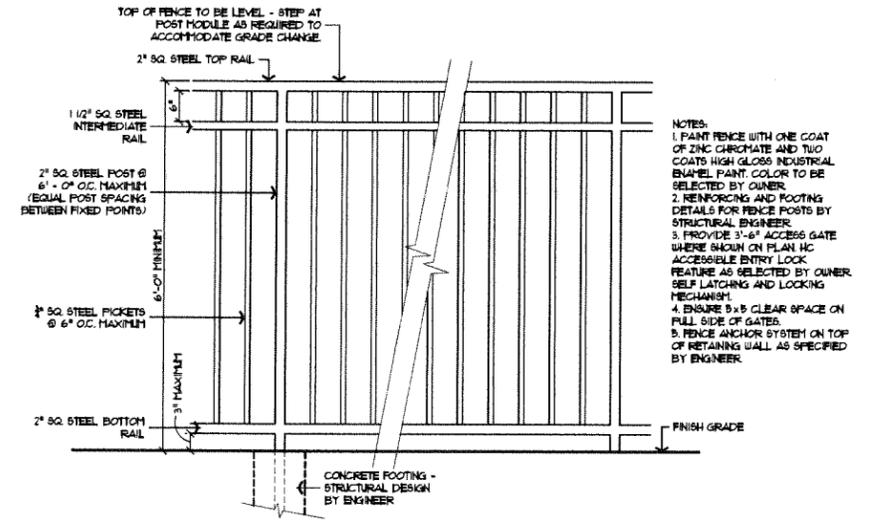
CHAIRMAN _____

DATE: _____

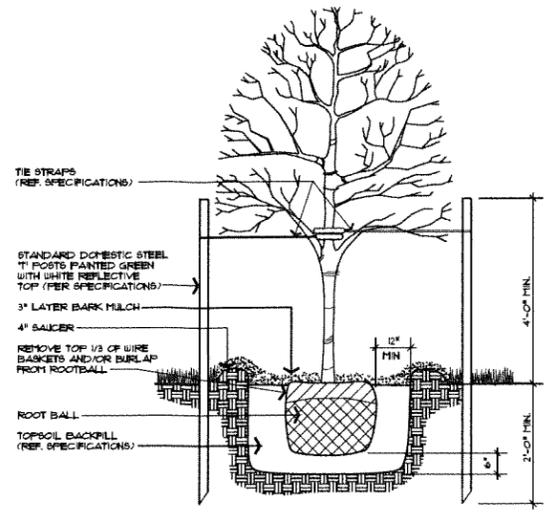
SHEET: 8 OF 21

APPROVAL DOES NOT AUTHORIZE
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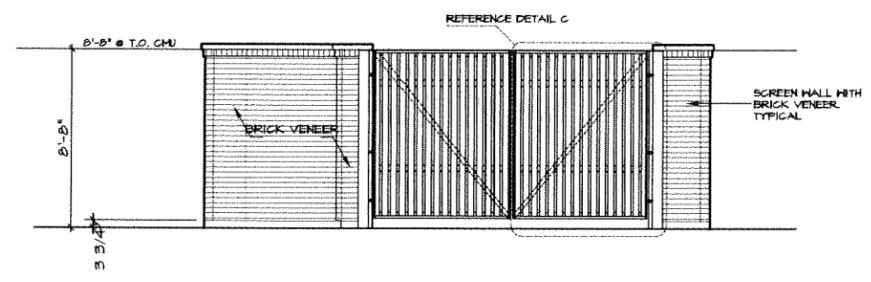
DEPARTMENT OF DEVELOPMENT SERVICES



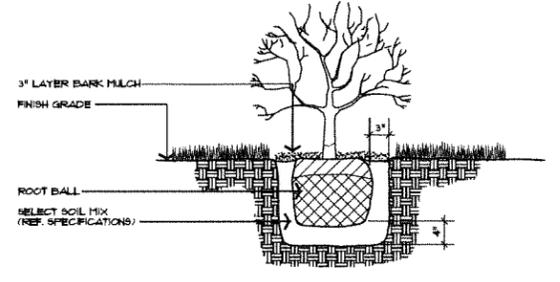
A ORNAMENTAL STEEL PERIMETER FENCE
3/4" = 1'-0"



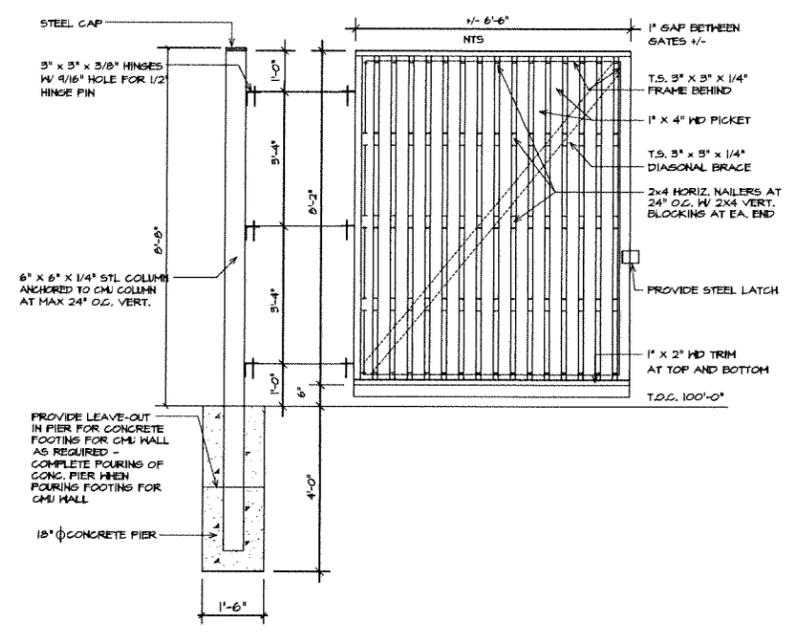
D TREE PLANTING
NO SCALE



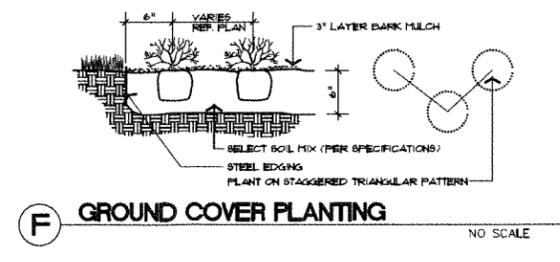
B TRASH COMPACTOR ELEVATION
1/4" = 1'-0"



E SHRUB PLANTING
NO SCALE



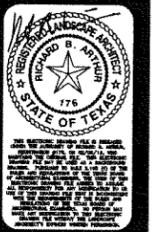
C TRASH COMPACTOR GATE DOOR ELEVATION
1/2" = 1'-0"



F GROUND COVER PLANTING
NO SCALE

CC ITEM #3, 22, 23, 24
 PZ ITEM #3, 5, 6, 7

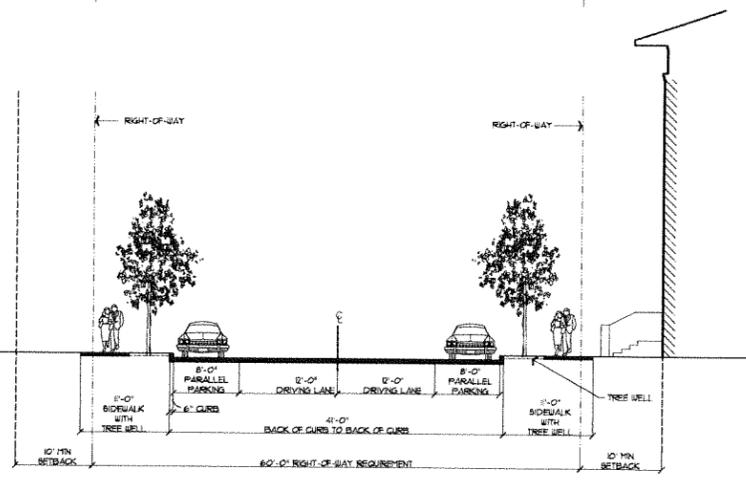
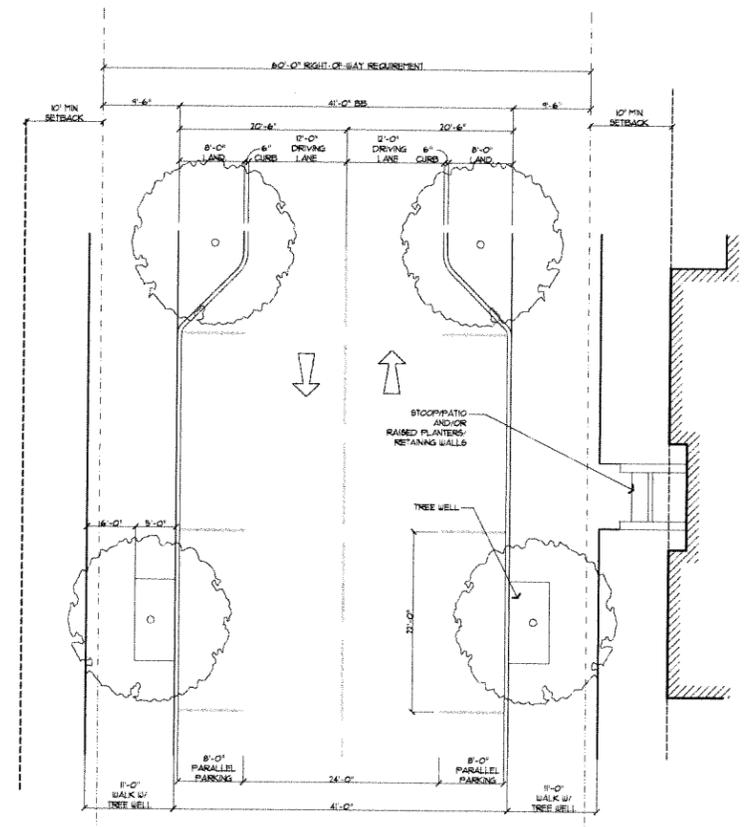
ENVIRO DESIGN
 LANDSCAPE ARCHITECTURE
 SITE PLANNING
 7424 Greenville Ave, Suite 200 Dallas, TX 75231 (214) 987-3010



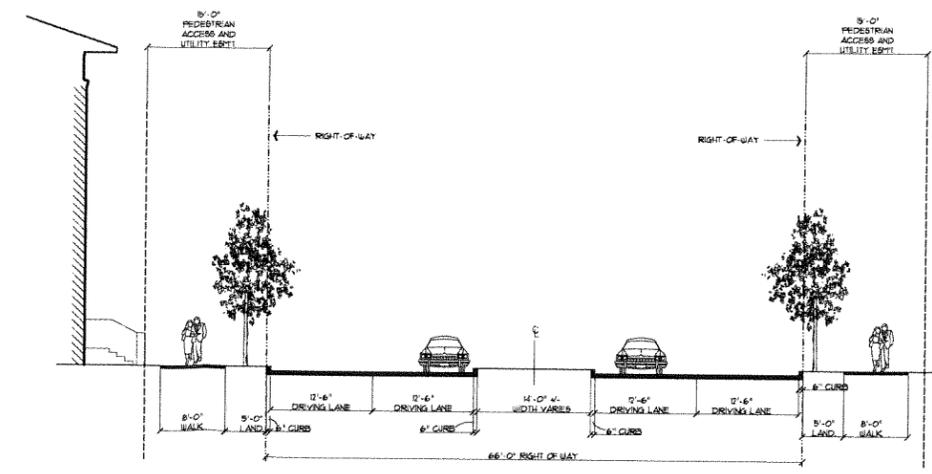
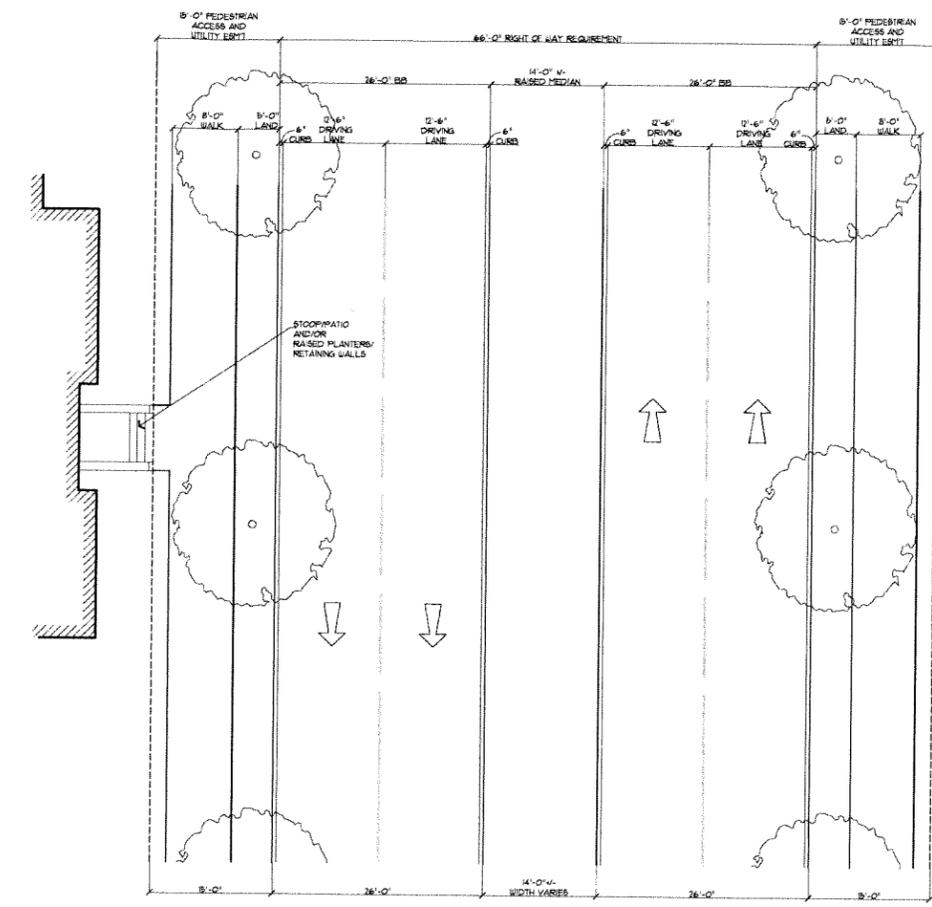
REVISIONS

GRAPEVINE BLUFFS
 JLB PARTNERS LLC
 GRAPEVINE, TEXAS

SCALE
 N.T.S.
 DATE
 FEB 10, 2016
 TITLE
 STREET SECTIONS
 SHEET
 9 OF 21



STREET 'A'



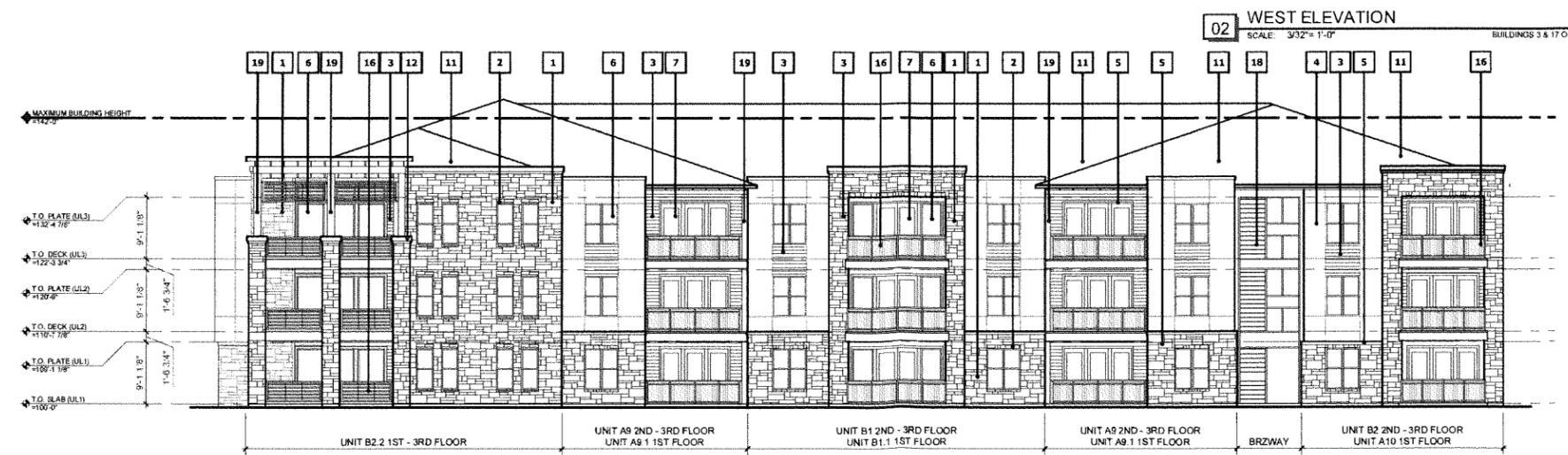
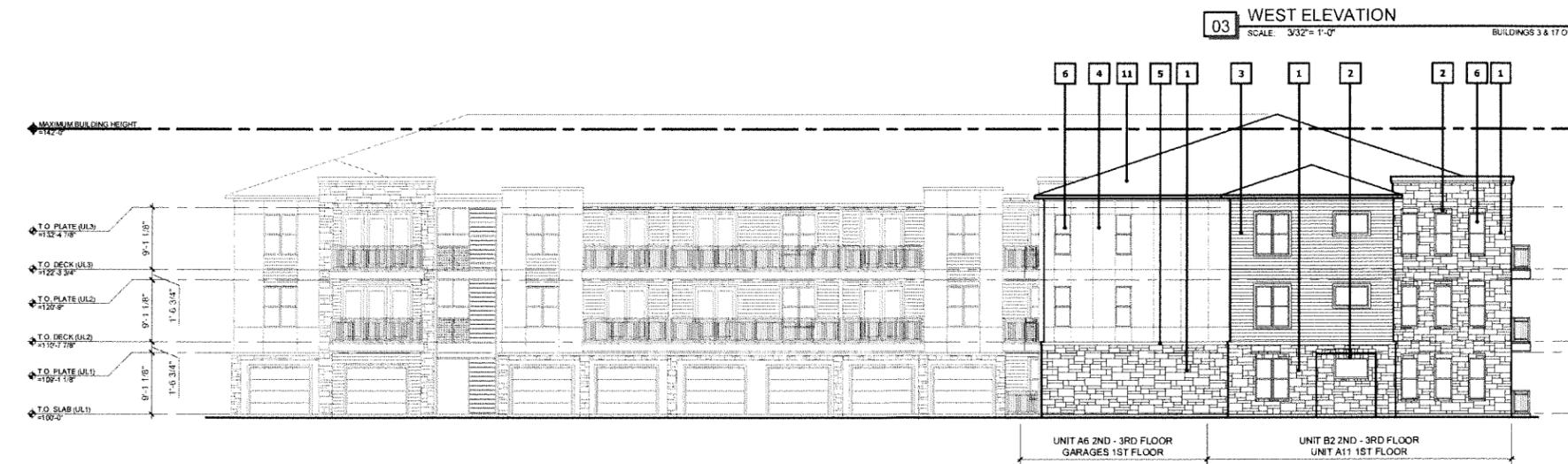
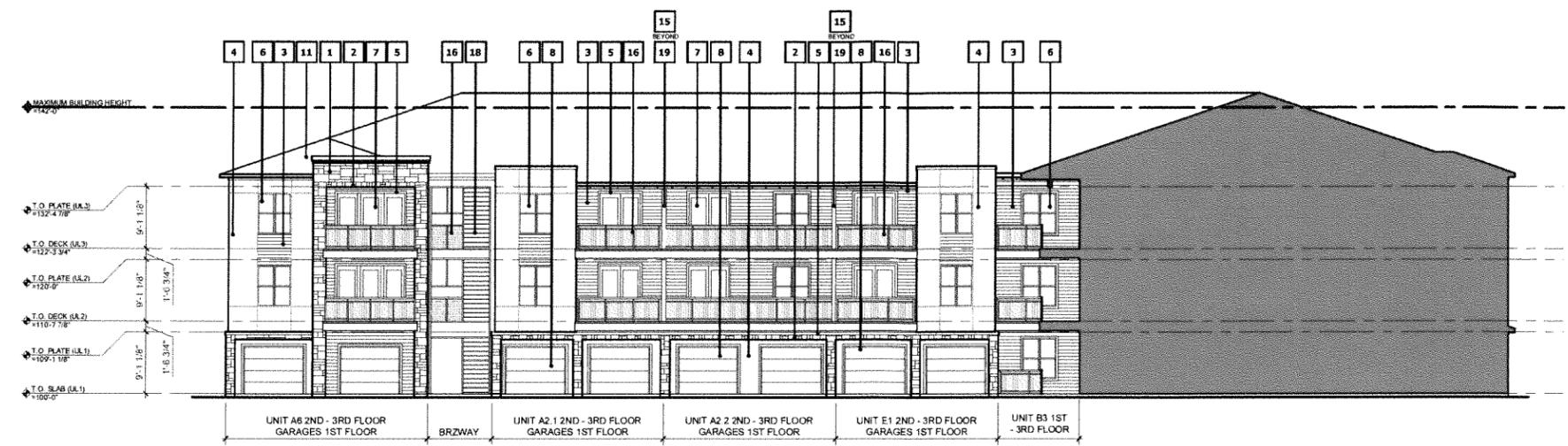
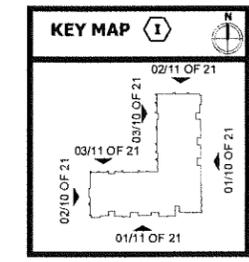
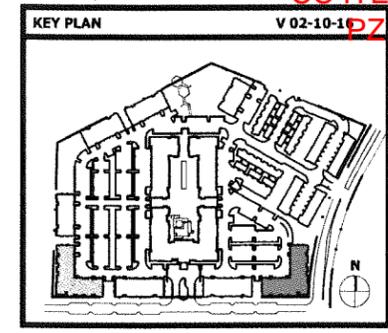
CORPORATE DRIVE

CASE NAME: Grapevine Bluffs
 CASE NUMBER: Z15-10, CU15-44, PD 15-06
 LOCATION: 3535 Corporate Drive Lot 1, Block 1 Grapevine Bluffs Addition

MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION
 CHAIRMAN _____

DATE: _____
 SHEET: 9 OF 21
 APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
 DEPARTMENT OF DEVELOPMENT SERVICES

File Name: \\Grapevine Gardens submittal.dwg
 Plot Date: 02/10/2016 - 10:23am



ELEVATION LEGEND V 12-03-15			
1	STONE/BRICK VENER SYSTEM	11	COMPOSITION SHINGLE ROOF SYSTEM
2	STONE/BRICK HEADER	12	CAST STONE
3	CEMENTITIOUS SIDING FINISH SYSTEM	13	8X8 COLUMN WITH FIBER CEMENT TRIM
4	CEMENTITIOUS PANEL /STUCCO	14	6X6 COLUMN WITH FIBER CEMENT TRIM
5	CEMENTITIOUS TRIM	15	HORIZONTAL SLATS DIVIDER
6	WINDOW SYSTEM	16	METAL RAILING SYSTEM
7	DOOR SYSTEM	17	TUBE STEEL BRISE SOLEIL
8	GARAGE DOOR	18	SLATS
9	STOREFRONT	19	12X12 COLUMN WITH FIBER CEMENT TRIM
10	METAL CANOPY WITH STANDING SEAM METAL ROOF	20	ALUMINUM HELIOS CANOPY

CASE NAME: Grapevine Bluffs
CASE NUMBER: 215-10, CU15-44,
PD 15-06
LOCATION: 3535 Corporate Drive
Lot 1, Block 1
Grapevine Bluffs Addition

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____
DATE: _____
SHEET: 10 OF 21

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

BRUCE W. RACHEL, AIA
TX LICENSE NO. 14373
PRELIMINARY DRAWING
NOT FOR CONSTRUCTION
NOT FOR GOVERNMENTAL
REVIEW

Project Title:

GRAPEVINE BLUFFS
GRAPEVINE, TEXAS

Issue Set: 02.10.16

Permit Set Issue:

Pricing Set Issue:

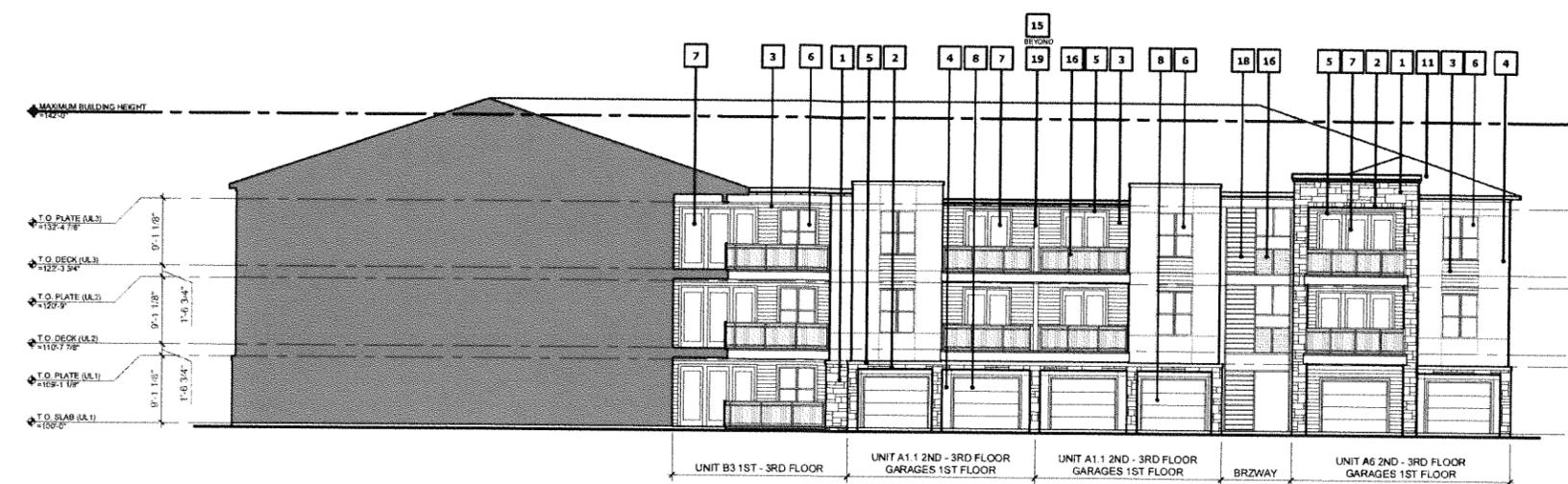
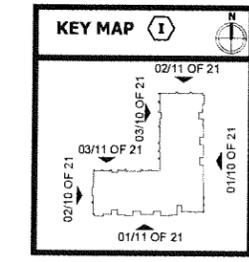
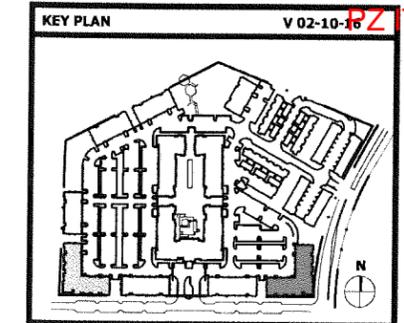
Construction Set Issue:

Project ID: 15095

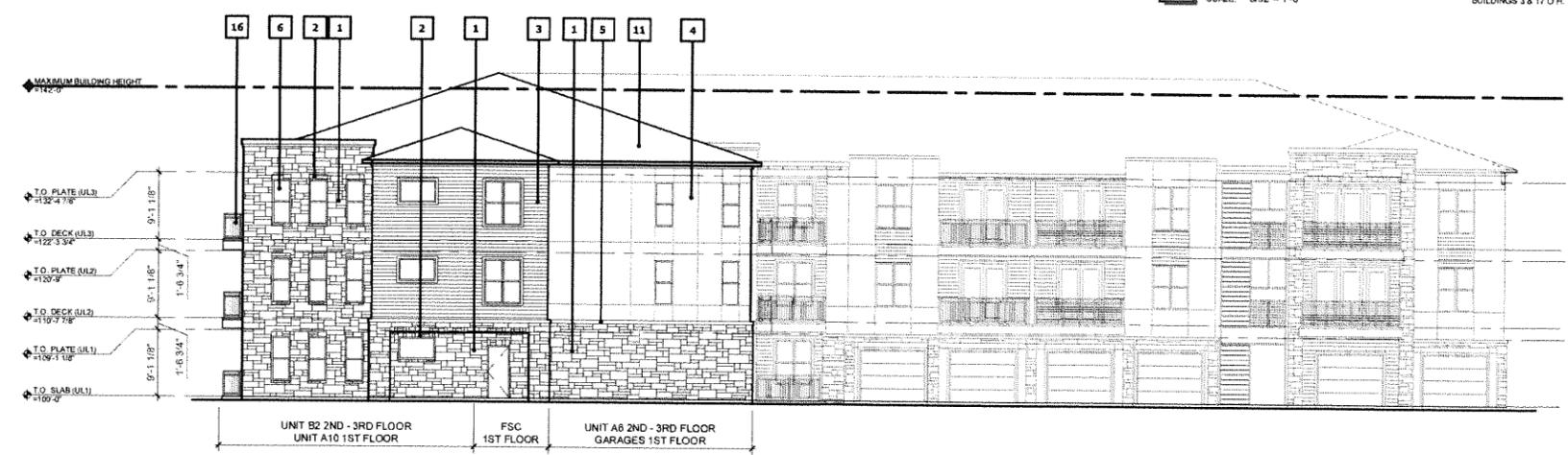
Drawing No:

10 OF 21
BUILDING TYPE I
EXTERIOR ELEVATIONS

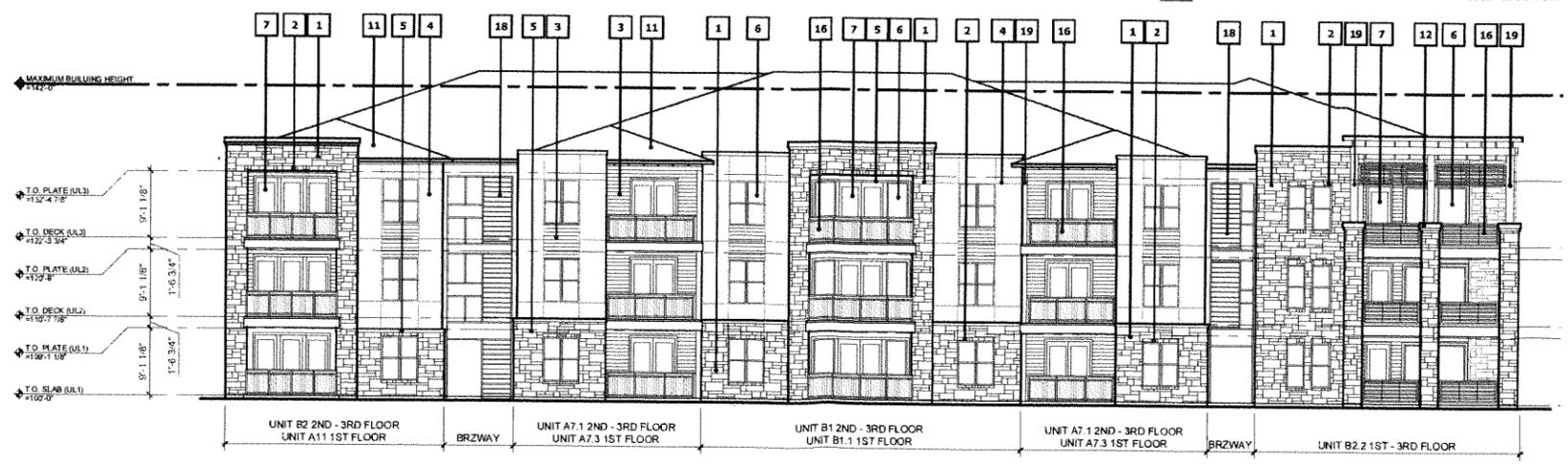
Revisions



03 NORTH ELEVATION
SCALE: 3/32" = 1'-0"
BUILDINGS 3 & 17 O.H.



02 NORTH ELEVATION
SCALE: 3/32" = 1'-0"
BUILDINGS 3 & 17 O.H.



01 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"
BUILDINGS 3 & 17 O.H.

ELEVATION LEGEND V 12-03-15			
1	STONE/BRICK VENEER SYSTEM	11	COMPOSITION SHINGLE ROOF SYSTEM
2	STONE/BRICK HEADER	12	CAST STONE
3	CEMENTITIOUS SIDING FINISH SYSTEM	13	6X8 COLUMN WITH FIBER CEMENT TRIM
4	CEMENTITIOUS PANEL /STUCCO	14	6X6 COLUMN WITH FIBER CEMENT TRIM
5	CEMENTITIOUS TRIM	15	HORIZONTAL SLATS DIVIDER
6	WINDOW SYSTEM	16	METAL RAILING SYSTEM
7	DOOR SYSTEM	17	TUBE STEEL BRISE SOLEIL
8	GARAGE DOOR	18	SLATS
9	STOREFRONT	19	12X12 COLUMN WITH FIBER CEMENT TRIM
10	METAL CANOPY WITH STANDING SEAM METAL ROOF	20	ALUMINUM HELD SLAT CANOPY

BRUCE W. RACHEL, AIA
TX LICENSE NO. 14373
PRELIMINARY DRAWING
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Project Title:

GRAPEVINE BLUFFS
GRAPEVINE, TEXAS

Issue Set: 02.10.16

Permit Set Issue:

Pricing Set Issue:

Construction Set Issue:

Project ID: 15095

Drawing No.

11 OF 21
BUILDING TYPE I
EXTERIOR ELEVATIONS

CASE NAME: Grapevine Bluffs
CASE NUMBER: Z15-10, CU15-44, PD 15-06
LOCATION: 3535 Corporate Drive
Lot 1, Block 1
Grapevine Bluffs Addition

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 11 OF 21

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

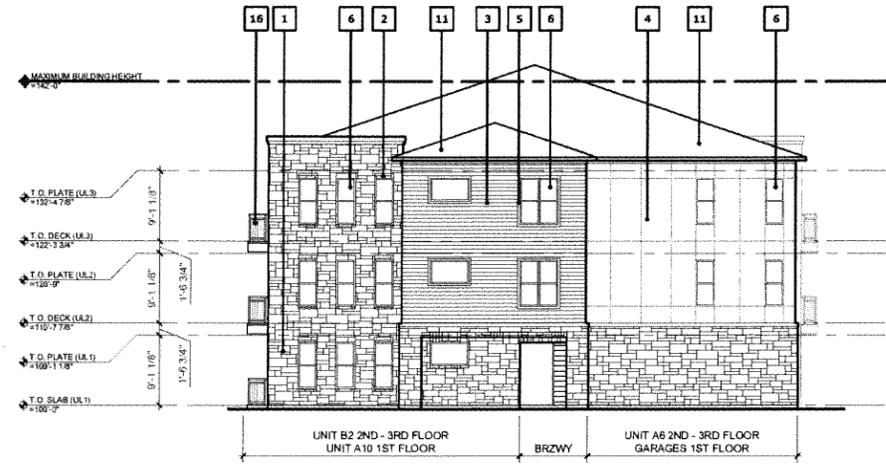
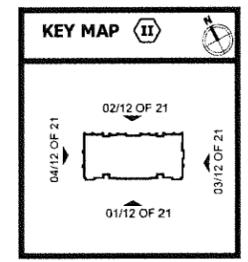
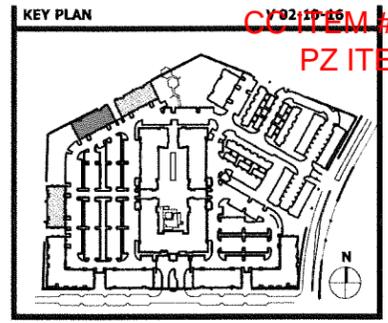
DEPARTMENT OF DEVELOPMENT SERVICES

CC ITEM #3, 22, 23, 24
PZ ITEM #3, 5, 6, 7

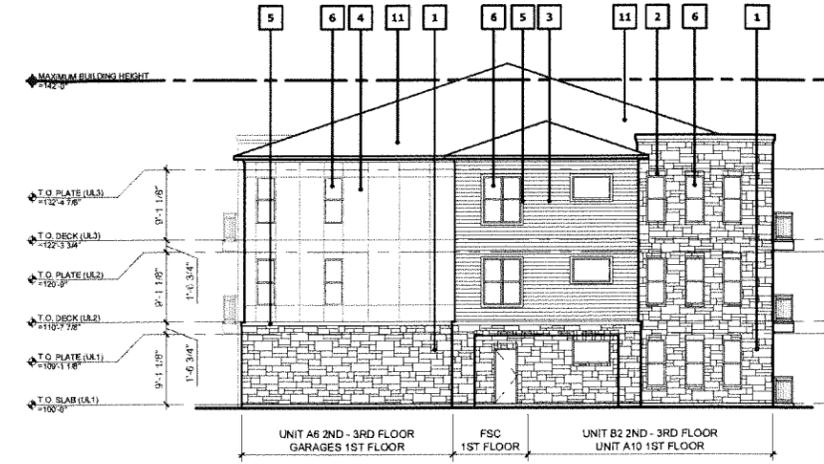


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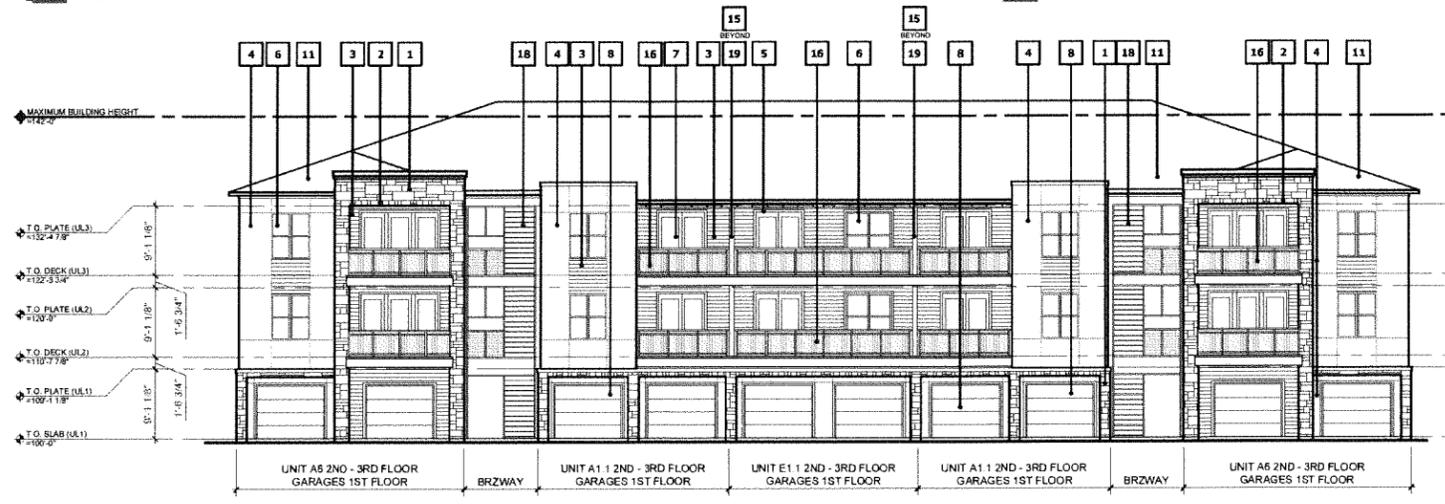
Revisions



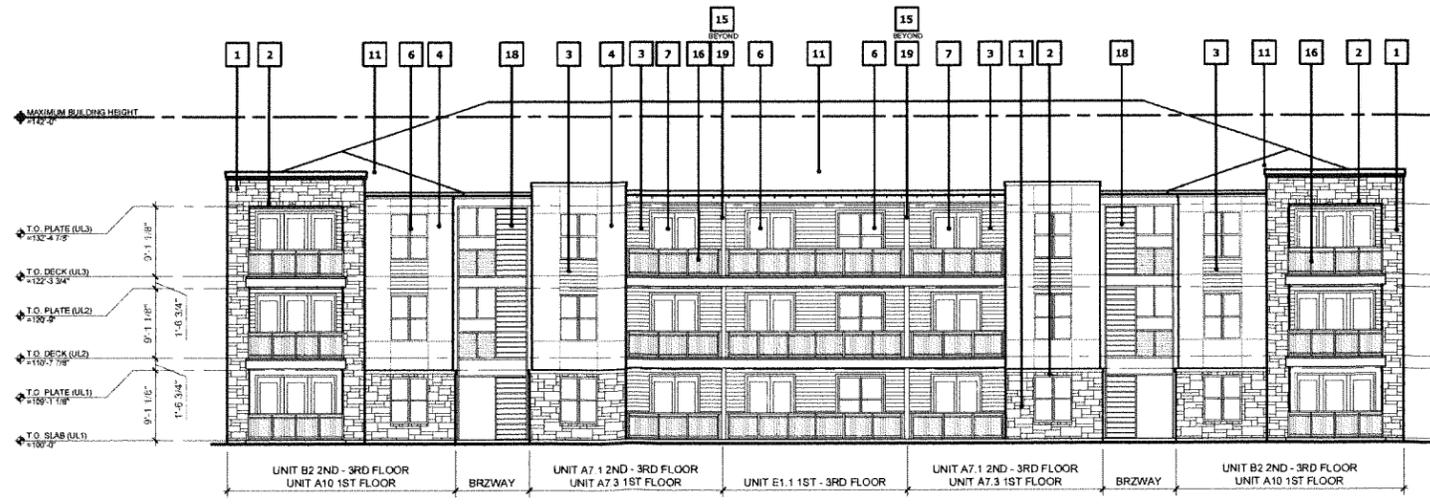
04 WEST ELEVATION
SCALE: 3/32" = 1'-0"
BUILDINGS 14, 15 & 16



03 EAST ELEVATION
SCALE: 3/32" = 1'-0"
BUILDINGS 14, 15 & 16



02 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"
BUILDINGS 14, 15 & 16



01 NORTH ELEVATION
SCALE: 3/32" = 1'-0"
BUILDINGS 14, 15 & 16

ELEVATION LEGEND V 12-03-15			
1	STONE/BRICK VENEER SYSTEM	11	COMPOSITION SHINGLE ROOF SYSTEM
2	STONE/BRICK HEADER	12	CAST STONE
3	CEMENTITIOUS SIDING FINISH SYSTEM	13	6X8 COLUMN WITH FIBER CEMENT TRIM
4	CEMENTITIOUS PANEL /STUCCO	14	6X6 COLUMN WITH FIBER CEMENT TRIM
5	CEMENTITIOUS TRIM	15	HORIZONTAL SLATS DIVIDER
6	WINDOW SYSTEM	16	METAL RAILING SYSTEM
7	DOOR SYSTEM	17	TUBE STEEL BRISE SOLEIL
8	GARAGE DOOR	18	SLATS
9	STOREFRONT	19	12X12 COLUMN WITH FIBER CEMENT TRIM
10	METAL CANOPY WITH STANDING SEAM METAL ROOF	20	ALUMINUM HELIOS CANOPY

BRUCE W. RACHEL, AIA
TX LICENSE NO. 14373
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Project Title:

GRAPEVINE BLUFFS
GRAPEVINE, TEXAS

Issue Set: 02.10.16

Permit Set Issue:

Pricing Set Issue:

Construction Set Issue:

Project ID: 15095

Drawing No.

12 OF 21
BUILDING TYPE II
EXTERIOR ELEVATIONS

CASE NAME: Grapevine Bluffs
CASE NUMBER: 215-10, CU15-44, PD 15-06
LOCATION: 3535 Corporate Drive
Lot 1, Block 1
Grapevine Bluffs Addition

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

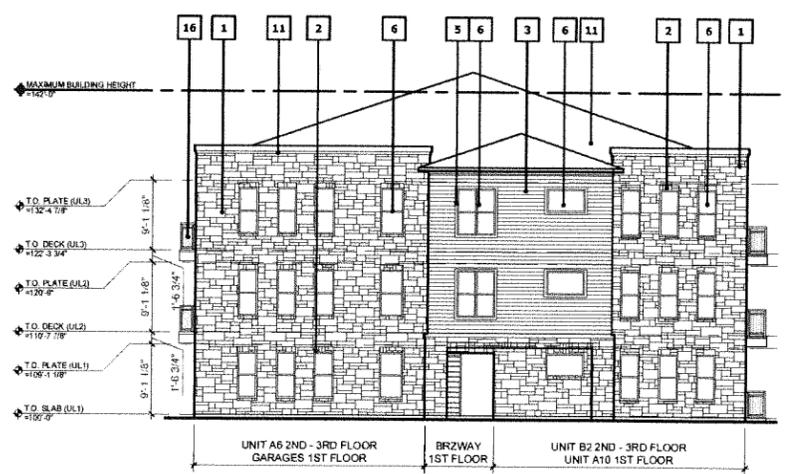
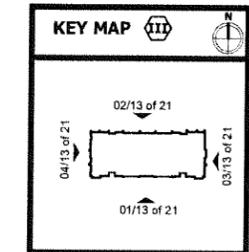
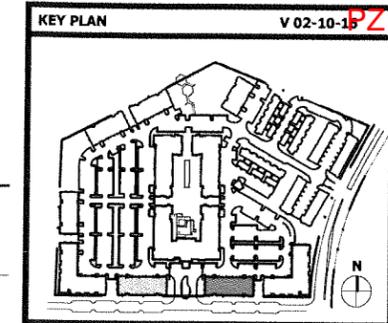
DATE: _____
SHEET: 12 OF 21

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DEPARTMENT OF DEVELOPMENT SERVICES

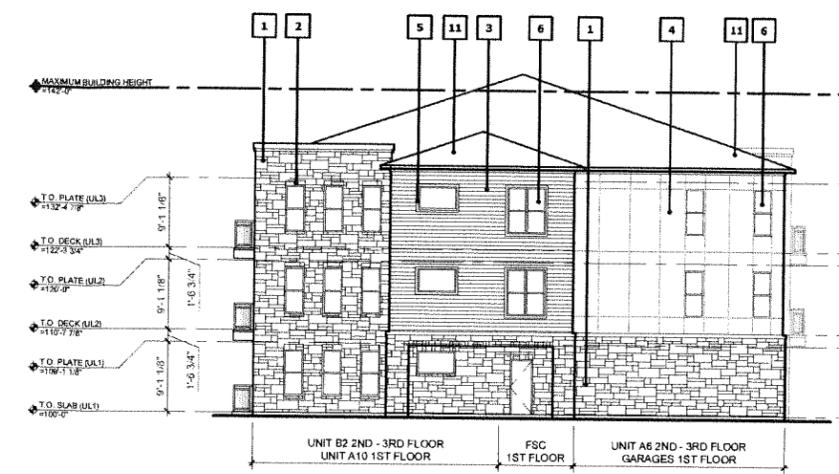
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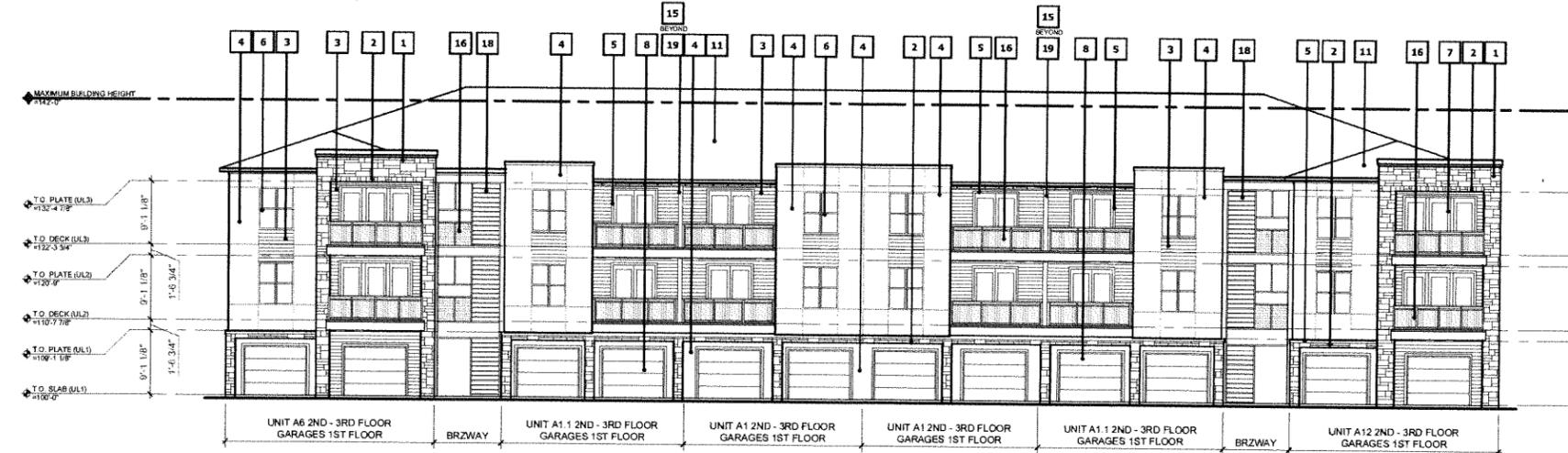
Revisions



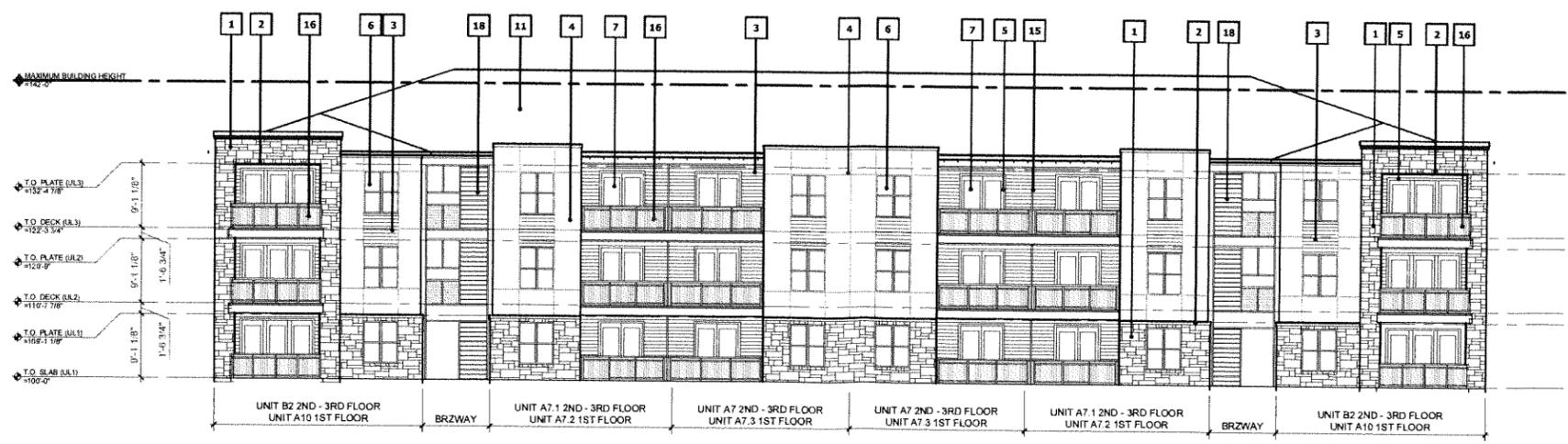
04 WEST ELEVATION
SCALE: 3/32" = 1'-0"
BUILDINGS 2 & 18



03 EAST ELEVATION
SCALE: 3/32" = 1'-0"
BUILDINGS 2 & 18 O.H.



02 NORTH ELEVATION
SCALE: 3/32" = 1'-0"
BUILDINGS 2 & 18 O.H.



01 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"
BUILDINGS 2 & 18 O.H.

ELEVATION LEGEND V 12-03-15			
1	STONE/BRICK VENEER SYSTEM	11	COMPOSITION SHINGLE ROOF SYSTEM
2	STONE/BRICK HEADER	12	CAST STONE
3	CEMENTITIOUS SIDING FINISH SYSTEM	13	6X8 COLUMN WITH FIBER CEMENT TRIM
4	CEMENTITIOUS PANEL /STUCCO	14	6X6 COLUMN WITH FIBER CEMENT TRIM
5	CEMENTITIOUS TRIM	15	HORIZONTAL SLATS DIVIDER
6	WINDOW SYSTEM	16	METAL RAILING SYSTEM
7	DOOR SYSTEM	17	TUBE STEEL BRISE SOLEIL
8	GARAGE DOOR	18	SLATS
9	STOREFRONT	19	12X12 COLUMN WITH FIBER CEMENT TRIM
10	METAL CANOPY WITH STANDING SEAM METAL ROOF	20	ALUMINUM HELIOS CANOPY

BRUCE W. RACHEL, AIA
TX LICENSE NO. 14373
PRELIMINARY DRAWING
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Project Title:

GRAPEVINE BLUFFS
GRAPEVINE, TEXAS

Issue Set: 02.10.16

Permit Set Issue:

Pricing Set Issue:

Construction Set Issue:

Project ID: 15095

Drawing No.

13 of 21
BUILDING TYPE III
EXTERIOR ELEVATIONS

CASE NAME: Grapevine Bluffs
CASE NUMBER: Z15-10, CU15-44, PD 15-08
LOCATION: 3535 Corporate Drive Lot 1, Block 1 Grapevine Bluffs Addition

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 13 OF 21

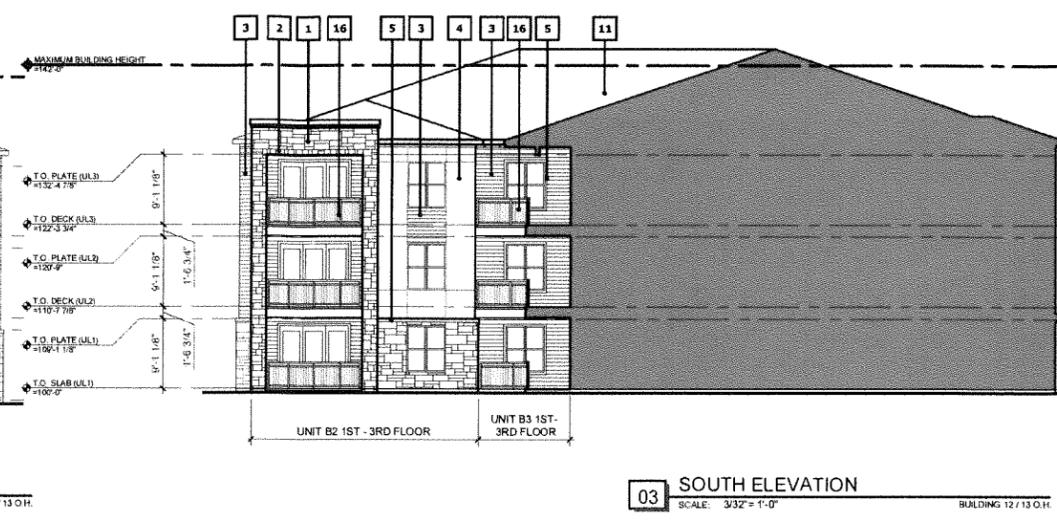
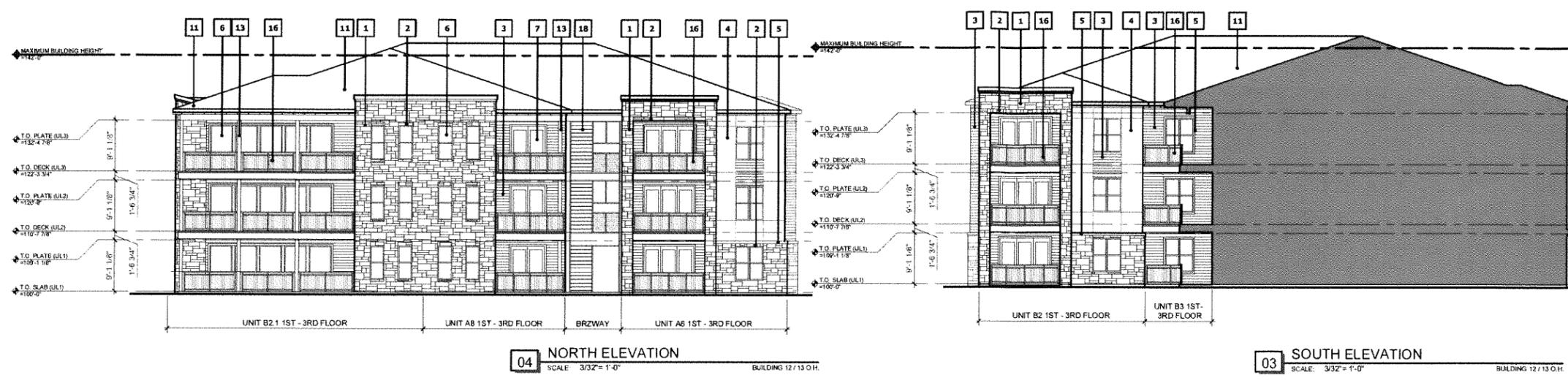
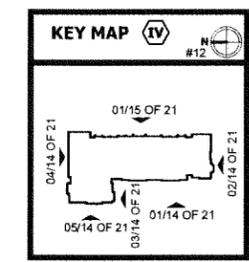
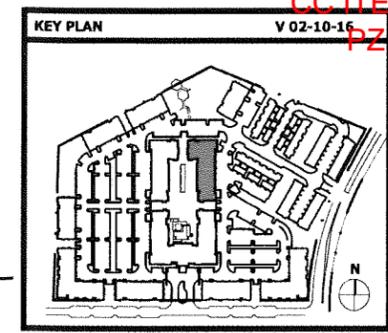
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DEPARTMENT OF DEVELOPMENT SERVICES

CC ITEM #3, 22, 23, 24
PZ ITEM #3, 5, 6, 7

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PH: 972.728.9400

Revisions



ELEVATION LEGEND V 12-03-15

1	STONE/BRICK VENEER SYSTEM	11	COMPOSITION SHINGLE ROOF SYSTEM
2	STONE/BRICK HEADER	12	CAST STONE
3	CEMENTITIOUS SIDING FINISH SYSTEM	13	8X8 COLUMN WITH FIBER CEMENT TRIM
4	CEMENTITIOUS PANEL /STUCCO	14	6X6 COLUMN WITH FIBER CEMENT TRIM
5	CEMENTITIOUS TRIM	15	HORIZONTAL SLATS DIVIDER
6	WINDOW SYSTEM	16	METAL RAILING SYSTEM
7	DOOR SYSTEM	17	TUBE STEEL BRISE SOLEIL
8	GARAGE DOOR	18	SLATS
9	STOREFRONT	19	12X12 COLUMN WITH FIBER CEMENT TRIM
10	METAL CANOPY WITH STANDING SEAM METAL ROOF	20	ALUMINUM HELDIS CANDY

BRUCE W. RACHEL, AIA
TX LICENSE NO. 14373
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Project Title:

GRAPEVINE BLUFFS
GRAPEVINE, TEXAS

Issue Set: 02.10.16

Permit Set Issue:

Pricing Set Issue:

Construction Set Issue:

Project ID: 15095

Drawing No.:

14 OF 21
BUILDING TYPE IV
EXTERIOR ELEVATIONS

CASE NAME: Grapevine Bluffs
CASE NUMBER: 215-10, CUI5-44, Pd 15-06
LOCATION: 3535 Corporate Drive
Lot 1, Block 1
Grapevine Bluffs Addition

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 14 OF 21

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

DEPARTMENT OF DEVELOPMENT SERVICES

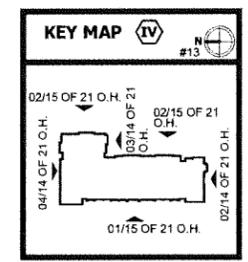
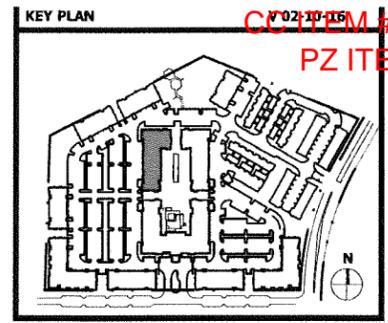


CC ITEM #3, 22, 23, 24
PZ ITEM #3, 5, 6, 7

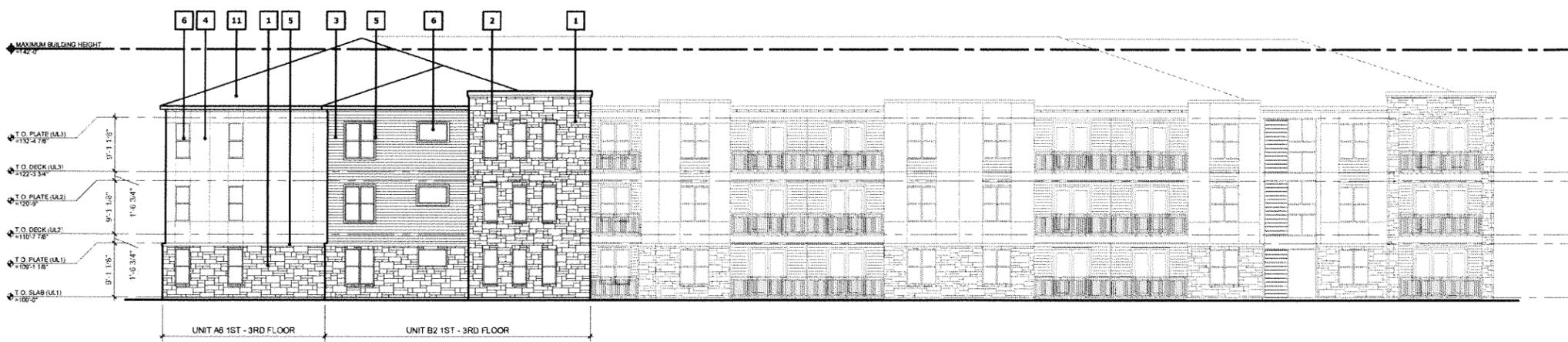
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Revisions



03 EAST ELEVATION
SCALE: 3/32"=1'-0" BUILDING 13 O.H.



02 EAST ELEVATION
SCALE: 3/32"=1'-0" BUILDING 10 O.H.

ELEVATION LEGEND		V 12-03-15	
1	STONE/BRICK VENER SYSTEM	11	COMPOSITION SHINGLE ROOF SYSTEM
2	STONE/BRICK HEADER	12	CAST STONE
3	CEMENTITIOUS SIDING FINISH SYSTEM	13	8x8 COLUMN WITH FIBER CEMENT TRIM
4	CEMENTITIOUS PANEL /STUCCO	14	6x6 COLUMN WITH FIBER CEMENT TRIM
5	CEMENTITIOUS TRIM	15	HORIZONTAL SLATS DIVIDER
6	WINDOW SYSTEM	16	METAL RAILING SYSTEM
7	DOOR SYSTEM	17	TUBE STEEL BRISE SOLEIL
8	GARAGE DOOR	18	SLATS
9	STOREFRONT	19	12x12 COLUMN WITH FIBER CEMENT TRIM
10	METAL CANOPY WITH STANDING SEAM METAL ROOF	20	ALUMINUM HELIOS CANOPY

BRUCE W. RACHEL, AIA
TX LICENSE NO. 14373
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Project Title:

GRAPEVINE BLUFFS
GRAPEVINE, TEXAS

Issue Set: 02.10.18

Permit Set Issue:

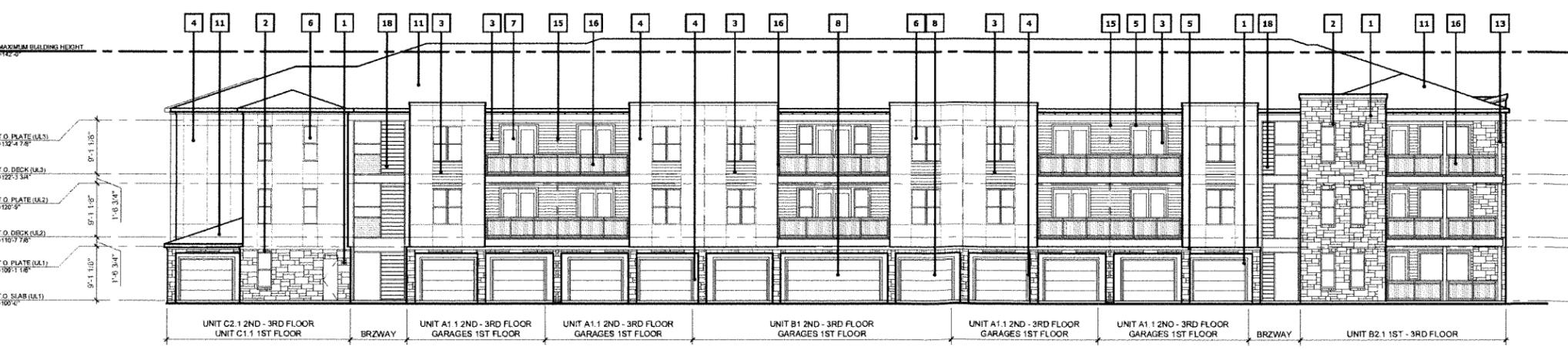
Pricing Set Issue:

Construction Set Issue:

Project ID: 15095

Drawing No:

15 OF 21
BUILDING TYPE IV
EXTERIOR ELEVATIONS



01 WEST ELEVATION
SCALE: 3/32"=1'-0" BUILDING 12 / 13 O.H.

CASE NAME: Grapevine Bluffs
CASE NUMBER: Z15-10, CU15-44, PD 15-06
LOCATION: 3535 Corporate Drive
Lot 1, Block 1
Grapevine Bluffs Addition

MAYOR _____ SECRETARY _____

DATE: _____

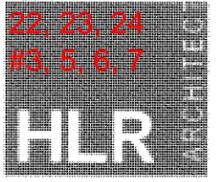
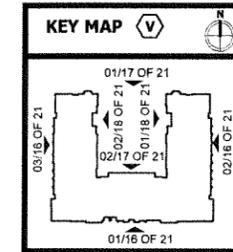
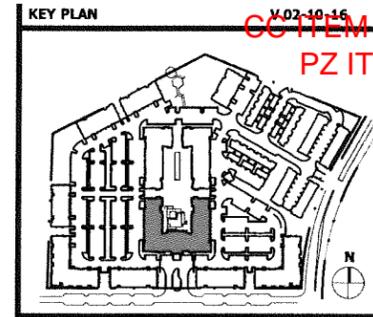
PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

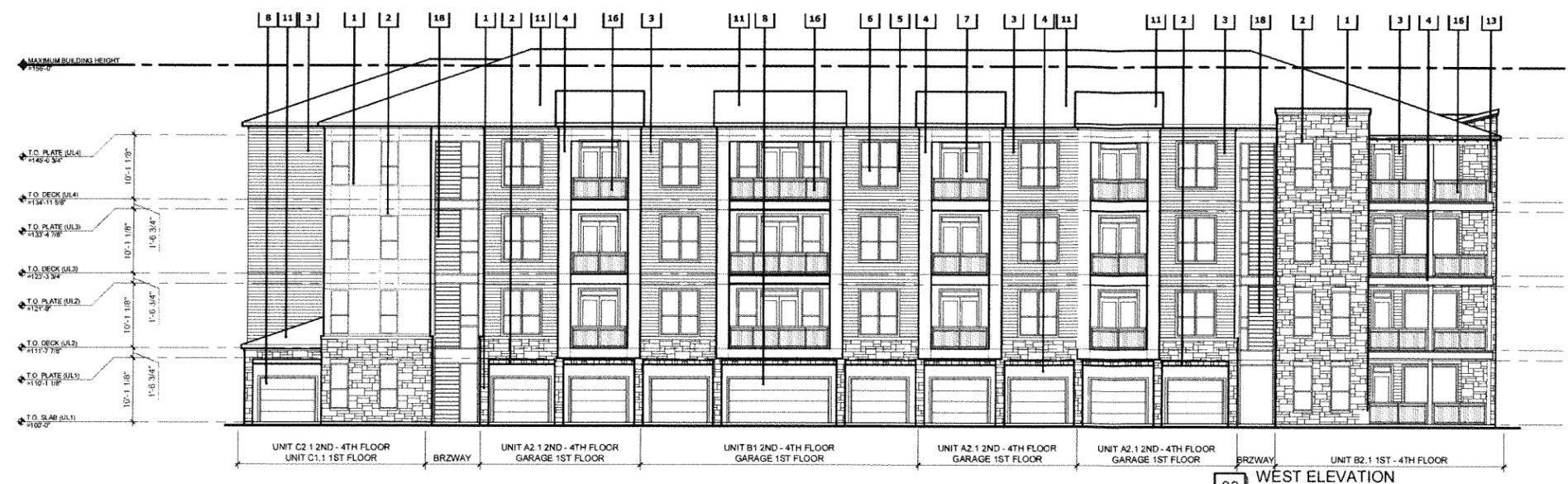
SHEET: 15 OF 21

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DEPARTMENT OF DEVELOPMENT SERVICES



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Revisions



03 WEST ELEVATION
 SCALE: 3/32" = 1'-0"



02 EAST ELEVATION
 SCALE: 3/32" = 1'-0"

ELEVATION LEGEND V 12-03-15			
1	STONE/BRICK VENEER SYSTEM	11	COMPOSITION SHINGLE ROOF SYSTEM
2	STONE/BRICK HEADER	12	CAST STONE
3	CEMENTITIOUS SIDING FINISH SYSTEM	13	6X8 COLUMN WITH FIBER CEMENT TRIM
4	CEMENTITIOUS PANEL /STUCCO	14	6X6 COLUMN WITH FIBER CEMENT TRIM
5	CEMENTITIOUS TRIM	15	HORIZONTAL SLATS DIVIDER
6	WINDOW SYSTEM	16	METAL RAILING SYSTEM
7	DOOR SYSTEM	17	TUBE STEEL BRISE SOLEIL
8	GARAGE DOOR	18	SLATS
9	STOREFRONT	19	12X12 COLUMN WITH FIBER CEMENT TRIM
10	METAL CANOPY WITH STANDING SEAM METAL ROOF	20	ALUMINUM HELIOS CANOPY



01 SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"

CASE NAME: Grapevine Bluffs
 CASE NUMBER: Z15-10, CU15-44, PD 15-06
 LOCATION: 3835 Corporate Drive Lot 1, Block 1 Grapevine Bluffs Addition

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: SHEET: 16 OF 21

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

BRUCE W. RACHEL, AIA
 TX LICENSE NO. 14373
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Project Title:
GRAPEVINE BLUFFS
 GRAPEVINE, TEXAS

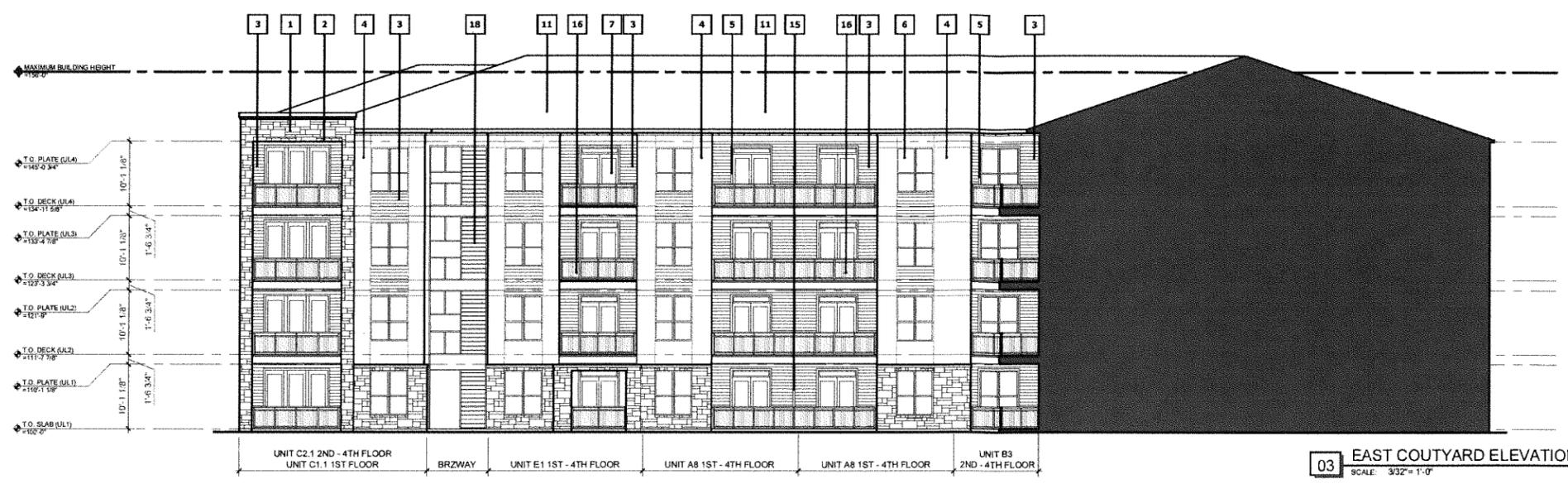
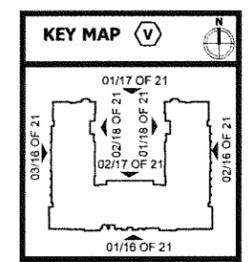
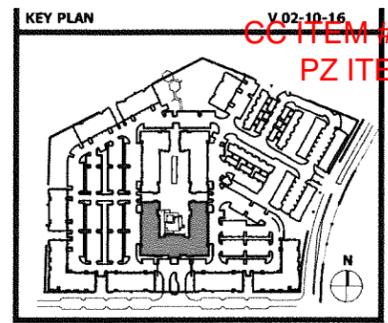
Issue Set: 02.10.16
 Permit Set Issue:
 Pricing Set Issue:
 Construction Set Issue:
 Project ID: 15095
 Drawing No.

V.02-10-16
 CC ITEM #3, 22, 23, 24
 PZ ITEM #3, 5, 6, 7

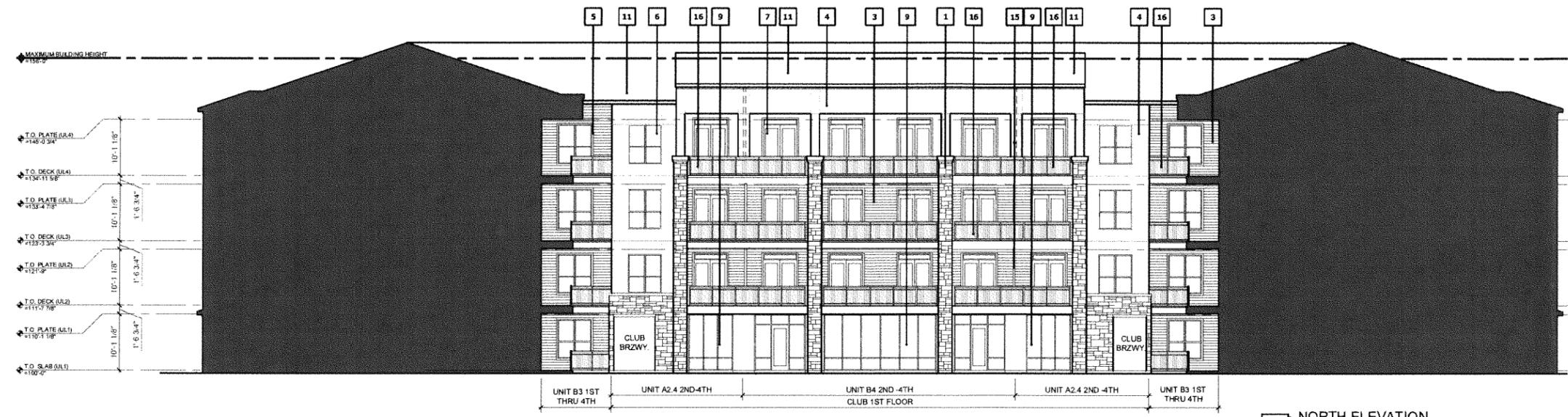
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Revisions



03 EAST COURTYARD ELEVATION
 SCALE: 3/32" = 1'-0" BUILDING #1



02 NORTH ELEVATION
 SCALE: 3/32" = 1'-0" BUILDING #1

ELEVATION LEGEND		V 12-03-15	
1	STONE/BRICK VENEER SYSTEM	11	COMPOSITION SHINGLE ROOF SYSTEM
2	STONE/BRICK HEADER	12	CAST STONE
3	CEMENTITIOUS SLIDING FINISH SYSTEM	13	6X8 COLUMN WITH FIBER CEMENT TRIM
4	CEMENTITIOUS PANEL /STUCCO	14	6X6 COLUMN WITH FIBER CEMENT TRIM
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7	DOOR SYSTEM	17	TUBE STEEL BRISE SOLEIL
8	GARAGE DOOR	18	SLATS
9	STOREFRONT	19	12X12 COLUMN WITH FIBER CEMENT TRIM
10	METAL CANOPY WITH STANDING SEAM METAL ROOF	20	ALUMINUM HELIOS CANOPY



01 NORTH ELEVATION
 SCALE: 3/32" = 1'-0" BUILDING #1

CASE NAME: Grapevine Bluffs
 CASE NUMBER: Z15-10, CU15-44,
 PD 15-06
 LOCATION: 3535 Corporate Drive
 Lot 1, Block 1
 Grapevine Bluffs Addition

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 17 OF 21

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

DEPARTMENT OF DEVELOPMENT SERVICES

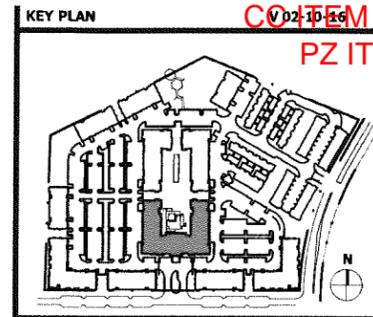
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Project Title:
GRAPEVINE BLUFFS
 GRAPEVINE, TEXAS

Issue Set: 02.10.16
 Permit Set Issue:
 Pricing Set Issue:
 Construction Set Issue:
 Project ID: 15095
 Drawing No.

17 OF 21
 BUILDING TYPE V
 EXTERIOR ELEVATIONS

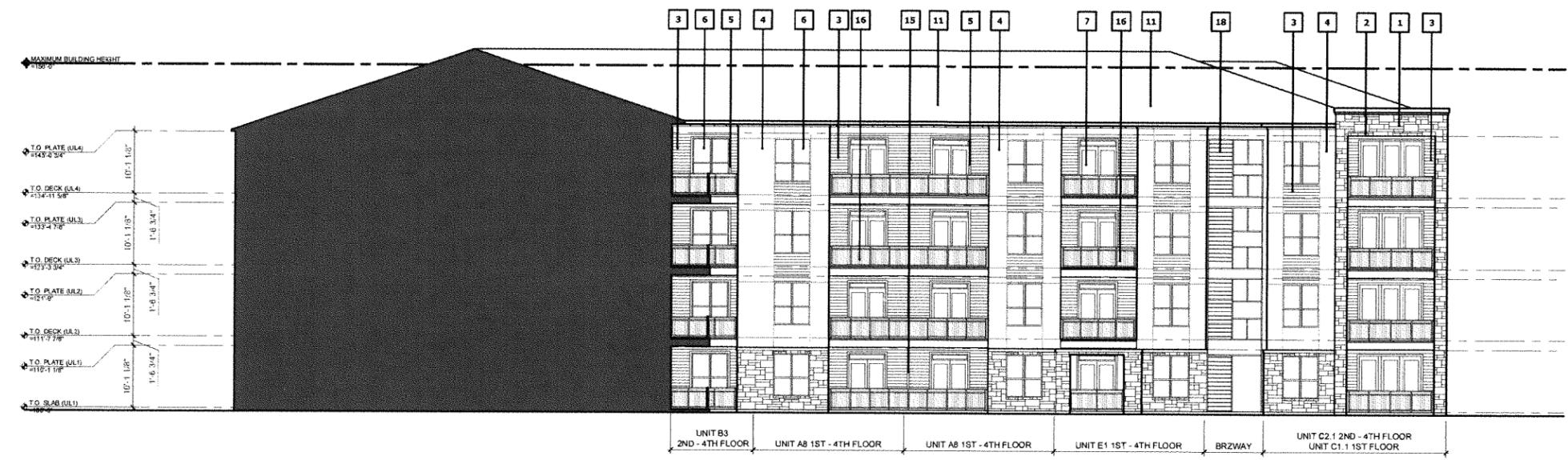
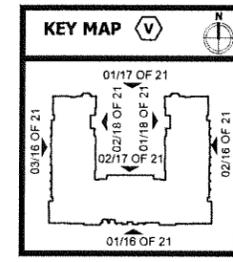


CD ITEM #3, 22, 23, 24
PZ ITEM #3, 5, 6, 7

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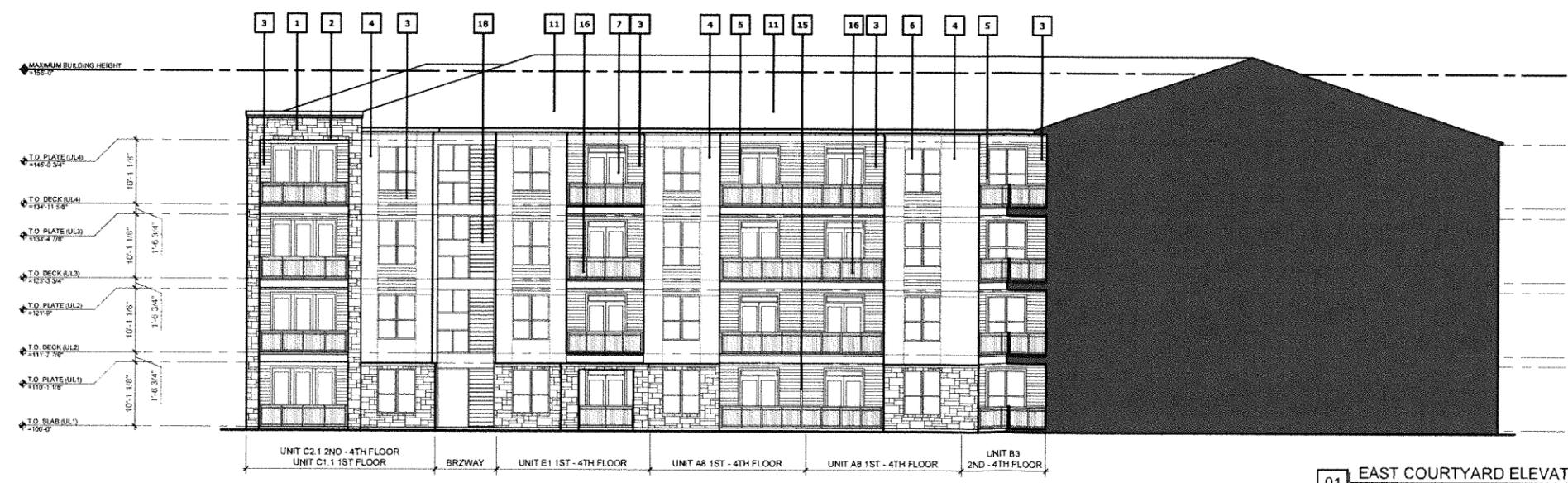
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Revisions



02 WEST COURTYARD ELEVATION
SCALE: 3/32" = 1'-0" BUILDING #1

ELEVATION LEGEND		V 12-03-15	
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9	STOREFRONT	19	12X12 COLUMN WITH FIBER CEMENT TRIM
10	METAL CANOPY WITH STANDING SEAM METAL ROOF	20	ALUMINUM HELIOS CANOPY



01 EAST COURTYARD ELEVATION
SCALE: 3/32" = 1'-0" BUILDING #1

CASE NAME: Grapevine Bluffs
CASE NUMBER: 215-10, CU15-44,
PD 15-06
LOCATION: 3535 Corporate Drive
Lot 1, Block 1
Grapevine Bluffs Addition

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____
DATE: _____
SHEET: 18 OF 21
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ANY WORK IN CONFLICT WITH
ANY CODES OR ORDINANCES.
DEPARTMENT OF DEVELOPMENT SERVICES

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Project Title:

**GRAPEVINE
BLUFFS**
GRAPEVINE,
TEXAS

Issue Set: 02.10.16

Permit Set Issue:

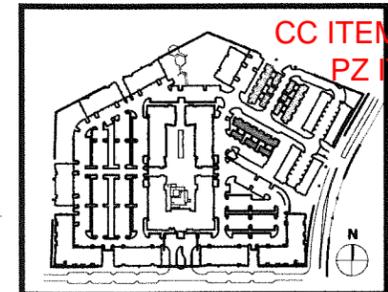
Pricing Set Issue:

Construction Set Issue:

Project ID: 15095

Drawing No:

18 OF 21
BUILDING TYPE V
EXTERIOR ELEVATIONS



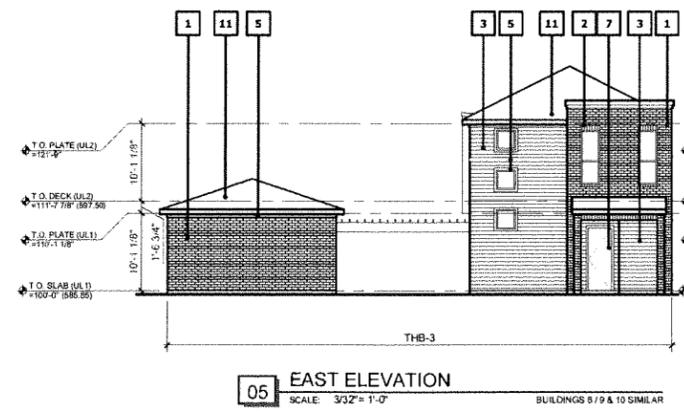
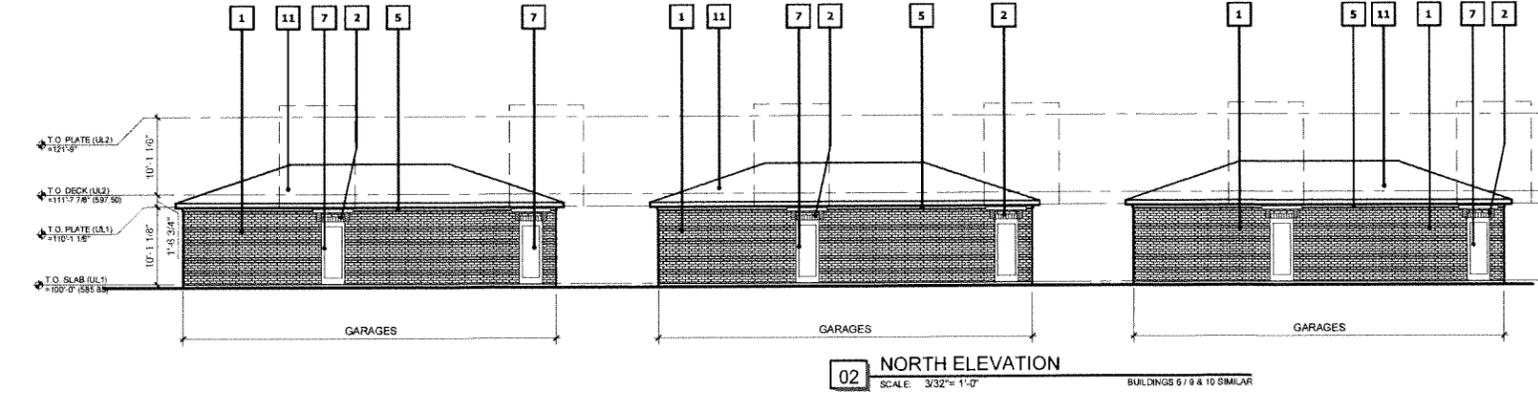
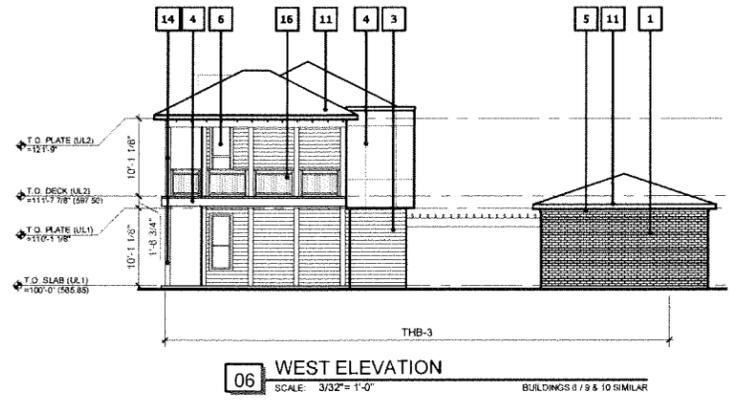
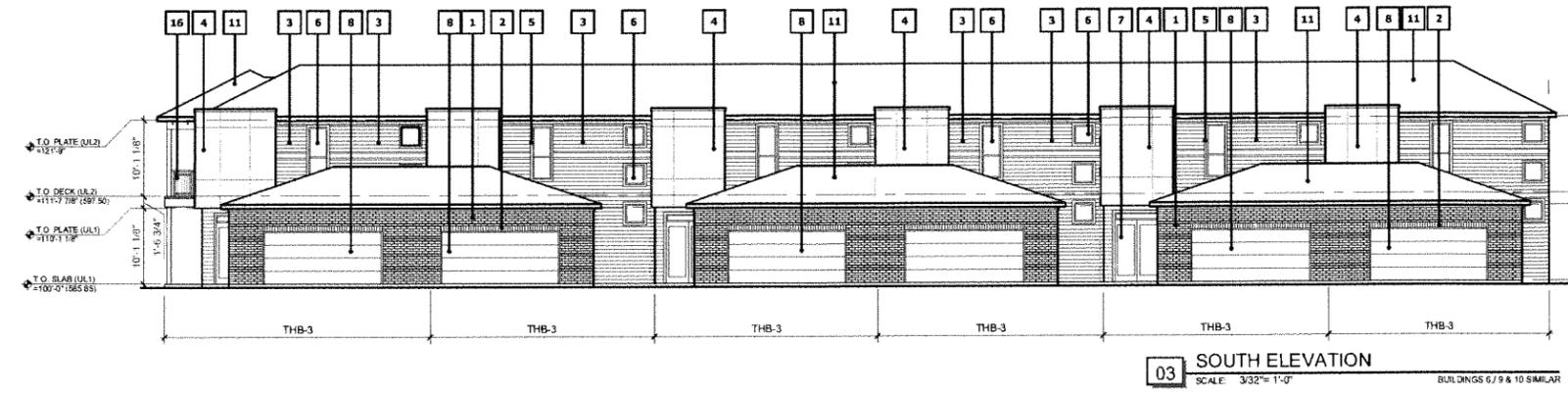
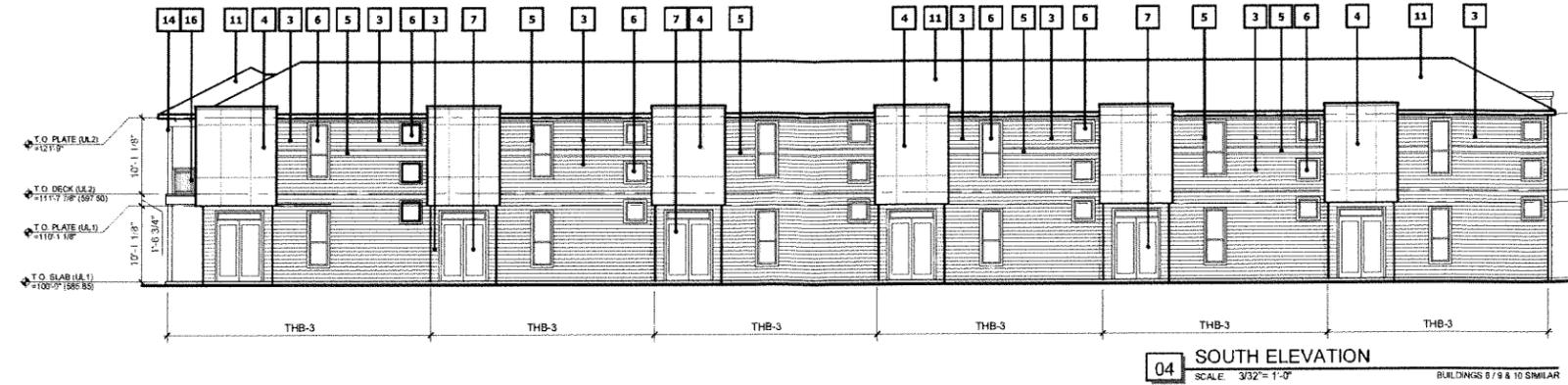
CC ITEM #3, 22, 23, 24
PZ ITEM #3, 5, 6, 7

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ELEVATION LEGEND		V 12-03-15	
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9	STOREFRONT	19	12X12 COLUMN WITH FIBER CEMENT TRIM
10	METAL CANOPY WITH STANDING SEAM METAL ROOF	20	ALUMINUM HELIOS CANOPY



CASE NAME: Grapevine Bluffs
CASE NUMBER: Z13-10, CU15-44, PD 15-06
LOCATION: 3535 Corporate Drive, Lot 1, Block 1, Grapevine Bluffs Addition

MAYOR _____ SECRETARY _____
DATE: _____

PLANNING AND ZONING COMMISSION
CHAIRMAN _____

DATE: _____
SHEET: 19 OF 21
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DEPARTMENT OF DEVELOPMENT SERVICES

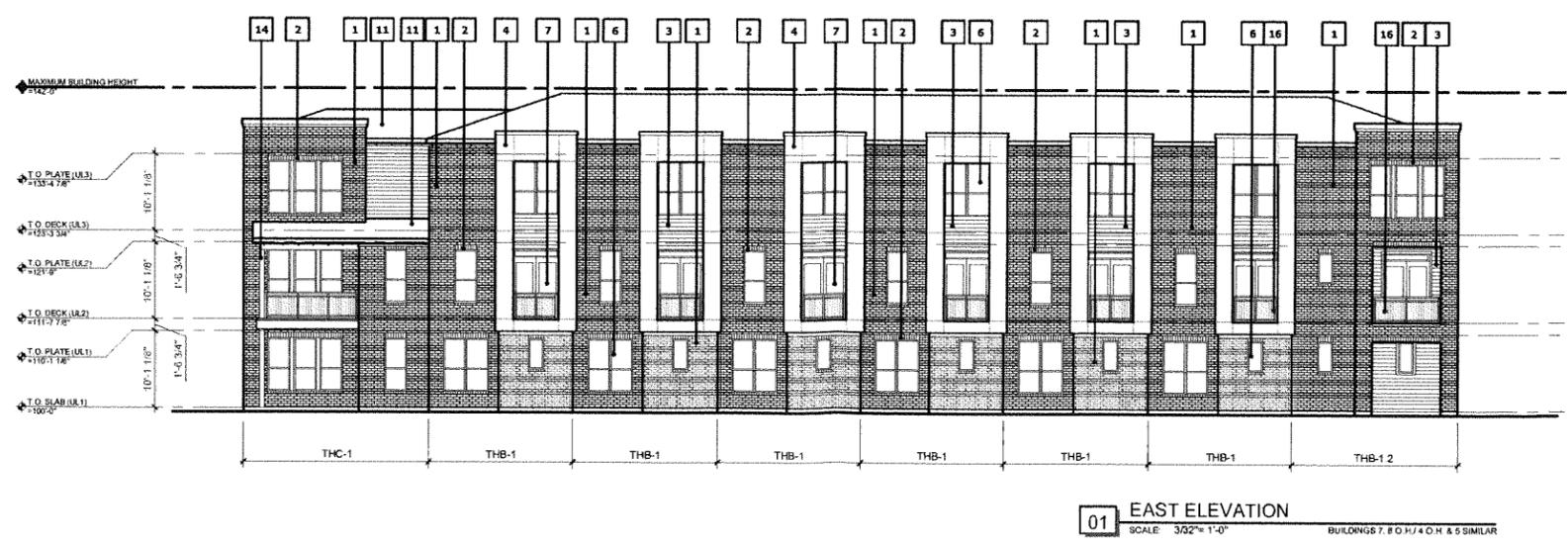
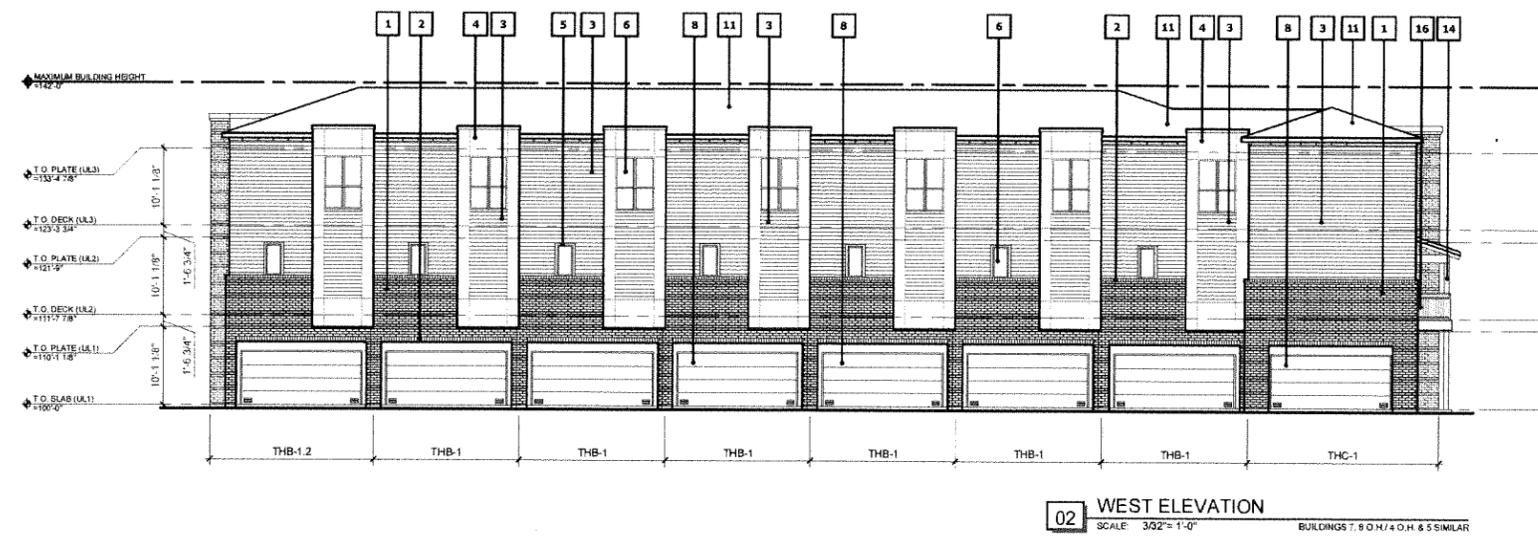
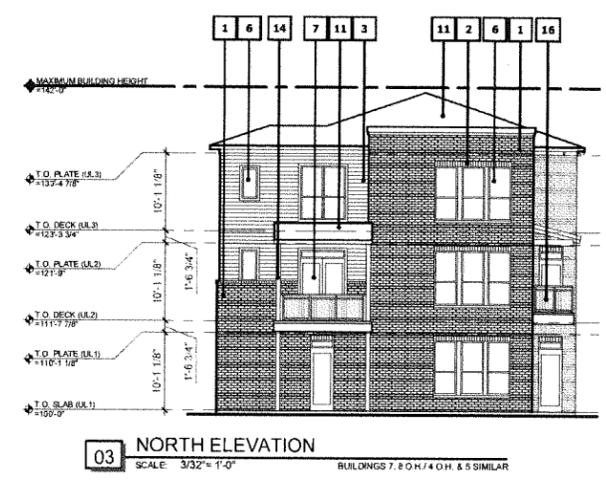
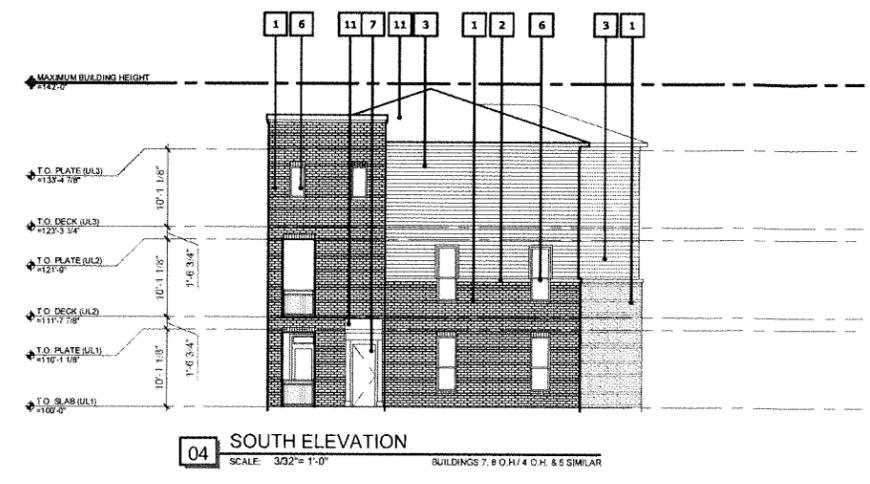
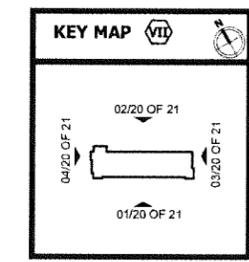
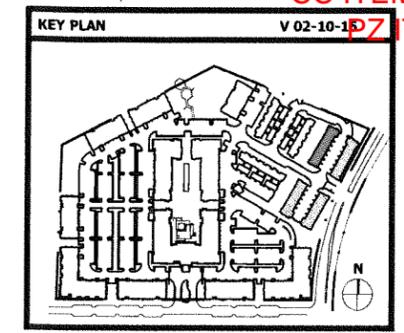
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Project Title:
GRAPEVINE BLUFFS
GRAPEVINE, TEXAS

Issue Set: 02.10.16
Permit Set Issue:
Pricing Set Issue:
Construction Set Issue:
Project ID: 15095
Drawing No.:

19 OF 21
BUILDING TYPE VI
EXTERIOR ELEVATIONS



ELEVATION LEGEND V 12-03-15			
1	STONE/BRICK VENEER SYSTEM	11	COMPOSITION SHINGLE ROOF SYSTEM
2	STONE/BRICK HEADER	12	CAST STONE
3	CEMENTITIOUS SIDING FINISH SYSTEM	13	8X8 COLUMN WITH FIBER CEMENT TRIM
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10	METAL CANOPY WITH STANDING SEAM METAL ROOF	20	ALUMINUM HELIOS CANOPY

CASE NAME: Grapevine Bluffs
CASE NUMBER: Z15-10, CU15-44,
PD 15-06
LOCATION: 3535 Corporate Drive
Lot 1, Block 1
Grapevine Bluffs Addition

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____
DATE: _____
SHEET: 20 OF 21

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Project Title:

GRAPEVINE BLUFFS
GRAPEVINE, TEXAS

Issue Set: 02.10.15

Permit Set Issue:

Pricing Set Issue:

Construction Set Issue:

Project ID: 15095

Drawing No.

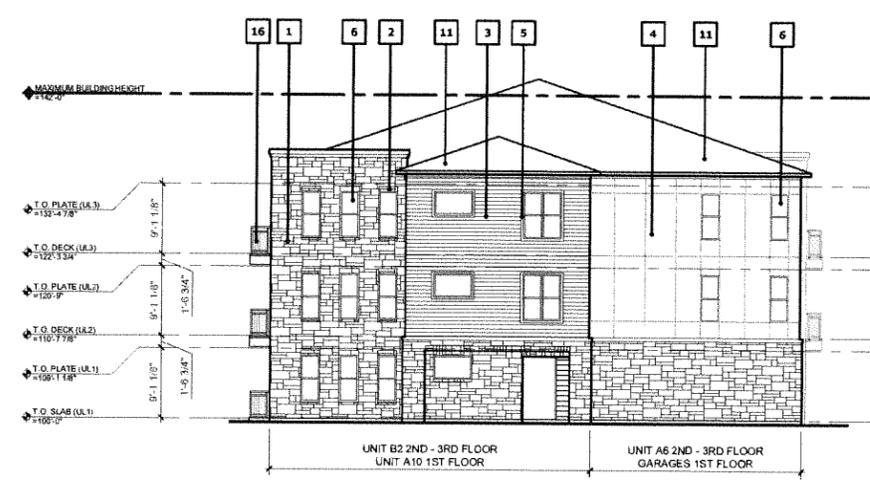
20 OF 21
BUILDING TYPE VII
EXTERIOR ELEVATIONS

CG ITEM #3, 22, 23, 24
PZ ITEM #3, 5, 6, 7

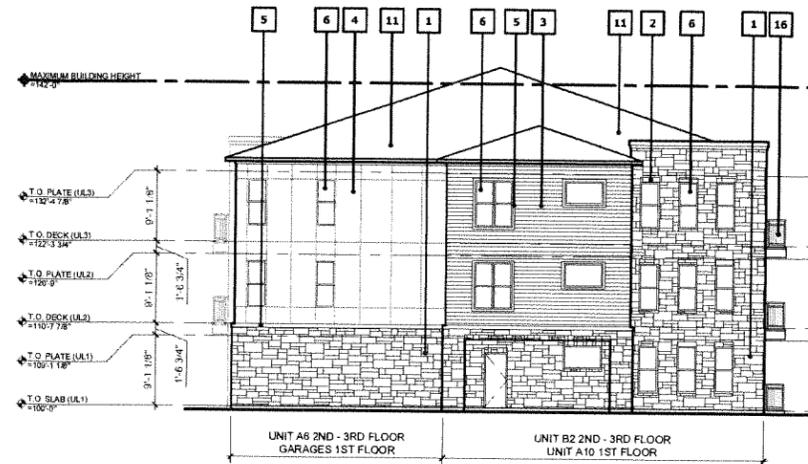
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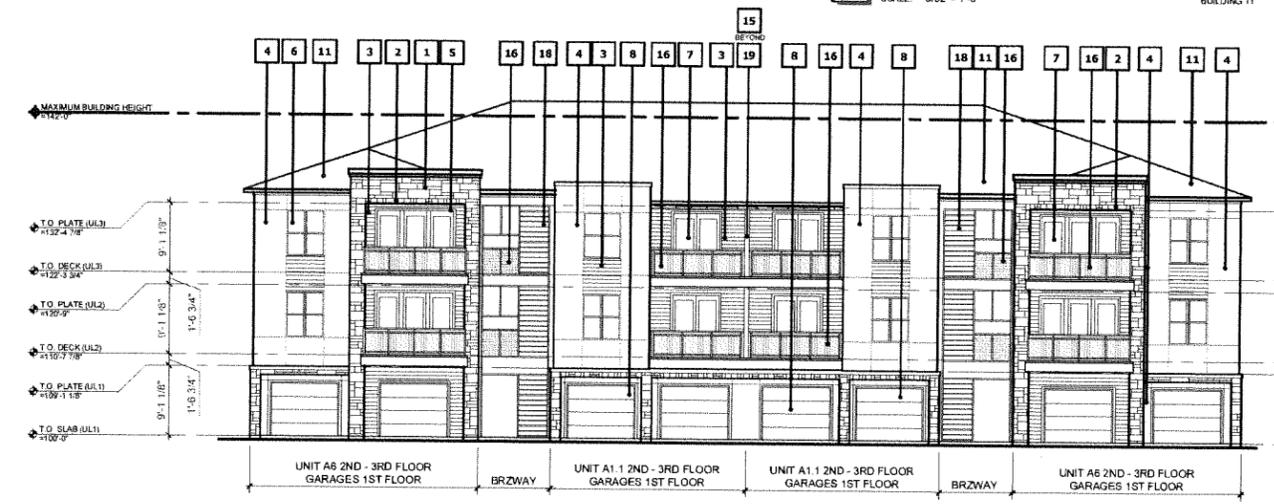
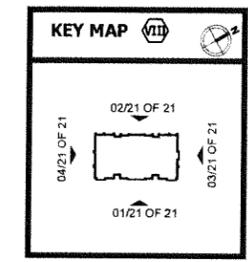
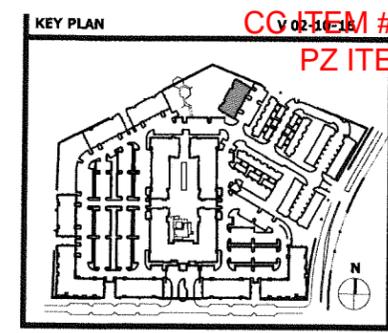
Revisions



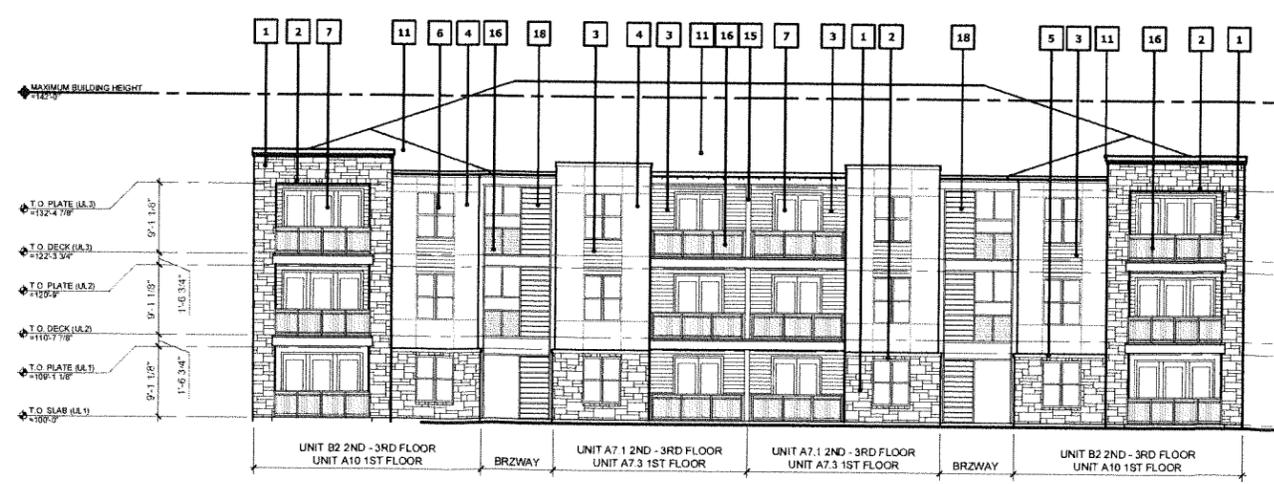
04 WEST ELEVATION
SCALE: 3/32" = 1'-0"
BUILDING 11



03 EAST ELEVATION
SCALE: 3/32" = 1'-0"
BUILDING 11



02 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"
BUILDING 11



01 NORTH ELEVATION
SCALE: 3/32" = 1'-0"
BUILDING 11

ELEVATION LEGEND		V 12-03-15	
1	STONE/BRICK VENEER SYSTEM	11	COMPOSITION SHINGLE ROOF SYSTEM
2	STONE/BRICK HEADER	12	CAST STONE
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8	GARAGE DOOR	18	SLATS
9	STOREFRONT	19	12X12 COLUMN WITH FIBER CEMENT TRIM
10	METAL CANOPY WITH STANDING SEAM METAL ROOF	20	ALUMINUM HELIOS CANOPY

CASE NAME: Grapevine Bluffs
CASE NUMBER: Z10-10, CU15-44, PD 15-08
LOCATION: 3535 Corporate Drive Lot 1, Block 1 Grapevine Bluffs Addition

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 21 OF 21

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

DEPARTMENT OF DEVELOPMENT SERVICES

BRUCE W. RACHEL, AIA
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Project Title:

GRAPEVINE BLUFFS
GRAPEVINE, TEXAS

Issue Set: 02.10.16

Permit Set Issue:

Pricing Set Issue:

Construction Set Issue:

Project ID: 15095

Drawing No.

21 OF 21
BUILDING TYPE VIII
EXTERIOR ELEVATIONS

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: FEBRUARY 16, 2016

SUBJECT: FINAL PLAT APPLICATION
LOTS 1-8, BLOCK 1, WALL STREET TOWNSHIP
(BEING A REPLAT OF LOT 1A, BLOCK 1, ADAMS ADDITION AND
A 0.26 ACRE TRACT OF LAND)

PLAT APPLICATION FILING DATE.....February 9, 2016

APPLICANT.....Kosse Maykus, Wall Street Township, LLC

REASON FOR APPLICATIONPlatting seven (7) residential lots and one (1) HC lot
from one (1) HC lot and a 0.26 tract of land

PROPERTY LOCATIONBetween Northwest Highway, Wall Street
and East of Austin Street

ACREAGE.....1.653

ZONING.....R-5.0 & HC

NUMBER OF LOTS.....8

PREVIOUS PLATTING January 2015

CONCEPT PLAN..... No

SITE PLAN Z15-07

OPEN SPACE REQUIREMENT Yes, seven (7) residential lots

AVIGATION RELEASE Yes

PUBLIC HEARING REQUIRED Yes

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOTS 1-8, BLOCK 1, WALL STREET TOWNSHIP
(BEING A REPLAT OF LOT 1A, BLOCK 1, ADAMS ADDITION AND A 0.26 ACRE
TRACT OF LAND)**

I. GENERAL:

- The applicant, Kosse Maykus, Wall Street Township, LLC. is platting seven (7) residential lots and one (1) commercial lot from one (1) existing commercial lot and 0.26 acre tract of land. The properties are located between Northwest Highway, Wall Street and east of Austin Street.

II. STREET SYSTEM:

- The development has access to Northwest Highway, Austin and Wall Streets.
- The abutting roads: are on the City Thoroughfare Plan: Northwest Highway and Wall Street
 are not on the City Thoroughfare Plan: Austin St.

Periphery Street Fees are due as follows:

Type of Roadway	Cost / LF	Length	Cost
<input type="checkbox"/> Major Arterial (A)	\$ 234.57 / LF		
<input type="checkbox"/> Major Arterial (B)	\$ 178.35 / LF		
<input type="checkbox"/> Minor Arterial (C)	\$ 203.06 / LF		
<input type="checkbox"/> Minor Arterial (D)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (E)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (F)	\$ 150.98 / LF		
<input type="checkbox"/> Sidewalk	\$ 25.00 / LF		
<input type="checkbox"/> Curb & Gutter	\$ 10.00 / LF		

Periphery Street Fees are not due:

TOTAL

III. STORM DRAINAGE SYSTEM:

- The existing stormwater runoff flows west.

- The developer will be required to design for onsite as well as offsite drainage in accordance with the requirements of the City of Grapevine's Code of Ordinances.

IV. WATER SYSTEM:

- The existing water supply system bordering the subject site is adequate to serve the development.
- The existing water supply system bordering the subject site is not adequate to serve the development. Additional off site water system improvements will be necessary to serve the site.

V. SANITARY SEWER SYSTEM:

- The existing sanitary sewer collection system bordering the subject site is adequate to serve the development.
- The existing sanitary sewer collection system bordering the subject site is not adequate to serve the development. Additional off site sanitary sewer improvements will be necessary to serve this site.

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for:
- Water and Wastewater Impact Fees are due prior to the issuance of building permits: Lots 1-8, Block 1, Wall Street Township
 - Single Family Residential (\$ 2,191/ Lot) Lots 1-7
 - Multifamily (\$ 1,026 / Unit)
 - Hotel (\$ 38,107/ Acre)
 - Corporate Office (\$ 18,847/ Acre)
 - Government (\$ 4,037/ Acre)
 - Commercial / Industrial (\$ 5,209 / Acre) Lot 8
- Open Space Fees are not required for: Lot 8, Block 1, Wall Street Township
- Open Space Fees are required for: Lots 1-7, Block 1, Wall Street Township
 - R-5.0, Zero Lot District (\$ 1,416.00 / Lot)
 - R-7.5, Single Family District (\$ 1,146.00 / Lot)
 - R-12.5, Single Family District (\$ 1,071.00 / Lot)
 - R-20.0, Single Family District (\$ 807.00 / Lot)

- Public Hearing Only
- Variances were required on the following items:
 - Front building line
 - Rear building line
 - Lot width & depth
 - Max. Impervious Area
 - Special Exception to the required front yard landscape setback
- The following items associated with this plat are not in accordance with the current subdivision standards:
 - 50' ROW dedication not met: Developer is proposing to dedicate variable width private access easements throughout the development. The access easements will be owned and maintained by a Home Owners Association (HOA).
 - Length of cul-de-sac street exceeds the 600-foot limit:
 - Driveway Spacing not met.

VII. STATEMENT OF FINDINGS:

- A. The City has determined that the right-of-way and easements required to be dedicated for streets, utilities, drainage, access, sidewalks and other municipal needs and services are consistent with the City's ordinances and master plan, are reasonable and are connected to the proposed project in the following manner:
- The right-of-way provides for future widening of public streets that will serve the development of this site.
 - The onsite utility easements provide for a utility network to serve the development of this site.
 - The onsite drainage easements provide for a drainage network to serve the development of this site.
 - The onsite access easements provide cross access capabilities to this site and surrounding property.
 - The onsite sidewalk easements provide for a sidewalk network to serve the development of this site.

B. The City further finds that the required dedication is related both in nature and extent to the impact of the proposed development as follows:

- The right-of-way is necessary to provide for future widening of public streets that will serve the development of this site.
- The onsite utility easements are necessary to provide for a utility system to serve this development and connect to existing utilities on surrounding property.
- The onsite drainage easements are necessary to provide for storm drainage improvements to serve the development of the site.
- The onsite access easements are necessary to provide cross access capabilities to this site and surrounding property.
- The onsite sidewalk easements are necessary to provide for a sidewalk network to serve the development of this site.
- All of the dedications benefit the development to at least the extent of the impact of such on the development.

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lots 1-8, Block 1, Wall Street Township."

APPLICATION FOR PLATTING
CITY OF GRAPEVINE, TEXAS

TYPE OF PLAT: Preliminary Final Replat Amendment

PROPERTY DESCRIPTION:

Name of Addition: Wall Street Township
Number of Lots: 8 Gross Acreage: 1.653 Proposed Zoning: R-5.0 & HC
Location of Addition: N/E corner, East Wall Street & Austin Street

PROPERTY OWNER:

Name: Wall Street Township, LLC Contact: Kosse Maykus
Address: P.O. Box 92747
City / State: Southlake Zip: 76092 Phone: () 817-329-3111
Fax: () _____
Signature: [Signature] Email: kosse@maykus.com

APPLICANT: Same as Owner

Name: _____ Contact: _____
Address: _____
City / State: _____ Zip: _____ Phone: () _____
Fax: () _____
Signature: _____ Email: _____

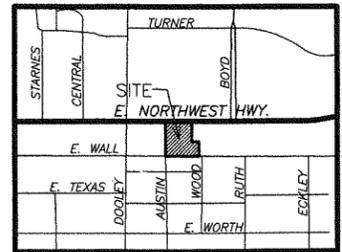
SURVEYOR:

Name: Area Surveying, Inc. Contact: Roger W. Hart
Address: 6080 S. Hulen St., Suite 360
City / State: Ft. Worth Zip: 76132 Phone: () 817-294-4490
Fax: () _____
Email: roger@areasurveying.com

***** FOR OFFICE USE ONLY *****

Application Received: 1/14/2016
Fee Amount: \$260.00

By: Area Surveying, Inc.
Check Number: 7525

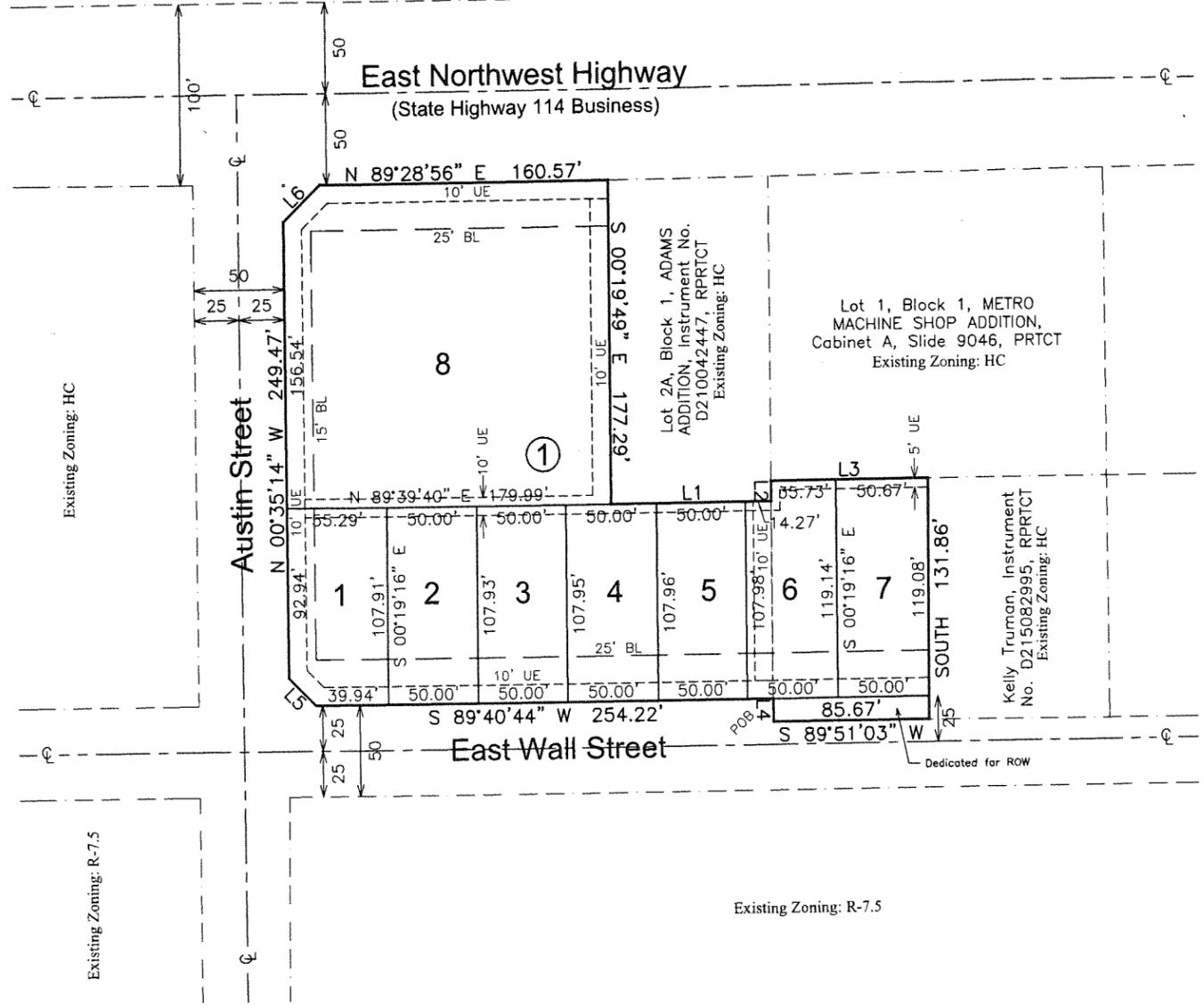


Vicinity Map



Scale: 1" = 40'

Owner/Developer: Kosse Maykus, Wall Street Township, LLC, P.O. Box 92747, Southlake, TX 75092. Surveyor: Roger Hart, RPLS, Area Surveying, Inc., 6080 S. Hulen St., Suite 360 #226, Fort Worth, TX 76132. Engineer: Keith Hamilton, PE, Hamilton Duffy, P.C., 8241 Mid Cities Blvd., #100, North Richland Hills, TX 76182.



Existing Zoning: HC

Existing Zoning: R-7.5

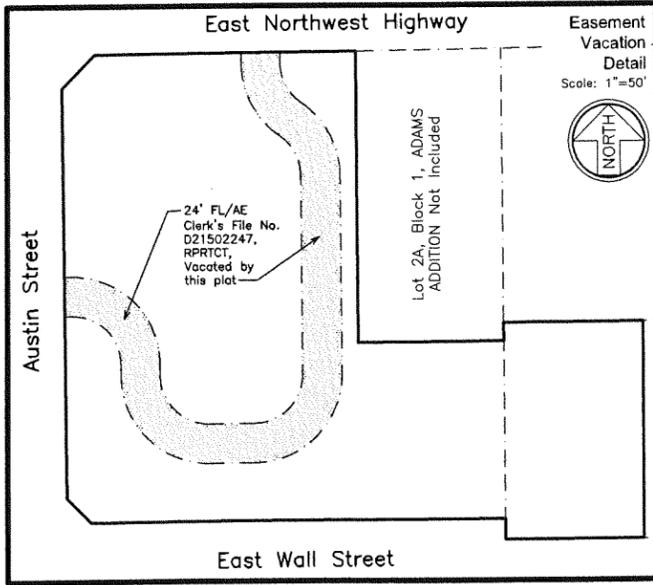
Existing Zoning: R-7.5

Area Summary: Total Platted area: 1.653 Ac. Net platted area: 1.628 Ac. ROW dedication: 0.025 Ac. Easement dedication: 0.277 Ac.

Lot Area Report table with columns for Lot, SF, and Area. Lists lots 1 through 8 with their respective square footages.

Line Table

Line Table with columns for Line, Bearing, and Distance. Lists boundary lines L1 through L6 with their bearings and distances.



Scale: 1" = 50'

Notes:

- 1. Bearings and elevations based on the Texas State Plane Coordinate System, North Central Zone and were obtained by GPS observations using the Texas Real Time Kinematic Network. 2. Except as noted, 1/2" iron pins were found at all corners. 3. By approval of this plat, The City of Grapevine does hereby vacate the Fire Lane/Access Easement as recorded in Clerk's File No. D21502247, Real Property Records, Tarrant County, Texas, and as shown on the Easement Vacation Detail. 4. Abbreviations: PRTCT = Plat Records, Tarrant County, Texas; RPRCT = Real Property Records, Tarrant County, Texas; UE = Utility Easement; FL/AE = Fire Lane/Access Easement; BL = Building Line; BLUE = Building Line & Landscaping Easement; POB = Point of Beginning; ROW = Right Of Way. 5. There are no buildings on this property. 6. Deleted *** 7. Deleted *** 8. The intended land use is Single Family Residential and Commercial. 9. According to Flood Insurance Rate Map Number 48439C0105K, dated September 25, 2009, This property does not lie in the 100-Year Flood Plain.

Avigation Release

THE STATE OF TEXAS § COUNTY OF TARRANT §

WHEREAS Wall Street Township, LLC hereinafter called "Owner" (whether one or more), is the owner of those certain parcels of land situated in the City of Grapevine, Tarrant County, Texas, being more particularly described as shown on this plat.

NOW THEREFORE, in consideration of the sum of ONE AND 00/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise and quitclaim to the City of Grapevine, Tarrant County, Texas, the Dallas-Fort Worth International Airport Board, the Cities of Dallas, Texas and Fort Worth, Texas, their successors and assigns, hereinafter called "Cities", for the use and benefit of the public and its agencies, any and all claims for damages of any kind to persons or property that Owner may suffer by reason of the passage and flight of all aircraft in the air space above Owner's property above the height restriction as presently established by Ordinance No. 73-50 for the City of Grapevine, known as the Airport Zoning Ordinance of the Dallas-Fort Worth International Airport, to an infinite height above same, whether such damage shall originate from noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft, landing at, or taking off from, or operating at or on the Dallas/Fort Worth International Airport.

This instrument does not release the owners or operators of aircraft from liability for damage or injury to person or property caused by falling aircraft or falling physical objects from aircraft except as stated herein with respect to noise, fumes, dust, fuel, and lubricant particles.

It is agreed that this Release shall be binding upon said owner and his heirs and assigns, and successors in interest to said property, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of the county or counties in which the property is situated.

EXECUTED at _____, Texas, this day of _____, 20__

Kosse Maykus, Wall Street Township, LLC, owner

Title _____

THE STATE OF TEXAS § COUNTY OF TARRANT §

BEFORE ME, a Notary Public, on this day personally appeared Kosse Maykus, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ___ day of 20__

Notary Public in and for the State of Texas

My Commission Expires: _____

Surveyor's Certificate:

This is to certify that I have prepared this plat from a survey which I have made on the ground, and that to the best of my knowledge and belief, this plat correctly represents said survey. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Roger W. Hart, RPLS 4484

Prepared: 11/25/15 Revised 02/05/16

STATE OF TEXAS § COUNTY OF TARRANT §

CC ITEM #4, 26

WHEREAS, Wall Street Township, LLC is the owner of a 1.653 acre tract of land in Block 1, Adams Addition, Abstract Number 946, situated in the City of Grapevine, Tarrant County, Texas and being Lot 1A, Block 1, Adams Addition, to the City of Grapevine, Tarrant County, Texas, according to the plat recorded in Instrument Number D210042447, Real Property Records, Tarrant County, Texas; Together With a tract of land in the A. F. Leonard Survey, Abstract Number 946, City of Grapevine, Tarrant County, Texas, and being described as one (1) tract by metes and bounds as follows:

Beginning at a 1/2" iron pin found in the south line of East Northwest Highway for the northeast corner of Lot 1A and for the northwest corner of Lot 2A, Block 1, of said Adams Addition;

Thence South 00 degree 19 minutes 49 seconds East a distance of 177.29 feet to a 1/2" iron pin found for a northeast corner of Lot 1A and for the southwest corner of Lot 2A;

Thence North 89 degrees 39 minutes 40 seconds East a distance of 89.57 feet to a 1/2" iron pin found for the most easterly northeast corner of Lot 1A, and for the southeast corner of Lot 2A;

Thence North 00 degree 19 minutes 35 seconds West a distance of 11.20 feet along the east line of Lot 2A to a 1/2" iron pin found;

Thence North 89 degrees 44 minutes 40 seconds East a distance of 86.39 feet to a 1/2" iron pin found;

Thence SOUTH a distance of 131.86 feet to the north line of East Wall Street;

Thence South 89 degrees 51 minutes 03 seconds West a distance of 85.64 feet along the north line of East Wall Street to a 1/2" iron pin found;

Thence North 00 degree 19 minutes 35 seconds West a distance of 12.52 feet to a 5/8" iron pin found for the southeast corner of Lot 1A;

Thence South 89 degrees 40 minutes 44 seconds West a distance of 254.22 feet along the north line of East Wall Street to a 1/2" iron pin found for a southwest corner of Lot 1A;

Thence North 45 degrees 15 minutes 11 seconds West a distance of 21.13 feet to a 1/2" iron pin found for a southwest corner of Lot 1A, in the east line of Austin Street;

Thence North 00 degree 35 minutes 14 seconds West a distance of 249.47 feet along the east line of Austin Street to a 1/2" iron pin found for a northwest corner of Lot 1A;

Thence North 44 degrees 29 minutes 01 seconds East a distance of 28.55 feet to a 1/2" iron pin found in the south line of East Northwest Highway for a northwest corner of Lot 1A;

Thence North 89 degrees 28 minutes 56 seconds East a distance of 160.57 feet along said south line to the Point of Beginning, said described tract containing 1.653 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS,

THAT Wall Street Township, LLC does hereby adopt this plat of Lots 1 through 8, Block 1, Wall Street Township, an addition to the City of Grapevine, Tarrant County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The maintenance of paving on the easements is the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, paroling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. I have reviewed the City's findings concerning dedications and I do agree that the statements are true and correct. This plat approved subject to all planning ordinances, rules, regulations, and resolutions of the City of Grapevine, Texas.

Witness my hand this the ___ day of _____, 20__

Kosse Maykus Title _____

THE STATE OF TEXAS § COUNTY OF TARRANT §

Before me _____ on this day personally appeared Kosse Maykus, known to me 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.

Given under my hand and seal of office this ___ day of _____, A.D. 20__

Notary Public _____

PLANNING & ZONING COMMISSION: GRAPEVINE CITY COUNCIL:

Date Approved: _____

Chairman: _____

Secretary: _____

Notary seal for Roger W. Hart, RPLS 4484, and a stamp from Grapevine City Council dated FEB 10 2016, signed by the Mayor and City Secretary.

Final Plat Of Lots 1-8, Block 1, Wall Street Township

Being a replot of Lot 1A, in Block 1, of Adams Addition, according to the Plat recorded in Clerk's File No. D21502247, Real Property Records, Tarrant County, Texas; Together With a 0.26 of an acre tract of land in the A. F. Leonard Survey, Abstract Number 946.

To the City of Grapevine, Tarrant County, Texas. 1.653 Ac. - Eight (8) Lots Existing & Proposed Zoning: R-5.0 Single Family (Lots 1 - 7) HC Highway Commercial (Lot 8)

February, 2016

Area Surveying, Inc. logo and contact information: Roger W. Hart, RPLS, Voice: 817.294.4490, Web: areasurveying.com, Mail: 6080 S. Hulen St., Suite 360, #226 | Fort Worth, TX 76132, Texas Board of Professional Land Surveying Firm No. 1009600

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER BR
MEETING DATE: FEBRUARY 16, 2016
SUBJECT: CONSIDER AN ORDINANCE ADOPTING THE GRAPEVINE
YOUTH PROGRAMS STANDARDS OF CARE

RECOMMENDATION:

City Council to consider an ordinance adopting Grapevine Youth Programs Standards of Care.

BACKGROUND:

The City of Grapevine Parks and Recreation Department offers day camp programs for children ages five to 13. The Texas Legislature requires municipal day camp youth programs for elementary age children to meet day care licensing requirements or file for an exemption [Section 42.041(b)(14) of the Child Care Standards and Regulations of the Texas Human Resources Code]. To receive exempt status, a municipality must submit a copy of program standards, a notice of a public hearing for the program and a copy of the ordinance adopting the standards. The public hearing and adoption of the ordinance may occur on the same day.

All of the proposed Standards of Care included in the City of Grapevine Parks and Recreation day camp policies and procedures were already in place prior to this formal adoption process and have been used in the staff training process prior to camp starting each year.

The Youth Programs Standards of Care provide basic child care regulations for day camp activities operated by the City of Grapevine Parks and Recreation Department. The City of Grapevine day camp program meets, and in some areas, exceeds many of the standards listed in the State's Child Care Standards and Regulations.

The Standards of Care will be provided to the parents of each program participant and shall include, at a minimum, the following areas:

- Minimum requirements for staffing ratios
- Staff qualifications and essential job functions
- Facility, health and safety standards
- Procedures for reporting child abuse/neglect allegations
- Written procedures stating that parents and each staff member will be provided a set of standards

CC ITEM #5

- Contact information of department supervisors for the purpose of complaint notification and resolution regarding the recreational program
- Written procedures for staff who will be monitoring the programs and enforcing the standards
- Requirement of criminal background checks on prospective day camp employees
- Service Standards for communicating with parents and performance expectations of day camp employees
- Behavior management and discipline procedures
- General rules and regulations

The application for exemption determination and the formal adoption of the Youth Programs Standards of Care and ordinance will be an annual requirement so that the Standards of Care can be revised as needed to reflect current regulations and policy changes.

Staff recommends approval

KM

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GRAPEVINE CODE OF ORDINANCES BY ADDING SECTION 16-19, ADOPTING THE YOUTH PROGRAMS STANDARDS OF CARE, CITY OF GRAPEVINE, TEXAS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, The City of Grapevine, Texas (the "City") administers day camps and programs for children ages five to thirteen years old; and

WHEREAS, as required by V.T.C.A. Human Resources Code § 42.041(b)(14) (the "Code"), the City of Grapevine must meet day care licensing requirements for elementary age children for all day camps administered by the City or apply for an exemption from the Texas Department of Family and Protective Services; and

WHEREAS, the City of Grapevine Youth Programs Standards of Care will provide basic child care regulations for day camp activities operated by the Parks and Recreation and other departments in accordance with the Code; and

WHEREAS, as required by the Code, on February 16, 2016, the City Council of the City held a public hearing at its regular meeting to gather input from citizens on the proposed Youth Programs Standards of Care; and

WHEREAS, the Youth Programs Standards of Care is attached hereto as Exhibit "A" for all intents and purposes and shall be available on the City's website; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this ordinance have been met, including but not limited to the Open Meetings Act; and

WHEREAS, the City Council deems the adoption of this ordinance to be in the best interests of the health, safety, and welfare of the public.

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

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

Section 2. That Section 16-19 of the City of Grapevine Code of Ordinances shall be added to read as follows:

“Sec. 16-19 Youth Programs Standards of Care

The City Council of the City of Grapevine hereby adopted the City of Grapevine Youth Programs Standards of Care for providing basic child care regulations for day camp activities operated by the Parks and Recreation Department, as well as other departments. As required by V.T.C.A. Human Resources Code § 42.041(b)(14), the Standards adopted by this ordinance include staffing ratios, minimum staff qualifications; minimum facility, health, and safety standards; and mechanisms for monitoring and enforcing the adopted local standards. A substantial copy of the City of Grapevine Youth Programs Standards of Care is attached hereto and incorporated herein for all intents and purposes and shall be available on the City’s website under the Parks and Recreation subhead.”

Section 2. That the above premises are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Section 3. That the City of Grapevine is hereby directed to provide a copy of the program standards, a notice of a public hearing, and a copy of the ordinance adopting the standards to the Texas Department of Family and Protective Services.

Section 4. That if any portion, section or part of a section of this ordinance is subsequently declared invalid, inoperative or void for any reason by a court of competent jurisdiction, the remaining portions, sections or parts of sections of this ordinance shall be and remain in full force and effect and shall not in any way be impaired or affected by such decision, opinion or judgment.

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 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 16th day of February, 2016.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

**CITY OF GRAPEVINE
PARKS AND RECREATION DEPARTMENT
Youth Programs - Standards of Care**

I. GENERAL INFORMATION/ADMINISTRATION

A. Organization:

Purpose: To provide basic childcare regulations for recreation activities operated by the Grapevine Parks and Recreation Department. This will allow the department to qualify as exempt from requirements of the Texas Human Resource Code.

1. The governing body of the City of Grapevine Youth Programs is the City of Grapevine’s City Council.
2. Implementation: Program will be the responsibility of the Grapevine Parks & Recreation Department, with the Recreation Supervisor and Recreation Program Coordinator supervising the overall program and administering the program on-site.
3. Programs: The Youth Programs *Standards of Care* will apply to all elementary-age day camp and programs for children ages 5 – 13 years old.
4. Other: Each site will make available for the public and staff a current copy of the *Standards of Care*. Parents of participants will be provided an abbreviated copy of *Standards of Care* during the registration process.

Program Sites:

Botanical Garden / Bessie Mitchell	411 Ball Street
Dove Waterpark	1509 Hood Lane
Grapevine Public Library	1201 Municipal Way
Grapevine Golf Course	3800 Fairway Drive
Lakeview Park	3850 Lakeview Drive
Meadowmere Park	3000 Meadowmere Lane
Oak Grove Park	2520 Oak Grove Loop South
Parr Park	3010 Parr Lane
Pickering Park	1901 Kimball Road
Pleasant Glade Pool	1805 Hall Johnson Road
Rockledge Park	3600 Pilot Point
The REC	1175 Municipal Way

Implementation:

The Standards of Care Program will be the responsibility of the Grapevine Parks and Recreation Department, with the Recreation Program Coordinator overseeing the overall program and the daily operations/administering the programs on site.

Regulations apply to these on-going programs:

- Summer Day Camp
- Winter Break Camp
- Spring Break Camp
- Youth Programs
- All Specialty Camps

B. Day Camp Objective

1. To provide youth with the opportunity to experience a variety of recreational activities which include sports, games, arts & crafts, education, drama, special events, field trips, etc.
2. To provide a pleasant and memorable experience in a fun atmosphere.
3. To provide a safe environment; always promoting good health and welfare for all.
4. To teach children how to spend their leisure time wisely, in an effort to meet several needs; emotional, physical and social.

C. Exemption Status:

Once an exempt status is established, the Licensing Division will not monitor the recreational program. The Licensing Division will be responsible for investigating complaints of unlicensed child care and for referring other complaints to the municipal authorities or, in the case of abuse/neglect allegation, to the local authorities.

Exemption status covers ages 5 – 13. Exemption status does not cover children under the age of 5 or over the age of 14.

D. Standards of Care Review:

Standards will be reviewed annually and brought to the City Council for approval after a public hearing is held to pass an ordinance regarding section 42.04 1(b) (14) of the Texas Human Resources Code. Childcare Licensing will not regulate these programs nor be involved in any complaint investigation related to the program.

Any parent, visitor or staff may register a complaint by contacting The REC Camp / Recreation Program Coordinator at 817 410-3454, The Recreation Supervisor at 817 410-3468 or Recreation Manager at 817 410-3458.

II. STAFFING

- A. Summer Camp / Recreation Coordinator:** The Recreation Coordinator directs and manages a staff of 10 – 12 day camp counselors and supervises the activities of children in a day camp environment.

1. Essential Job Functions:

- a.) Direct and supervise all counselors including hiring and training.
- b.) Complete and submit proper records including camp schedules, counselor work schedules, payroll, accident/incident reports and attendance.
- c.) Develop age appropriate camp curriculum (5-13 years) in accordance with the philosophy of the program.
- d.) Ensure staff is committed to following established guidelines, procedures and policies.
- e.) Maintain an orderly, clean and safe environment for the children while promoting a non-competitive program directed toward accentuating positive behaviors, physical development and emotional growth.
- f.) Develop and distribute a weekly schedule of activities.
- g.) Complete facility reservations and transportation needs for all camp activities.
- h.) Schedule, confirm, obtain and distribute payment for all field trips
- i.) Maintain supplies, equipment and all necessary documentation for the operation of the camp.
- j.) Communicate to parents about camper's progress and activities.
- k.) Conduct on-going program evaluations implementing approved recommendations as needed.
- l.) Provide reports to the Recreation Supervisor on a weekly basis to monitor camp activities throughout the program.

2. Qualifications:

- a.) Bachelor's Degree in Education or Recreation is preferred, but not required.
- b.) A minimum of three years of experience as a camp counselor and/or educator.
- c.) Requires a valid Texas driver's license with a good driving record over the past three years.
- d.) Must pass city criminal background check prior to hiring.
- e.) Must pass pre-employment drug screen and/or physical.
- f.) Must complete First Aid and CPR certification prior to camp.

3. Requirements of Work:

- a.) Coordinator must complete the mandatory staff training program of at least 20 hours, in addition to planning hours with site staff prior to the start of camp. This training includes departmental orientation, customer service, sexual harassment, behavioral issues and discipline, training and examination program on sexual abuse and molestation, as well as practical skills on activities for children in games, songs and crafts.
- b.) Ability to be physically active and involved with children all day.
- c.) Ability to lift 50 pounds.
- d.) Knowledge of child development and age appropriate activities.
- e.) Advanced organizational and communication skills.
- f.) Team leadership abilities.

- g.) Varied experience in a variety of activities including, but not limited to, sports, art, nature, drama and cooperative activities.

B. Day Camp/Recreation Counselor: The Camp Counselor is responsible for direct leadership of youth ages 5 – 13 in a variety of activities including, but not limited to games, sports, arts & crafts, schedules, activities, supplies and equipment, and also responsible for cleanliness of the area used by camp participants. The counselor positions are also responsible for completing necessary forms relating to attendance, check-in/check-out procedures, accidents and incidents.

1. Essential Job Functions:

- a.) Promote a non-competitive, positive, self-image enhancing environment for each participant through the direction of non-competitive, fun, varied and well organized activities.
- b.) Directly lead activities using a method that will provide opportunity for the involvement of all children on an equal level. The Counselor prepares, in advance, direction for activities, daily schedules and required equipment used during activities.
- c.) Accompanies youth on all field trips.
- d.) Exhibit enthusiasm for the activity to impart a feeling of excitement to camp participants.
- e.) Follow procedures for camper check in/check out. Reports accidents/incidents, behavioral modifications and camp schedules.
- f.) Follow guidelines for safety and storage of equipment, including inventory of supplies.
- g.) Provide and adhere to established guidelines set forth for the safety, behavior, communication and discipline of the camp participants.
- h.) Recognize and reward positive, improved and outstanding behavior and/or accomplishments of camp participants.

2. Minimum Qualifications:

- a.) Three months to a year of experience working with children in a day camp setting depending on if you are applying as an RCA I Camp Counselor or RCA II Camp Counselor.
- b.) Minimum age of 16
- c.) A valid Texas driver's license with good driving record.
- d.) Must pass criminal background check prior to hiring.
- e.) Must pass pre-employment drug screen and/or physical.
- f.) Must complete First Aid and CPR certification prior to camp.

3. Other Requirements:

- a.) Staff must complete the mandatory staff training program of at least 10 hours, in addition to planning hours with Recreation Program Coordinator prior to the start of camp. This training includes departmental orientation, customer service, sexual harassment training, behavioral issues and discipline, as well as practical skills on activities for children in games, songs and crafts.
- b.) Staff must exhibit competency, good judgement and self-control, throughout the duration of camp.

- c.) Staff should relate to children with courtesy, respect, acceptance and patience.
- d.) Staff must wear the approved uniform.
- e.) Staff will be evaluated at least once during the summer prior to the completion of camp. Evaluations will be reviewed with the camp counselors to discuss any areas of improvement or suggestions.

4. Criminal Background Checks:

Criminal background checks will be conducted on prospective day camp employees. Applicants may be disqualified if they have a job related criminal conviction. A prospective employee will be subject to a pre-employment drug test and/or physical prior to hiring.

5. Staffing Ratios:

The state required ratio for number of children (ages 5 – 13) may not exceed 15:1 children to staff.

III. FACILITY STANDARDS

- A. Emergency evacuation and relocation plans will be posted at each facility.
- B. Program employees will inspect sites frequently for any sanitation or safety concerns. Those concerns should be passed on to the Recreation Supervisor.
- C. Each camp must have a fully stocked first aid kit. This shall be checked and stocked on a weekly basis by the Recreation Program Coordinator. It shall include bandages, first aid cream, rubber gloves, Neosporin, alcohol wipes, hot/cold packs, gauze, tweezers and scissors.
- D. In a situation where evacuation is necessary, the first priority of staff is to make sure all participants are in a safe location.
- E. Program sites will be inspected annually by the Fire Marshal and must comply with Fire Marshal's directives.
- F. The recommended number of fire extinguishers shall be inspected quarterly and available and "primed" for use.
- G. Fire drills should be conducted once a month during the summer camp.
- H. Medication will only be administered with written parental consent. Prescription medications shall be left with staff in their original container, labeled with the child's name, date, directions and physician's name. Medication shall be dispensed only as stated on the bottle, and not past the expiration date.
- I. Non-prescription medicine with the child's name and date on the medication may be brought if in the original container. Non-prescription medication will only be administered with written parental consent.

- J. Each indoor site shall have adequate indoor toilets and lavatories located such that children can use them independently and program staff can supervise as needed. There shall be one flush toilet per 30 children. Outdoor sites shall provide portable toilets based on number of children attending each day. Sinks shall be provided based on one sink per 30 children.
- K. All participants must wear appropriate footwear daily. Sandals and flip flops will be allowed only in swimming pool areas.

IV. SERVICE STANDARDS - Day Camp / Camp Counselors

This information will be provided to each staff as a part of the day camp manual:

- A. Camp staff shirts, shorts, and appropriate footwear are to be worn at all times.
- B. Camp participants and parents will be treated with respect at all times.
- C. Camp staff will take it upon themselves to resolve complaints. If you are unable to resolve the complaint on the spot, take the customer's name and phone number, investigate complaint resolution and then follow up with the customer.
- D. Camp staff will keep parents continuously informed of camp activities. A weekly schedule will be distributed the week prior to session and extra copies will be kept with the sign in log daily.
- E. Camp staff will note details of behavior of campers (accomplishments, discipline problems, general activities, etc.) and update parents as much as possible.
- F. Camp staff will monitor the sign in/out log at all times.
- H. Camp staff shall clean rooms after each activity. Floors will be swept or vacuumed, chairs stacked, mirrors cleaned, and supplies put away. This is extremely important due to the fact that rooms are used throughout the day by other groups.
- I. Camp staff will dedicate their on-duty time to campers and/or parents to ensure a meaningful and pleasant experience.
- J. Prior to working with campers, camp staff will check all messages for the day.

V. OPERATIONAL ISSUES

- A. Emergency Phone numbers are kept at the front desk of the facilities, as well as with the Day Camp Director on field trips. Those numbers include fire, police, and ambulance services.
- B. A Day Camp manual is given to every Day Camp Counselor, Day Camp/Recreation Leader and Program Coordinator. The manual addresses the following items:
 - 1. Discipline Issues
 - 2. City Rules and Regulations

3. Forms that must be filled out
4. Service Standards
5. Game/activity leadership
6. Ways to interact with children
7. Field Trips

Additional manuals will be located at each site for access by any staff member.

- C. Sign in/sign out sheets will be used every day. Only adults listed on sign-in/out release will be allowed to pick up children. An authorized person must enter the building, present appropriate identification and sign the sheet in order for staff to release the child.
- D. Emergency evacuation and relocation plans will be posted at each facility.
- E. Parents will be notified regarding planned field trips and provided the required release forms.
- F. Enrollment information will be kept and maintained on each child and shall include:
 1. Child's name, birth date, home address, home telephone number, physician's phone number and address and phone numbers where parents may be reached during the day.
 2. Name, driver's license number and telephone numbers of persons to whom the child can be released.
 3. Field trip release form as needed.
 4. Liability waiver.
 5. Parental consent to administer medication, medical information, and release on participant.
- G. Staff shall immediately notify the parent or other person authorized by the parent when the child is injured or has been involved in any situation that placed the child at risk.
- H. Staff shall notify parents or authorized persons of children in the facility when there is an outbreak of a communicable disease in the facility that is required to be reported to the County Department of Health. Staff must notify parents of children in a group when there is an outbreak of lice or other infestation in the group.
- I. Discipline:
 1. Discipline and guidance of children must be consistent and based on an understanding of individual needs and development.

2. There shall be no harsh, cruel, or unusual treatment.
 - a.) Children shall not be shaken, bit, hit, or have anything put in or on their mouth as punishment.
 - b.) Children shall not be humiliated, yelled at or rejected.
 - c.) Children shall not be subjected to abusive or profane language.
 - d.) Punishment shall not be associated with food.
 - e.) Corporal punishment in any form will not be tolerated.
 - f.) Staff may use brief, supervised separation from the group if necessary, but staff shall not place children in a locked room or in a dark room with the door closed.
3. Incident reports will be filled out on any disciplinary cases, and information is to be shared with parents when picking up the child or sooner, when extreme cases occur. Continued disciplinary problems will result in the participant being asked to leave the program.
4. Children who show patterns of endangerment to themselves, other participants or staff will be asked to leave the program.

J. Illness or Injury

1. Parents shall be notified immediately in cases of illness or injury.
2. An ill child will not be allowed to participate if the child is suspected of having a temperature and/or accompanied by behavior changes or other signs or symptoms until medical evaluation indicates that the child can be included in the activities. In the event that an injury cannot be administered through basic first aid, staff will call 911.
3. When an injury occurs, an incident report shall be filled out immediately. The form shall be filled out completely with the original sent to the Recreation Supervisor's office and a copy kept in the Day Camp files.

VI. GENERAL GUIDELINES FOR CHILDREN

As a part of the Day Camp Manual, staff will be given the following information:

- A. A child is not allowed to use the phone unless it is an emergency. In this case, Day Camp staff should make the call for the child.
- B. Children must stay off any elevated surfaces (tables, counter tops, ping pong tables, etc.)
- C. Children should walk in the building. Running is permitted only in designated areas.
- D. Bouncing and throwing balls is permitted only in the gym.
- E. Active games using equipment that can cause damage to window, shades, lights, and ceilings must be played only in the gym.
- F. Children must respect staff and each other.

- G. Children must wear shoes at all times.
- H. Children must be contained and not allowed to filter in with the general public. You must know where each and every child is AT ALL TIMES.

VII. ACTIVITIES

- A. Activities for each group will be planned according to the participant age, interest and ability. The activities should be flexible and promote social and educational advancement.
- B. A weekly calendar of activities will be posted for parents the Friday prior to that week of camp.
- C. When taking field trips, staff will:
 - 1. Count everyone before they leave the program site as well as prior to leaving the field trip site.
 - 2. Carry medical information on each child and necessary medications with them on the trip.
 - 3. Carry a first aid kit.
 - 4. Carry a cellular phone for emergency use.
 - 5. Ensure that participants are wearing a camp shirt and a City of Grapevine wristband so that children are easily identified.

VIII. FIELD TRIPS

- A. Ratio on field trips will be 10:1 per staff member.
- B. Each staff member is given a list of campers. Staff is responsible for the assigned list of campers for the duration of the trip.
- C. A required face to name check will be done prior to leaving the program site, upon arrival at the field trip site, upon leaving the field trip site and upon arrival back at the program site.
- D. A notebook with all important information for each camper will be taken to each field trip.

IX. MONITORING AND ENFORCEMENT

Standards of care established by The REC of Grapevine will be monitored and enforced by city departments responsible for their respective areas as identified:

- A. Health and safety standards will be monitored and enforced by the City's Police, Fire, and Code Enforcement Departments.
- B. Staff and program issues will be monitored and enforced by the City of Grapevine Parks and Recreation Department. The Recreation Manager shall visit each site on a

weekly basis for an informal inspection of the programs. Recreation Supervisor and Recreation Program Coordinator are responsible for informally checking the camp activities on a daily basis. When this staff is not available, another full-time staff person will be assigned for daily checks.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL CC ITEM #6

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: FEBRUARY 16, 2016

SUBJECT: CITY COUNCIL PUBLIC HEARING – 42ND YEAR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

RECOMMENDATION:

City Council conduct a Public Hearing to receive public input relative to the proposed 42nd Year Community Development Block Grant (CDBG) Program street reconstruction project, authorize staff to proceed with the application submittal to Tarrant County and take any necessary action.

FUNDING SOURCE:

Funds are programmed as follows:

\$212,000.00 Community Development Block Grant Funds (Estimated)

\$116,402.00 City Match from Street Division Permanent Street Maintenance Fund (PSMF)
Account # 174-43301-415-090

BACKGROUND:

The scope of the project is the reconstruction of the 200 and 300 blocks of South Austin Street (from Worth to Estill Streets) including new curb & gutter, asphalt paving, sidewalks on both sides of the road, handicap ramps and driveway approaches.

The roadway reconstruction project is located in the College Heights Addition, CDBG Target Area designated as census tract 1137.05 Block Group 4, in the Housing and Urban Development (HUD) Low/Moderate Income Survey Data (LMISD).

These improvements will contribute to the upgrade of the areas by providing an improved travel surface for motorists and pedestrians in the neighborhood.

The cost estimate for this project, including engineering and testing, is \$328,402.00. The Application Process Requires that the following statement be included in the memo. "The City shall be responsible for all costs of the 42nd Year CDBG project that exceed the amount of the grant fund."

Staff recommends approval.

ESTILL ST

42nd YEAR CDBG

TEXAS ST

41st YEAR CDBG

40th YEAR

39th YEAR

38th YEAR

DOOLEY ST

AUSTIN ST

42nd YEAR

WOOD ST

RUTH ST

ECKLEY ST

33rd & 35th YEAR

WORTH ST

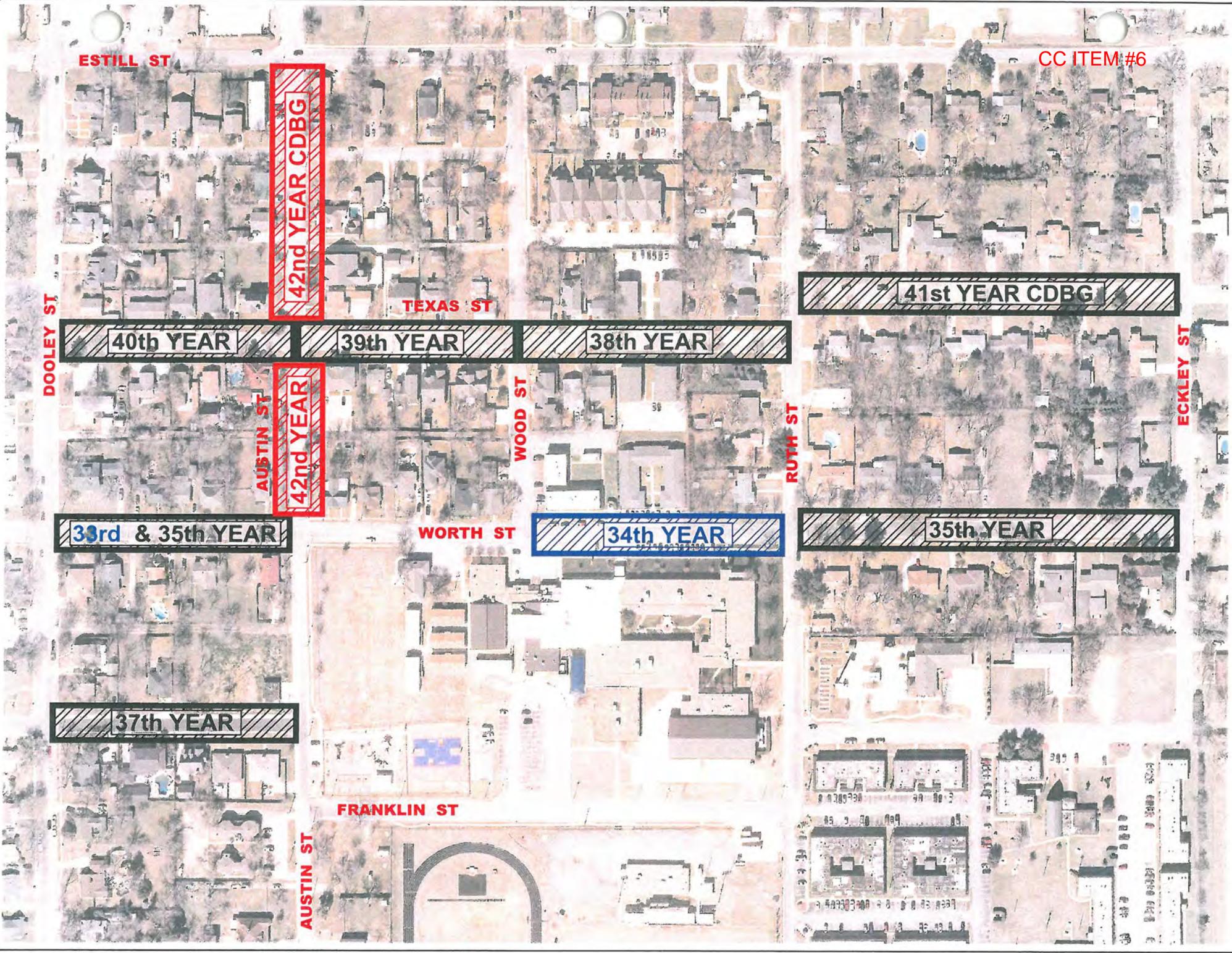
34th YEAR

35th YEAR

37th YEAR

FRANKLIN ST

AUSTIN ST



MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: FEBRUARY 16, 2016
SUBJECT: STRATEGIC PLANNING 2016

Attached is a proposal from Mike Mowery of Strategic Government Resources of Keller, Texas to facilitate a Strategic Planning Retreat for the City Council sometime in March or April depending upon your calendars. I have had a conversation with the Mayor and Mayor Pro Tem about this approach and both were supportive of bringing the idea forward to the full Council for your discussion and consideration.

This 2016 Retreat is for the City Council and is designed to allow a process by which Council, through your individual ideas, engagement and collective consensus, can chart a 5-10 year course for City Government on a host of issues that are important to you, to our community and to our continued organizational success.

It is envisioned that the Retreat would take place in a meeting room at The REC and would be held on a Thursday evening from 5:30 to 9:00 pm and the following Saturday morning from 8:30 to 11:30 am.

Mr. Mowery, who has recently completed similar retreats in Plano, Frisco, El Paso and Amarillo with their City Councils, as well as many others in our region, will be present at the Council meeting if you should have any specific questions about this proposal.



Bruno Rumbelow
City Manager
City of Grapevine, Texas

February 9, 2016

Email: Brumbelow@grapevintexas.gov

Thank you for your request that I submit this proposal to conduct an upcoming City Council retreat.

Anticipated Outcomes:

- To identify what is important to Council.
- To review the current mission, vision and values to insure they are still valid; if not develop new ones.
- To provide the Council the opportunity to think strategically about the future by considering questions such as:
 - What will Grapevine look like in five years?
 - What will Grapevine look like in ten years?
 - Where does quality service; quality facilities; engagement with citizens; and contribution to quality of life fit into their vision?
- To identify the pillars for Grapevine's strategic vision.
- To reach agreement on Strategic Targets.

Proposed Approach:

Before the day of the retreat, Mike Mowery will meet individually with the Mayor and each Council Member. These conversations will be to gain insight into perceptions regarding the Core Beliefs, Mission, Vision and Strategic Plan.

First Evening

- We will begin with dinner at 5:30 pm.
- PowerPoint presentation and discussion regarding the detailed specific council responses to the interviews with the Mayor and all of the Council members. This presentation will include all responses provided by every Council member, but in a format that maintains confidentiality as to who said what.

- SWOT Analysis with the Council working in small groups and then reporting to the larger group. This sets the foundation for dreaming of what the future can and should be.
- Lead the Council to think strategically about the future for Grapevine as it relates to items such as: Infrastructure, Transportation, Economic Vitality, Diversity, Parks & Trails, Innovation, Community Involvement, Sustainability, Customer Satisfaction, Financial Health, The Arts, and Safety.
- Adjourn at 9:00.

Saturday Morning

- We would meet at 8:30.
- Identify the foundational pillars of the strategic vision for Grapevine.
- Identify and rank the Strategic Targets related to the Council's Vision.
- Discussion of the most important Bold Steps for Grapevine to take toward achieving its strategic vision.
- Discussion of the ramifications regarding the Strategic Targets.
- Adjournment at 11:45.

Cost of Services:

1. Advance Interviews: Our standard fee is \$275 per advance interview. This includes advance work with the City Manager to define the topics and questions, the actual onsite interviews, all advance interpretation and analysis, and preparation of presentation summaries.
2. Professional Services at the retreat: Our normal fee would be \$8,000. This includes the professional fee for the retreat and all retreat preparation. However, we have discounted this to **\$6,000**.
3. The professional fee does not include a formal written retreat report. It is presumed that this will be prepared by City staff. However, should the city so desire, we can produce a formal written report suitable for public distribution at an additional cost of \$1750.

Logistical Requirements

1. City will provide a meeting location, meals, and break coordination and expense.
2. City will provide all AV set up, including a laptop and projector with power point capability, as well as ability to play a DVD with adequate sound for the entire room to hear easily.
3. City will provide two chart size, "Post It" style pads with sticky backs, six different colored large size markers (wide tip), and 50 each of 6 different colors of sticky dots.

If this agreement accurately reflects your expectations and understanding of our agreement, please execute two copies and return one to me for my files.

Accepted and Agreed to, this the _____ day of _____ 2016 by and between:

Bruno Rumbelow
City Manager
City of Grapevine

Mike Mowery
Sr. VP of Leadership Development
Strategic Government Resources Inc.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: FEBRUARY 16, 2016
SUBJECT: TCAP POWER PURCHASE 2018-2022

RECOMMENDATION:

City Council consider adopting a resolution authorizing the City to enter into a contract with Texas Coalition for Affordable Power (TCAP) to provide the City with electric power for the years of 2018 thru 2022 and take any necessary action.

FUNDING SOURCE:

Funds are programmed annually in each department's Operating Budget.

BACKGROUND:

The City entered into a contract with TCAP in August 2012 to provide power to the City for the years of 2014 through 2017. The cost for this power is \$0.0531 per kWh.

TCAP is looking for an opportunity to lock-in prices for the five-year term of 2018 through 2022 at or below a benchmark price of \$0.0410 per kWh. At this price the City would experience a savings of \$200,000 per year for five years or approximately \$1,000,000. Our electric power budget for the FY 2016 budget year is in the neighborhood of \$2.8 million.

TCAP will be soliciting new bids as of the second week of March which will establish our cost per kWh. The prices are good for only one day. The adoption of the attached resolution authorizes the Mayor, City Manager, or Public Works Director to execute the contract once TCAP's supplier is able to lock in a price at or below the benchmark price.

The City Council Utilities Committee has been briefed and recommends approval. Staff also recommends approval.

JSL/ds



2002 - \$ 0.04000
 2003 - \$0.04320
 2004 - \$0.04940
 2005 - \$0.06837 - (Jan -Jun)
 2005 - \$0.06605 - (Jul -Dec)
 2006 - \$0.11860 - (Jan -Jun)
 2006 - \$0.07752 - (Jul -Dec)
 2007 - \$0.08132
 2008 - \$0.08571 - (Jan -Jun)
 2008 - \$0.13589 - (Jul -Sep)
 2009 - \$0.06974
 2010 - \$0.07708
 2011 - \$0.07895
 2012 - \$0.07884
 2013 - \$0.07878
 2014 - \$0.05310
 2015 - \$0.05310
 2016 - \$0.05310
 2017 - \$0.05310

RESOLUTION NO. _____

TCAP

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE TEXAS COALITION FOR AFFORDABLE POWER, INC. (TCAP) TO NEGOTIATE AN ELECTRIC SUPPLY AGREEMENT FOR FIVE YEARS FOR DELIVERIES OF ELECTRICITY EFFECTIVE JANUARY 1, 2018; AUTHORIZING TCAP TO ACT AS AN AGENT ON BEHALF OF THE CITY TO ENTER INTO A CONTRACT FOR ELECTRICITY; AUTHORIZING WILLIAM D. TATE, BRUNO RUMBELOW OR JOHN S. LASTER TO EXECUTE AN ELECTRIC SUPPLY AGREEMENT FOR DELIVERIES OF ELECTRICITY EFFECTIVE JANUARY 1, 2018 AND COMMITTING TO BUDGET FOR ENERGY PURCHASES IN 2018 THROUGH 2022 AND TO HONOR THE CITY'S COMMITMENTS TO PURCHASE POWER FOR ITS ELECTRICAL NEEDS IN 2018 THROUGH 2022 THROUGH TCAP AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas (City) is a member of Texas Coalition For Affordable Power, Inc. (TCAP), a non-profit, political subdivision corporation dedicated to securing electric power for its more than 170 members in the competitive retail market; and

WHEREAS, TCAP has unique rights under Texas law to negotiate directly in the wholesale market and arrange separate contracts for power supply and retail services which provides TCAP leverage to achieve contract provisions that single city negotiations with a Retail Electric Provider (REP) would be unlikely to produce; and

WHEREAS, TCAP's geographic diversity across all four ERCOT zones produces an aggregated peak load that is lower than the total of individual peak loads of the individual TCAP members, allowing price benefits in the wholesale market that are not likely to be available to any given TCAP member alone; and

WHEREAS, TCAP and its predecessor organizations, Cities Aggregation Power Project, Inc. (CAPP) and South Texas Aggregation Project, Inc. (STAP), negotiated favorable contract terms that resulted in rebates from the wholesale supplier and reasonable commodity prices for delivered electricity since 2002 resulting in stable budgets for electricity for members; and

WHEREAS, commodity prices for electricity experienced significant volatility between 2002 and 2009, with prices ranging from 4 cents to over 13 cents per kWh, causing CAPP and STAP members to welcome a five year contractual commitment that

came close to cutting the 2008 prices in half, with that contract being extended until December 31, 2017, with a negotiated price reduction of about 1 cent per kWh; and

WHEREAS, TCAP has become a forceful voice for consumer protections and market reform to benefit the public and well as cities and other political subdivisions; and

WHEREAS, TCAP is owned by its members and distributes monetary and other resources according to relative load size of members and is controlled by a fifteen member Board of Directors, all of whom must be city employees of members who represent diversity in size and geography; and

WHEREAS, wholesale power prices within the deregulated Texas market are largely determined by the NYMEX gas futures prices for natural gas which are currently low and relatively stable, but which change daily; and

WHEREAS, daily price changes require retail customers to execute a contract immediately upon receipt of a favorable offer; and

WHEREAS, pursuant to Texas Local Government Code Section 252.022(a)(15) expenditures for electricity are exempt from competitive bidding requirements; and

WHEREAS, on any given day, TCAP is able to capture a favorable wholesale price for any period of time, comparable to or better than any given REP or broker; and

WHEREAS, TCAP intends to continue to contract with its current wholesale supplier, NextEra, because the relationship with NextEra is such that NextEra is willing, after it knows the size of a given load, to execute a contract at or below prescribed price and terms; and

WHEREAS, the City desires to execute a contract for electricity for the period beyond the expiration of its current contract on December 31, 2017, that locks-in favorable wholesale prices under one of three different supply options:

Option 1 - fixed-price, full-requirements at a price not to exceed 4.1 cents per kWh for the North and West zones or 4.25 cents per kWh for the South and Houston zones;

Option 2 - fixed price for on-peak hours and variable spot market prices for off-peak hours;

Option 3 - block energy at a fixed price to cover the base load hours, a fixed price for solar energy to cover mid-day peak hours (approximately 10% of total load) and variable spot market prices for all remaining consumption; and

WHEREAS, TCAP will allow members six weeks from receipt of this resolution to consider whether to participate in this second opportunity to contract for post-2017 electrical supply, and thereafter allow NextEra until June 30, 2016 to contact for power for five years at a price not to exceed 4.1 cents per kWh in the North and West zones and

a price not to exceed 4.25 cents per kWh in the South and Houston zones for Option 1, so long as the aggregated load for any of the three supply options reaches at least 50 megawatts; and

WHEREAS, wholesale suppliers demand assurance that TCAP will pay for all contracted load; and

WHEREAS, the City needs to assure TCAP that it will sign a Commercial Electric Supply Agreement (CESA) reflecting the contract extension and budget for energy purchases for the post-2017 period and honor its commitment to purchase power for its electrical needs for 2018 through 2022 through TCAP.

WHEREAS, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act; and

WHEREAS, the City Council deems the adoption of this resolution to be 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 hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. That the TCAP Board of Directors and its consultants and advisors are agents authorized to negotiate for the City's electricity needs as a member of TCAP for the period 2018 through 2022 at a price not to exceed 4.1 cents per kWh for the North and West zones and a price not to exceed 4.25 cents per kWh in the Houston and South zones for supply Option 1;

Section 3. The City prefers to participate in supply Option 1 with the following understanding: a) while supply Option 1 is a full-requirements, fixed-price option, Options 2 (fixed price on-peak, variable spot prices for off-peak usage) and 3 (fixed price for base load, fixed price for a portion of peak load, and variable spot market for remainder) have variable price components and savings over Option 1 cannot be guaranteed, and b) if there is insufficient desire among members to achieve a 50 MW threshold for either Option 2 or 3, the member selecting the inadequately subscribed option will be placed in the Option 1 category. If no option is selected, TCAP will assume that a passed resolution approves of Option 1.

Section 4. Assuming this resolution is passed before February 25, 2016 and the combined load of TCAP members passing this resolution exceeds 50 megawatts for the preferred Option and NextEra is able to provide TCAP an opportunity prior to June 30, 2016 to contract for power to be delivered to members at a price not to exceed 4.1 cents per kWh for the North and West zones and not to exceed 4.25 cents per kWh in the Houston and South zones for supply Option 1 for the period January 1, 2018 through

December 31, 2022, any one of the following individuals is hereby authorized to sign an electric supply agreement for the City within 24 hours of receipt of a contract that has been approved and recommended by the TCAP Board of Directors: William D. Tate, Bruno Rumbelow or John S. Laster.

Section 5. That the City will commit to purchase power to meet all of its electricity needs eligible for competition pursuant to the TCAP approved supply agreement and approve funds necessary to pay electricity costs proportionate to the City's load under the supply agreement (whether wholesale or retail) arranged by TCAP and signed by TCAP's Executive Director or President or other TCAP representatives authorized by the TCAP Board.

Section 6. That a copy of this resolution shall be sent to Jay Doegey, Executive Director, TCAP, 15455 Dallas Parkway, Suite 600, Addison, Texas 75001 and Geoffrey M. Gay, legal counsel to TCAP at 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

Section 7. 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 16th day of February, 2016.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
MEETING DATE: FEBRUARY 16, 2016
SUBJECT: RESOLUTION TO FORMALIZE INDUSTRIAL DEVELOPMENT CORPORATION BOARD MEMBER APPOINTMENT

RECOMMENDATION:

City Council to consider a resolution appointing Council Member Paul Slechta to the Industrial Development Corporation.

BACKGROUND INFORMATION:

Council Member Paul Slechta was appointed as a Director of the Industrial Development Corporation (IDC) on January 5, 2016 by Mayor Tate. Staff realized afterward, the appointment must be made by resolution of the governing body which created the IDC board.

Under the Corporation's Bylaws, the term of appointment for a council member serving as an IDC Director shall not exceed the council member's elected term of office. The attached resolution formally appoints Council Member Paul Slechta to serve as a Director of the Industrial Development Corporation.

Staff recommends approval.

TAB

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPOINTING A MEMBER TO THE BOARD OF DIRECTORS OF THE CITY OF GRAPEVINE INDUSTRIAL DEVELOPMENT CORPORATION AND PROVIDING AN EFFECTIVE DATE

WHEREAS, it is necessary and incumbent upon the City Council to appoint a Director to the Grapevine Industrial Development Corporation; and

WHEREAS, the Bylaws of the Grapevine Industrial Development Corporation state that each Director shall serve for a term of six years, or until his successor is appointed by the governing body; provided that if any Director shall at any time also be a member of the governing body of the City, then the term of such Director shall never exceed the period for which such Director is a member of such governing body; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act; and

WHEREAS, the City Council deems the adoption of this resolution to be 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 hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. That the City Council of the City of Grapevine, Texas, hereby appoints Council Member Paul Slechta, who is at least 18 years of age, and is a duly qualified elector of the City on the date of this appointment, to serve as a member of the Board of Directors of the Corporation, such service to be at all times subject to the powers of the City under the Act and the Articles of Incorporation.

Section 3. That this resolution shall take effect from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 16th day of February, 2016.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
MEETING DATE: FEBRUARY 16, 2016
SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF A
SUDDEN CARDIAC ARREST ALERT SYSTEM

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of a sudden cardiac arrest alert system from Physio-Control, Inc.

FUNDING SOURCE:

Funding for this purchase is currently available in account 325-44500-210-01-16 (IT Software License Maint. Fees) for an amount not to exceed \$18,000.00.

BACKGROUND:

It's been documented that early CPR and AED use can increase the cardiac arrest victim's survival. This is a mobile app that will assist in getting the CPR/AED trained public to the victim much quicker, thus potentially increasing the patient survival outcome. This app integrates with CAD and notifies trained personnel/civilians within a particular radius (this radius is set by the Fire Department) of a cardiac arrest victim. Along with the notification of the location of the victim, this app will notify them of the closest AED.

This procurement will be made as a sole source in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022, General Exemptions (a)(7)(d). Physio-Control, Inc. is the sole source provider for the PulsePoint sudden cardiac arrest alert system.

Staff recommends approval.

BI/BS

RESOLUTION NO. _____

SUDDEN
CARDIAC ARREST
ALERT SYSTEM

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE A SUDDEN CARDIAC ARREST ALERT SYSTEM FROM A SOLE SOURCE VENDOR, PHYSIO-CONTROL INC., AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by Texas Local Government Code Chapter 252, Subchapter B, § 252.022, General Exemptions (a)(7)(D) to consider items available from only one source as an exception to the bidding requirements of the State of Texas; and

WHEREAS, Physio-Control Inc. is the sole source provider in our marketplace for the PulsePoint sudden cardiac arrest alert system; and

WHEREAS, the City of Grapevine Fire Department has the need for a sudden cardiac arrest alert system; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act; and

WHEREAS, the City Council deems the adoption of this resolution to be 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 hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. That the City Manager or his designee is authorized to take all steps necessary for the sole source purchase of the PulsePoint sudden cardiac arrest alert system from Physio-Control Inc. for an amount not to exceed \$18,000.00.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the sole source purchase of a sudden cardiac arrest alert system.

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 16th day of February, 2016.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}

MEETING DATE: FEBRUARY 16, 2016

SUBJECT: APPROVAL FOR THE SALE OF CITY SURPLUS PROPERTY

RECOMMENDATION:

City Council to consider approval for the sale of property listed in Exhibit "A" as surplus property and authorizes their sale through public auction.

BACKGROUND:

This request is for approval for the sale of surplus property as listed in Exhibit "A". The City currently has miscellaneous surplus items including various Christmas decorations, utility vehicles, mowers, aerator, A/C units, portable radios, mobile computers, tablets, monitors, desktop printers, tower computers, a pavement repair unit, hydraulic pump and a sewer camera system ready for auction due to item age or condition. Staff has considered age, cost of operation and/or life-to-date maintenance costs when classifying certain property as surplus.

Staff recommends approval.

LW

Exhibit "A"
February 16, 2016

CC ITEM #13

1. 1 ea. 2005 John Deere Pro Gator 2030 Utility Vehicle.
2. 1 ea. 2006 Jacobsen Groom Master 2 Sand Trap Rake.
3. 1 ea. 2004 Jacobsen Greens King Triplex Greens Mower.
4. 1 ea. 2007 John Deere 2500EG Triplex Tee Mower.
5. 5 ea. Coleman Packaged A/C Units, 2 Ton w/5KW Heat.
6. 55 ea. Motorola XTS2500 & XTS5000 Portable Radios.
7. 16 ea. Panasonic FZ-A1BDAAV1M Android Toughbook Tablets.
8. 37 ea. Motorola MW805 Mobile Computers.
9. 35 ea. Motorola MW805 Mobile Monitor.
10. 2 ea. Pavement Repair All-in-One Applicator.
11. Assorted Christmas Decorations.
12. 27 ea. assorted desktop printers.
13. 18 ea. tower computers.
14. 1 ea. aerator.
15. 1 ea. Hydraulic pump.
16. 1 ea. sewer camera system.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
MEETING DATE: FEBRUARY 16, 2016
SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF A
TORO GROUNDSMASTER 3380-D MOWER

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of a Toro Groundsmaster 3380-D mower for the golf course from Professional Turf Products, L.P.

FUNDING SOURCE:

Funding for this purchase is currently available in 210-48860-340-2 (Machinery and Equipment) for an amount not to exceed \$23,791.07.

BACKGROUND INFORMATION:

The mower is being purchased as a replacement for a golf course mower that is 10 years old and has become a burden to the repair budget.

This purchase will be made in accordance with an existing Cooperative Purchasing Agreement with the National Intergovernmental Purchasing Alliance 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, L.P. The Golf Department staff and Purchasing reviewed the contract for 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.

MT/LW

RESOLUTION NO. _____

TORO
MOWER

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 TORO GROUNDSMASTER 3380-D MOWER 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 National Intergovernmental Purchasing Alliance 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 a Cooperative Purchasing Agreement with the National Intergovernmental Purchasing Alliance and wishes to utilize established contracts meeting all State of Texas bidding requirements; and

WHEREAS, the National Intergovernmental Purchasing Alliance has an established contract with Professional Turf Products LP, contract no. 120535, Grounds Maintenance Equipment; and

WHEREAS, the City of Grapevine, Texas has a need to purchase a Toro Groundsmaster 3380-D mower as a replacement for the Grapevine Golf Course; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act; and

WHEREAS, the City Council deems the adoption of this resolution to be 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 hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. That the City Council of the City of Grapevine authorizes the purchase of a Toro Groundsmaster 3380-D mower from Professional Turf Products LP through a Cooperative Purchasing Agreement with the National Intergovernmental Purchasing Alliance for an amount not to exceed \$23,791.07.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the purchase of said Toro Groundsmaster 3380-D mower.

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 16th day of February, 2016.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER BR
MEETING DATE: FEBRUARY 16, 2016
SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF A
HEAVY DUTY UTILITY TRUCK FOR THE GRAPEVINE GOLF
COURSE

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of a heavy duty utility truck for the golf course from Luber Bros.

FUNDING SOURCE:

Funding for this purchase is currently available in account 210-48860-340-2 (Machinery and Equipment) for an amount not to exceed \$25,678.08.

BACKGROUND:

This request is for a Jacobsen Truckster XD heavy duty utility vehicle to be purchased to replace a unit that is 10 years old.

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 Luber Bros. The Golf Department Staff and Purchasing reviewed the contract for 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.

MT/LW

RESOLUTION NO. _____

HEAVY DUTY
UTILITY TRUCK

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

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by the Texas Local Government Code, Section 271.102 to enter into a cooperative purchasing program agreement with other qualified entities in the State of Texas; and

WHEREAS, The Local Government Purchasing Cooperative (BuyBoard) is a qualified purchasing cooperative program as authorized by Section 271.102 of the Texas Local Government Code; and

WHEREAS, the City of Grapevine, Texas has established an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard) and wishes to utilize established contracts meeting all State of Texas bidding requirements; and

WHEREAS, The Local Government Purchasing Cooperative (BuyBoard) has an established contract with Luber Bros., contract no. 447-14, Grounds Maintenance Equipment, Irrigation Parts, Supplies and Installation; and

WHEREAS, the City of Grapevine, Texas has a need to purchase a Jacobsen Truckster XD heavy duty utility truck as a replacement for the Grapevine Golf Course; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act; and

WHEREAS, the City Council deems the adoption of this resolution to be 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 hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. That the City Council of the City of Grapevine authorizes the purchase a Jacobsen Truckster XD heavy duty utility truck from Luber Bros. through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard) for an amount not to exceed \$25,678.08.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the purchase of said Jacobsen Truckster XD heavy duty utility truck.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 16th day of February, 2016.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: FEBRUARY 16, 2016

SUBJECT: APPROVAL OF AN ANNUAL CONTRACT WITH RENEWALS
FOR BASEBALL FIELD MATERIAL AND SERVICES

RECOMMENDATION:

City Council to consider a resolution authorizing an annual contract with renewals for baseball field material and services from MasterTurf Products and Services, Inc.

FUNDING SOURCE:

Funds are available in account 174-74015-312-055 (Infield Replacement) in the estimated annual amount of \$30,000.

BACKGROUND:

The purpose of this contract is to establish fixed annual pricing for various products and materials including infield soil turf mixture and conditioners. These materials and services will be ordered on an as-needed basis to continue the reconditioning of City baseball and softball fields and replace infield material when needed.

This procurement will be made as a sole source in accordance with Local Government Code Chapter 252, Subchapter B, Section § 252.022. General Exemptions (a) (7) (A). Master Turf Products and Services, Inc. is the sole provider of Master Seal products of infield soil turf mixture and conditioner for City baseball and softball fields. The term of the contract is for one-year with four, one-year optional renewals.

Staff recommends approval.

RW/LW

RESOLUTION NO. _____

MASTERTURF

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE MASTER SEAL PRODUCTS AND SERVICES FROM A SOLE SOURCE VENDOR, MASTERTURF PRODUCTS AND SERVICES INC., AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by Texas Local Government Code Chapter 252, Subchapter B, § 252.022, General Exemptions (a)(7)(A) consider items available from only one source as an exception to the bidding requirements of the State of Texas; and

WHEREAS, MasterTurf Products and Services Inc. is the sole source provider in our marketplace for MasterSeal products including MasterSeal Infield Mix and MasterSeal Conditioner used for all City baseball and softball fields; and

WHEREAS, the City of Grapevine Parks and Recreation Department has the need to recondition baseball and softball fields and replace infield material on a continuous basis to maintain field surfaces; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act; and

WHEREAS, the City Council deems the adoption of this resolution to be 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 hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. That the City Manager or his designee is authorized to take all steps necessary for the sole source contract for MasterSeal products and services for City baseball and softball fields from MasterTurf Products and Services Inc. for an estimated amount of \$30,000.00.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the sole source purchase of said MasterSeal products and services.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 16th day of February, 2016.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: FEBRUARY 16, 2016

SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR POOL MAINTENANCE SERVICES FOR CITY SWIMMING POOLS

RECOMMENDATION:

City Council to consider approval to renew an annual contract for pool maintenance services with Aloha Pool Service for City swimming pools.

FUNDING SOURCE:

Funds for this purchase are available in account 100-44540-312-3 (General Fund/Professional Services/Parks and Recreation Maintenance) and account 100-44540-312-5 (General Fund/Professional Services/Parks and Recreation Aquatics) for an estimated budgeted amount of \$30,000.

BACKGROUND:

The purpose of this contract is to establish fixed annual pricing for the purchase of pool maintenance services for City swimming pools and fountains on an as-needed basis used by the Parks and Recreation Department. Aloha Pool Service will assist with all sanitization needs to comply with maintaining high public health standards and provide scheduled cleaning of City pools and fountains. These services include vacuuming of pool walls and floors, scrubbing and brushing, removing debris and complete any normal repair issues that might arise.

Quotes were taken in accordance with City Purchasing Policy. Formal bids and advertisements are not required for purchases under \$50,000.00. Quotes were requested from three vendors with only one vendor, Aloha Pool Service, agreeing to the specifications. The contract was for an initial one-year period with four, one-year renewal options. If approved, this would be the final renewal option available.

Staff recommends approval.

TK/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER BR
MEETING DATE: FEBRUARY 16, 2016
SUBJECT: DART LICENSE AGREEMENTS

RECOMMENDATION:

City Council consider approving Revised License Agreements for six City Pipeline Crossings of the DART Railroad right-of-way, authorize City Staff to execute said License Agreements, and take any necessary action.

FUNDING SOURCE:

Funds are available in the amount of \$5,206 for these license payments in FY 16 and will be budgeted accordingly for future annual payments in the Wastewater Collection and Water Distribution Operating Budget accounts.

BACKGROUND INFORMATION:

DART has concluded that licensed crossings of their railroad right-of-ways should require an annual fee. The six crossings addressed in this memo are City water and wastewater lines that cross the railroad right-of-way at locations other than at street crossings. Railroad crossings by our water and wastewater lines in combination with street crossings are not charged a fee.

The fees for the six crossings are based upon the size of the line. Since this is a new approach implemented by DART, they have chosen to address existing licensed crossings with a graduated fee schedule. This is intended to reduce the financial impact to the City. The payments would begin on June 1, 2016 and increasing annually to the final annual fee on June 1, 2020 for five currently licensed crossings. One of the existing crossings does not currently have a license in place and will be treated as a new license. New crossings will be charged the total fee for the crossing from the outset.

The complete payment schedule is attached.

Staff recommends approval.

Grapevine Water & Wastewater crossing DART ROW

CC ITEM #18



0 0.25 0.5 1 Miles

2/3/2016

DART LICENSE AGREEMENT ANNUAL FEES

License #	Facility Type	Facility Size	Annual Pmnt 6/1/2016	Annual Pmnt 6/1/2017	Annual Pmnt 6/1/2018	Annual Pmnt 6/1/2019	Annual Pmnt 6/1/2020
Existing Crossings							
220862	W	30"	\$815.00	\$1,630.00	\$2,445.00	\$3,260.00	\$3,342.00
220863	WW	14"	\$375.00	\$750.00	\$1,125.00	\$1,500.00	\$1,538.00
220866	W	18"	\$450.00	\$900.00	\$1,350.00	\$1,800.00	\$1,845.00
220867	W	24"	\$728.00	\$1,455.00	\$2,183.00	\$2,910.00	\$2,983.00
220873	WW	10"	\$303.00	\$605.00	\$908.00	\$1,210.00	\$1,240.00
New Crossing							
220931	W	20"	\$2,535.00	\$2,535.00	\$2,535.00	\$2,535.00	\$2,535.00
Total			\$5,206.00	\$7,875.00	\$10,546.00	\$13,215.00	\$13,483.00

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: FEBRUARY 16, 2016

SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR LIGHTING AND BALLASTS

RECOMMENDATION:

City Council to consider approval to renew an annual contract for lighting and ballasts with Facility Solutions Group, Inc.

FUNDING SOURCE:

Funds for this purchase are available in account 100-14111-0000 (General Fund/Warehouse Inventory) in the estimated amount of \$20,000.00.

BACKGROUND:

The purpose of this bid is to establish fixed annual pricing for the purchase of various types of lighting and ballasts on an as-needed basis for use by the Facility Services Division to service various City facilities.

Bids were taken in accordance with City Purchasing Policy. Formal bids and advertisements are not required for purchases under \$50,000.00. An informal RFB was issued through the City eBid system. There were 154 vendors were notified of the bid with eight vendors submitting bids. The contract was for an initial one-year period with four, one-year renewal options. If approved, this would be the third renewal option available.

Facility Solutions Group, Inc. submitted the lowest responsive and responsible bid for the items listed. Facility Solutions Group, Inc. has agreed to renew the contract with no increase in pricing.

Staff recommends approval.

LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: FEBRUARY 16, 2016
SUBJECT: APPROVAL FOR THE AWARD OF AN INFORMAL REQUEST FOR FILTER MEDIA

RECOMMENDATION:

City Council to consider approval for the award of an informal request for quote for filter media for the Public Works Department from Unifelt Corporation.

FUNDING SOURCE:

Funding for this purchase is currently available in account 200-43360-534-0 (Water Permanent Capital Maintenance) in an amount not to exceed \$36,500.00.

BACKGROUND:

Filter media removes suspended solids and small particles such as silt, grit, organic matter, algae and other micro-organisms from treated drinking water. TCEQ sets limits on filtered water turbidity. Water Treatment Plant filter media is due for replacement to meet these limits.

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. Unifelt Corporation submitted the lowest quote.

Unifelt Corporation	\$36,500.00
Leopold	\$41,200.00
De Nora	\$43,825.00

Staff recommends approval.

JD/BS

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 2nd day of February, 2016 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present to-wit:

William D. Tate	Mayor
Darlene Freed	Mayor Pro Tem
Sharron Spencer	Council Member
Mike Lease	Council Member
Chris Coy	Council Member
Duff O'Dell	Council Member
Paul Slechta	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 6:35 p.m. The closed session ended at 7:29 p.m.

Mayor Tate recused himself from item 1A and filed a Conflict of Interest Affidavit with the City Secretary. Mayor Pro Tem Freed presided over that portion of the Executive Session. Mayor Tate joined the Executive Session at 7:02 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Pro Tem Freed 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.

REGULAR MEETING

Call to Order

Mayor Tate called the meeting to order at 7:36 p.m. in the City Council Chambers.

Invocation

Council Member Mike Lease delivered the Invocation.

Pledge of Allegiance

Boy Scout Troop 240 posted the colors and led the Pledge of Allegiance.

Item 2. Citizen Comments

Carl Young, 4113 Meadow Drive, requested clarification on Item 15, Interlocal Agreement with the Trinity River Authority of Texas.

Doug Hutchins, 600 Austin Street #4, introduced his initiative, Deliver Grapevine, to deliver flowers to women in the nursing homes and rehabilitation centers in Grapevine.

Item 3. Mayor Tate to recognize Dough Aguirre for life saving actions by demonstrating concern and selfless service toward his neighbors during a fire.

Mayor Tate presented a Certificate of Recognition to Dough Aguirre for his efforts to rescue his neighbors from a fire on December 5, 2015.

Item 4. Staff to present an update on DFW Connector/State Highway 121 improvements.

Director of Transportation Projects Jerry Hodge presented the proposed construction plans for State Highway 360 and State Highway 121. The Texas Highway Commission awarded \$61,000,000 for improvements to the DFW Connector/State Highway 121 improvements.

Item 5. Director of Development Services to present Development Services departmental update.

Director of Development Services Scott Williams reported the Construction Valuation for Fiscal Year 2015 was \$192,800,394 which was an increase of \$38,663,024 from Fiscal Year 2014. Mr. Williams then described the work of Code Enforcement Officers Mark McCarty and Gene Tignor who worked 1,384 Code Enforcement cases in Fiscal Year 2015.

PUBLIC HEARING

Item 6. City Council to conduct a public hearing regarding the amendment to the Tax Increment Reinvestment Zone Number One Project and Financing Plan to establish project costs including educational facilities project costs pursuant to Texas Tax Code, Section 311.008 and 311.0085, and take any necessary action.

Mayor Tate declared the public hearing open.

Chief Financial Officer Greg Jordan introduced David Pettit with David Pettit Economic Development who outlined the changes to the Tax Increment Reinvestment Zone Number One.

No one spoke during the public hearing.

Motion was made to close the public hearing.

Motion: Coy
Second: Freed
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

Item 7. Consider an ordinance approving Tax Increment Financing District Reinvestment Zone Number One Amended Project and Financing Plan and take any necessary action.

David Pettit presented this item in conjunction with Item 6. The Amended Project and Financing Plan includes expanding the boundary an additional 419 acres for a total of 661 acres and extending the term to December 31, 2038. City Council approved the changes at their December 15, 2016 meeting. The Tax Increment Reinvestment Zone Number One Board of Directors approved the Amended project and financing plan on January 19, 2016.

Motion was made to approve the ordinance amending Tax Increment Financing District Reinvestment Zone Number One Amended Project and Financing Plans.

Motion: Spencer
Second: Freed
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

ORDINANCE NO. 2016-010

AN ORDINANCE APPROVING AN AMENDED PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF GRAPEVINE, TEXAS; MAKING VARIOUS FINDINGS RELATED TO SUCH AMENDED PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

Item 8. Consider the Amended Grapevine-Colleyville ISD Tax Increment Financing District Reinvestment Zone Number One Participation Agreement and take any necessary action.

David Pettit presented this item in conjunction with Item 6. The Participation Agreement will allow Grapevine-Colleyville ISD to participate in the Tax Increment Financing District Reinvestment Zone Number One as a non-contributing entity.

Motion was made to approve the Participation Agreement with Grapevine-Colleyville ISD.

Motion: Coy
Second: Lease
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

Item 9. Consider the Grapevine-Colleyville ISD Tax Increment Financing District Reinvestment Zone Number One Development Agreement and take any necessary action.

David Pettit presented this item in conjunction with Item 6. The Development Agreement will allow Grapevine-Colleyville ISD to fund up to \$30,000,000 to acquire, construct, and/or reconstruct joint use educational facilities.

Motion was made to approve the Development Agreement with Grapevine-Colleyville ISD.

Motion: Lease
Second: O'Dell
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

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. Mayor Pro Tem Freed, at the request of Carl Young, requested item 15 be removed from the consent agenda. This item was considered after the other consent agenda items.

Approval of the consent agenda authorizes the City Manager, or his designee, to implement each item in accordance with Staff recommendations.

Item 10. Consider a **resolution** calling the 2016 City Officers Election for City Council Places 3 and 4 for May 7, 2016 and determining the polling location in compliance with the Texas Election Code.

City Secretary Tara Brooks recommended approval of the resolution calling the Election for Places 3 and 4 for May 7, 2016. Early Voting and Election Day voting will take place at The REC of Grapevine. Early Voting will begin on April 25, 2016 and run through May 3, 2016.

Motion was made to approve the consent agenda as presented.

Motion: Freed
Second: Lease
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

RESOLUTION NO. 2016-010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, PROVIDING FOR THE 2016 CITY OFFICER ELECTION TO BE HELD ON MAY 7, 2016; DETERMINING THE POLLING PLACE; PROVIDING SPECIFIC INSTRUCTIONS FOR THE CONDUCTING OF SAID ELECTION; REPEALING INCONSISTENT RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE

Item 11. Consider renewal of annual contracts with Austin Masonry Construction Inc. as primary vendor and Chibli Stone Works as the secondary vendor for masonry construction and repair services.

Parks and Recreation Director Kevin Mitchell recommended approval of the contracts for construction and repair services that will be required on various masonry structures on an as-needed basis. Construction and repairs typically involve pavilion columns, bridge abutments, retaining walls, signs, various brick work and surfaces composed of pavers.

Motion was made to approve the consent agenda as presented.

Motion: Freed
Second: Lease
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

Item 12. Consider a **resolution** authorizing the purchase of advertising services for the Activities Guide with Community Impact News.

Parks and Recreation Director Mitchell recommended approval of the purchase of advertising services with the Community Impact Newspaper for a total amount not to exceed \$54,024. The purchase will allow the activities guide, PlayGrapevine, to be printed in April, August and November and mailed out as an insert in the Community Impact Newspaper.

Motion was made to approve the consent agenda as presented.

Motion: Freed
Second: Lease
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

RESOLUTION NO. 2016-011

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE ADVERTISING SERVICES AND PROVIDING AN EFFECTIVE DATE

Item 13. Consider a **resolution** authorizing the purchase of playground equipment from Lea Park & Play through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard).

Parks and Recreation Director Mitchell recommended approval of the purchase of playground equipment for Sunshine Harbor Park for an amount not to exceed \$81,559.

Motion was made to approve the consent agenda as presented.

Motion: Freed
Second: Lease
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

RESOLUTION NO. 2016-012

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

Item 14. Consider an extension to the annual contract for janitorial services and litter control with Regent Services.

Parks and Recreation Director Mitchell recommended approval of the annual contract for janitorial services to be performed at various parks, medians, right-of-ways, Park facilities, open spaces and athletic complexes.

Motion was made to approve the consent agenda as presented.

Motion: Freed

Second: Lease

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

Nays: None

Approved: 7-0

Item 16. Consider the minutes of the January 19, 2016 Regular City Council meeting.

City Secretary Brooks recommended approval of the minutes as presented.

Motion was made to approve the consent agenda as presented.

Motion: Freed

Second: Lease

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

Nays: None

Approved: 7-0

Item 15. Consider an Interlocal Agreement with the Trinity River Authority of Texas (TRA) and an ordinance appropriating funds for the funding participation in the design and construction of City monitoring improvements at TRA's Colleyville East/Grapevine West Meter Station.

Public Works Director Stan Laster answered Council's questions. The Trinity River Authority is upgrading their equipment and the City of Grapevine has asked them to include water monitoring equipment available to Grapevine staff. The requested funds are for the City requested portion of the upgrade.

Motion was made to approve the Interlocal Agreement with the Trinity River Authority of Texas and the ordinance appropriating funds.

Motion: Spencer

Second: Freed

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

Nays: None

Approved: 7-0

ORDINANCE NO. 2016-011

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
GRAPEVINE, TEXAS, REVISING THE ADOPTED CAPITAL
IMPROVEMENTS BUDGET FOR THE FISCAL YEAR

ENDING IN 2016, PROVIDING FOR THE TRANSFER OF
THE FUNDS; DECLARING AN EMERGENCY AND
PROVIDING AN EFFECTIVE DATE

ADJOURNMENT

Motion was made to adjourn the meeting at 8:49 p.m.

Motion: Freed

Second: O'Dell

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

Nays: None

Approved: 7-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 16th day of February, 2016.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: FEBRUARY 16, 2016

SUBJECT: FINAL PLAT APPLICATION
LOT 1, BLOCK 1, GRAPEVINE BLUFFS ADDITION

PLAT APPLICATION FILING DATE.....February 9, 2016

APPLICANT..... Britton Church, JLB Realty LLC.

REASON FOR APPLICATION Apartment Complex

PROPERTY LOCATION450' north of Grapevine Mills Blvd North
and east of Grapevine Mills Parkway (2499)

ACREAGE..... .22.354

ZONING..... Existing: MXU/CC; Proposed: RMF

NUMBER OF LOTS..... 1

PREVIOUS PLATTING No

CONCEPT PLAN..... No

SITE PLAN Cu15-44; PD 15-06 & Z15-10

OPEN SPACE REQUIREMENT No

AVIGATION RELEASE Yes

PUBLIC HEARING REQUIRED No

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOT 1, BLOCK 1, GRAPEVINE BLUFFS ADDITION**

**CC ITEM #25
PZ ITEM #8**

I. GENERAL:

- The applicant, Britton Church, JLB Realty LLC. is platting 22.354 acres into an apartment complex. The property is located 450' north of Grapevine Mills Blvd North and east of Grapevine Mills Parkway (FM 2499).

II. STREET SYSTEM:

- The development has access to Street "A" and Street "B" to FM 2499 & GMBN.
- The abutting roads: are on the City Thoroughfare Plan: FM 2499 & GMBN
 are not on the City Thoroughfare Plan:

Periphery Street Fees are due as follows:

Type of Roadway	Cost / LF	Length	Cost
<input type="checkbox"/> Major Arterial (A)	\$ 234.57 / LF		
<input type="checkbox"/> Major Arterial (B)	\$ 178.35 / LF		
<input type="checkbox"/> Minor Arterial (C)	\$ 203.06 / LF		
<input type="checkbox"/> Minor Arterial (D)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (E)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (F)	\$ 150.98 / LF		
<input type="checkbox"/> Sidewalk	\$ 25.00 / LF		
<input type="checkbox"/> Curb & Gutter	\$ 10.00 / LF		

Periphery Street Fees are not due:

TOTAL

III. STORM DRAINAGE SYSTEM:

- The existing stormwater runoff flows north and east towards Denton Creek.
- The developer will be required to design for onsite as well as offsite drainage in accordance with the requirements of the City of Grapevine's Code of Ordinances.

IV. WATER SYSTEM:

- The existing water supply system bordering the subject site is adequate to serve the development.
- The existing water supply system bordering the subject site is not adequate to serve the development. Additional off site water system improvements will be necessary to serve the site.

V. SANITARY SEWER SYSTEM:

- The existing sanitary sewer collection system bordering the subject site is adequate to serve the development.
- The existing sanitary sewer collection system bordering the subject site is not adequate to serve the development. Additional off site sanitary sewer improvements will be necessary to serve this site.

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for:
- Water and Wastewater Impact Fees are due prior to the issuance of building permits: Lot 1, Block 1, Grapevine Bluffs Addition
 - Single Family Residential (\$ 2,191/ Lot)
 - Multifamily (\$ 1,026 / Unit)
 - Hotel (\$ 38,107/ Acre)
 - Corporate Office (\$ 18,847/ Acre)
 - Government (\$ 4,037/ Acre)
 - Commercial / Industrial (\$ 5,209 / Acre)
- Open Space Fees are not required for: Lot 1, Block 1, Grapevine Bluffs Addition
- Open Space Fees are required for:
 - R-5.0, Zero Lot District (\$ 1,416.00 / Lot)
 - R-7.5, Single Family District (\$ 1,146.00 / Lot)
 - R-12.5, Single Family District (\$ 1,071.00 / Lot)
 - R-20.0, Single Family District (\$ 807.00 / Lot)

- Public Hearing Only
- Variances were required on the following items:
 - Front building line
 - Rear building line
 - Lot width & depth
 - Max. Impervious Area
 - Special Exception to the required front yard landscape setback
- The following items associated with this plat are not in accordance with the current subdivision standards:
 - 50' ROW dedication not met: Developer is proposing to dedicate variable width private access easements throughout the development. The access easements will be owned and maintained by a Home Owners Association (HOA).
 - Length of cul-de-sac street exceeds the 600-foot limit:
 - Driveway Spacing not met.

VII. STATEMENT OF FINDINGS:

- A. The City has determined that the right-of-way and easements required to be dedicated for streets, utilities, drainage, access, sidewalks and other municipal needs and services are consistent with the City's ordinances and master plan, are reasonable and are connected to the proposed project in the following manner:
- The right-of-way provides for future widening of public streets that will serve the development of this site.
 - The onsite utility easements provide for a utility network to serve the development of this site.
 - The onsite drainage easements provide for a drainage network to serve the development of this site.
 - The onsite access easements provide cross access capabilities to this site and surrounding property.
 - The onsite sidewalk easements provide for a sidewalk network to serve the development of this site.

- B. The City further finds that the required dedication is related both in nature and extent to the impact of the proposed development as follows:
- The right-of-way is necessary to provide for future widening of public streets that will serve the development of this site.
 - The onsite utility easements are necessary to provide for a utility system to serve this development and connect to existing utilities on surrounding property.
 - The onsite drainage easements are necessary to provide for storm drainage improvements to serve the development of the site.
 - The onsite access easements are necessary to provide cross access capabilities to this site and surrounding property.
 - The onsite sidewalk easements are necessary to provide for a sidewalk network to serve the development of this site.
 - All of the dedications benefit the development to at least the extent of the impact of such on the development.

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lot 1, Block 1, Grapevine Bluffs Addition."

APPLICATION FOR PLATTING
CITY OF GRAPEVINE, TEXAS

TYPE OF PLAT: Preliminary Final Replat Amendment

PROPERTY DESCRIPTION:

Name of Addition: GRAPEVINE BLUFFS ADDITION
Number of Lots: 1 Gross Acreage: 22.354 Proposed Zoning: RMF
Location of Addition: FM 2499 : GRAPEVINE MILLS BOULEVARD

PROPERTY OWNER:

Name: CITY OF GRAPEVINE Contact: BRUNO RUMBELON
Address: 200 S. MAIN ST. City: GRAPEVINE
State: TX Zip: 76051 Phone: (817) 410-3104
Fax: ()
Signature: [Signature] Email: BRUNBELON@GRAPEVINE.TEXAS.GOV

APPLICANT:

Name: JLB REALTY LLC Contact: BRITTON CHURCH
Address: 3890 W. NW HWY 7TH FLOOR City: DALLAS
State: TX Zip: 75220 Phone: (214) 271-8492
Fax: ()
Signature: [Signature] Email: BCHURCH@JLBPARTNERS.COM

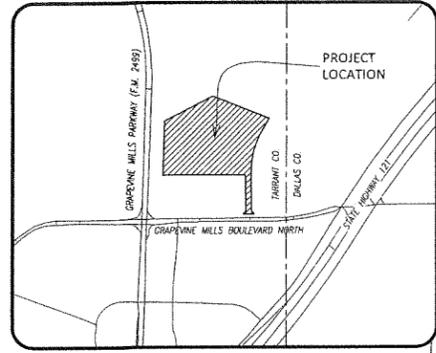
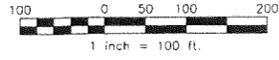
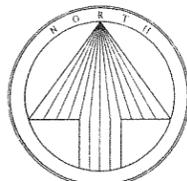
SURVEYOR:

Name: SPIARS ENGINEERING Contact: KEVIN WIER
Address: 705 CUSTER RD # 100 City: PLANO
State: TX Zip: 75075 Phone: (972) 422-0077
Fax: ()
Email: KEVIN.WIER@SPIARSENGINEERING.COM

***** FOR OFFICE USE ONLY *****

Application Received: 10/15/2015
Fee Amount: \$700.00

By: JLB PARTNERS, LLC
Check Number: 7302



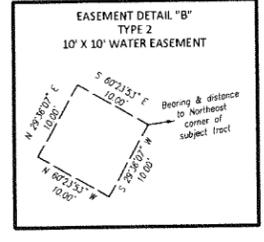
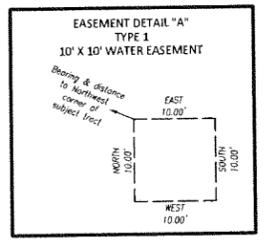
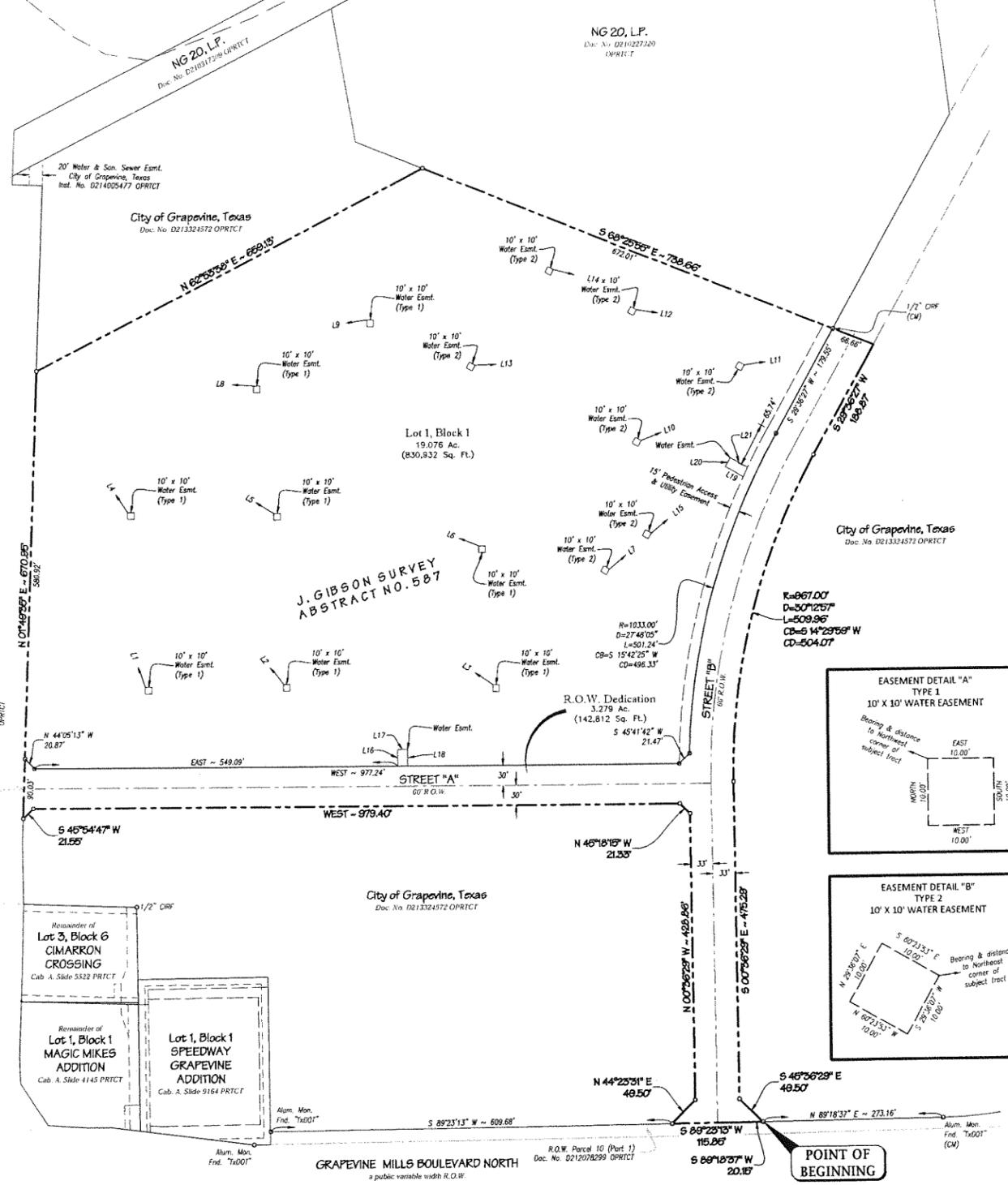
LEGEND
(Not all items may be applicable)

IR	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENQ" SET, UNLESS OTHERWISE NOTED
IF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
BY THIS PLAT	
R.O.W.	RIGHT-OF-WAY
PRCT	PLAT RECORDS, TARRANT COUNTY, TEXAS
OPRCT	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

NOTES:

1. Basis of bearing derived from the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, (2011).
2. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

Line Table			Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance
L1	N 18°55'52" W	501.54'	L12	S 81°03'31" E	364.00'
L2	N 38°11'36" W	600.32'	L13	N 87°40'43" E	608.47'
L3	N 55°27'38" W	837.36'	L14	S 76°23'15" E	500.20'
L4	N 32°51'35" W	253.06'	L15	N 50°58'37" E	439.31'
L5	N 58°53'28" W	417.16'	L16	N 00°00'00" E	25.00'
L6	N 66°17'50" W	720.93'	L17	N 90°00'00" E	15.00'
L7	N 50°33'52" E	522.04'	L18	S 00°00'00" E	25.00'
L8	N 85°41'26" W	327.33'	L19	N 60°23'53" W	30.55'
L9	S 81°39'00" W	506.73'	L20	N 29°36'07" E	15.00'
L10	N 68°25'40" E	380.66'	L21	S 60°23'53" E	29.50'
L11	N 81°47'51" E	199.63'			



SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part hereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Grapevine, Texas.

Dated this the ____ day of _____, 2015.

DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2015.

Notary Public, State of Texas



AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS the City of Grapevine, Texas, hereinafter called "Owner", is the owner of that certain parcels of land situated in the City of Grapevine, Tarrant County, Texas, being said property as described as shown on this Plat.

NOW THEREFORE, in consideration of the sum of ONE AND 00/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise and quitclaim to the City of Grapevine, Tarrant County, Texas, the Dallas-Fort Worth International Airport Board, the City of Dallas, Texas and Fort Worth, Texas, their successors and assigns, hereinafter called "Cities", for the use and benefit of the public and its agencies, any and all claims for damages of any kind of persons or property that Owner may suffer by reason of the passage and flight of all aircraft in the air space above Owner's property above the height restriction as presently established by Ordinance No. 73-50 for the City of Grapevine, known as the Airport Zoning Ordinance of the Dallas-Fort Worth International Airport, to an infinite height above same, whether such damage shall originate from noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft, landing at or taking off from, or operating at or on the Dallas-Fort Worth International Airport.

This instrument does not release the owners or operators of aircraft from liability for damage to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel, and lubricant particles.

It is agreed that this Release shall be binding upon said owner and his heirs and assigns, and successors in interest to said property, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of the county or counties in which the property is situated.

CITY OF GRAPEVINE, TEXAS

By: _____
Authorized Representative

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2015.

Notary Public, State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS the City of Grapevine, Texas, is the owner of a tract of land situated in the J. Gibson Survey, Abstract No. 587, City of Grapevine, Tarrant County, Texas, the subject tract being a portion of a tract conveyed to City of Grapevine according to the deed recorded in Document No. 0213324572 of the Official Public Records, Tarrant County, Texas (OPRCT), the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set on the north line of Grapevine Mills Boulevard North, a public right-of-way, conveyed as "R.O.W. Parcel 10 (Part 1)" to the State of Texas Department of Transportation (TxDOT) by deed recorded in Document No. 0212078299 OPRCT, and from said rod an aluminum TxDOT monument found bears N 89°18'37" E, 273.16 feet.

THENCE S 89°18'37" W, 20.15 feet along the north line of Grapevine Mills Boulevard North to a point for corner;

THENCE S 89°23'13" W, 115.85 feet continuing along the north line of Grapevine Mills Boulevard North to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set, and from which an aluminum TxDOT monument found bears S 89°23'13" W, 609.68 feet;

THENCE N 44°23'31" E, 49.50 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set;

THENCE N 00°36'29" W, 428.86 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set;

THENCE N 45°18'15" W, 21.33 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set;

THENCE WEST, 979.40 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set;

THENCE S 45°34'47" W, 21.55 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set on the east line of Grapevine Mills Parkway (also known as Farm to Market Road 2499), a variable width public right-of-way, as conveyed by Notice of Lis Pendens to TxDOT, recorded in Document No. 0213066612 OPRCT;

THENCE N 01°49'35" E, 670.95 feet along the east line of Grapevine Mills Parkway to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set;

THENCE N 62°53'38" E, 659.13 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set on the southwest line of a tract conveyed to NG 20, L.P., recorded in Document No. 0210227320 OPRCT;

THENCE S 62°53'38" E, along the southwest line thereof, passing at 672.01 feet a 1/2" iron rod with plastic cap found for the south corner of said NG 20 tract, containing a total distance of 738.66 feet to a point for corner;

THENCE S 29°36'27" W, 188.87 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set;

THENCE around a tangent curve to the left having a central angle of 30°12'57", a radius of 967.00 feet, a chord of S 14°29'59" W - 504.07 feet, an arc length of 509.96 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set;

THENCE S 00°36'29" E, 475.29 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENQ" set;

THENCE S 45°36'29" E, 49.50 feet to the POINT OF BEGINNING with the subject tract containing 973,744 square feet or 22.354 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That City of Grapevine, Texas, acting by and through their duly authorized agents, does hereby adopt this plat, designating the herein described property as **Lot 1, Block 1, GRAPEVINE BLUFFS ADDITION**, an addition to the City of Grapevine, Tarrant County, Texas, and does hereby dedicate, to the public use of the City of Grapevine, Texas, the easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The maintenance of paving on the easements is the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed or placed upon, over or across the easements shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all City or franchised utilities shall at all times have the full rights of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. I have reviewed the City's findings concerning dedications and I do agree that the statements are true and correct.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Grapevine, Texas.

Witness our hands at Tarrant County, Texas, this ____ day of _____, 2015.

CITY OF GRAPEVINE, TEXAS

By: _____
Authorized Representative

CC ITEM #25
PZ ITEM #8

FEB 10 2016

FINAL PLAT

GRAPEVINE BLUFFS ADDITION

LOT 1, BLOCK 1

BEING A 22.354 ACRE TRACT

IN THE J. GIBSON SURVEY, ABSTRACT NO. 587

CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

APPLICANT JLB Realty, LLC 3890 W. Northwest Hwy Dallas, Texas 75220 Telephone (214) 271-8492 Contact: Britton Church	OWNER City of Grapevine 200 S. Main St. Grapevine, TX 76051 Telephone (817) 410-3000	ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TYPE No. F-2121 Contact: Kevin Wier
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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 19th day of January 2016 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

B J Wilson	Vice-Chairman
Monica Hotelling	Member
Jimmy Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Theresa Mason	Alternate

constituting a quorum with Larry Oliver absent during the briefing session but arrived for the public hearing 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

Vice-Chairman Wilson called the meeting to order at 7:00 p.m.

BRIEFING SESSION

ITEM 1.

Vice-Chairman Wilson announced the Planning and Zoning Commission would conduct a work session relative to the following cases:

CU15-47	GRAPEVINE CRICKET FIELD
CU15-48	BLUE GOOSE CANTINA
CU15-49	WISE GUYS PIZZERIA
HL15-06	517 EAST WORTH STREET
HL15-08	318 EAST WORTH STREET
HL15-09	511 ESTILL STREET

Vice-Chairman Wilson closed the Briefing Session at 7:26 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:33 p.m. in the City Council Chambers. Items 2-8 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 7:34 p.m.

ITEM 9. CONDITIONAL USE APPLICATION CU15-47 GRAPEVINE CRICKET FIELDS

First for the Commission to consider and make recommendation to City Council was conditional use application CU15-47 submitted by Thiru Kumaran for property located at 3451 Foxfire Lane and proposed to be platted as Lot 1, Block 1, Grapevine Cricket Fields. The applicant was requesting a conditional use permit to allow for stadium lighting and to exceed the maximum permitted height of a tent/canopy structure in conjunction with a cricket field complex.

The canopy was proposed to be 38-feet in height which exceeds the maximum permitted height of 35-feet. Lighting levels at the southwest, west and northwest property lines adjacent to the residential zoning meet the allowed lighting levels of 0.2 footcandles. The total parking provided is 98 spaces—95 spaces are required. At some point in the future the applicant plans to add 16 additional parking spaces providing a total of 114 spaces on site. No parking signs will be permanently installed along Foxfire Lane to discourage parking on the street.

In the Commission's regular session discussion was held regarding traffic and the lighting. B J Wilson moved to approve conditional use application CU15-47 with the condition that the field lighting be limited to Sunday thru Thursday 9pm and Friday and Saturday 10pm. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Wilson, Hotelling, Martin, Tiggelaar and Luers
Nays: Oliver and Fechter

ITEM 10. CONDITIONAL USE APPLICATION CU15-48 BLUE GOOSE CANTINA

Next for the Commission to consider and make recommendation to City Council was conditional use application CU15-48 submitted by Blue Goose Cantina for property located at 2455 East Grapevine Mills Circle and platted as Lot 3, Block 4, Grapevine Mills. The applicant was requesting a conditional use permit to amend the previously

approved site plan of CU02-43 (Ord. 2002-79), for a planned commercial center in excess of 1,000,000 square feet of gross leasable area with the possession, storage, retail sales and on-premise consumption of alcoholic beverages (mixed beverages, beer and wine) specifically, to revise the building elevations, floor plan, allow outside dining and outside speakers in conjunction with a restaurant.

In the Commission's regular session, B J Wilson moved to approve conditional use application CU15-48. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 11. CONDITIONAL USE APPLICATION CU15-49 WISE GUYS PIZZERIA

Next for the Commission to consider and make recommendation to City Council was conditional use application CU15-49 submitted by Wise Guys Pizzeria for property located at 322 South Park Boulevard and platted as Lot 5, Block 4, Park & Wall. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU14-39 (Ord. 2014-65) for a planned commercial center with the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer and wine only), outdoor speakers and outside dining, specifically to allow on and off-premise consumption of alcoholic beverages (beer only) in conjunction with a restaurant.

The applicant is currently a holder of a Wine and Beer Retailer's Permit (BG Permit) from the Texas Alcoholic Beverage Commission. The BG Permit allows the holder to sell beer and wine for both on and off premise consumption; however, the applicant initially requested on-premise sales and consumption only. No other changes to the previously approved conditional use permit were proposed.

In the Commission's regular session, Dennis Luers moved to approve conditional use application CU15-49. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 12. HISTORIC LANDMARK SUBDISTRICT HL15-06 517 EAST WORTH STREET

Next for the Commission to consider and make recommendation to City Council was historic landmark subdistrict HL15-06 submitted by Anne Somerfeld for property located at 517 East Worth Street and platted as Lot 5, Block 108, College Heights. The applicant was requesting an historic landmark overlay on her property located in the College Heights Addition.

In the Commission's regular session, B J Wilson moved to approve historic landmark subdistrict application HL15-06. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 13. HISTORIC LANDMARK SUBDISTRICT HL15-08 318 EAST WORTH STREET

Next for the Commission to consider and make recommendation to City Council was historic landmark subdistrict HL15-08 submitted by Laura Hoffman for property located at 318 East Worth Street and platted as Lot E 60' 2, W 15' E 75' N 118' 2, Block 33, City of Grapevine. The applicant was requesting an historic landmark overlay on her property located in the Original Town of Grapevine.

In the Commission's regular session, Dennis Luers moved to approve historic landmark subdistrict application HL15-08. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 14. HISTORIC LANDMARK SUBDISTRICT HL15-09 511 ESTILL STREET

Next for the Commission to consider and make recommendation to City Council was historic landmark subdistrict HL15-09 submitted by Copper Street Homes for property located at 511 Estill Street and platted as Lot 4, Block 100, College Heights. The applicant was requesting an historic landmark overlay on his property located in the College Heights.

In the Commission's regular session, Monica Hotelling moved to approve historic landmark subdistrict application HL15-09. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 15. FINAL PLAT APPLICATION LOTS 1R & 2R, BLOCK 1, EGGERS ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 1R & 2R, Block 1, Eggers Addition on property located at 3215, 3219 & 3223 Wintergreen Terrace. The applicant was final platting 4.690 acres to plat three lots into two lots.

PLANNING & ZONING COMMISSION
JANUARY 19, 2016

In the Commission's regular session B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 1R & 2R, Block 1, Eggers Addition. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 16. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the December 15, 2015, Planning and Zoning Meeting.

Dennis Luers moved to approve the December 15, 2015 Planning and Zoning Commission Meeting minutes. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers
Nays: None

ADJOURNMENT

With no further business to discuss, Monica Hotelling moved to adjourn the meeting at 9:35 p.m. Gary Martin 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 16TH DAY OF FEBRUARY 2016.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN