

AGENDA  
CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT CITY COUNCIL  
and  
PLANNING AND ZONING COMMISSION MEETING\*  
TUESDAY, MARCH 15, 2016  
GRAPEVINE CITY HALL, SECOND FLOOR  
200 SOUTH MAIN STREET  
GRAPEVINE, TEXAS 76051

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

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**CALL TO ORDER: 7:00 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 to the purchase, exchange, lease, sale or value of real property 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 Jim Fechter

**JOINT PUBLIC HEARINGS**

3. Zoning Application **Z16-02**, Conditional Use Permit **CU16-03**, and Planned Development Overlay **PD16-02** (Perry's Steakhouse and Grille) – City Council and Planning and Zoning Commission to conduct a public hearing relative to applications submitted by John T Evans Company requesting to rezone 3.8215 acres from "R-20" Single Family District to "CC" Community Commercial District; a conditional use permit to allow the possession, storage, retail sale and on-

premise consumption of alcoholic beverages (beer, wine and mixed beverages), outside dining, outdoor speakers, a 40-foot pole sign, and additional signage in conjunction with a restaurant; and a planned development overlay to deviate, but not be limited to, the landscape buffer on the north side of the property. The subject property is located at 2400 West State Highway 114.

4. Conditional Use Permit **CU16-01** (Main Street Bread Baking Company) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Fabien Goury requesting a conditional use permit to amend the previously approved site plan CU01-62 (Ordinance No. 2001-89) to allow the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, specifically to modify the floor plan of the existing restaurant. The subject property is located at 318 South Main Street and is zoned “CBD” Central Business District.
5. Historical Landmark District **HL15-10** (Higgins-McGrue House) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Truwest Realty, Inc. requesting designation as a Historic Landmark Subdistrict. The subject property is located at 421 Washington Street and is zoned “R-5.0” Zero-Lot-Line Residential.
6. **Final Plat** of Lots 1-4, Block A and Lots 1-4, Block B, Kelley Addition – City Council and Planning and Zoning Commission to conduct a Public Hearing relative to the application submitted by Patrick Gray, VPG Investments, requesting to replat Lot 2, Block 1, Kelley Addition. The subject property is located north of Cory Street along Wildwood Lane and is zoned “R-7.5” Single Family Residential.

#### END OF JOINT PUBLIC HEARINGS

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

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

#### CITIZEN COMMENTS

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. Mayor Tate to present a proclamation recognizing Severe Weather Awareness Week.

9. Pattillo, Brown and Hill, LLC, the City's auditing firm, to present to the City Council filing the annual audit report in compliance with the City Charter, Article 3, Section 3.14.
10. Chief Financial Officer to present monthly financial update.

#### NEW BUSINESS

11. Consider a contract with Brown Reynolds Watford Architects for a needs assessment of Fire Station 1 and Fire Station 4 and take any necessary action.
12. Consider approval of a temporary 5K race route starting and ending at The REC of Grapevine and take any necessary action.
13. Consider a **resolution** authorizing the purchase of a precast restroom for Lakeview Park from CXT Precast Products, Inc. through an Agreement for Cooperative Purchasing with the National Joint Powers Alliance (NJPA) and consider an **ordinance** appropriating funds to the Grant Fund and take any necessary action.
14. Consider a **resolution** authorizing the purchase of four precast concrete buildings from Public Restroom Company for The Vineyards Campground and Cabins and Meadowmere Park through an Interlocal Participation Agreement with the Local Government Purchasing Cooperative (Buyboard) and consider an **ordinance** appropriating funds to the Grant Fund and take any necessary action.
15. Consider the purchase of a modular building from Athens Park Homes for a gatehouse at the Vineyards Campground and Cabins and consider an **ordinance** appropriating funds to the Grant Fund and take any necessary action.
16. Consider a **resolution** authorizing the purchase of a greenhouse for the Botanical Gardens at Heritage Park from InSite Amenities through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard) and an **ordinance** appropriating funds to the Quality of Life Fund and take any necessary action.

#### CONSENT AGENDA

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

17. Consider a professional services contract for safety consulting with Commercial Risk Services. Chief Financial Officer recommends approval.

18. Consider renewal of an annual contract with Bound Tree Medical, LLC for emergency medical supplies through an Interlocal Cooperative Agreement with the City of Cedar Hill, Texas. Fire Chief recommends approval.
19. Consider the award of an informal request for quote to purchase fertilizer for the Grapevine Golf Course from Harrell's, LLC. Golf Director recommends approval.
20. Consider adopt-an-area agreements with Georjean Sheriff for Lakeview Park, Dave Buhr for Hall Johnson Road to State Highway 121 to Parr Park, Grapevine Elks Lodge for Bushong Road from Dooley Street to Ruth Wall Street, and Cub Scout Pack 817 for Hall Johnson Road between State Highway 121 and Hughes Road. Parks and Recreation Director recommends approval.
21. Consider renewal of an annual contract for swimming pool sanitation chemicals from DCC, Inc. through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard). Parks and Recreation Director recommends approval.
22. Consider a **resolution** for the purchase of Ford vehicles from Chastang Ford through an Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC) and through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard). Public Works Director recommends approval.
23. Consider an Interlocal Agreement with the City of Coppell to update an existing agreement approved in 1995 regarding a tract in Coppell that is approximately nine acres, adding provisions for Water and Wastewater service and clarifying Police and Fire response parameters for the area. Public Works Director recommends approval.
24. Consider renewal of an annual contract with HD Supply Waterworks for water meters and registers. Public Works Director recommends approval.
25. Consider renewal of an annual contract with Manning Concrete Sawing for concrete curb, gutter and flatwork services. Public Works Director recommends approval.
26. Consider renewal of an annual contract with DFW Materials for hauling of debris and aggregates. Public Works Director recommends approval.
27. Consider a **resolution** authorizing the purchase and installation of fan powered electric heating VAV (Variable Air Volume) boxes from Entech Sales and Service through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard). Public Works Director recommends approval.
28. Consider a **resolution** authorizing the purchase of HVAC preventive maintenance services, with renewals, from The Brandt Companies, LLC through an established

Cooperative Agreement with the State of Texas CO-OP Purchasing Program. Public Works Director recommends approval.

29. Consider renewal of an annual contract for a preventative roof maintenance program with Tremco/Weatherproofing Technologies, Inc. through an established Cooperative Agreement with The Cooperative Purchasing Network (TCPN). Public Works Director recommends approval.
30. Consider the minutes of the March 1, 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

31. Zoning Application **Z16-02** (Perry's Steakhouse and Grille) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
32. Conditional Use Permit **CU16-03** (Perry's Steakhouse and Grille) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
33. Planned Development Overlay **PD16-02** (Perry's Steakhouse and Grille) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
34. **Final Plat** of Lot 1, Block 1, Grapevine Plaza No. 2 – Consider the recommendation of the Planning and Zoning Commission regarding an application submitted by John T. Evans Company for property at 2400 West State Highway 114, and take any necessary action.
35. Conditional Use Permit **CU16-01** (Main Street Bread Baking Company) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
36. Historic Landmark District **HL15-10** (Higgins-McGrue House) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
37. **Final Plat** of Lots 1-4, Block A and Lots 1-4, Block B, Kelley Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.

38. **Preliminary Plat** of Lots 1 and 2, Block 1, Kimball Glen – Consider the recommendation of the Planning and Zoning Commission regarding an application submitted by Jeff Avery, Avery Custom Homes, for property at 2316 North Kimball Road and zoned “R-7.5” Single Family Residential, 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 March 11, 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.

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REGULAR PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, MARCH 15, 2016  
GRAPEVINE CITY HALL, SECOND FLOOR  
200 SOUTH MAIN STREET  
GRAPEVINE, TEXAS 76051

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

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

**BRIEFING SESSION**

1. 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 Jim Fechter
3. Zoning Application **Z16-02**, Conditional Use Permit **CU16-03**, and Planned Development Overlay **PD16-02** (Perry's Steakhouse and Grille) – City Council and Planning and Zoning Commission to conduct a public hearing relative to applications submitted by John T Evans Company requesting to rezone 3.8215 acres from “R-20” Single Family District to “CC” Community Commercial District; a conditional use permit to allow the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), outside dining, outdoor speakers, a 40-foot pole sign and additional signage in conjunction with a restaurant; and a planned development overlay to deviate, but not be limited to, the landscape buffer on the north side of the property. The subject property is located at 2400 West State Highway 114.
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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

7. Zoning Application **Z16-02** (Perry’s Steakhouse and Grille) – Consider the application and make a recommendation to the City Council.
8. Conditional Use Permit **CU16-03** (Perry’s Steakhouse and Grille) – Consider the application and make a recommendation to the City Council.
9. Planned Development Overlay **PD16-02** (Perry’s Steakhouse and Grille) – Consider the application and make a recommendation to the City Council.
10. **Final Plat** of Lot 1, Block 1, Grapevine Plaza No. 2 – Consider the application submitted by John T. Evans Company for property at 2400 West State Highway 114 and make a recommendation to the City Council.
11. Conditional Use Permit **CU16-01** (Main Street Bread Baking Company) – Consider the application and make a recommendation to the City Council.
12. Historic Landmark District **HL15-10** (Higgins-McGrue House) – Consider the application and make a recommendation to the City Council.
13. **Final Plat** of Lots 1-4, Block A and Lots 1-4, Block B, Kelley Addition – Consider the application and make a recommendation to the City Council.
14. **Preliminary Plat** of Lots 1 and 2, Block 1, Kimball Glen – Consider the application submitted by Jeff Avery, Avery Custom Homes, for property at 2316 North Kimball

Road and zoned "R-7.5" Single Family Residential and make a recommendation to the City Council.

15. Consider the minutes of the February 16, 2016 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 March 11, 2016 by 5:00 p.m.

  
Tara Brooks  
City Secretary

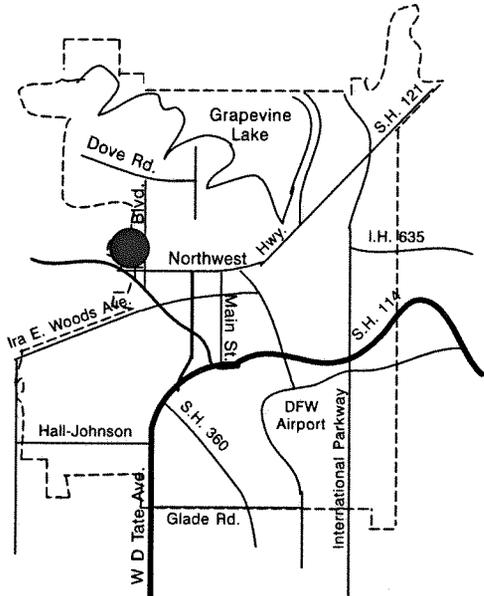


TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE  
PLANNING AND ZONING COMMISSION

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

MEETING DATE: MARCH 15, 2016

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF ZONE  
CHANGE APPLICATION Z16-02, CONDITIONAL USE  
APPLICATION CU16-03 AND PLANNED DEVELOPMENT  
OVERLAY PD16-02 PERRY'S STEAKHOUSE & GRILLE



APPLICANT: John Evans

PROPERTY LOCATION AND SIZE:

The subject property is located at 2400 West State Highway 114, and is proposed to be platted as Lot 1, Block 1, Grapevine Plaza No. 2 Addition. The addition contains 3.82 acres and has approximately 528 feet of frontage along West Northwest Highway and 781 feet of frontage along the westbound State Highway 114 service road.

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

The applicant is requesting a zone change to rezone 3.822 acres from "R-20" Single Family District to "CC" Community Commercial District for the development of a restaurant. The applicant is also requesting a conditional use permit to establish a restaurant with the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages), outside dining, outdoor speakers, a 40-foot pole sign, and additional signage. Lastly, the applicant is requesting a planned development overlay to deviate from, but not be limited to, a reduction in the landscaped buffer along the northern property line.

With this request the applicant proposes to establish a 10,467 square foot Perry's Steakhouse & Grille on a 3.2 acre tract of land recently acquired from the Texas Department of Transportation (TxDOT) that was unused right-of-way no longer needed by the State.

Maximum seating will be provided for a total of 449 patrons—365 interior seats, 84 patio seats. Two outdoor patio areas are proposed along the eastern end of the restaurant; one is proposed to be utilized as a private dining room and the other for general dining. A total of five speakers are proposed in the outdoor patio area—two within the private patio area and the remaining three within the patio area for general dining. Required parking totals 150 spaces—the applicant has provided 176 spaces.

The applicant is requesting one 40-foot pole sign, 235 square feet in size along the westbound State Highway 114 service road. The applicant is also proposing two monument signs along the two entrances to the site from Northwest Highway and the State Highway 114 service road, both of which are 6.5 feet in height and 65 square feet in size. Two directional signs are proposed internal to the site that are three feet in height and 18 square feet in size.

Given the immediate adjacency to an already established landscaped area and in an effort to provide additional parking for the restaurant, the applicant is requesting a planned development overlay to reduce the landscaped area along a portion of the northern property line from the required ten feet to five feet. This area will be fully landscaped with Savannah Hollies that will be planted at six feet in height to provide a living barrier between the restaurant and the large parking area to the north.

#### PRESENT ZONING AND USE:

The property is currently zoned "R-20" Single Family District and "CC" Community Commercial District and is undeveloped.

#### HISTORY OF TRACT AND SURROUNDING AREA:

The subject site and the general vicinity of West Northwest Highway and West State Highway 114 were within the City of Southlake until the City Council at the November 18, 2008 meeting considered and approved a boundary adjustment with the City of Southlake. The City Council of Southlake approved the adjustment at their December 2, 2008 meeting. The subject site and an area which contains an existing private parking lot for the Grapevine Plaza Shopping Center received "R-20" Single Family District zoning upon approval of the boundary adjustment. At the June 16, 2009 meeting the City Council approved zone change request Z09-02 (Ord. 2009-23) to rezone the subject site to "R-20" Single Family District.

The area to the north of the subject site, the Grapevine Plaza Shopping Center which is

within the City of Grapevine was rezoned in the 1984 City Rezoning from "C-2" Community Business District to "CN" Neighborhood Commercial District. The property was rezoned to Site Plan District (Z85-10) allowing development of a shopping center with a grocery store with off-premise consumption of alcoholic beverage sales. The Shopping Center users would be limited to those uses listed in the "CN" Neighborhood Commercial District. At the April 16, 1996 meeting Council approved CU96-07 for the expansion/reconfiguration of the front end of the former store (Albertson's) to accommodate new automatic entry/exit doors, cart storage area, in-store banking facilities and relocated alcoholic beverage display sales area from the middle of the store to the southeast corner of the store. At the May 20, 2008 meeting a conditional use request (CU08-12, Ord. 2008-28) was approved to allow the possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a convenience store (Grapevine Beer and Wine).

The property to the northwest was rezoned in the 1984 City Rezoning from "R-1" Single Family District to "R-3.5" Two Family District. Zone change request Z89-17 approved the rezoning from "R-3.5" Two Family District to "CC" Community Commercial District. At the October 17, 2006 meeting Council approved zone change request Z06-12 from "CC" Community Commercial District to "R-TH" Townhouse District and Planned Development overlay PD06-08 which included deviations from the density requirements and area regulations found in the "R-TH" Townhouse District. The townhouse site (Townhomes of Westgate) is under construction. At the August 15, 2006 meeting Council approved CU06-31 (Ord.2006-55) for a medical office on the site south of the townhouse development. At the April 17, 2007 meeting Council approved CU07-04 for a veterinary clinic (Animal Emergency Hospital) on the site south of the townhouse development. The Site Plan Review Committee (SPRC) at their August 27, 2008 meeting approved CU08-18 which was a request to allow changes to the square footage and elevations of the medical office building which was approved by CU06-31.

#### SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: "CC" Community Commercial District, "CN" Neighborhood Commercial District, "R-20" Single Family District—parking area for the Grapevine Plaza Shopping Center and Golf Galaxy, undeveloped property, Westgate Plaza
- SOUTH: "HC" Highway Commercial District and City of Southlake—CVS Pharmacy and Chevron Convenience Store
- EAST: "CN" Neighborhood Commercial District—multi-tenant retail building
- WEST: City of Southlake

AIRPORT IMPACT:

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

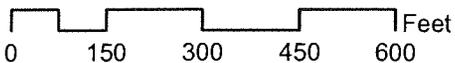
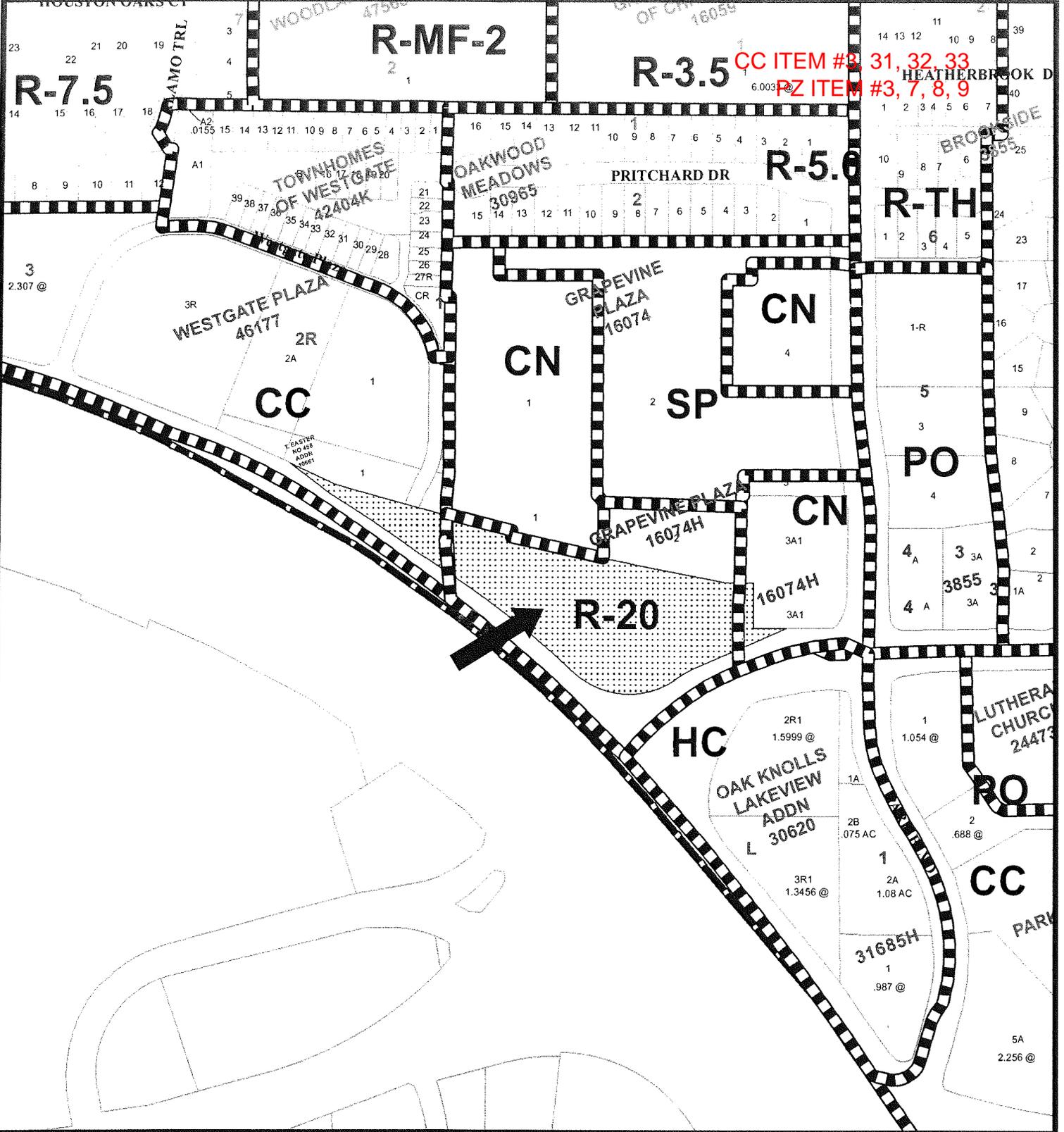
MASTER PLAN APPLICATION:

The Future Land Use Map has not been amended to include the subject site since its annexation from the City of Southlake. Although not currently addressed by the Future Land Use Map the proposed use is a typical use which would be in conformance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The portion of Northwest Highway that the subject site has frontage upon is not a designated thoroughfare as shown on the city's Thoroughfare Plan.

/rs



# Z16-02, CU16-03, PD16-02 Perry's Steakhouse & Grille

Date Prepared: 3/1/2016

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

STATE OF TEXAS §

COUNTY OF TARRANT §

CC ITEM #3, 31, 32, 33

PZ ITEM #3, 7, 8, 9

WHEREAS, BR'S PORK CHOP, LLC, are the owners of a 3.8215 acre tract of land situated in the Thomas Easter Survey, Abstract No. 458, City of Grapevine, Tarrant County, Texas, and being that tract described in Transfer of Right of Way Deed to the CITY OF GRAPEVINE, TEXAS, recorded in Instrument Number D214005476, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); and being more particularly described as follows:

BEGINNING at a TxDOT Brass Monument found in the north line of Northwest Highway (a variable width right-of-way), said point being the west corner of the tract of land described in Judgment Number 10-85375-3 to the State of Texas recorded in Instrument Number D211019092, Official Public Records, Tarrant County, Texas, said point also being South 76 degrees 53 minutes 49 seconds West, a distance of 73.12 feet from a TxDOT Brass Monument found in the northwest line of said State of Texas tract;

THENCE South 67 degrees 07 minutes 08 seconds West, along the said north line of Northwest Highway, a distance of 223.71 feet to 1/2 inch iron rod with yellow cap stamped "JDJR" set for corner at the beginning of a curve to the left having a radius of 215.00 feet, a central angle of 13 degrees 19 minutes 21 seconds, and a chord bearing and distance of South 60 degrees 27 minutes 27 seconds West, 49.88 feet;

THENCE Southwesterly, along said curve to the left and said north line of Northwest Highway, an arc distance of 49.99 feet to 1/2 inch iron rod with yellow cap stamped "JDJR" set for corner at the beginning of a curve to the right having a radius of 185.04 feet, a central angle of 78 degrees 39 minutes 19 seconds, and a chord bearing and distance of North 85 degrees 44 minutes 38 seconds West, 234.54 feet;

THENCE Northwesterly, along said curve to the right, an arc distance of 254.02 feet to a 1/2 inch iron rod with yellow cap stamped "JDJR" set in the Northeast line of State Highway 114 (a variable width right-of-way), said point being the beginning of a curve to the left having a radius of 1877.27 feet, a central angle of 13 degrees 04 minutes 32 seconds, and a chord bearing and distance of North 52 degrees 55 minutes 15 seconds West, 427.49 feet;

THENCE Northwesterly, along said curve to the left and along said Northeast line of State Highway 114, an arc distance of 428.42 feet to a 1/2 inch iron rod with yellow cap stamped "JDJR" set for corner at the beginning of a curve to the left having a radius of 3253.53 feet, a central angle of 04 degrees 12 minutes 30 seconds, and a chord bearing and distance of North 56 degrees 43 minutes 43 seconds West, 238.92 feet;

THENCE Northwesterly, along said curve to the left and said northeast line of State Highway 114, an arc distance of 238.97 feet to a 1/2 inch iron rod with yellow cap stamped "JDJR" set for corner;

THENCE North 53 degrees 23 minutes 42 seconds West, along said northeast line of State Highway 114, a distance of 114.00 feet to a TxDOT Brass Monument found in the south line of Westgate Plaza, an Addition to the City of Grapevine, Texas, according to the map thereof recorded in Cabinet A, Slide 12829, Plat Records, Tarrant County, Texas;

THENCE South 65 degrees 17 minutes 38 seconds East, along the south line of said Westgate Plaza, a distance of 111.56 feet to a TxDOT Brass Monument found for corner;

THENCE South 74 degrees 42 minutes 49 seconds East, continuing along said south line of Westgate Plaza, passing at a distance of 262.30 feet a 5/8 inch iron rod with yellow cap stamped "PATE ENGR RPLS 5647" found at the southeast corner of said Westgate Plaza, said point being the southwest corner of Grapevine Plaza, an Addition to the City of Grapevine, Texas, according to the map thereof recorded in Volume 388-191, Page 5, Plat Records, Tarrant County, Texas, continuing a total distance of 405.58 feet to a 1/2 inch iron rod with yellow cap stamped "Pacheco Koch" found for corner;

THENCE South 07 degrees 51 minutes 16 seconds West, a distance of 15.13 feet to a 1/2 inch iron rod with yellow cap stamped "Pacheco Koch" found for corner;

THENCE South 78 degrees 55 minutes 44 seconds East, a distance of 496.72 feet to a 1/2 inch iron rod with yellow cap stamped "Pacheco Koch" found for corner;

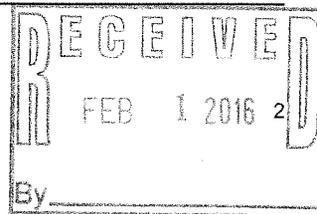
THENCE North 89 degrees 27 minutes 16 seconds East, a distance of 60.03 feet to a 1/2 inch iron rod with yellow cap stamped "Pacheco Koch" found for corner;

THENCE South 00 degrees 09 minutes 44 seconds East, a distance of 100.00 feet to a 1/2 inch iron rod with yellow cap stamped "Pacheco Koch" found for corner;

THENCE North 89 degrees 27 minutes 16 seconds East, a distance of 77.43 feet to the Point of Beginning, and containing a computed area of 3.8215 Acres (166,462.50 square feet) of land more or less.

CITY OF GRAPEVINE  
ZONE CHANGE APPLICATION

1. Applicant/Agent Name John T. Evans - John T. Evans Co. Inc.  
Company Name \_\_\_\_\_  
Address 8350 N. Central Exwy #1300  
City Dallas State Tx Zip 75206  
Phone # 214-891-3220 Fax # 214-891-3203  
Email john@jtevans.com Mobile # 214-769-1080
2. Applicant's interest in subject property \_\_\_\_\_  
\_\_\_\_\_
3. Property owner(s) name City of Grapevine  
Address 200 S. Main St.  
City Grapevine State Texas Zip 76051  
Phone # 817-410-3105 Fax # 817-410-3002
4. Address of subject property \_\_\_\_\_  
Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Addition \_\_\_\_\_  
Size of subject property 3.8215 acres \_\_\_\_\_ square foot  
Metes & Bounds must be described on 8 1/2" x 11" sheet
5. Present Zoning Classification R-20
6. Present Use of Property Vacant
7. Requested Zoning District CC
8. The applicant understands the master plan designation and the most restrictive zone that would allow the proposed use is \_\_\_\_\_



- 9. Minimum/Maximum District size for requested zoning \_\_\_\_\_
- 10. Describe the proposed use Full Service Restaurant
- 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.**

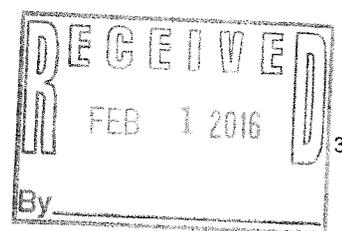
- 11. Signature to authorize a zone change request and place a zone change request sign on the subject property.

Applicant (print): John T. Evans

Applicant signature: [Signature]

Property Owner (print): City of Grapevine

Property Owner signature: [Signature]



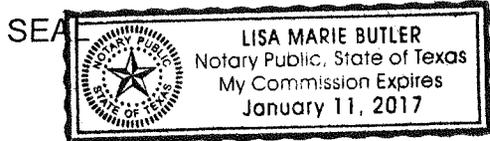
The State of Texas

County of Dallas

Before me Lisa m Butler on this day personally appeared  
John T. Evans 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 29 day of January,  
A.D. 2016.



[Signature]  
Notary Signature

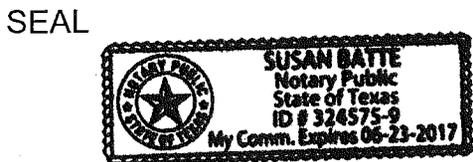
The State of Texas

County of Tarrant

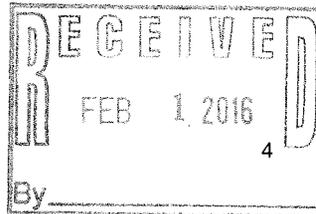
Before me Susan Batte on this day personally appeared  
Bruno Kumbelow known to me (or proved to me on the oath of  
or through drivers license

(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 1<sup>st</sup> day of February,  
A.D. 2016.



[Signature]  
Notary Signature



216 09

CC ITEM #3, 31, 32, 33  
PZ ITEM #3, 7, 8, 9

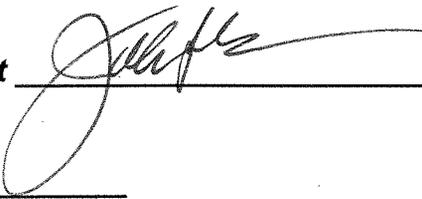
**ACKNOWLEDGEMENT**

**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.**

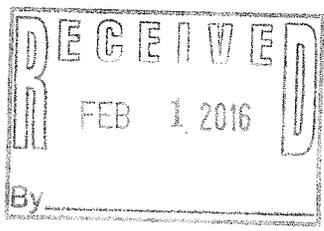
**I have read and understand all of the requirements as set forth by the application for zone change request and acknowledge that all requirements of this application have been met at the time of submittal.**

Signature of Applicant 

Date: 1-29-16

Signature of Property Owner 

Date: 2/1/16



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

216-02

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 Z16-02 ON A TRACT OF LAND OUT OF THE THOMAS EASTER SURVEY, ABSTRACT 458, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "R-20" SINGLE FAMILY DISTRICT REGULATIONS TO "CC" COMMUNITY COMMERCIAL DISTRICT REGULATIONS; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

Section 1. That the City of Grapevine Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, be, and the same is hereby amended and changed by Zoning Application Z16-02 to rezone the following described property to-wit: being a 3.82 acre tract of land out of the Thomas Easter Survey, Abstract

458, Tarrant County, Texas which was previously zoned "R-20" Single Family District Regulations, more fully and completely described in Exhibit "A", attached hereto and made a part hereof, is hereby changed to "CC" Community Commercial District Regulations, all in accordance with Comprehensive Zoning Ordinance No. 82-73, as amended.

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

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 15th day of March, 2016.

APPROVED:

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ATTEST:

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APPROVED AS TO FORM:

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# CITY OF GRAPEVINE

## CONDITIONAL USE APPLICATION

### Form "A"

#### PART 1. APPLICANT INFORMATION

Name of applicant / agent/company/contact

John T. Evans - John T. Evans Company Inc.

Street address of applicant / agent:

8350 N. Central Exwy # 1300

City / State / Zip Code of applicant / agent:

Dallas Tx 75206

Telephone number of applicant / agent:

214-891-3220

Fax number of applicant/agent

214-891-3203

Email address of applicant/agent

john@jtevans.com

Mobile phone number of applicant/agent

214-769-1080

#### PART 2. PROPERTY INFORMATION

Street address of subject property

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

Lot Block Addition

Size of subject property

3.8215

Acres

Square footage

Present zoning classification:

R-20

Proposed use of the property:

Restaurant

Circle yes or no, if applies to this application

Outdoor speakers  Yes  No

Minimum / maximum district size for conditional use request:

Zoning ordinance provision requiring a conditional use:

Alcoholic beverage sales, outdoor dining, pole sign

#### PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:

City of Grapevine

Street address of property owner:

200 S. Main Street

City / State / Zip Code of property owner:

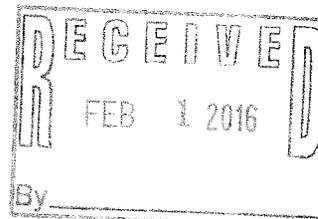
Grapevine, TX 76051

Telephone number of property owner:

817-410-3105

Fax number of property owner:

817-410-3002



- 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**

John T. Evans

Print Applicant's Name:

[Signature]

Applicant's Signature:

The State of Texas

County Of Dallas

Before Me Lisa M Butler (notary) on this day personally appeared John T. Evans (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 29 day of January, A.D. 2016.



[Signature]  
Notary In And For State Of Texas

City of Grapevine

Print Property Owners Name:

Property Owner's Signature:

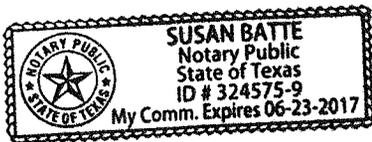
The State Of Texas

County Of Tarrant

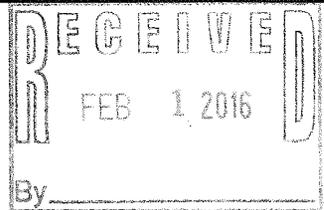
Before Me Susan Batte (notary) on this day personally appeared Bruno Rumbelow (property owner)

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 1<sup>st</sup> day of February, A.D. 2016.



[Signature]  
Notary In And For State Of Texas



ACKNOWLEDGEMENT

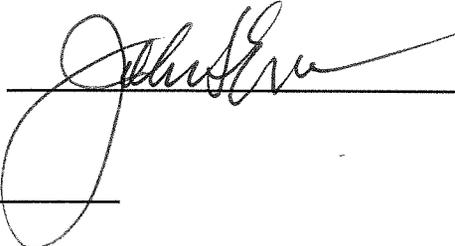
*All Conditional Use and Special Use Applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.*

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

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

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

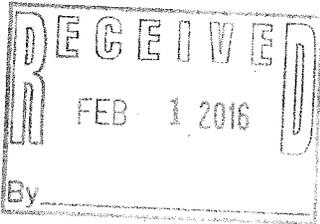
*I have read and understand all of the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.*

Signature of Applicant 

Date: 1-29-16

Signature of Owner 

Date: 2/1/16



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

CU16-03  
PERRY'S STEAKHOUSE

AN ORDINANCE ISSUING A CONDITIONAL USE PERMIT IN ACCORDANCE WITH SECTION 48 OF ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE, BY GRANTING CONDITIONAL USE PERMIT CU16-03 TO ALLOW THE POSSESSION, STORAGE, RETAIL SALE, AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES), OUTSIDE DINING, OUTDOOR SPEAKERS, A 40-FOOT POLE SIGN, AND ADDITIONAL SIGNAGE IN CONJUNCTION WITH A RESTAURANT IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT REGULATIONS ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

WHEREAS, all of the requirements of Section 48 of Ordinance No. 82-73 have been satisfied by the submission of evidence at a public hearing; and

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

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

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

WHEREAS, the City Council of the City of Grapevine, Texas, has determined that there is a necessity and need for this conditional use permit and has also found and determined that there has been a change in the conditions of the property surrounding and in close proximity to the property requested for a change since this property was originally classified and, therefore, feels that the issuance of this conditional use permit for the particular piece of property is needed, is called for, an 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 CU16-03 to allow the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages), outside dining, outdoor speakers, a 40-foot pole sign, and additional signage in conjunction with a restaurant in a district zoned "CC" Community Commercial District Regulations within the following described property: Lot 1, Block 1, Grapevine Plaza No. 2 (2400 West State Highway 114) 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 safely from fire, panic, flood and other dangers; provide adequate light and air; to prevent overcrowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements, and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things, of the character of the district, and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

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

Section 6. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the tract or tracts of

land described herein shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of the tract or tracts of land described herein.

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 15th day of March, 2016.

APPROVED:

\_\_\_\_\_

ATTEST:

\_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_



# CITY OF GRAPEVINE

## PLANNED DEVELOPMENT OVERLAY APPLICATION

### PART 1. APPLICANT INFORMATION

Name of applicant / agent/company/contact

*John T. Evans - John T. Evans Company Inc.*

Street address of applicant / agent:

*8350 N. Central Exwy #1300*

City / State / Zip Code of applicant / agent:

*Dallas TX 75206*

Telephone number of applicant / agent:

*214-891-3226*

Fax number of applicant / agent:

*214-891-3203*

Email address of applicant / agent

*john@jtevans.com*

Mobile phone number of applicant / agent

*214-769-1080*

Applicant's interest in subject property:

### PART 2. PROPERTY INFORMATION

Street address of subject property

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

Lot                      Block                      Addition

Size of subject property

*3.8215*                      Acres

Square footage

Present zoning classification:

*R-20*

Proposed use of the property:

*Restaurant*

Minimum / maximum district size for request:

Zoning ordinance provision requesting deviation from:

*Rear yard landscape buffer - reduce from 10' to 5'*

### PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:

*City of Grapevine*

Street address of property owner:

*200 S. Main Street*

City / State / Zip Code of property owner:

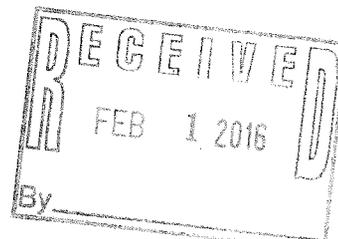
*Grapevine TX 76051*

Telephone number of property owner:

*817-410-3105*

Fax number of property owner:

*817-410-3002*



- 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**

John T. Evans  
 Print Applicant's Name: \_\_\_\_\_  
 Applicant's Signature: [Signature]

The State Of Texas  
 County Of Dallas

Before Me Lisa M. Butler on this day personally appeared John T. Evans  
 (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 29 day of January, A.D. 2016.



[Signature]  
 Notary In And For State Of Texas

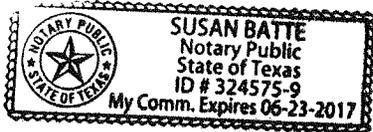
Bruno Rumbelow  
 Print Property Owners Name: \_\_\_\_\_  
 Property Owner's Signature: [Signature]

The State Of Texas  
 County Of Tarrant

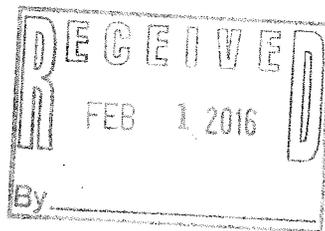
Before Me Susan Batte on this day personally appeared Bruno Rumbelow  
 (notary) (property owner)

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 1st day of February, A.D. 2016.



[Signature]  
 Notary In And For State Of Texas



**ACKNOWLEDGEMENT**

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

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

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

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

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

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

Date: \_\_\_\_\_

Signature of Owner \_\_\_\_\_

Date: \_\_\_\_\_



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

PD16-02  
PERRY'S STEAKHOUSE

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 PD16-02 TO DEVIATE FROM, BUT NOT BE LIMITED TO, A REDUCTION IN THE LANDSCAPE BUFFER REQUIREMENT ALONG THE NORTHERN PROPERTY LINE 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 PD16-02 to deviate from, but not be limited to, a reduction in the landscape buffer area along the northern property line within the following described property: Lot 1, Block 1, Grapevine Plaza No. 2 (2400 West State Highway 114) 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 safely from fire, panic, flood and other dangers; provide adequate light and air; to prevent overcrowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements, and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things, of the character of the district, and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 15th day of March, 2016.

APPROVED:

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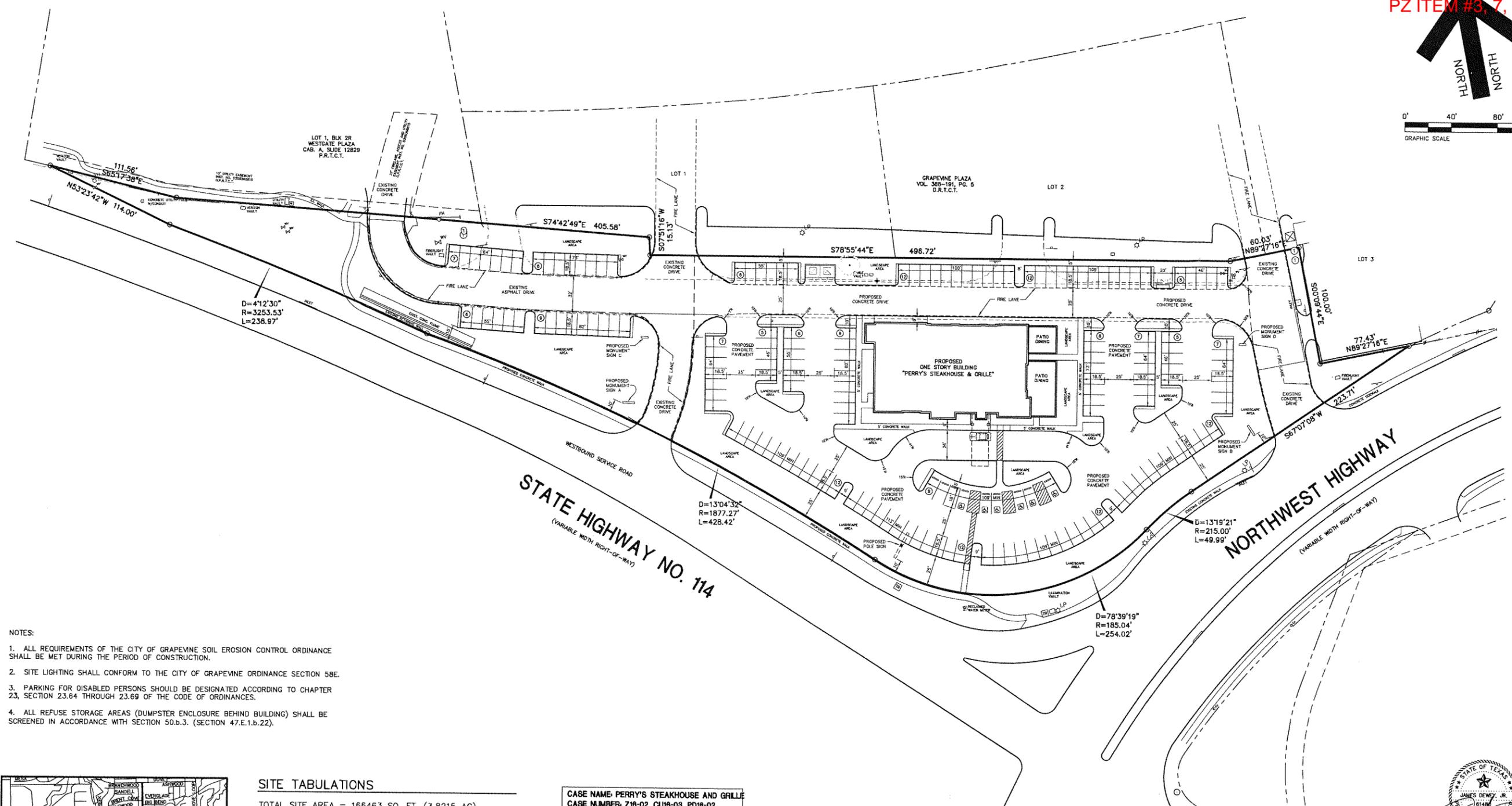
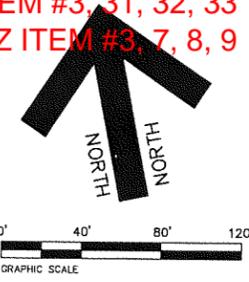
ATTEST:

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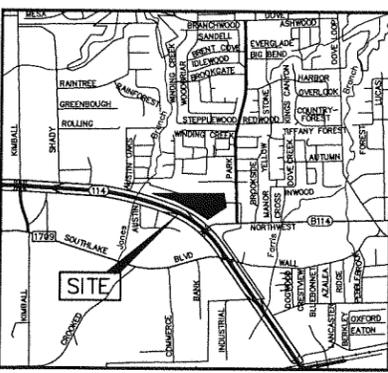
APPROVED AS TO FORM:

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CC ITEM #3, 31, 32, 33  
PZ ITEM #3, 7, 8, 9



- NOTES:
1. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
  2. SITE LIGHTING SHALL CONFORM TO THE CITY OF GRAPEVINE ORDINANCE SECTION 58E.
  3. PARKING FOR DISABLED PERSONS SHOULD BE DESIGNATED ACCORDING TO CHAPTER 23, SECTION 23.64 THROUGH 23.69 OF THE CODE OF ORDINANCES.
  4. ALL REFUSE STORAGE AREAS (DUMPSTER ENCLOSURE BEHIND BUILDING) SHALL BE SCREENED IN ACCORDANCE WITH SECTION 50.b.3. (SECTION 47.E.1.b.22).



LOCATION MAP  
SCALE: 1" = 2000'

**SITE TABULATIONS**

TOTAL SITE AREA = 166,463 SQ. FT. (3.8215 AC)  
 BUILDING AREA = 10,467 SQUARE FEET  
 PATIO DINING = 1,720 SQ. FT.  
 SEATING CAPACITY (INSIDE) = 365 SEATS  
 SEATING CAPACITY (PATIO) = 84 PERSONS  
 TOTAL BUILDING OCCUPANCY = 449 PERSONS  
 REQUIRED PARKING = 150 SPACES  
 (1 SPACE PER EACH 3 PERSONS)  
 PARKING PROVIDED = 176 SPACES  
 TOTAL IMPERVIOUS AREA = 105,857 SQUARE FEET  
 LANDSCAPED AREA (PERVIOUS AREA) = 60,606 SQUARE FEET  
 TOTAL BUILDING SQUARE FEET/NET SITE AREA = 7.32%  
 (BUILDING, PORCH & SERVICE AREA = 12,187/166,463)  
 LANDSCAPED AREA/NET SITE AREA = 36.41% (20% REQ'D.)  
 (60,606/166,463 SF)

CASE NAME: PERRY'S STEAKHOUSE AND GRILLE  
 CASE NUMBER: Z16-02, CU16-03, PD16-02  
 LOCATION: 2400 WEST STATE HIGHWAY 114  
 LOT 1, BLOCK 1,  
 GRAPEVINE PLAZA NO. 2

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

CHAIRMAN \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SHEET: 1 OF 12

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

ZONE CHANGE REQUEST Z16-02 IS A REQUEST TO REZONE 3.822 ACRES FROM R-20" SINGLE FAMILY DISTRICT TO "CC" COMMUNITY COMMERCIAL DISTRICT FOR THE DEVELOPMENT OF A RESTAURANT.

CONDITIONAL USE REQUEST CU16-03 IS A REQUEST TO ESTABLISH A RESTAURANT WITH THE POSSESSION, STORAGE, RETAIL SALES, AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES), OUTSIDE DINING, OUTDOOR SPEAKERS, A 40-FOOT POLE SIGN, AND ADDITIONAL SIGNAGE.

PLANNED DEVELOPMENT OVERLAY PD16-02 IS A REQUEST TO DEVIATE FROM BUT NOT BE LIMITED TO A REDUCTION IN THE LANDSCAPED BUFFER ALONG THE NORTHERN PROPERTY LINE.

REVISIONS:	
2/8/16	ADDED FIRE LANES
3/1/16	SETBACK REVISIONS
3/4/16	MONUMENT SIGNS

OWNER:  
 BALL STREET JOINT VENTURE  
 8350 N. CENTRAL EXPRESSWAY  
 SUITE 1300  
 DALLAS, TEXAS 75206  
 PHONE: (214) 891-3220  
 ATTN: JOHN T. EVANS

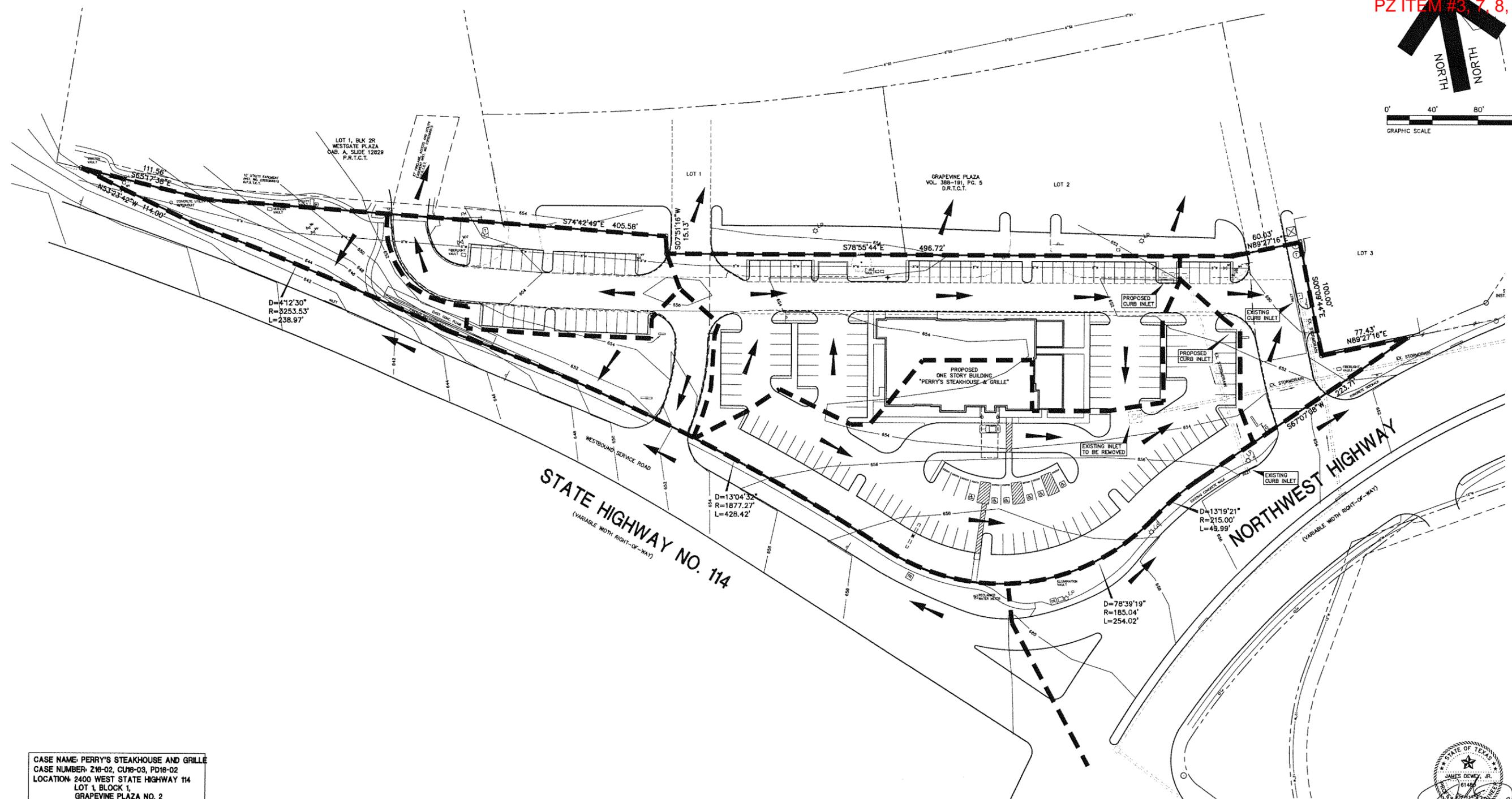
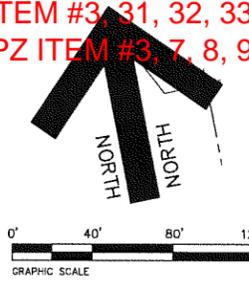


SHEET TITLE:  
**SITE PLAN**  
 PERRY'S STEAKHOUSE & GRILLE  
 STATE HIGHWAY NO. 114  
 GRAPEVINE, TEXAS

PREPARED BY:  
**JDJR ENGINEERS & CONSULTANTS, INC.**  
 1789E REGISTRATION NUMBER F-6627  
 ENGINEERS • SURVEYORS • LAND PLANNERS  
 2500 Texas Drive Suite 100 Irving, Texas 75062  
 Tel 972-252-5357 Fax 972-252-9958

DATE: FEB. 01, 2016	DRAWN BY: SAS	SHEET NO.
SCALE: 1" = 40'	CHECKED BY: JDJR	1 OF 12

CC ITEM #3, 31, 32, 33  
PZ ITEM #3, 7, 8, 9



CASE NAME: PERRY'S STEAKHOUSE AND GRILLE  
CASE NUMBER: Z18-02, CU18-03, PD18-02  
LOCATION: 2400 WEST STATE HIGHWAY 114  
LOT 1, BLOCK 1,  
GRAPEVINE PLAZA NO. 2

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

CHAIRMAN \_\_\_\_\_  
DATE: \_\_\_\_\_  
SHEET 2 OF 12

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

REVISIONS:	
2/8/16	ADDED FIRE LANES
3/1/16	SETBACK REVISIONS

OWNER:  
BALL STREET JOINT VENTURE  
8350 N. CENTRAL EXPRESSWAY  
SUITE 1300  
DALLAS, TEXAS 75206  
PHONE: (214) 891-3220  
ATTN: JOHN T. EVANS



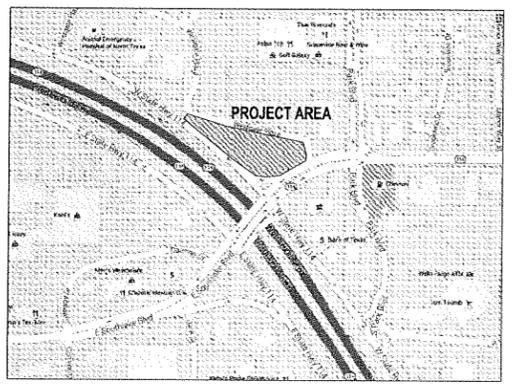
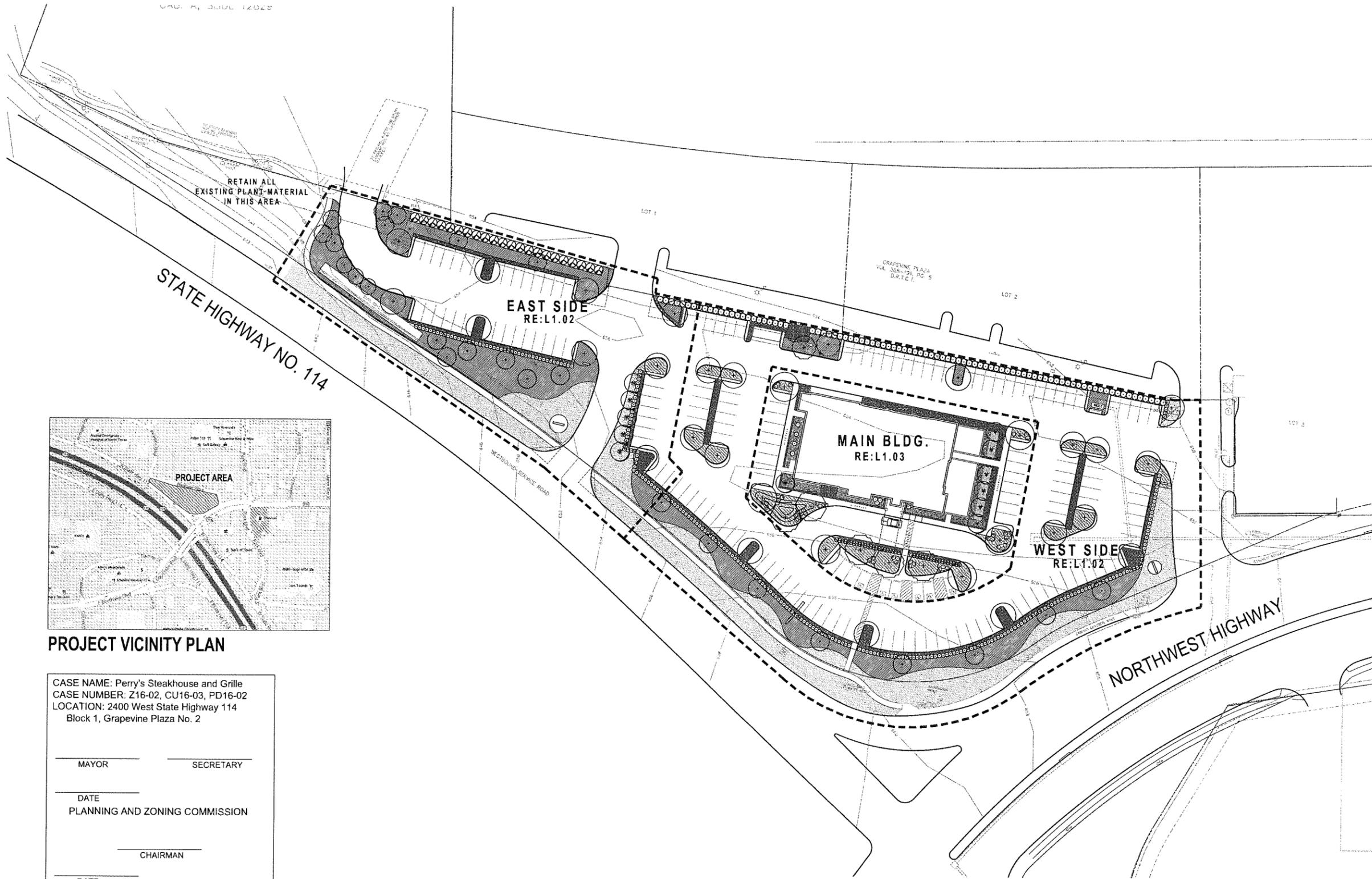
SHEET TITLE:  
**PRELIMINARY DRAINAGE PLAN**  
PERRY'S STEAKHOUSE & GRILLE  
STATE HIGHWAY NO. 114  
GRAPEVINE, TEXAS

PREPARED BY:  
**JDJR** ENGINEERS & CONSULTANTS, INC.  
TSBPE REGISTRATION NUMBER F-6627

ENGINEERS • SURVEYORS • LAND PLANNERS  
2500 Texas Drive Suite 100 Irving, Texas 75062  
Tel 972-262-6357 Fax 972-262-6858

DATE: FEB. 01, 2016	DRAWN BY: SAS	SHEET NO.
SCALE: 1" = 40'	CHECKED BY: JDJR	2 OF 12





PROJECT VICINITY PLAN

CASE NAME: Perry's Steakhouse and Grille  
 CASE NUMBER: Z16-02, CU16-03, PD16-02  
 LOCATION: 2400 West State Highway 114  
 Block 1, Grapevine Plaza No. 2

\_\_\_\_\_  
 MAYOR                      SECRETARY

\_\_\_\_\_  
 DATE  
 PLANNING AND ZONING COMMISSION

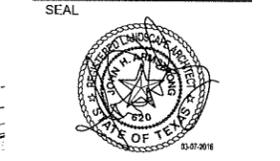
\_\_\_\_\_  
 CHAIRMAN

DATE  
 SHEET: 04 OF: 12

APPROVAL DOES NOT AUTHORIZE ANY WORK  
 IN CONFLICT WITH ANY CODE OR  
 ORDINANCES

DEPARTMENT OF DEVELOPMENT SERVICES

PLAN SUBMITTAL SET



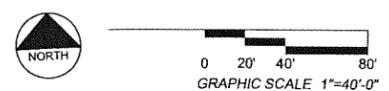
JOHN H. ARMSTRONG, ASLA  
 REVISIONS  
 01 Feb. 2016 - Landscape Submittal



**PERRY'S STEAKHOUSE**  
 W Nwy Hwy & Hwy 114  
 Grapevine, Texas

DRAWING TITLE  
**PLANTING PLAN**  
 Site All

ISSUE DATE: 18, Jan. 2016  
 DRAWING SCALE: 1"=40'-0"  
 PROJECT NUMBER: 16004  
 DRAWN BY: JHH  
 REVIEWED BY: JHH/JHA  
 APPROVED BY: JHA  
 DRAWING NUMBER



P:\Perry's Steakhouse - 16004\Drawings\16004-11-04-Planting Plan SUBMITTAL Update 03-07-16.dwg, 3/7/2016 12:13:49 PM, Adobe PDF

CASE NAME: Perry's Steakhouse and Grille  
 CASE NUMBER: Z16-02, CU16-03, PD16-02  
 LOCATION: 2400 West State Highway 114  
 Block 1, Grapevine Plaza No. 2

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_

DATE \_\_\_\_\_  
 PLANNING AND ZONING COMMISSION

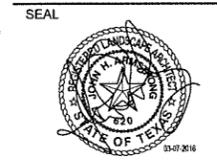
LOT 3  
 CHAIRMAN \_\_\_\_\_

DATE \_\_\_\_\_  
 SHEET: 05 OF 12

APPROVAL DOES NOT AUTHORIZE ANY WORK  
 IN CONFLICT WITH ANY CODE OR  
 ORDINANCES

DEPARTMENT OF DEVELOPMENT SERVICES

PLAN SUBMITTAL SET



JOHN H. ARMSTRONG, ASLA  
 REVISIONS  
 01 Feb. 2016 - Landscape Submittal

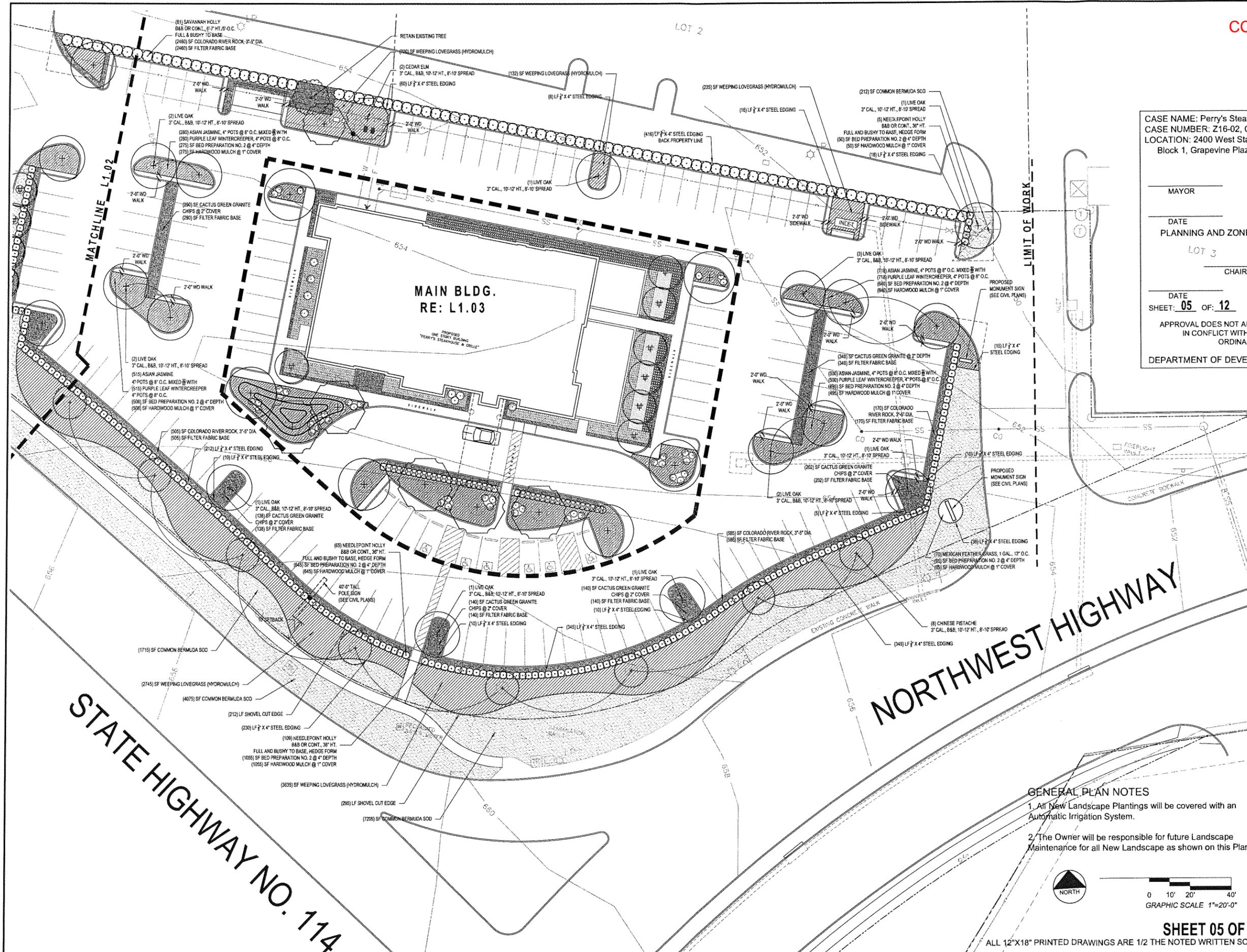
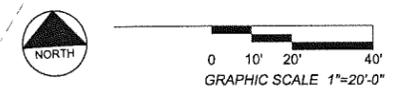


PERRY'S STEAKHOUSE  
 W Nwy Hwy & Hwy 114  
 Grapevine, Texas

PLANTING PLAN  
 East Site

ISSUE DATE: 18, Jan. 2016  
 DRAWING SCALE: 1"=20'-0"  
 PROJECT NUMBER: 16004  
 DRAWN BY: JHH  
 REVIEWED BY: JHH/JHA  
 APPROVED BY: JHA  
 DRAWING NUMBER

- GENERAL PLAN NOTES
- All New Landscape Plantings will be covered with an Automatic Irrigation System.
  - The Owner will be responsible for future Landscape Maintenance for all New Landscape as shown on this Plan.



P:\Perry's Steakhouse - 16004\CD... ALL 12"x18" L1.04 Planning Plans SUBMITTAL Update 03-01-16.dwg, 3/7/2016 12:13:08 PM, Adobe PDF

CASE NAME: Perry's Steakhouse and Grille  
 CASE NUMBER: Z16-02, CU16-03, PD16-02  
 LOCATION: 2400 West State Highway 114  
 Block 1, Grapevine Plaza No. 2

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_  
 DATE \_\_\_\_\_  
 PLANNING AND ZONING COMMISSION  
 CHAIRMAN \_\_\_\_\_  
 DATE \_\_\_\_\_  
 SHEET: 06 OF 12  
 APPROVAL DOES NOT AUTHORIZE ANY WORK  
 IN CONFLICT WITH ANY CODE OR  
 ORDINANCES  
 DEPARTMENT OF DEVELOPMENT SERVICES

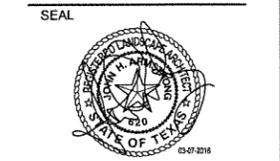
STATE HIGHWAY NO. 114

RETAIN ALL EXISTING  
 PLANT MATERIAL  
 IN THIS AREA

LIMIT OF WORK

MATCHLINE L1.01

PLAN SUBMITTAL SET



JOHN H. ARMSTRONG, ASLA  
 REVISIONS  
 01 Feb. 2016 - Landscape Submittal

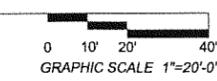


**PERRY'S STEAKHOUSE**  
 W Nwy Hwy & Hwy 114  
 Grapevine, Texas  
 DRAWING TITLE  
**PLANTING PLAN**  
**West Site**

ISSUE DATE: 18, Jan. 2016  
 DRAWING SCALE: 1"=20'-0"  
 PROJECT NUMBER 16004  
 DRAWN BY: JHH  
 REVIEWED BY: JHH/JHA  
 APPROVED BY: JHA  
 DRAWING NUMBER

GENERAL PLAN NOTES

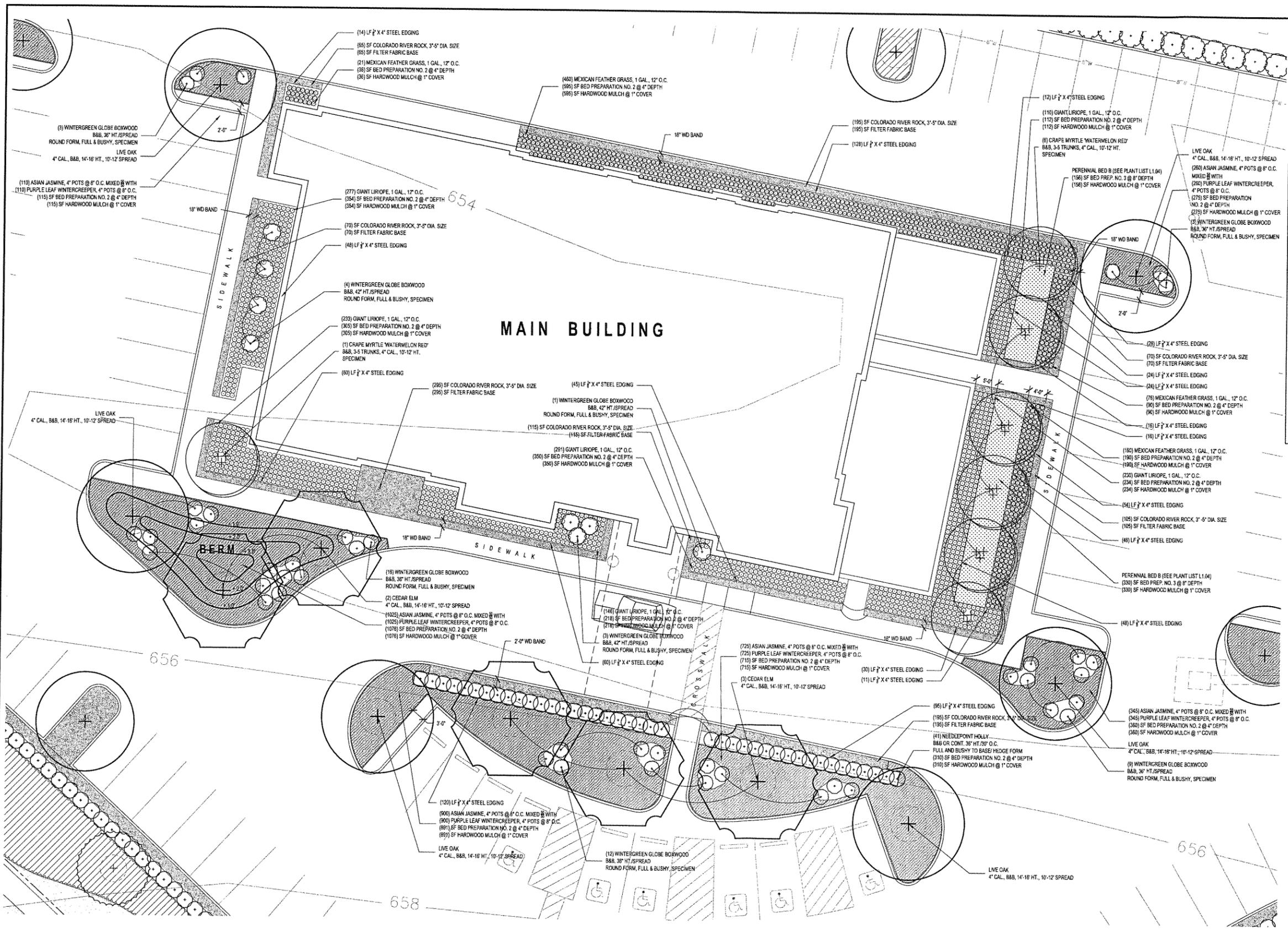
- All New Landscape Plantings will be covered with an Automatic Irrigation System.
- The Owner will be responsible for future Landscape Maintenance for all New Landscape as shown on this Plan.



ALL 12"x18" PRINTED DRAWINGS ARE 1/2 THE NOTED WRITTEN SCALE

Perry's Steakhouse - 1509410 - 1111004-1.04 Planting Plans SUBMITTAL Update 03-07-16.dwg 3/7/2016 12:16:08 PM, Adobe PDF

LANDSCAPE ARCHITECTS - PLANNERS  
 ARMSTRONG BERGER  
 2016



CASE NAME: Perry's Steakhouse and Grille  
 CASE NUMBER: Z16-02, CU16-03, PD16-02  
 LOCATION: 2400 West State Highway 114  
 Block 1, Grapevine Plaza No. 2

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_

DATE \_\_\_\_\_  
 PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_

DATE \_\_\_\_\_  
 SHEET: 07 OF: 12

APPROVAL DOES NOT AUTHORIZE ANY WORK  
 IN CONFLICT WITH ANY CODE OR  
 ORDINANCES

DEPARTMENT OF DEVELOPMENT SERVICES

PLAN SUBMITTAL SET



JOHN H. ARMSTRONG, ASLA  
 REVISIONS  
 01 Feb. 2016 - Landscape Submittal

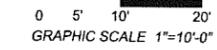


PERRY'S STEAKHOUSE  
 W Nwy Hwy & Hwy 114  
 Grapevine, Texas  
 DRAWING TITLE  
 PLANTING PLAN  
 Main Building

ISSUE DATE: 18, Jan. 2016  
 DRAWING SCALE: 1"=10'-0"  
 PROJECT NUMBER: 16004  
 DRAWN BY: JHH  
 REVIEWED BY: JHH/JHA  
 APPROVED BY: JHA  
 DRAWING NUMBER

GENERAL PLAN NOTES

- All New Landscape Plantings will be covered with an Automatic Irrigation System.
- The Owner will be responsible for future Landscape Maintenance for all New Landscape as shown on this Plan.

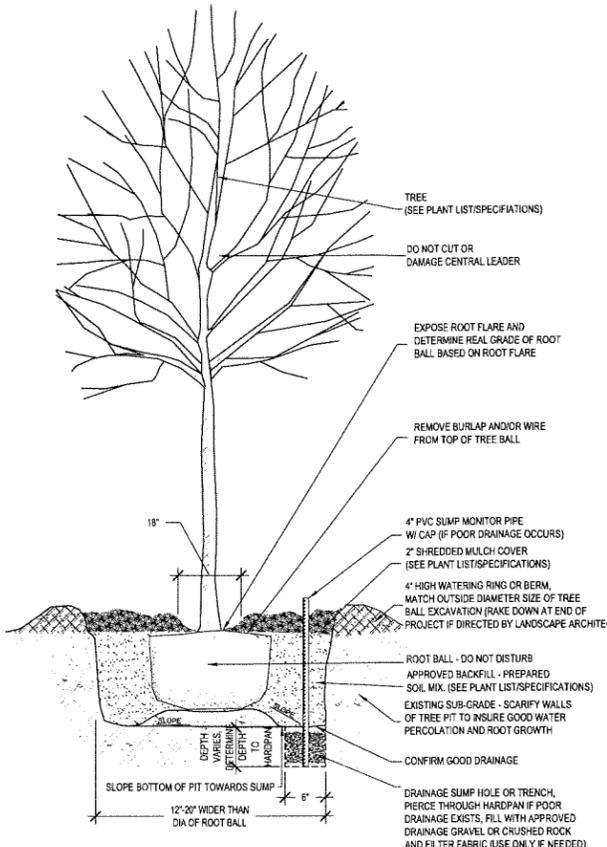


P:\Perry's Steakhouse - 150620\Drawings\60111-03-L1.03 Planting Plan SUBMITTAL Update 03-07-16.dwg, 3/7/2016 12:16:49 PM, Adalberto PDF

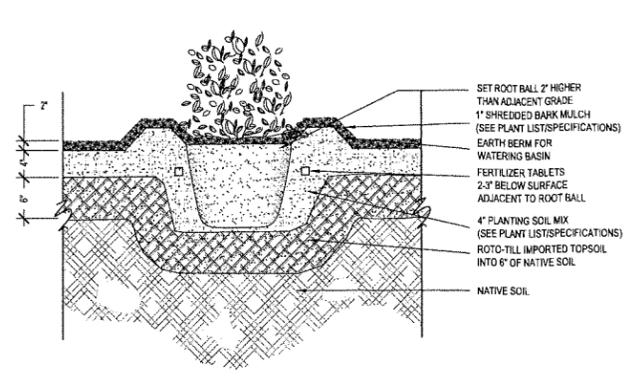
PLANT LIST			
QUANTITY	SCIENTIFIC NAME	COMMON NAME	NOTES
<b>TREES</b>			
8	Quercus virginiana	Live Oak (1)	4" Cal., B&B, 14'-16" HL, 10'-12" Spread, Matching
24	Quercus virginiana	Live Oak (2)	3" Cal., B&B, 10'-12" HL, 8'-10" Spread, Matching
5	Ulmus crassifolia	Cedar Elm (1)	4" Cal., B&B, 14'-16" HL, 10'-12" Spread, Matching
10	Ulmus crassifolia	Cedar Elm (2)	3" Cal., B&B, 10'-12" HL, 8'-10" Spread, Matching
17	Platanus chinensis	Chinese Platane	3" Cal., B&B, 10'-12" HL, 8'-10" Spread, Matching
22	Juniperus virginiana	Eastern Red Cedar	B&B or Cont., 7'-8" HL, 3" Spread, Matching
12	Lagerstroemia indica	Crape Myrtle Watermelon Red	B&B, 4" Cal. 3-5 Trunks, 12'-14" HL, Matching
<b>SHRUBS / GROUNDCOVER / GRASS</b>			
88	Ilex x alternata 'Savannah'	Savannah Holly	B&B or Cont., 6'-7" HL, Full and Bushy to Base, Hedge Form
303	Ilex cornuta 'Needlepoint'	Needlepoint Holly	B&B or Cont., 36" HL, Full and Bushy to Base, Hedge Form
6	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood (1)	B&B, 42" HL and Spread, Globe Form Specimens
43	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood (2)	B&B, 36" HL and Spread, Globe Form Specimens
1287	Liriope gigantea	Giant Lilyturf	1 Gal., 12" O.C.
937	Nassella tenuissima	Mexican Feather Grass	1 Gal., 12" O.C.
5556	Trachelospermum asiaticum	Asian Jasmine	4" Pots, 8" O.C., Mixed with Purple Euonymus
5556	Euonymus fortunei 'Coloratus'	Purple Leaf Euonymus	4" Pots, 8" O.C., Mixed with Asian Jasmine
18,817	Cynodon dactylon	Common Bermudagrass	Soil/ Sod
17,730	Eragrostis curvula	Weeping Love Grass	Hydromulch
<b>PERENNIAL BEDS</b>			
BED 'A'		BED 'B'	
33	Rudbeckia hirta	Black-Eyed Susan	17 Rudbeckia hirta Black-Eyed Susan
16	Hemerocallis sp. 'Stella D'oro'	Stella D'oro Daylily	9 Hemerocallis sp. 'Stella D'oro' Stella D'oro Daylily
50	Leucanthemum x superbum 'Becky'	Shasta Daisy	25 Leucanthemum x superbum 'Becky' Shasta Daisy
40	Echinacea purpurea	Purple Coneflower	20 Echinacea purpurea Purple Coneflower
33	Symphyotrichum oblongifolius	Fall Aster	17 Symphyotrichum oblongifolius Fall Aster
20	Liatris spicata	Gayfeather	10 Liatris spicata Gayfeather
13	Aquilegia chrysantha 'Hinkleyana'	Texas Columbine	7 Aquilegia chrysantha 'Hinkleyana' Texas Columbine
20	Stachys byzantina	Lamb's Ear	10 Stachys byzantina Lamb's Ear
13	Thelypteris kunthii	Wood Fern	7 Thelypteris kunthii Wood Fern
<b>MISCELLANEOUS MATERIALS</b>			
12,714 SF	BP-2 Vital Earth Bedding Soil @ 4" Depth		
486 SF	BP-3 Vital Earth Bedding Soil @ 6" Depth		
13,200 SF	Shredded Hardwood Mulch @ 1" Cover		
6680 SF	Colorado River Rock @ 3" to 5" Diameter Size		
1745 SF	Cactus Green No. 2 Crushed Granite @ 2" Cover		
8425 SF	Filter Fabric (base layer under Rock & Granite)		
3547 LF	1/2" x 4" Steel Edging w/12" Slates (Green)		

**GENERAL PLANTING NOTES**

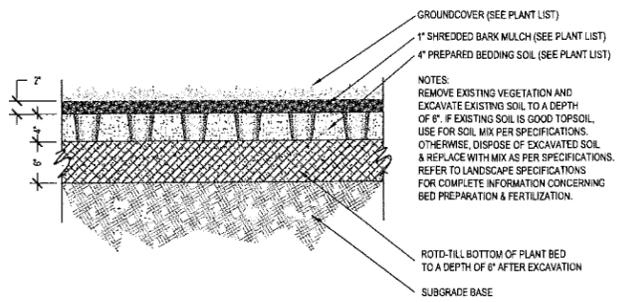
- Quantities noted in plant list represent landscape architect's estimate only. Contractor shall verify all quantities of plant material as well as miscellaneous items such as edging, bed preparations and mulch prior to bidding and provide revised quantities at time of bid. Contractor will verify plants in inventory on or off site. Landscape architect will place all plants.
- Contractor shall examine all areas and conditions under which work is to be performed. Notify landscape architect of any conditions detrimental to proper and timely completion of work.
- Handle all plant materials in accordance with best horticultural practices so that roots and root balls are adequately protected from mechanical injury, sun, drying winds, and any other detrimental effects. Plants shall not be bound with nylon rope or wire in a manner that would damage bark, break branches or destroy their natural shape.
- Upon completion of planting, contractor shall remove all wire, plastic and nylon rope from root balls and cut and remove burlap from top of root ball. Also, remove all tags and flags from all newly installed materials.
- Contractor shall guarantee all planting for one (1) year after final acceptance. Warranty replacements are to be made only once. Owner shall be responsible for proper maintenance of plants after final acceptance. Dead materials not in vigorous, thriving condition shall be replaced within 15 days of notification. Replace plants which have partially died, thereby damaging shape, size or symmetry. Plants shall be replaced with same kind and size as originally planted at no additional cost to owner.
- All bed preparation shall be Living Earth Bedding Soil Complete Mix or approved equal with 20% Expanded Shale. For Bed Preparation No. 1, lightly hand fork/aerate around roots of existing trees. Gently work in up to 2" of Living Earth Bedding Soil, taking care not to smother or damage tree roots. For Bed Preparation No. 2 excavate as necessary to allow backfill of a 4" layer of Living Earth Bedding Soil. Prior to backfill, till sub grade to a 6" to 8" depth to break hardpan. Flood with water to insure good drainage. If good drainage does not exist, stop work and notify landscape architect. Finished bed shall be mounded in the center or high in the rear of bed to ensure good drainage taking into account for settlement and displacement from shrubs. Till bedding soil into sub grade to create a fine, loose, friable soil suitable for planting. Do not damage roots of existing trees. Minimize preparation/filling under existing tree canopies. For Bed Preparation No. 3 same, except add 8" layer of Living Earth Bedding Soil. Mound Beds to 6" height in center or rear when planting seasonal color.
- Provide a 2" layer of shredded hardwood mulch over all installed trees and a 1" layer over all shrubs and ground cover plantings.
- All steel edging shall be 1/2" x 4", green in color with 12" stakes.



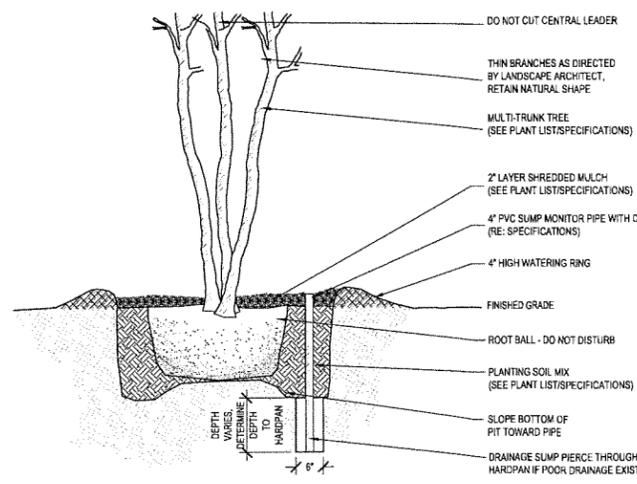
**01 TREE PLANTING DETAIL (typ.)**  
SCALE: 1/2"=1'-0"



**02 SHRUB PLANTING DETAIL (typ.)**  
SCALE: 1"=1'-0"



**03 GROUNDCOVER PLANTING DETAIL (typ.)**  
SCALE: 1"=1'-0"



**04 MULTI-TRUNK TREE PLANTING DETAIL (typ.)**  
SCALE: 1/2"=1'-0"

- Contractor shall grade all areas of planting and turf to ensure positive drainage to all subsurface drainage. Notify Landscape Architect of any areas of poor drainage. Contractor shall ensure positive drainage paths remain during bed preparation operations and final planting.
- Contractor shall ensure that proper drainage exists in all tree pits. Fill pit half full of water prior to planting. If after an 8 hour. No appreciable amount of water has drained out, pump water out, drill a 6" hole in low side of bottom of pit, break through hardpan, and add pea gravel fabric and a 4" sump pipe. Contractor shall notify landscape architect of any drainage issues. Contractor shall also expose root flare of tree and determine true grade of root ball while setting grade of tree in field. Always account for settlement of root ball to ensure against trees planted too deep.
- Upon completion of all subsurface drainage (if applicable), contractor shall rough grade all areas of planting and turf to ensure positive drainage to all drainage inlets. Notify Landscape Architect of any areas of poor drainage. Contractor shall ensure positive drainage paths remain during bed preparation operations and final planting.
- Contractor shall add an approved fertilizer appropriate to new planting and lawn turf that is appropriate to season of year. Contractor to aerate by water injection and hand fork all areas that have been compacted due to construction prior to planting area. All planters will be fertilized also.
- All areas of landscape will be covered with an automatic sprinkler system. Contractor shall confirm operation and coverage of new irrigation system in all planting areas and include in bid the cost of modifying affected zones and adding zones as required.
- Landscape Architect shall select and approve all trees and specimen shrubs for this project PRIOR TO THE DELIVERY OF MATERIALS TO THE SITE.
- Contractor shall remove all debris generated by work operations. Leave entire planting area in a raked condition free of debris, and all paved areas adjoining the planting areas in a broom clean condition ready for final acceptance.
- All turf areas will be laid using solid sod pattern, with joints sanded and rolled twice (min.) to ensure a smooth, even mowable lawn area (as applicable).
- If Contractor is unable to locate 2-1/4" pots (groundcover), then 4" pot size material may be used as an alternate by splitting 4" pot into two equal parts by hand and diminish the ground cover quantity specified by one half.

CASE NAME: Perry's Steakhouse and Grille  
CASE NUMBER: Z16-02, CU16-03, PD16-02  
LOCATION: 2400 West State Highway 114  
Block 1, Grapevine Plaza No. 2

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_

DATE \_\_\_\_\_  
PLANNING AND ZONING COMMISSION

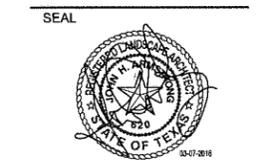
CHAIRMAN \_\_\_\_\_

DATE \_\_\_\_\_  
SHEET: 08 OF 12

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ORDINANCES

DEPARTMENT OF DEVELOPMENT SERVICES

**PLAN SUBMITTAL SET**



JOHN H. ARMSTRONG, ASLA  
REVISIONS  
01 Feb. 2016 - Landscape Submittal



**PERRY'S STEAKHOUSE**  
W Nwy Hwy & Hwy 114  
Grapevine, Texas

**DETAILS  
PLAN  
Plant List**

ISSUE DATE: 18, Jan. 2016  
DRAWING SCALE: See Details  
PROJECT NUMBER: 16004  
DRAWN BY: JHH  
REVIEWED BY: JHH/JHA  
APPROVED BY: JHA  
DRAWING NUMBER

Perry's Steakhouse - 16004.dwg - 3/17/2016 12:17:49 PM, Autodesk PDF

CC ITEM #3, 31, 32, 33  
PZ ITEM #3, 7, 8, 9

**Aria Group Architects Inc.**

830 North Blvd.  
Oak Park, Illinois  
60301  
708.445.8400  
708.445.1788 Fax

GRAPEVINE, TX

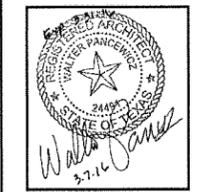


SH 114 / NW HIGHWAY

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03/07/16		REVISIONS	
02/10/16		SUBMITTAL	



Drawing Title  
**SITE PLAN**

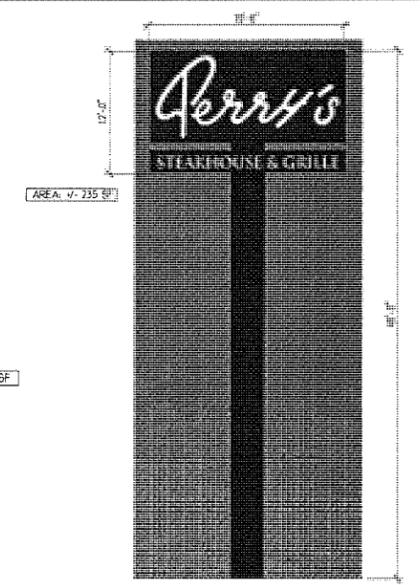
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Drawn SH

Scale AS NOTED  
Date XX/XX/16

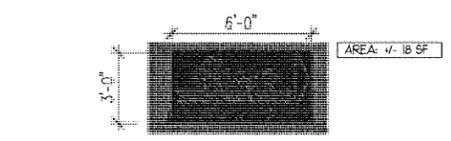
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**SP1.1**



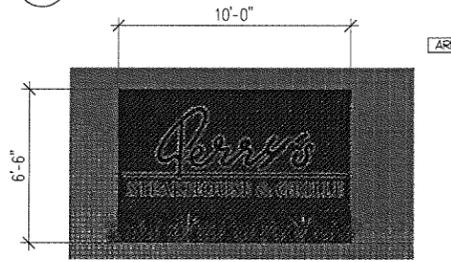
**AREA LOCATION MAP**  
N.T.S.



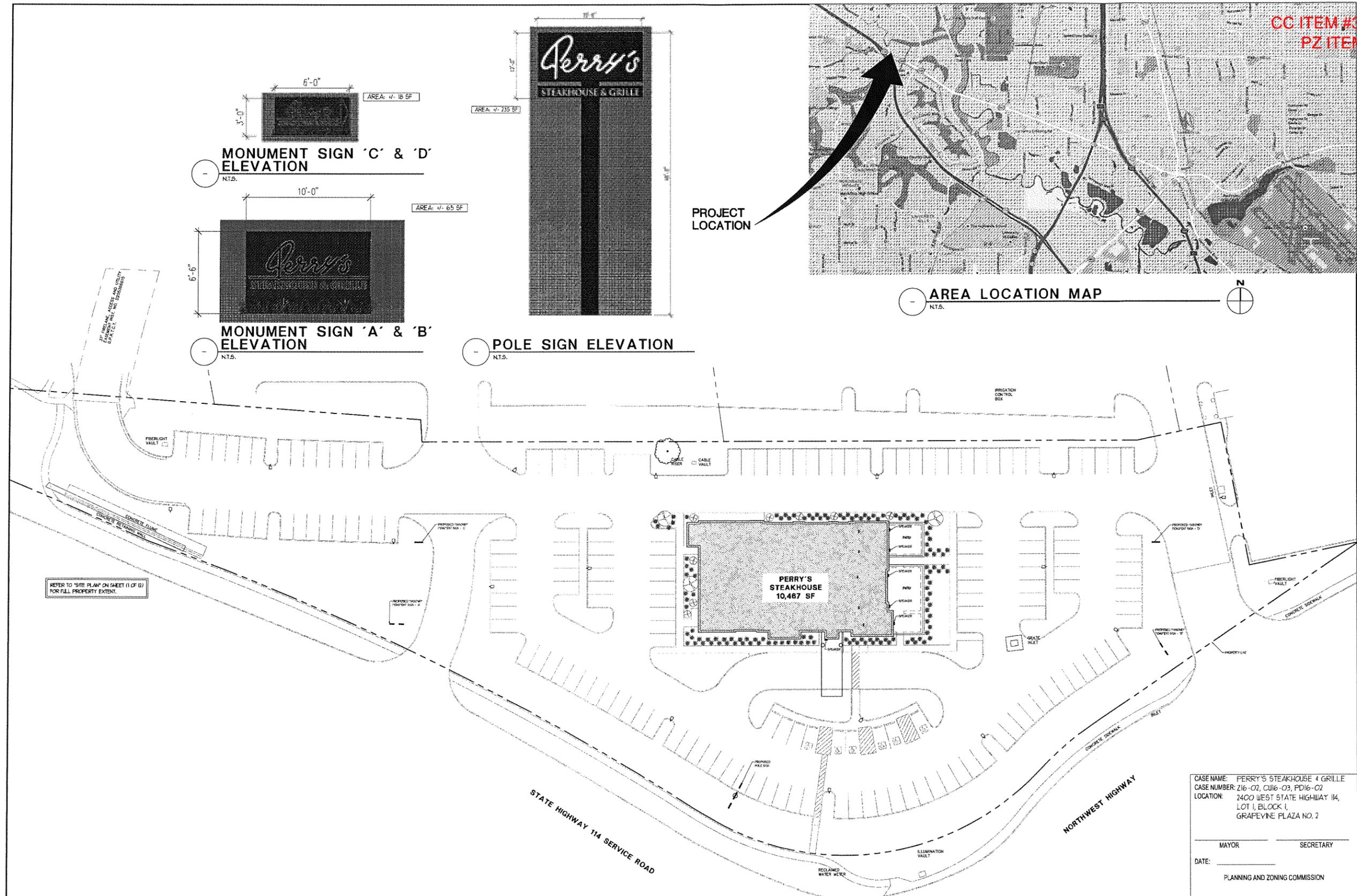
**POLE SIGN ELEVATION**  
N.T.S.



**MONUMENT SIGN 'C' & 'D' ELEVATION**  
N.T.S.



**MONUMENT SIGN 'A' & 'B' ELEVATION**  
N.T.S.



**SITE PLAN**  
E:30

CASE NAME: PERRY'S STEAKHOUSE & GRILLE  
CASE NUMBER: Z16-02, CU16-03, PD16-02  
LOCATION: 2400 WEST STATE HIGHWAY 114, LOT 1, BLOCK 1, GRAPEVINE PLAZA NO. 2

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

DATE: \_\_\_\_\_  
SHEET: 9 OF 12

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DEPARTMENT OF DEVELOPMENT SERVICES

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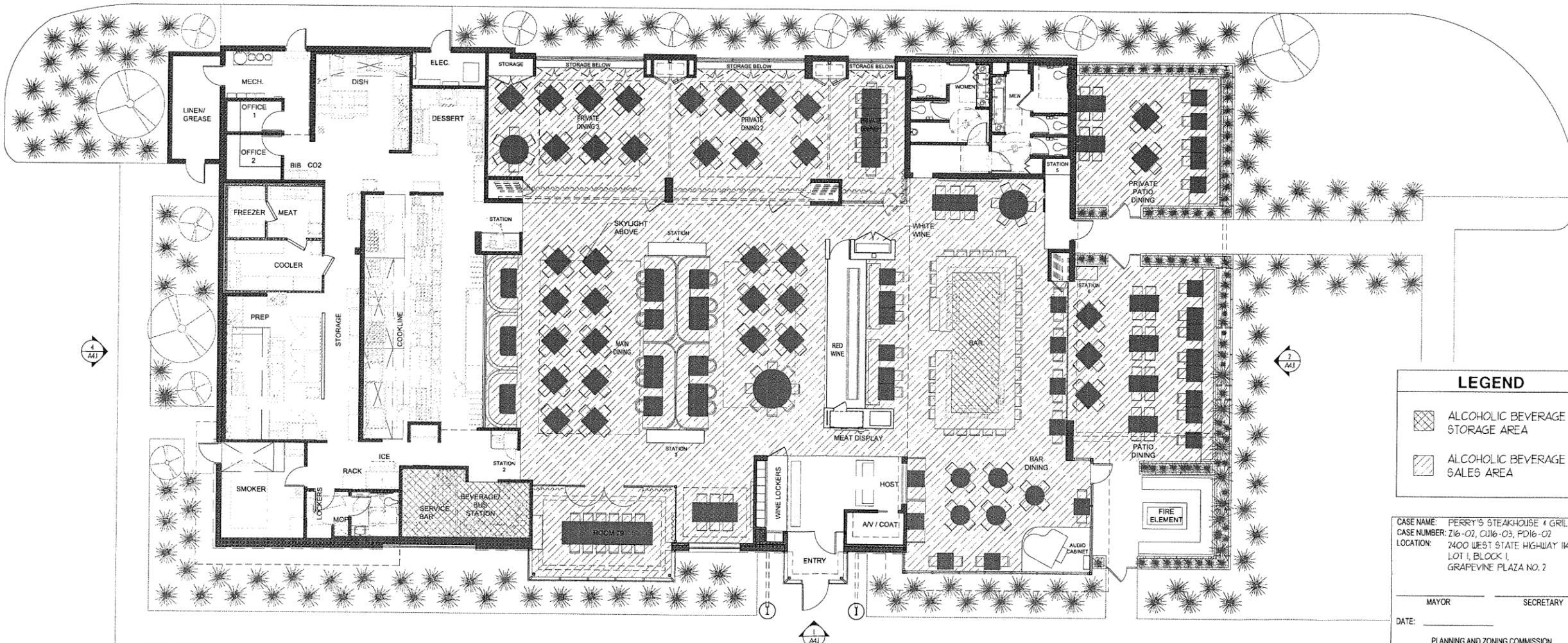
CC ITEM #3, 31, 32, 33  
PZ ITEM #3, 7, 8, 9

**OCCUPANT LOAD - INTERIOR**

AREA	SQUARE FEET	(TABLE OF APPLICABLE CODE)	ALLOWABLE OCCUPANTS	TOTAL ALLOWABLE OCCUPANTS	TOTAL ACTUAL OCCUPANTS
- DINING - UNCONCENTRATED	2150	1004.1.1	15 NET	143	142
- DINING - FIXED BOOTH	---	1004.1.1	1 PER 24" FOR 108'-0"	54	34
- COUNTER	---	1004.1.1	1 PER 18" FOR 89'-3"	46	32
- ROOM 78	302	1004.1.1	15 NET	20	12
- PRIVATE DINING 1	221	1004.1.1	15 NET	14	12
- PRIVATE DINING 2	462	1004.1.1	15 NET	30	28
- PRIVATE DINING 3	520	1004.1.1	15 NET	34	34
- OFFICES	102	1004.1.1	100 GROSS	2	2
- WAITING	27	1004.1.1	5 NET	5	5
- KITCHEN	3268	1004.1.1	200 GROSS	16	16
- ACCESSORY (MECH/ELEC/STORAGE)	94	1004.1.1	300 GROSS	1	1
- LOCKERS	---	1004.1.1	50 GROSS	---	---
- CIRCULATION (TOILETS, FIXED ITEMS, ETC.)	3290	1004.1.1	-	0	0
<b>BUILDING SQ. FT.</b>	<b>10,438</b>			<b>385 ALLOWABLE</b>	<b>318 ACTUAL</b>

**OCCUPANT LOAD - EXTERIOR**

AREA	SQUARE FEET	(TABLE OF APPLICABLE CODE)	ALLOWABLE OCCUPANTS	TOTAL ALLOWABLE OCCUPANTS	TOTAL ACTUAL OCCUPANTS
- DINING - UNCONCENTRATED	855	1004.1.1	15 NET	57	57
- DINING - FIXED BANQUETTE	---	1004.1.1	1 PER 18" FOR 41'-5"	27	13
- CIRCULATION	255	1004.1.1	-	0	0
<b>PATIO</b>	<b>1,110 SQ. FT.</b>			<b>84 ALLOWABLE</b>	<b>70 ACTUAL</b>
<b>TOTAL BUILDING</b>	<b>11,546 SQ. FT.</b>			<b>449 ALLOWABLE</b>	<b>388 ACTUAL</b>



**FLOOR PLAN**  
1/8" = 1'-0"

**LEGEND**

- ALCOHOLIC BEVERAGE STORAGE AREA
- ALCOHOLIC BEVERAGE SALES AREA

CASE NAME: PERRY'S STEAKHOUSE & GRILLE  
CASE NUMBER: Z16-02, CU16-03, PD16-02  
LOCATION: 2400 WEST STATE HIGHWAY 114, LOT 1, BLOCK 1, GRAPEVINE PLAZA NO. 2

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

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_

PLANNING AND ZONING COMMISSION

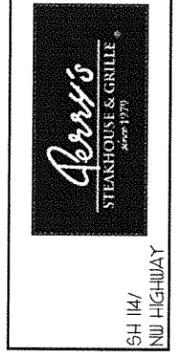
CHAIRMAN \_\_\_\_\_

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

SHEET: 10 OF 17

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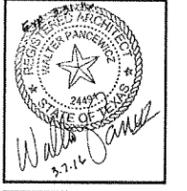
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07/01/16		SUBMITTAL



Drawing Title

**FLOOR PLAN**

Job No. 153113 Drawn SH

Scale AS NOTED Date XX/XX/16

Sheet No. **A1.1**

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GRAPEVINE, TX

SH 114 / NW HIGHWAY

**Aria Group Architects Inc.**

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60301  
708.445.8400  
708.445.1788 Fax

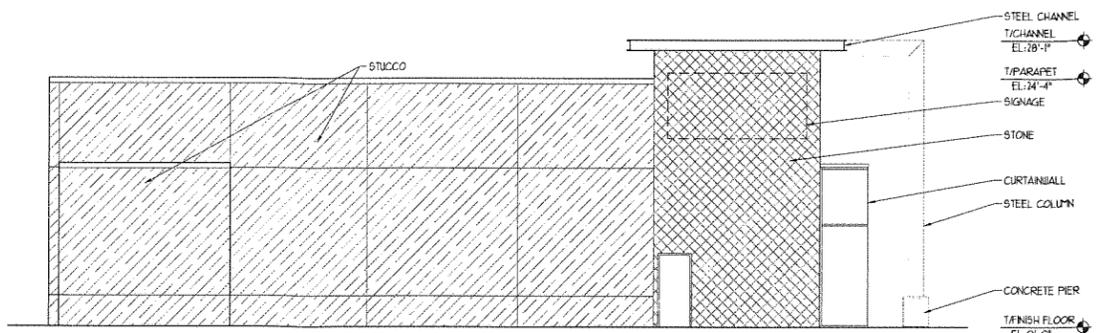
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TOTALS: CC ITEM #3, 31, 32, 33  
PZ ITEM #3, 7, 8, 9

**WEST ELEVATION**

- 1,422 SF STUCCO
- 420 SF STONE
- 1,842 SF MASONRY

TOTAL SF WEST ELEVATION= 1,888  
98% MASONRY



3,690 SF STUCCO

3,716 SF STONE

1,466 SF MASONRY

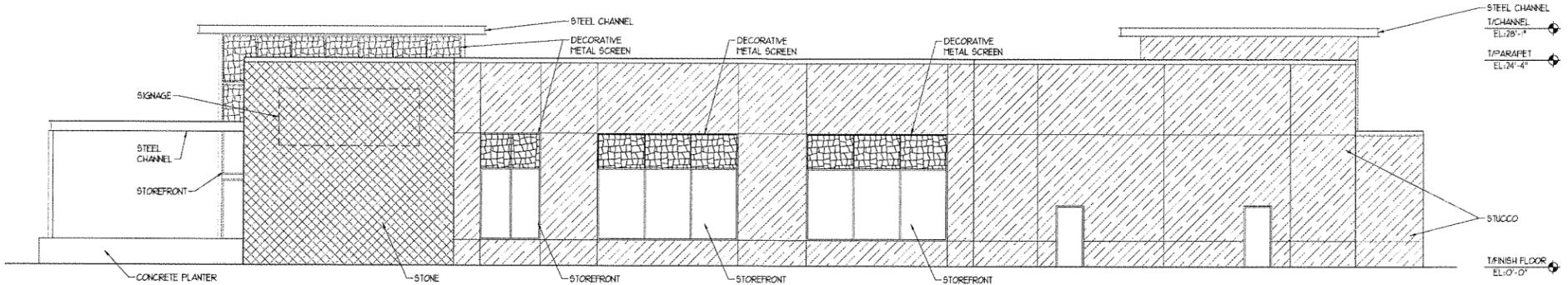
TOTAL SF = 8,101 SF  
92% MASONRY

4 WEST ELEVATION  
1/8" = 1'-0"

**NORTH ELEVATION**

- 2,193 SF STUCCO
- 595 SF STONE
- 2,788 SF MASONRY

TOTAL SF NORTH ELEVATION= 2,921  
95% MASONRY

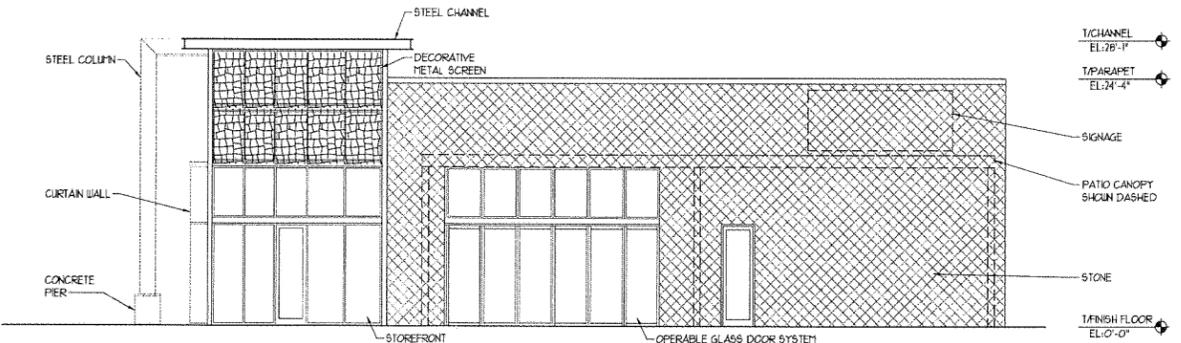


3 NORTH ELEVATION  
1/8" = 1'-0"

**EAST ELEVATION**

- 0 SF STUCCO
- 1,095 SF STONE
- 1,095 SF MASONRY

TOTAL SF EAST ELEVATION= 1,117  
98% MASONRY

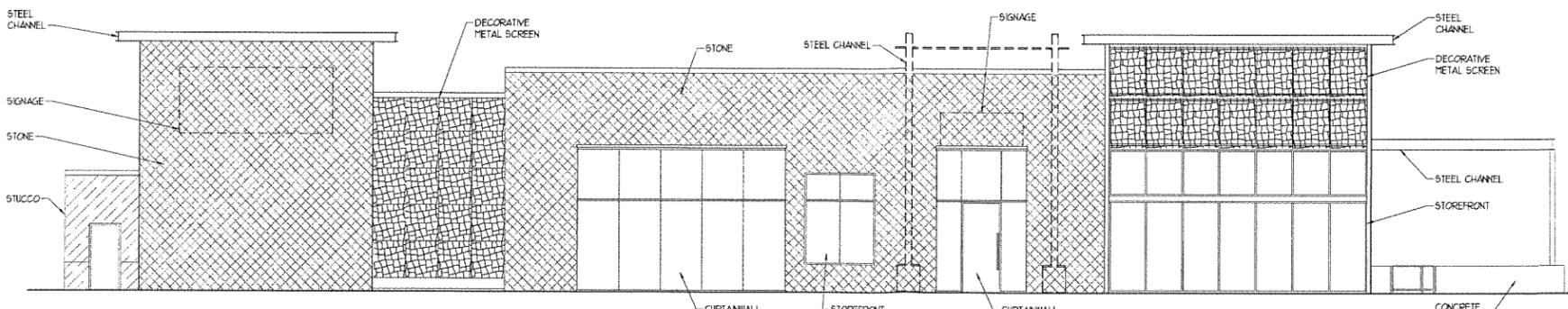


2 EAST ELEVATION  
1/8" = 1'-0"

**SOUTH ELEVATION**

- 75 SF STUCCO
- 1,666 SF STONE
- 1,741 SF MASONRY

TOTAL SF SOUTH ELEVATION= 2,169  
80% MASONRY



1 SOUTH ELEVATION  
1/8" = 1'-0"

CASE NAME: PERRY'S STEAKHOUSE & GRILLE  
CASE NUMBER: Z16-02, CU16-03, PD16-02  
LOCATION: 2400 WEST STATE HIGHWAY 114, LOT 1, BLOCK 1, GRAPEVINE PLAZA NO. 2

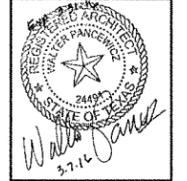
MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_  
DATE: \_\_\_\_\_  
PLANNING AND ZONING COMMISSION  
CHAIRMAN \_\_\_\_\_  
DATE: \_\_\_\_\_  
SHEET: 11 OF 12  
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GRAPEVINE, TX  
SH 114 / NU HIGHWAY

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No.	Date	Remarks
03/01/16		REVISIONS
02/01/16		SUBMITTAL
REVISIONS		



Drawing Title  
**EXTERIOR ELEVATIONS**

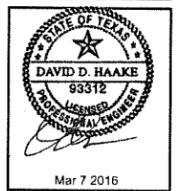
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Scale AS NOTED Date XX/XX/16  
Sheet No. **A4.1**



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	02/01/16	SUBMITTAL
REVISIONS		



CASE NAME: PERRY'S STEAKHOUSE & GRILLE  
CASE NUMBER: Z16-02, CUI6-03, PD16-02  
LOCATION: 2400 WEST STATE HIGHWAY 114, LOT 1, BLOCK 1, GRAPEVINE PLAZA NO. 2

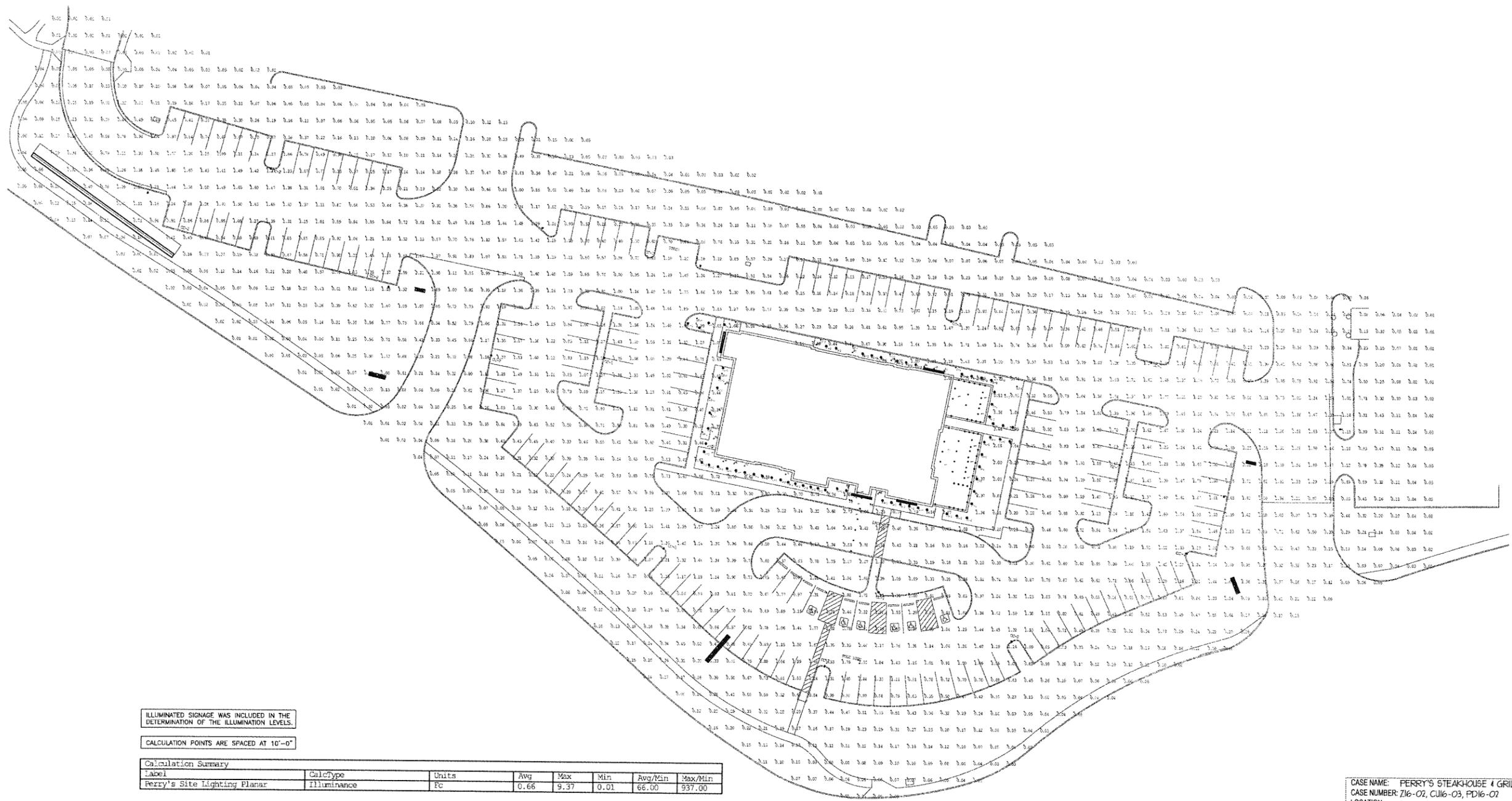
MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_  
DATE: \_\_\_\_\_  
PLANNING AND ZONING COMMISSION  
CHAIRMAN \_\_\_\_\_

DATE: \_\_\_\_\_  
SHEET: 12 OF 12

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Drawing Title  
**ILLUMINATION PLAN**

Job No. 153173 Drawn EAL  
Scale AS NOTED Date 3/20/16  
Sheet No. **E0.0**



ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE ILLUMINATION LEVELS.

CALCULATION POINTS ARE SPACED AT 10'-0"

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
Perry's Site Lighting Planar	Illuminance	Fc	0.66	9.37	0.01	66.00 / 937.00

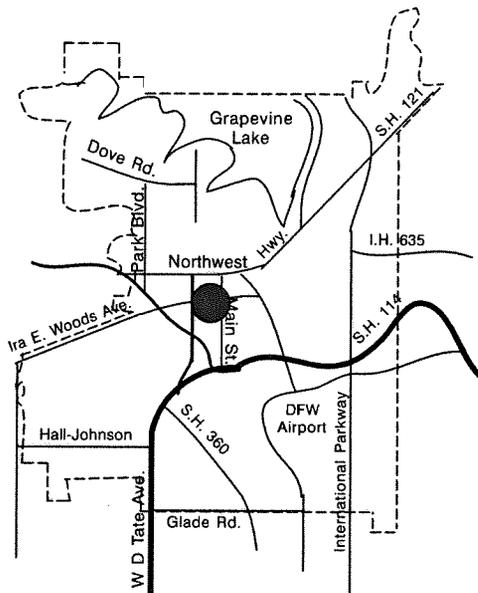
**1 ILLUMINATION PLAN**  
SCALE: 1" = 30'

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

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

MEETING DATE: MARCH 15, 2016

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF  
CONDITIONAL USE APPLICATION CU16-01 MAIN STREET  
BREAD BAKING COMPANY



APPLICANT: Fabien Goury

PROPERTY LOCATION AND SIZE:

The subject property is located at 318 South Main Street and is platted as Lots 18 and 19, Block 1, City of Grapevine. The subject property contains approximately 3,000 square feet and has 52 feet of frontage along South Main Street and 52 feet along Barton Street.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan of C01-62 (Ord. 2001-89 for a restaurant with the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) specifically to modify and enlarge the floor plan.

Conditional use permit CU01-62 was approved by Council at the November 20, 2001 meeting which allowed for on-premise alcohol beverage sales and an expansion into the former B & B Framing shop which was operating immediately adjacent to the Main Street Bread Baking Company to the south. With this request the applicant intends to formally complete the Bakery's expansion into the remaining area formerly occupied by the frame shop which includes some fixed seating and installation of a full-service counter/bar that will not only serve alcohol but also a variety of coffee and tea based items for consumption.

Total seating will increase from 86 seats (58 interior, 28 outside) when approved in 2001 to 127 seats (103 interior, 24 outside). Required parking based on the revised site plan is 43 spaces—an increase of 14 spaces from the previously required 29 from the 2001 floor plan. Since 2001 the City has created a 62 space parking lot at the southwest corner of Barton Street and West Texas Street just a short distance to the west from the rear entrance of the Bakery and a 33 space lot at the northeast corner of Jenkins and Worth Streets. See the attached letter.

**PRESENT ZONING AND USE:**

The subject property is currently zoned “CBD” Central Business District and is developed as the Main Street Bread Baking Company.

**HISTORY OF TRACT AND SURROUNDING AREA:**

The subject and surrounding properties were zoned “C-2” Community Business District prior to the 1984 City Rezoning which rezoned the subject and surrounding property to “CBD” Central Business District. At a November 20, 2001 meeting the Council approved a conditional use permit (CU01-62) on the subject lease space to allow a restaurant with on-premise alcoholic beverage sales and consumption (beer, wine, and mixed beverages) in conjunction with the Main Street Bread Baking Company.

**SURROUNDING ZONING AND EXISTING LAND USE:**

- NORTH: “CBD” Central Business District—retail business
- SOUTH: “CBD” Central Business District—Messina’s Shoe and Boot Repair
- EAST: “CBD” Central Business District—retail businesses
- WEST: “CBD” Central Business District—retail businesses

**AIRPORT IMPACT:**

The subject tract is located within both “Zone A” Zone of Minimal Effect and “Zone B” Zone of middle effect as defined on the “Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs” Map. In “Zone A,” few activities will be affected by aircraft sounds except for sound sensitive activities such as auditoriums, churches, schools, hospitals, and theaters. In “Zone B” the following uses may be considered only if sound treatment is included in building design: multifamily 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. The applicant’s proposal is an appropriate use in both of these noise zones.

MASTER PLAN APPLICATION:

The Master Plan designates the subject property as a Central Business District use. The applicant's request complies with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates Main Street as a Type F Collector with a minimum 60-foot right-of-way.

/rs

GRAPEVINE  
CITY HALL  
16061

1A  
GRAPEVINE  
CITY HALL  
16061

CC ITEM #4, 35  
PZ ITEM #4, 11

LIBERTY  
PARK

R-7.5

W TEXAS ST

GU

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GRAPEVINE  
16060

THEATRE  
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24R

HOUSE OF  
COLORS  
19214

16 15  
17  
18  
19A

JENKINS ST

S BARTON ST

MAIN ST

GU

R-7.5

CBD

19

1A

3

4B  
4A

9A

13B 12  
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7A 7B  
6C2 6B  
6C1  
6A

W WORTH ST

10  
9  
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7

1A1

0 50 100 150 200 Feet



# CU16-01 Main Street Bread Baking Company

Date Prepared: 3/9/2016

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



# CITY OF GRAPEVINE

## SITE PLAN APPLICATION

### Form "B"

#### PART 1. APPLICANT INFORMATION

Name of applicant / agent / company / contact

FABRIEN GOURRY

Street address of applicant / agent:

316 S. MAIN Street

City / State / Zip Code of applicant / agent:

Grapevine TX 76051

Telephone number of applicant / agent:

817-239-7116

Fax number of applicant / agent:

817-421-8512

Email address of applicant / agent:

Mobile phone number of applicant / agent:

817-247-9895

Applicant's interest in subject property:

#### PART 2. PROPERTY INFORMATION

Street address of subject property

318 S. MAIN Street

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

Lot 19A Block 1 Addition

Size of subject property

Acres

2400-

Square footage

Present zoning classification:

Proposed use of the property:

Give a general description of the proposed use or uses for the proposed development:

Alcohol Sale

Zoning ordinance provision requiring a conditional use:

#### PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:

Bob & Cynthia Engle

Street address of property owner:

210 E Worth Street

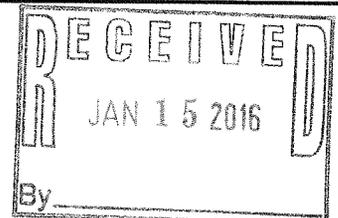
City / State / Zip Code of property owner:

Grapevine TX 76051

Telephone number of property owner:

817-499-0788

Fax number of property owner:



- Attach a final plat, or replat, of the approved subdivision by city council showing property boundary lines, dimensions, easements, roadways, rail lines, and public rights-of way crossing and adjacent to the tract ( 1 blue line copy)
- If a master development plan is required, attach a statement showing the proposed use substantially conforms to the master development plan.
- Submit a site plan showing all information required by Section 47.E., Site Plan review requirements (see attached requirements).
- Provide all required information demonstrating compliance with all conditions imposed on any conditional use, site plan zoning, or conditional use zoning.
- All site plans must conform to the approved concept plan. Any changes to a site plan, approved with a conditional use or a conditional use, can only be approved by city council through the public hearing process.

**PART 4. SIGNATURE TO AUTHORIZE FILING OF A FINAL SITE PLAN**

Fabien Goury  
Print Applicant's Name: \_\_\_\_\_

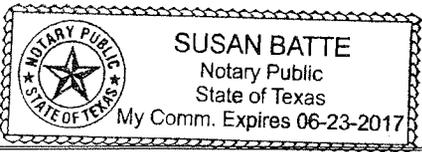
[Signature]  
Applicant's Signature: \_\_\_\_\_

The State Of Texas  
County Of Tarrant

Before Me Susan Batte (notary) on this day personally appeared Fabien Goury (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 15<sup>th</sup> day of January, A.D. 2016.



[Signature]  
Notary In And For State Of Texas

Cynthia England  
Print Property Owners Name: \_\_\_\_\_

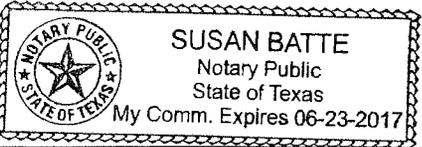
[Signature]  
Property Owner's Signature: \_\_\_\_\_

The State Of Texas  
County Of Tarrant

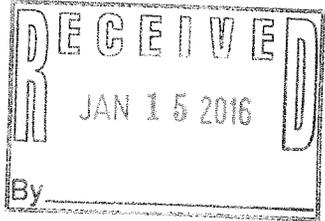
Before Me Susan Batte (notary) on this day personally appeared Cynthia England (property owner)

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 15<sup>th</sup> day of January, A.D. 2016.



[Signature]  
Notary In And For State Of Texas



ACKNOWLEDGEMENT

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

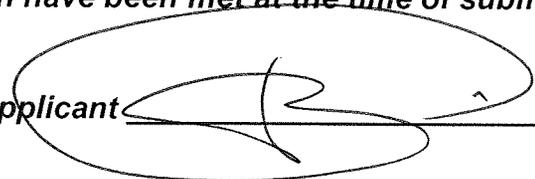
**All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.**

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

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

**I have read and understand all of the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.**

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

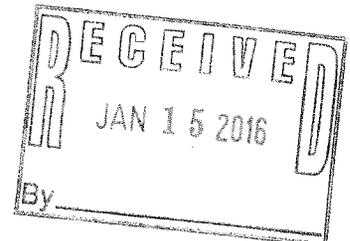


Date: 1-15-16

Signature of Owner \_\_\_\_\_



Date: 15 Jan 2016



To whom it may concern,

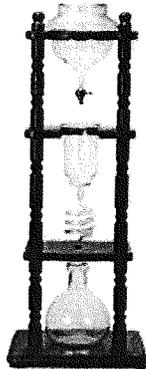
After almost three weeks of construction, **Main Street Bistro & Bakery** has finally re-opened. This unbelievable metamorphosis is the result of Fabien & Yasmine life-time project, having a dining restaurant in downtown grapevine. A place where they can share their love of food and French patisserie with the local crowd and visitors.

The addition of a full-service counter is without any doubts an extension of the service/experience they want to offer. It is already the center of attention, a place where people can sit, talk, work and enjoy good food, coffees and desserts with their friends, family and colleagues.

The counter service is what Fabien & Yasmine imagined for their customers so they can enjoy a full dining experience. A direct interaction between the servers and the guests. They want to offer the customers the opportunity to discover French food and desserts with great wines and fine liquors. Serving alcohol is an additional service and not the primary goal of the counter. Indeed in 2015, the alcohol (beers, wines and liquors) was only 6.19% of the total revenue of the restaurant.

The counter will also be dedicated to coffee. Gourmet coffees/teas and liquor coffees (Irish, Bayley's etc....) will be made and served from the bar; and the owner Fabien is finally going to be able to share his passion for coffee while entertaining his customers. Indeed, they will make their own 24hrs cold brew coffee in house on the counter! (See picture #1) nobody else in grapevine does that yet.

The customer can at all time during business hours order food/coffee/desserts. They will be no "bar only" time. When the kitchen closes, so does the restaurant. Because it is a restaurant before anything else.



Thank you,

Sincerely,

YASMINE BOHSALI

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

CU16-01  
MAIN STREET  
BREAD BAKING  
COMPANY

AN ORDINANCE ISSUING A CONDITIONAL USE PERMIT IN ACCORDANCE WITH SECTION 48 OF ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE, BY GRANTING CONDITIONAL USE PERMIT CU16-01 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 2001-89 TO ALLOW THE POSSESSION, STORAGE, RETAIL SALE, AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A RESTAURANT SPECIFICALLY TO MODIFY/ENLARGE THE FLOOR PLAN IN A DISTRICT ZONED "CBD" CENTRAL BUSINESS 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 No. CU16-01 to amend the site plan approved by Ordinance No. 2001-89 to allow the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant specifically to modify/enlarge the floor plan in a district zoned "CBD" Central Business District within the following described property: Lots 18 and 19, Block 1, City of Grapevine (318 South Main Street) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

Section 2. That the City Manager is hereby directed to amend the official zoning map of the City of Grapevine, Texas, to reflect the herein conditional use permit.

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

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

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

Section 6. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the tract or tracts of

land described herein shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of the tract or tracts of land described herein.

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 15th day of March, 2016.

APPROVED:

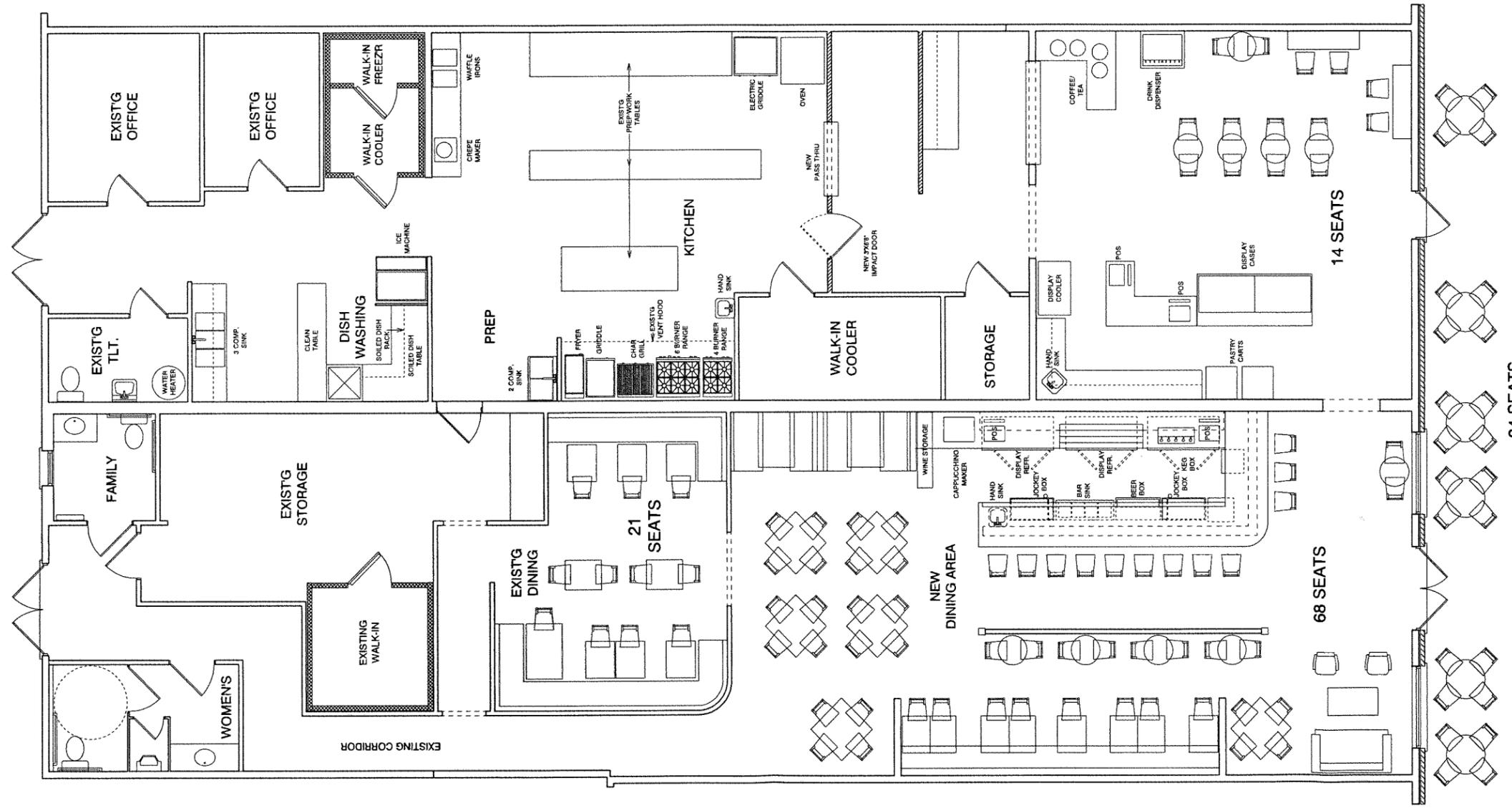
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ATTEST:

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APPROVED AS TO FORM:

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**FLOOR PLAN**

1/8" = 1'-0"

CASE NAME: MAIN STREET BAKERY AND BREAD COMPANY  
 CASE NUMBER: CU16-01  
 LOCATION: 316TH SOUTH MAIN STREET

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

PLANNING AND ZONING COMMISSION  
 MAYOR \_\_\_\_\_

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

CONDITIONAL USE REQUEST CUISINA IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU16-01 (ORD. 2001-89) FOR A RESTAURANT WITH THE POSSESSION, STORAGE, RETAIL SALES AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES, BEER, WINE, AND MIXED BEVERAGES SPECIFICALLY TO MODIFY AND CHANGE THE FLOOR PLAN.

103 INTERIOR SEATS  
 24 OUTDOOR SEATS  
 127 TOTAL SEATING

CC ITEM #4, 35  
 PZ ITEM #4, 11

Gary D. Land  
 ARCHITECT  
 designs for commercial - industrial - residential - interiors  
 Dallas, Texas 214-335-5263

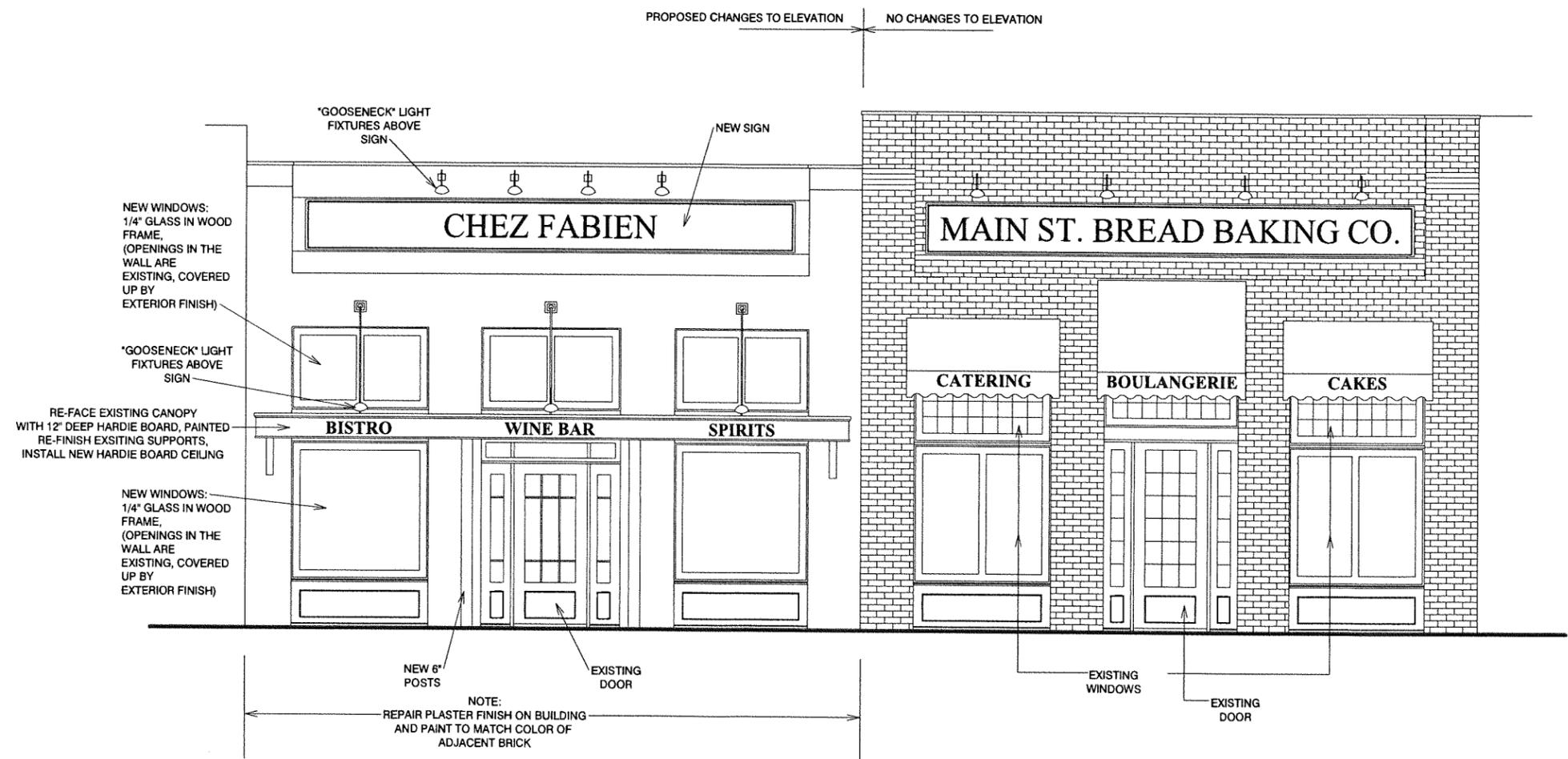
REMODELING TO  
 MAIN STREET BREAD BAKING CO.  
 316 S. MAIN STREET  
 GRAPEVINE, TEXAS

A-1.1

CC ITEM #4, 35  
 PZ ITEM #4, 11



Gary D. Land  
 ARCHITECT  
 designs for commercial - industrial - residential - interiors  
 Dallas, Texas 214-335-5263



**PROPOSED EXTERIOR REMODEL**

3/8" = 1'-0"

CASE NAME: MAIN STREET BAKERY AND BREAD COMPANY  
 CASE NUMBER: CU16-01  
 LOCATION: 316218 SOUTH MAIN STREET

\_\_\_\_\_  
 MAYOR SECRETARY

\_\_\_\_\_  
 DATE

PLANNING AND ZONING COMMISSION

\_\_\_\_\_  
 MAYOR

\_\_\_\_\_  
 DATE

SHEET \_\_\_\_ OF \_\_\_\_

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

REMODEL  
 TO  
**MAIN STREET BREAD BAKING CO.**  
 316 S. MAIN STREET  
 GRAPEVINE, TEXAS

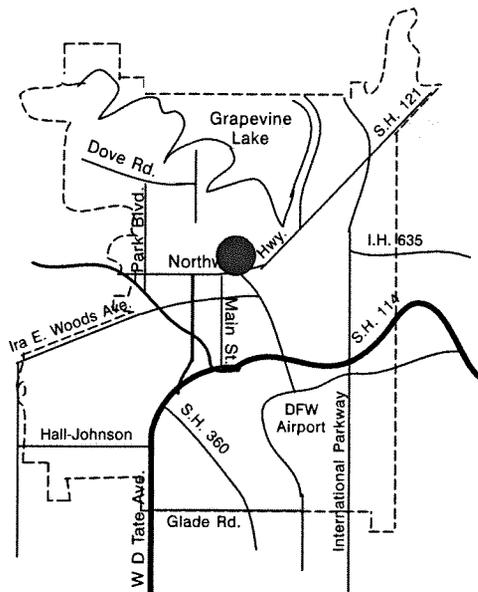
drawn by  
 sheet no.  
**A-2**

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

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

MEETING DATE: MARCH 15, 2016

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF  
HISTORIC LANDMARK SUBDISTRICT HL15-10



APPLICANT: TruWest Realty Inc.

PROPERTY LOCATION AND SIZE:

The subject property is located at 421 Washington Street and platted as Lot 10, North Side Addition.

#### REQUESTED HISTORIC LANDMARK SUBDISTRICT AND COMMENTS:

The applicant is requesting a Historic Landmark Subdistrict designation for property located at 421 Washington Street and platted as Lot 10, North Side Addition to be known as the Higgins-McGrue House.

The Historic Preservation Commission, at their December 16, 2015 meeting, adopted the preservation criteria for the subject property. On January 16, 2016 the Historic Preservation staff approved CA16-08 to allow the applicant to renovate the existing house including repair/replacement of the wood siding, a new front door, replacement of wood posts, new cedar siding on the converted garage.

This house was built in 1960 by Hugh Lee and Lula Faye Simmons Higgins on a small 4,137 square foot lot at the end of Washington Street. It was valued at \$4500 in 1960 according to tax records. In 1963 the property was sold to Melvin and Clarice McGrue. The McGrue family came to Axtell, Texas northeast of Waco from Madison County, TN when Melvin was 12 years old. Melvin met Clariece Burns of Mt. Calm, Texas and were married

in Waco on November 27, 1953. They moved to the Grapevine area where Melvin worked in a garage and repair shop owned by Preston and G. W. Smith.

The house was later used as rental property for the family. The 1,128 square foot house is built in the minimal traditional style. The house is a basic rectangle in plan with gable roof with asphalt shingles and a small projecting porch roof. The house is clad in cream color brick and features aluminum, single hung windows. A decorative inset wood panel of vertical wood boards separates the two front facing bedroom windows. The original one-car garage was converted to a family room for additional living space by the owners.

#### PRESENT ZONING AND USE:

The property is currently zoned "R-5.0" Zero-Lot-Line District and is currently used as a residential structure.

#### HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and the surrounding properties to the north, south, east, and west were zoned "R-1" Single Family District prior to the 1984 City Rezoning.

#### SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "R-5.0" Zero-Lot-Line – residential structures

SOUTH: "R-5.0" Zero-Lot-Line – residential structures

EAST: "R-5.0" Zero-Lot-Line – residential structures

WEST: "R-5.0" Zero-Lot-Line – residential structures

#### AIRPORT IMPACT:

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

#### MASTER PLAN APPLICATION:

The Master Plan designates the subject property as a "RL" Residential Low Density land use. The applicant's proposal is in compliance with the Master Plan.

CC ITEM #5, 36  
PZ ITEM #5, 12

SILVER LAKE ADDN  
38602  
IVY GLEN DR

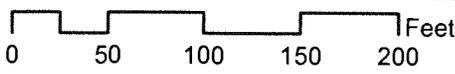
R-5.0



10

NORTH SIDE  
ADDN  
30230

TURNER RD



# HL15-10 Higgins-McGrue House

Date Prepared: 2/29/2016

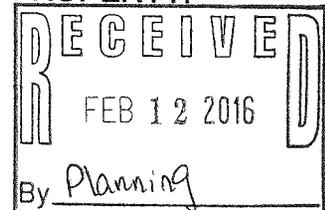
This data has been compiled by the City of Grapevine IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

2/15/10

CITY OF GRAPEVINE

HISTORIC LANDMARK SUBDISTRICT APPLICATION

1. APPLICANT/AGENT NAME Shaune Corbett  
 COMPANY NAME TruWest Realty, Inc.  
 ADDRESS 1701 W Northwest #100  
 CITY/STATE/ZIP Grapevine, TX 76051  
 WORK PHONE 214-228-0383 FAX NUMBER /
  
2. APPLICANT'S INTEREST IN SUBJECT PROPERTY 100%
  
3. PROPERTY OWNER(S) NAME TruWest Realty, Inc.  
 ADDRESS 1701 W Northwest Hwy #100  
 CITY/STATE/ZIP Grapevine, Texas, 76051  
 WORK PHONE 214-228-0383 FAX NUMBER /
  
4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION 421 Washington St, Grapevine TX 76051  
 LEGAL DESCRIPTION: LOT 10, BLOCK /, ADDITION North Side  
 SIZE OF SUBJECT PROPERTY 0.095 ACRES 4137 SQUARE FEET  
 METES & BOUNDS MUST BE DESCRIBED ON 8 1/2" X 11" SHEET
  
5. PRESENT ZONING CLASSIFICATION Residential
  
6. PRESENT USE OF PROPERTY Residential
  
7. SIGNATURE TO AUTHORIZE A ZONE CHANGE REQUEST AND PLACING A HISTORICAL LANDMARK SUBDISTRICT REQUEST SIGN ON THE SUBJECT PROPERTY.



THE DEVELOPMENT SERVICES STAFF WILL DETERMINE THE AGENDA FOR EACH OF THE PUBLIC HEARING DATES. BASED ON THE SIZE OF THE AGENDA, YOUR APPLICATION MAY BE RESCHEDULED TO A LATER DATE.

APPLICANT (PRINT) Shayne Corbett

APPLICANT SIGNATURE 

OWNER (PRINT) Shayne Corbett

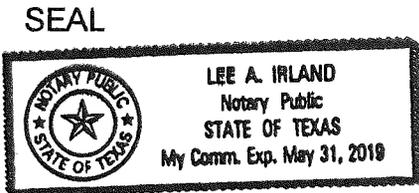
OWNER SIGNATURE 

The State of Texas

County of Smart

Before me Lee A. Irland on this day personally appeared Shaune Corbett 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 17th day of November, A.D. 2015.



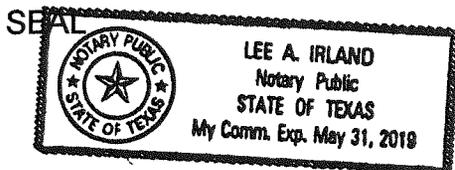
[Signature]  
Notary Signature

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**Design Guidelines**

**Higgins – McGrue House  
421 Washington Street  
Grapevine, Texas**

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

December 16, 2015

## Table of Contents

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## Preface

Tarrant County tax records show that the property was part of the A.F. (Archibald F.) Leonard land grant which was first surveyed on June 26, 1850 by A.G. Walker, Deputy Surveyor, District of Robertson. The survey consisted of 640 acres within the Robertson 3<sup>rd</sup> District obtained through pre-emptive land grant. A.F. Leonard and his wife and children were in the second contract of the Peters Colony settlers.

This property is located in the North Side Addition of the City of Grapevine. The area was settled in the 1950s during construction of the Grapevine Dam and Reservoir which brought new residents to the area. The North Side is commonly known as "The Hill" and is predominantly an African American neighborhood. According to Tarrant County records, the original residence in January of 1966 measured 35' x 25'. An attached garage measuring 12'x 25' was converted to a living area for a total living space of 1175 sq ft. The structure is brick construction with composition roof, brick veneer exterior with stone and wood trim. Heat is gas-fueled, lighting is electric, and walls are sheetrock.

Tax records on this property date from 1959, when Hugh Lee (H.L.) and Lula Faye Simmons Higgins were owners, along with Weldon T. (Thomas) and Mary Ann Higgins; lienholder on July 14, 1960 was Cecil R. Lesley. The property value was \$4500. During this time, most of the property on The Hill was owned by the Higginses, either solely or in joint ownership with Melvin McGrue or William E. Washington, the first principal of Turner Elementary School. Turner Elementary was built in the 1950s at the corner of Turner St and Central Ave where Cluck Park now sits. The names Higgins, Washington, and McGrue occur on all tax rolls for property within The Hill. This particular property at 421 Washington was sold to Melvin R. and Clarice McGrue on July 3, 1963 for consideration of \$10.00; lienholder was Southwest National Bank Fort Worth, with property value of \$5,700. Improvements were made in fall of 1983, as the lienholder was 1<sup>st</sup> National Bank of Grapevine, value \$23,000.

Melvin McGrue and his family came to Axtell, Texas, northeast of Waco, from Madison County, TN when he was 12 years old. Melvin was the youngest of nine children. Melvin met Clarice Burns of Mt. Calm, TX, 10 miles northeast of Axtell, and they married in Waco on November 27, 1953. They farmed near Axtell, making a living off a percentage of the crops they tended. They moved to the Grapevine area after Regina Gay, their first child, was born. Melvin worked at a garage and repair shop owned by Preston and G.W. Smith. During this time, Melvin and his family moved into a home at 402 Washington St. (lot 5, owned by HL and Lula Higgins and William E. Washington). On July 3, 1963, Melvin and Clarice purchased the property at 421 Washington (lot 10). They purchased Lot 2 on February 2, 1968, Lot 8 on May 8, 1968, and Lot 5 on March 14, 1985 (they had moved to 2922 Wentwood but retained these properties on The Hill).

## The Hill and Grapevine's African-American Communities

At one time, Lewis Jones had a little store on The Hill. Turner Elementary School was also located there. Both of these structures are now gone. In 2008 – there were 23 homes, several vacant lots and two large undeveloped tracts of land in The Hill community.

After the Civil War, hundreds of the four million newly-freed slaves migrated westward seeking to begin a new life. Grapevine's African-American communities were established by the former slaves of local farm families. It was not until the late 1880s, the 1920s and the 1940s that African-Americans from outside the region began to settle in the township.

Three locations were established for settlement in the Grapevine area – two outside the township limits and one in town.

1) The first was established by former slaves on a parcel of land west of Main Street and south of where the railroad tracks were later laid in 1888 (1995 – *Mary Virginia Simmons*). 2) Another group of freedmen settled on the east bank of Denton Creek, west of Main Street. 3) A settlement was begun by the freed slaves of the Quayle family who established a farmstead on land which was located outside the Grapevine Township limits and northeast of where The Hill was later formed in 1923. Taking the name of their former owners, the community became known as Quayle Hill.

All three settlements provided Grapevine residents, landowners and businesses with house maids, farm and mill hands during the latter part of the nineteenth century and well into the first part of the twentieth century. In more recent years, homes on Hudgins near Dooley Street and The Hill were the primary places of African-American settlement.

Harvesting cotton was accomplished by groups of workers who were hired for that task. The work crews included both Anglo and African-American men and women, who, accompanied by their children, worked from sun up to sun down. An average person is reported to have been able to harvest between 300 to 400 pounds of cotton per day. Some of Grapevine's African-American workers, especially those from The Hill, are still remembered for and associated with their daily quotas of cotton. Informants indicate that "Thelma Brewer picked 400 pounds per day; Walter Brewer, 400 pounds; and Jim Jones, between 700 and 800 pounds." (1995, *Simmons*) Gins were operated from the first of August until the last of December. Ten bushels of cotton seed were typically distributed back to farmers for the next year's crop and the balance was retained as payment for ginning.

The agriculturally-based economy of Grapevine attracted a steady influx of seasonal workers including many African-Americans. Capitalizing on this steady stream of workers, Edward T. Simmons purchased two acres outside the town limits from

Martha Cluck in 1923 to provide housing for four families who had commuted regularly to Grapevine to work as field hands on local farms. The families included the Brewers, Wrights, Redmons and Chivers. The development became known as The Hill. Some early dwellings on The Hill were moved to the area and others were constructed by the families themselves. The Hill may be viewed as having been created in light of Grapevine's agrarian culture.

Beginning in 1948, the construction of the Grapevine Dam and Reservoir brought an increase in the African-American population and a school was needed to serve the 15 to 20 young families who lived in "The Hill" area of Grapevine. Turner School, a wood structure, was constructed in 1948 and named for Mrs. Opal Turner, the first, second and third grade teacher. In the early 1950s, William Washington moved to Grapevine from Arizona and became the school principal. A World War II veteran, he was a man of stature, education and experience who transformed the school. His efforts were rewarded by the school district, and in the 1950s a new brick school building was built on The Hill.

Turner School was a segregated school for first through eighth grade students. High school students in grades nine through twelve were bussed to I. M. Terrell in Fort Worth. In 1964 when segregation ended, Grapevine schools were integrated and Turner School was no longer needed. The school was torn down several years later. In 1968, the Washington family moved to San Antonio where Mr. Washington taught in the South San Antonio ISD for more than 20 years. In 1984, Cluck Park was established at 312 Central Drive where Turner Elementary had been located. Mr. Elwood Cluck, an attorney and friend of The Hill community, owned the one acre tract of land. From the early days of Grapevine settlement, the Cluck and Coble families had always lived near The Hill.



**Higgins - McGrue House, c. 1960**

**421 Washington Street**

Photo c. 2002

The Higgins – McGrue House was constructed in 1960 for Hugh Lee and Lula Faye Simmons Higgins on a small 4,137 square foot lot at the north end of Washington Street. It was valued at \$4500 in 1960 according to tax records.

The 1,128 square foot house is built in the minimal traditional style popular following World War II. The house is a basic rectangle in plan with gable roof with asphalt shingles and a small projecting porch roof. Exposed rafter tails add richness to the roof line. The house is clad in cream color brick and features aluminum single hung windows. A decorative inset wood panel of vertical wood boards separates the two front facing bedroom windows. The original one-car garage was converted to a family room for additional living space by the owners.

The side-gabled roof has a slight eave overhang. An asphalt driveway extends from the street and provides an off street parking space. A low curb separates the front yard from the street.

The interior of the house contains a living room, dining area, kitchen, small hallway, three bedrooms and one bathroom. A family room has been developed in the converted one car garage. A doorway opens to a concrete patio and rear yard.

## **SITE**

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

## **SETBACKS**

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

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

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

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

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

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

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

Screen existing parking lots from streets and pedestrian areas in the Historic District. Existing parking lots located adjacent to streets and sidewalks may be

screened to the height of car hoods. This will provide a certain level of continuity of the building façade line; it will screen unsightly views; and it will provide a level of security by allowing views to and from the sidewalk.

## **FENCES**

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

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

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

## **SERVICE AND MECHANICAL AREAS**

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

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

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

## **BUILDING FABRIC**

### **PRESERVATION**

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

Any missing or severely deteriorated elements may be replaced with replicas of the original. Ensure that roof, window, porch and cornice treatments are preserved, or

when preservation is not possible duplicate the original building element.

When rehabilitating, remove non-historic alterations.

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

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

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

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

## **EXTERIOR FINISHES**

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

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

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

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

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

Certificate of Appropriateness process.

## **WINDOWS**

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

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

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

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

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

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

## **EMBELLISHMENTS**

### **AWNINGS-CANOPIES**

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

### **EXTERIOR LIGHTING**

Lighting is an important element in residential areas. Fixtures should be consistent with the historic character of the house.

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

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

## **NEW BUILDING CONSTRUCTION**

### **INFILL**

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

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

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

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

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

### **ADDITIONS TO HISTORIC BUILDINGS**

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

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

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

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

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

When reproducing elements that were originally part of a historic building they

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

## GRAPEVINE HISTORIC PRESERVATION COMMISSION HISTORIC LANDMARK DESIGNATION FORM

1.	Name	Higgins – McGrue House
	Historic	Hugh L. and Lula Faye Simmons Higgins
	And/or common	Melvin and Clarice McGrue

2.	Location	Address: 421 Washington Street
	Location/neighborhood	North Side Addition, commonly known as "The Hill"

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

4.	Ownership							
	Current owner:	TruWest Realty, Inc.	phone:	214-228-0383				
	Address:	1701 W. Northwest Hwy #100	City:	Grapevine	State:	Texas	Zip:	76051
	Previous owner:	Melvin McGrue						
	Address:	2101 Taylor St	City:	Waco	State:	Texas	Zip:	76705-3351

5.	Form Preparation			
	Name & title:	David Klempin, HP Officer	Organization:	Grapevine Township Revitalization Project, Inc.
	Betsy Deiterman, 2015 HPP Intern; Sallie Andrews, HPP Consultant			
	Contact:	David Klempin	phone:	817 410-3197

6.	Representation on Existing Surveys			
	<input checked="" type="checkbox"/> Tarrant County Historic Resources	<input type="checkbox"/> National Register of Historic Places		
	<input type="checkbox"/> other _____	<input type="checkbox"/> Recorded Texas Historic Landmark		
		<input type="checkbox"/> Texas Archaeological Landmark		

*For office use only*

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

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

9. Nomination  
 Archaeological  Structure  District  
 Site  Structure & Site

10. Historic Ownership: Hugh L. and Lula Higgins Original owner : A.F. Leonard

Significant later owner(s) Construction Dates: Melvin R. and Clarice McGrue, 1966

Alterations/additions Garage converted to living area

11. Site Features

Natural Wide lot bordered by natural tree line

Urban design

12. Physical Description

Condition  
 excellent  
 good  
 fair

Check One:  
 deteriorated  
 Ruins  
 Unexposed

Unaltered  
 altered

Check One:  
 Original site  
 Moved (date: \_\_\_\_\_)

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



**Higgins – McGrue House c. 1960**

**421 Washington St.**

Photo c. 2002

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### **Cultural and Historical Significance**

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The agriculturally-based economy of Grapevine attracted a steady influx of seasonal workers including many African-Americans. Capitalizing on this steady stream of workers, Edward T. Simmons purchased two acres outside the town limits from Martha Cluck in 1923 to provide housing for four families who had commuted regularly to Grapevine to work as field hands on local farms. The families included the Brewers, Wrights, Redmons and Chivers. The development became known as The Hill. Some early dwellings on The Hill were moved to the area and others were constructed by the families themselves. The Hill may be viewed as having been created in light of Grapevine's agrarian culture.

Beginning in 1948, the construction of the Grapevine Dam and Reservoir brought an increase in the African-American population and a school was needed to serve the 15 to 20 young families who lived in "The Hill" area of Grapevine. Turner School, a wood structure, was constructed in 1948 and named for Mrs. Opal Turner, the first, second and third grade teacher. In the early 1950s, William Washington moved to Grapevine from Arizona and became the school principal. A World War II veteran, he was a man of stature, education and experience who transformed the school. His efforts were rewarded by the school district, and in the 1950s a new brick school building was built on The Hill.

Turner School was a segregated school for first through eighth grade students. High school students in grades nine through twelve were bussed to I. M. Terrell in Fort Worth. In 1964 when segregation ended, Grapevine schools were integrated and Turner School was no longer needed. The school was torn down several years later. In 1968, the Washington family moved to San Antonio where Mr. Washington taught in the South San Antonio ISD for more than 20 years. In 1984, Cluck Park was established at 312 Central Drive where Turner Elementary had been located. Mr. Elwood Cluck, an attorney and friend of The Hill community, owned the one acre tract of land. From the early days of Grapevine settlement, the Cluck and Coble families had always lived near The Hill.

13. Bibliography

Tarrant County Appraisal District

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

*Grapevine Area History* (Dallas, Texas: Taylor Publishing, 1979, revised edition, 1989), pp. 297-298.

*Images of America: Grapevine; The Grapevine Historical Society with Joe Ann Standlee and Margaret Rains Harper*, (Charleston, SC, Chicago, IL, Portsmouth, NH, San Francisco, CA: Arcadia Publishing, 2010), p. 93.

14. Attachments

- District or Site map
- Site Plan
- photos (current)

- Additional descriptive material
- Footnotes
- Other ( \_\_\_\_\_ )

19. Designation Merit

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

20. Recommendation

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

Burl Gilliam, Chair  
Grapevine Historic Preservation Commission

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

David Klempin,  
Historic Preservation Officer

Scott Williams, Director  
Development Services Department

21. Historical Marker

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

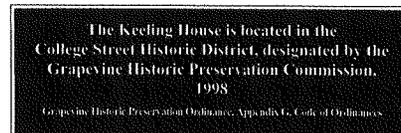
Check One:

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

*Below for office use only*



- Historic Preservation Commission's Historic Landmark Plaque.



- Historic Preservation Commission's Historic District Plaque.



**THE ED AND GRADY KEELING HOUSE**  
This 1912 house of late Victorian design with early, Arts and Crafts elements was the first home of William Edward and Grady Wood Keeling. The house retains much of its original construction and architectural character. Its unique design features a porch with Tuscan columns that wraps around the front bedroom, with the entrance at the end of the porch. Ed's father, J.E. Keeling purchased The Grapevine Sun in 1897. The Keeling family owned and published The Grapevine Sun until 1976, spanning three generations.  
1999

- o Grapevine Historical Society's Historic Landmark Marker.



**THE ED AND GRADY KEELING HOUSE**  
This 1912 house of late Victorian design with early, Arts and Crafts elements was the first home of William Edward and Grady Wood Keeling. The house retains much of its original construction and architectural character. Its unique design features a porch with Tuscan columns that wraps around the front bedroom, with the entrance at the end of the porch. Ed's father, J.E. Keeling purchased The Grapevine Sun in 1897. The Keeling family owned and published The Grapevine Sun until 1976, spanning three generations.  
1999

The Keeling House is located in the College Street Historic District, designated by the Grapevine Historic Preservation Commission, 1998

- o Historic Landmark Marker, existing GHS marker.



**THE ED AND GRADY KEELING HOUSE**  
This 1912 house of late Victorian design with early, Arts and Crafts elements was the first home of William Edward and Grady Wood Keeling. The house retains much of its original construction and architectural character. Its unique design features a porch with Tuscan columns that wraps around the front bedroom, with the entrance at the end of the porch. Ed's father, J.E. Keeling purchased The Grapevine Sun in 1897. The Keeling family owned and published The Grapevine Sun until 1976, spanning three generations.  
1999

The Keeling House is located in the College Street Historic District, designated by the Grapevine Historic Preservation Commission, 1998

- o Historic District Marker, existing GHS marker.



**THE ED AND GRADY KEELING HOUSE**  
This 1912 house of late Victorian design with early, Arts and Crafts elements was the first home of William Edward and Grady Wood Keeling. The house retains much of its original construction and architectural character. Its unique design features a porch with Tuscan columns that wraps around the front bedroom, with the entrance at the end of the porch. Ed's father, J.E. Keeling purchased The Grapevine Sun in 1897. The Keeling family owned and published The Grapevine Sun until 1976, spanning three generations.  
1999

The Keeling House has been designated a Historic Landmark by the City of Grapevine Historic Preservation Commission, 1998

- o Historic Landmark Marker, new GHS marker.



**THE ED AND GRADY KEELING HOUSE**  
This 1912 house of late Victorian design with early, Arts and Crafts elements was the first home of William Edward and Grady Wood Keeling. The house retains much of its original construction and architectural character. Its unique design features a porch with Tuscan columns that wraps around the front bedroom, with the entrance at the end of the porch. Ed's father, J.E. Keeling purchased The Grapevine Sun in 1897. The Keeling family owned and published The Grapevine Sun until 1976, spanning three generations.  
1999

The Keeling House is located in the College Street Historic District, designated by the Grapevine Historic Preservation Commission, 1998

- o Historic District Marker, new GHS marker.

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

HL15-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING A HISTORIC LANDMARK SUBDISTRICT HL15-10 IN ACCORDANCE WITH SECTION 39 OF ORDINANCE NO. 82-73 (APPENDIX "D" OF THE CODE OF ORDINANCES), DESIGNATING THE AREA LEGALLY DESCRIBED AS LOT 10, NORTH SIDE OF THE ABSTRACT 946, ARCHIBALD F LEONARD SURVEY AND MORE SPECIFICALLY DESCRIBED HEREIN, IN A DISTRICT ZONED "R-5.0" ZERO-LOT-LINE DISTRICT REGULATIONS; PROVIDING FOR THE ADOPTION OF THE HIGGINS-MCGRUE HOUSE HISTORIC DISTRICT PRESERVATION CRITERIA; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

Section 1. That the City does hereby designate a historic landmark subdistrict (HL15-10) in accordance with Section 39 of Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, in a district zoned "R-5.0" Zero-Lot-Line District Regulations within the following described property: 421 Washington Street and platted as Lot 10, North Side Addition of the Abstract 946 Archibald F Leonard Survey, more fully and completely described in Exhibit "A", attached hereto and made a part of hereof; and, in addition thereto, the adoption of the Higgins-McGrue House Historic District Preservation Guidelines as conditions, regulations and safeguards in connection with the said historic landmark subdistrict, a copy of said criteria being attached hereto and labeled Exhibit "B".

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF  
GRAPEVINE, TEXAS on this the 15th day of March 2016.

APPROVED:

---

ATTEST:

---

APPROVED AS TO FORM:

---

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: MARCH 15, 2016

SUBJECT: FINAL PLAT APPLICATION  
LOTS 1-4, BLOCK A & LOTS 1-4, BLOCK B, KELLEY ADDITION  
(BEING A REPLAT OF LOT 2, BLOCK 1, KELLEY ADDITION)

PLAT APPLICATION FILING DATE.....March 8, 2016

APPLICANT..... Patrick Gray, VPG Investments

REASON FOR APPLICATION .....Subdivide lot into 8 lots

PROPERTY LOCATION:..... North of Cory Street along Wildwood Lane

ACREAGE .....2.0

ZONING..... R-7.5

NUMBER OF LOTS .....8

PREVIOUS PLATTING..... 1982

CONCEPT PLAN..... No

SITE PLAN ..... No

OPEN SPACE REQUIREMENT .....Yes

AVIGATION RELEASE.....Yes

PUBLIC HEARING REQUIRED.....Yes

**PLAT INFORMATION SHEET  
 FINAL PLAT APPLICATION  
 LOTS 1-4, BLOCK A & LOTS 1-4, BLOCK B, KELLEY ADDITION  
 (BEING A REPLAT OF LOT 2, BLOCK 1, KELLEY ADDITION)**

I. GENERAL:

- The applicant, Patrick Gray, VPG Investments is platting 2.0 acres into an eight (8) lot subdivision. The property is located north of Cory Street along Wildwood Lane.

II. STREET SYSTEM:

- The development has access to Wildwood Lane
- The abutting roads:  are on the City Thoroughfare Plan:  
 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 checked="" type="checkbox"/> Curb & Gutter	\$ 10.00 / LF	247.53'	\$ 2,475.30

Periphery Street Fees are not due:

TOTAL

III. STORM DRAINAGE SYSTEM:

- This site is higher than the surrounding property. The existing stormwater runoff flows northeast and southwest towards Wildwood Lane.
- 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 1-4, Block A & Lots 1-4, Block B, Kelley 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:
- 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:

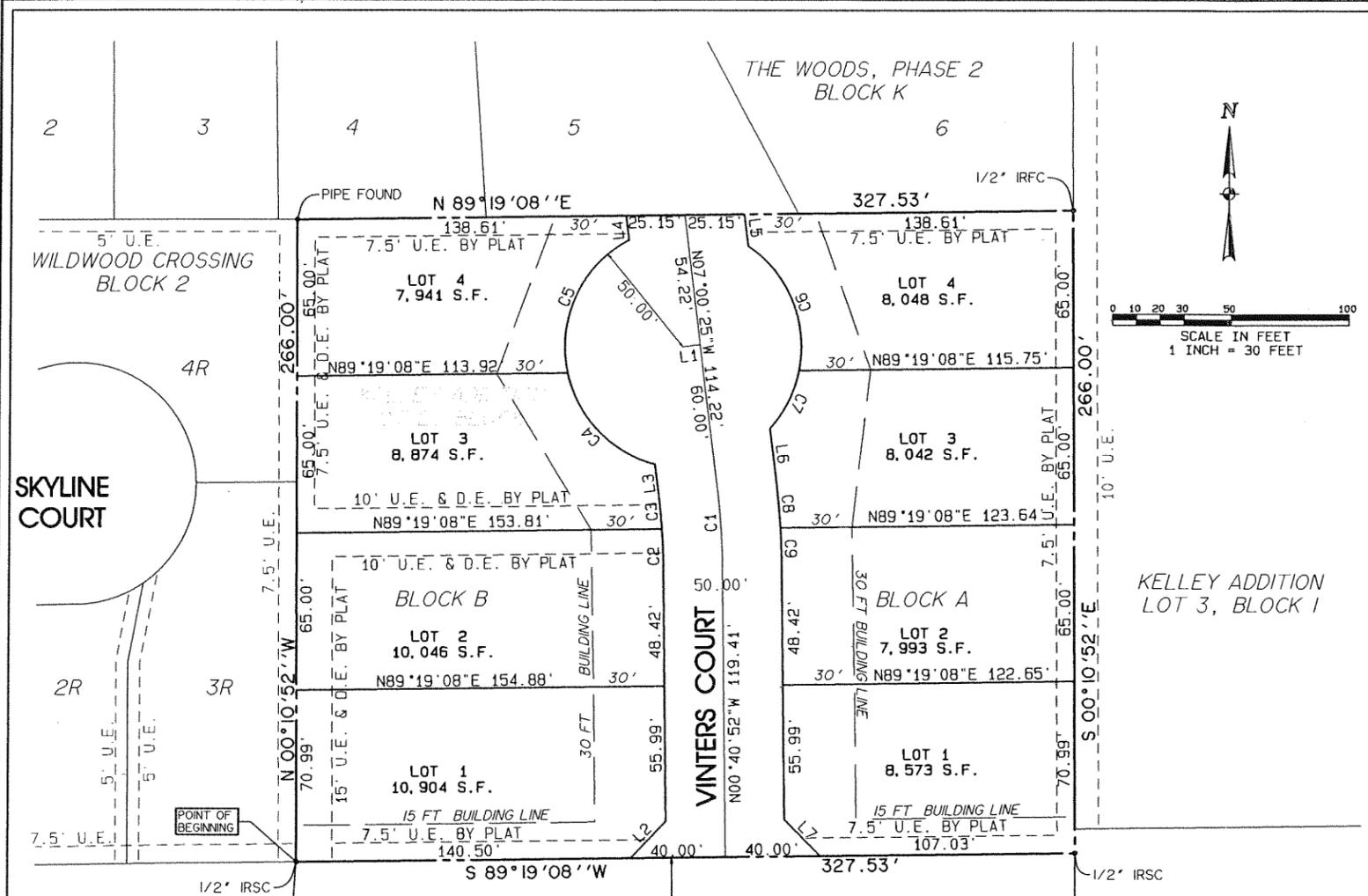
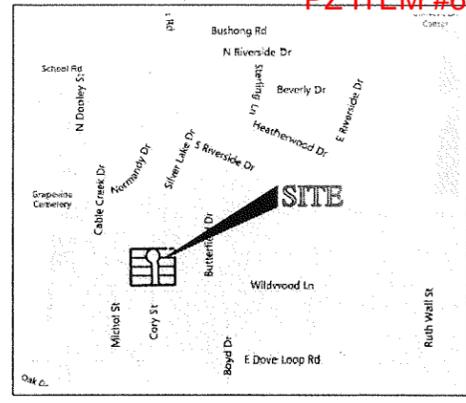
- A. The City has determined that the right-of-way and easements required to be dedicated for streets, utilities, drainage, access, sidewalks and other municipal needs and services are consistent with the City's ordinances and master plan, are reasonable and are connected to the proposed project in the 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 Lots 1-4, Block A, & Lots 1-4, Block B, Kelley Addition."





OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, VPG INVESTMENTS, LTD is the owner of a 2.00 acre tract of land in the A. F. Leonard Survey, Abstract 946, situated in the City of Grapevine, Tarrant County, Texas and being that tract described in described by plat as Lot 2, Block 1, Kelley Addition, recorded in Volume 388-158, Page A, Plat Records of Tarrant County, Texas (P.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set of the Southwest corner of said Lot 2, Block 1, Kelley Addition said point also being the Southeast corner of Lot 3R, Block 2, Wildwood Crossing Addition, a plat recorded in Cabinet A, Slide 2528, P.R.T.C.T.,

THENCE North 00°10'52" West, along the west line of said Lot 2, Block 1, Kelley Addition, a distance of 266.00 feet to a 1 inch iron pipe found for corner,

THENCE North 89°19'08" East, along the north line of said Lot 2, Block 1, Kelley Addition, a distance of 327.53 feet to a 1/2 inch capped iron rod found for corner,

THENCE South 00°10'52" East, along the east line of said Lot 2, Block 1, Kelley Addition, a distance of 266.00 feet to a 1/2 inch capped iron rod found for corner,

THENCE South 89°19'08" West, along the south line of said Lot 2, Block 1, Kelley Addition, said line being the north right-of-way line of Wildwood Lane (to variable width right-of-way), a distance of 327.53 feet returning to the Point of Beginning and containing 87,120 square feet or 2.00 acres of land, more or less.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT VPG INVESTMENTS, LTD does hereby adopt this plat of Lots 1, 2, 3, and 4, Block A, and Lots 1, 2, 3, and 4, Block B, KELLEY ADDITION, 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, patrolling, 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 platting ordinances, rules, regulations, and resolutions of the City of Grapevine, Texas.

Witness my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
(Signature of Owner)

\_\_\_\_\_  
(Title)

The State of Texas  
County of Tarrant

Before me \_\_\_\_\_ on this \_\_\_\_\_ day personally appeared V. Patrick Gray known to me to be the person whose name is subscribed to the foregoing instruments 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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Signature

AVIGATION RELEASE  
STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, VPG INVESTMENTS, LTD, hereinafter called "Owner" (whether one or more), is the owner of that certain parcel 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 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 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 Grapevine, Tarrant County, Texas,  
this \_\_\_ day of \_\_\_\_\_, 2016.

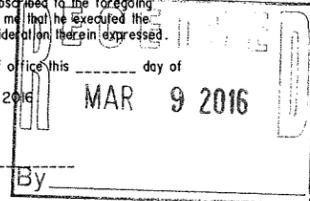
\_\_\_\_\_  
Owner

The State of Texas  
County of Tarrant

Before me \_\_\_\_\_ on this \_\_\_\_\_ day personally appeared V. Patrick Gray known to me to be the person whose name is subscribed to the foregoing instruments 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 \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Signature



STATE PLANE  
NORTH = 7030574.7269  
EAST = 2406558.1710

STATE PLANE  
NORTH = 7030578.6203  
EAST = 2406885.6778

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	6°19'33"	300.00	16.58	33.12	N03°50'39"W	33.11'
C2	3°27'22"	275.00	8.30	16.59	N02°24'33"W	16.59'
C3	2°52'11"	275.00	6.89	13.77	N05°34'20"W	13.77'
C4	63°58'04"	50.00	31.22	55.82	N44°32'09"W	52.97'
C5	75°03'28"	50.00	39.41	65.50	N24°58'37"E	60.92'
C6	67°39'19"	50.00	33.51	59.04	S22°38'16"E	55.67'
C7	31°15'42"	50.00	13.99	27.28	S26°49'14"W	26.94'
C8	3°24'07"	325.00	9.65	19.30	S05°18'22"E	19.29'
C9	2°55'26"	325.00	8.29	16.59	S02°08'35"E	16.58'

LINE	BEARING	DISTANCE
L1	N82°59'35"E	7.50'
L2	N44°19'08"E	21.21'
L3	N07°00'25"W	13.16'
L4	N07°00'25"W	10.15'
L5	S07°00'25"E	13.45'
L6	S07°00'25"E	22.00'
L7	S45°40'52"E	21.21'

NOTE:  
ACCORDING TO FLOOD INSURANCE RATE MAP, MAP REVISED DATED SEPTEMBER 25, 2009, TARRANT COUNTY, TEXAS, MAP NO. 49439C0105 K THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA. (PROPERTY IS IN ZONE X.)

NOTE:  
RIGHT OF WAY DEDICATION 16,699 SF  
EASEMENT DEDICATION 11,571 SF  
NET PLATTED AREA 70,421 SF  
TOTAL PLATTED AREA 87,120 SF

SURVEYORS CERTIFICATE

I, Tammy O. Burks, of Burks Land Surveying, a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown thereon were properly placed under my supervision in accordance with the platting rules and regulations of the State of Texas and the City of Grapevine.

for interim review only 03/01/2016

Tommy O. Burks, TX RPLS No. 5509  
Registered Professional Land Surveyor No. 5509  
Burks Land Surveying Company  
223 CR 1260  
Decatur, TX 76234  
817-228-5577  
btsurvey98@yahoo.com



Owner:  
VPG Investments, LTD  
Attn: Patrick Gray  
PO Box 92481  
Southlake, Tx. 76092  
817-992-4950  
vpggray@gmail.com

PLANNING AND ZONING COMMISSION:

DATE APPROVED: \_\_\_\_\_  
CHAIRMAN \_\_\_\_\_  
SECRETARY \_\_\_\_\_

GRAPEVINE CITY COUNCIL

DATE APPROVED: \_\_\_\_\_  
MAYOR \_\_\_\_\_  
CITY SECRETARY \_\_\_\_\_

**FINAL PLAT**  
**LOTS 1, 2, 3, and 4; BLOCK A**  
**and LOTS 1, 2, 3, and 4; BLOCK B**  
**KELLEY ADDITION**  
Being a replat of  
Lot 2, Block 1, Kelley Addition  
2.00 Acres  
8 Lots  
SITUATED IN THE  
A.F. LEONARD SURVEY, ABSTRACT NO. 946  
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS  
Zoned: R-7.5  
MARCH 2016

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER BR  
MEETING DATE: MARCH 15, 2016  
SUBJECT: PRESENTATION - FILING OF ANNUAL CITY AUDIT

A representative from Pattillo, Brown & Hill, LLC, the City's auditing firm, will make a presentation to the City Council filing the annual audit report in compliance with the City Charter, Article 3, Section 3.14.

The firm of Pattillo, Brown & Hill, LLC completed the audit of the City's FY 2015 financial statements in compliance with the requirements of the City Charter, Article 3, Section 3.14. The auditor's opinion letter states that the financial statements of the City of Grapevine present fairly the financial position of the City. The opinion rendered is an "unqualified opinion", meaning there are no material exceptions found to the fairness criteria under which the records were audited.

The management letter did note some recommendations relative to City procedures and staff has either addressed them or is working to correct them.

The report also includes an audit of Tax Increment Financing Districts One and Two.

The auditor is filing his report with the City Council. No formal action on the part of the Council is required.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>  
MEETING DATE: MARCH 15, 2016  
SUBJECT: APPROVAL OF A CONTRACT FOR NEEDS ASSESSMENT FOR  
VARIOUS FIRE STATIONS

RECOMMENDATION:

City Council to consider approval for a needs assessment contract to Brown Reynolds Watford Architects for various fire stations.

FUNDING SOURCE:

Funding for this purchase is currently available in account 174-74004-118-007 (Permanent Capital Program) for an estimated budgeted amount of \$30,680.00.

BACKGROUND:

With the Public Safety Building opening in the spring of 2017, the fire administration side of the current building will be vacated. This needs assessment will help to ensure we repurpose the building in the best way possible, maximizing every square foot. The current fire station has cramped quarters for the personnel, does not include gender specific restroom facilities, nor does it meet ADA requirements. The Fire Department along with the Building Facilities division will coordinate with the architectural firm to ensure we have a plan of action for the existing building upon it being vacated by Fire Administration. We have also included a needs assessment for Firehouse 4 so that staff can assess updating the station to include gender specific restroom facilities.

Staff recommends approval.

CH

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>  
MEETING DATE: MARCH 15, 2016  
SUBJECT: APPROVAL OF A TEMPORARY 5K RACE ROUTE STARTING  
AND ENDING AT THE REC OF GRAPEVINE

RECOMMENDATION:

City Council to consider approval of a temporary 5K race route starting and ending at The REC of Grapevine for a race event on Saturday, May 14.

BACKGROUND:

Special events held on city streets and in our parks have been monitored and controlled by the Parks & Recreation Department for more than 15 years. In years past, most of the events were local events that had little impact on city streets, parks, or trails. Most of these races and special events are held at the Lake Parks. Due to the recent floods at Lake Grapevine all previously approved routes are closed. Races will not be approved at Meadowmere Park for the foreseeable future.

This proposed race route has been selected to minimize impact to our citizens, businesses, trail users, and visitors. The route leaves The REC and travels north to E. Dallas Road, east to Minters Chapel, then heads south on Minters Chapel to Hanover, west on Hanover and Capital and north to Municipal Way back to The REC. (map attached). This route would be used for this May event only. As you know from the remarks made by the event organizers at the last meeting, this event is being held to benefit the Lake Parks fund due to the flooding experienced the last 12 months.

Staff recommends approval.

KM

# Proposed 5K Route

CC ITEM #12



0 500 1,000 2,000 Feet



MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER BR  
MEETING DATE: MARCH 15, 2016  
SUBJECT: APPROVAL OF A RESOLUTION AND ORDINANCE FOR THE  
PURCHASE OF A PRECAST RESTROOM

RECOMMENDATION:

City Council to consider a resolution authorizing the purchase of a precast restroom for Lakeview Park from CXT Precast Products, Inc. through an Agreement for Cooperative Purchasing with the National Joint Powers Alliance (NJPA) and consider an ordinance appropriating funds to the Grant Fund and take any necessary action.

FUNDING SOURCE:

Funding for this purchase will be available in Grant Fund account 113-48840-312-19-161001-08 in the amount not to exceed \$70,739.29.

BACKGROUND:

This purchase adds a restroom to Lakeview Park. The existing restroom is original to the park, and is in a state of disrepair after the floods. The new restroom will be located closer to the picnic stations and the playground. The restroom is made of concrete and contains two unisex restrooms. Due to the concrete construction of this building, it will be able to sustain future floods. The building will be similar to the restroom located at The REC turf field. On February 18, 2016 the Parks & Recreation Advisory Board recommended approval.

This purchase will be made in accordance with an existing Cooperative Agreement with the National Joint Powers Alliance (NJPA) as allowed by Texas Local Government Code, Section 271.081, 082 and 083.

Bids were taken by the cooperative and a contract was awarded to CXT Precast Products, Inc. The Parks & Recreation Department and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval.

KM/BS

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

PRECAST  
RESTROOM

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 PRECAST RESTROOM 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 271.101 to enter into a cooperative purchasing program agreement with other qualified entities for the performance of governmental functions and services; and

WHEREAS, the National Joint Powers Alliance (NJPA) is a qualified purchasing cooperative program as authorized by the Interlocal Cooperation Act Texas Government Code, Chapter 791 and Texas Local Government Code, Section 271.081, Section 271.082 and Section 271.083; and

WHEREAS, the City of Grapevine, Texas has established an Agreement for Cooperative Purchasing with NJPA, and wishes to utilize contracts meeting all State of Texas bidding requirements; and

WHEREAS, NJPA, has established a contract with CXT Precast Products Inc., contract no. 022113-CXT, Athletic and Recreational Surfaces, Playground and Equipment; and

WHEREAS, the City of Grapevine, Texas has a need to replace a restroom at Lakeview Park; 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 precast restroom from CXT Precast Products Inc. through a cooperative purchasing program agreement with NJPA for an amount not to exceed \$70,739.29.

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 15th day of March, 2016.

APPROVED:

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ATTEST:

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APPROVED AS TO FORM:

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

FUNDING FOR  
LAKEVIEW PARK  
RESTROOM

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING AN INTERFUND LOAN TRANSFER OF \$70,739.29 FROM THE GENERAL FUND TO THE GRANT FUND; APPROPRIATING \$70,739.29 IN THE GRANT FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to add a restroom to Lakeview Park; and

WHEREAS, the original restroom is in a state of despair after the 2015 flood events; and

WHEREAS, the restroom will be made of concrete and contain two unisex restrooms; and

WHEREAS, the funding for the project will be accomplished by an interfund loan transfer from the General Fund to the Grant Fund; and

WHEREAS, the funding should reside in the Grant Fund; and

WHEREAS, once FEMA and insurance proceeds are approved and received, they will be used to reimburse the General Fund; and

WHEREAS, on February 18, 2016 the Parks and Recreation Advisory Board recommended approval; 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 the City Council hereby authorizes an interfund loan transfer from the General Fund to the Grant Fund in an amount of \$70,739.29.

Section 3. That the General Fund will be reimbursed upon finalized FEMA and insurance proceeds.

Section 4. That the City Council hereby authorizes an amount of \$70,739.29 to be appropriated to the Grant Fund.

Section 5. That the terms and provisions of this ordinance shall be deemed to be severable, and that if the validity of any section, subsection, word, sentence or phrase shall be held to be invalid, it shall not affect the remaining part of this ordinance.

Section 6. That the fact that the present ordinances and regulations of the City of Grapevine, Texas are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety, and general welfare which requires that this ordinance shall take effect immediately from and after its passage and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 15th day of March, 2016.

APPROVED:

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ATTEST:

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APPROVED AS TO FORM:

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MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER BR  
MEETING DATE: MARCH 15, 2016  
SUBJECT: APPROVAL OF A RESOLUTION AND ORDINANCE FOR THE PURCHASE OF A PRECAST BUILDINGS

RECOMMENDATION:

City Council to consider a resolution authorizing the purchase of four precast concrete buildings from Public Restroom Company for The Vineyards Campground and Cabins and Meadowmere Park through an Interlocal Participation Agreement with the Local Government Purchasing Cooperative (Buyboard) and consider an ordinance appropriating funds to the Grant Fund and take any necessary action.

FUNDING SOURCE:

Funding for this purchase will be available in the Grant Fund in the following accounts in an amount not to exceed \$679,510.

113-48840-312-19-161003-08	Vineyards Storage Facility	\$185,777
113-48840-312-19-161004-08	West Campground Restroom	\$192,638
113-48840-312-19-161005-08	Meadowmere Gatehouse	\$ 84,956
113-48840-312-19-161006-08	Meadowmere Storage Facility	\$216,139

The funding for the project will be accomplished by an interfund loan transfer from the General Fund to the Grant Fund. Once FEMA and insurance proceeds are approved and received, they will be used to reimburse the General Fund.

BACKGROUND:

The approval of this ordinance would replace buildings at the following parks:

Vineyards Campground & Cabins: The west restroom is original to the park and is in a state of disrepair after the floods. The proposed replacement restroom is made of concrete and has three unisex restrooms with showers and one laundry room. The four existing storage buildings were wooden and did not sustain the floods. The proposed replacement is one new storage building made of concrete.

Meadowmere Park: The original park gatehouse did not sustain the floods and has been removed. The proposed replacement is made of concrete. The building used to hold the rental kayaks and canoes was a wooden structure. The wooden building has been removed. The proposed replacement building will have a restroom and is made of concrete.

All replacement buildings will be made of concrete in an effort to better sustain future floods, the proposed buildings all meet ADA Guidelines. Drawings of all buildings are attached for review.

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.

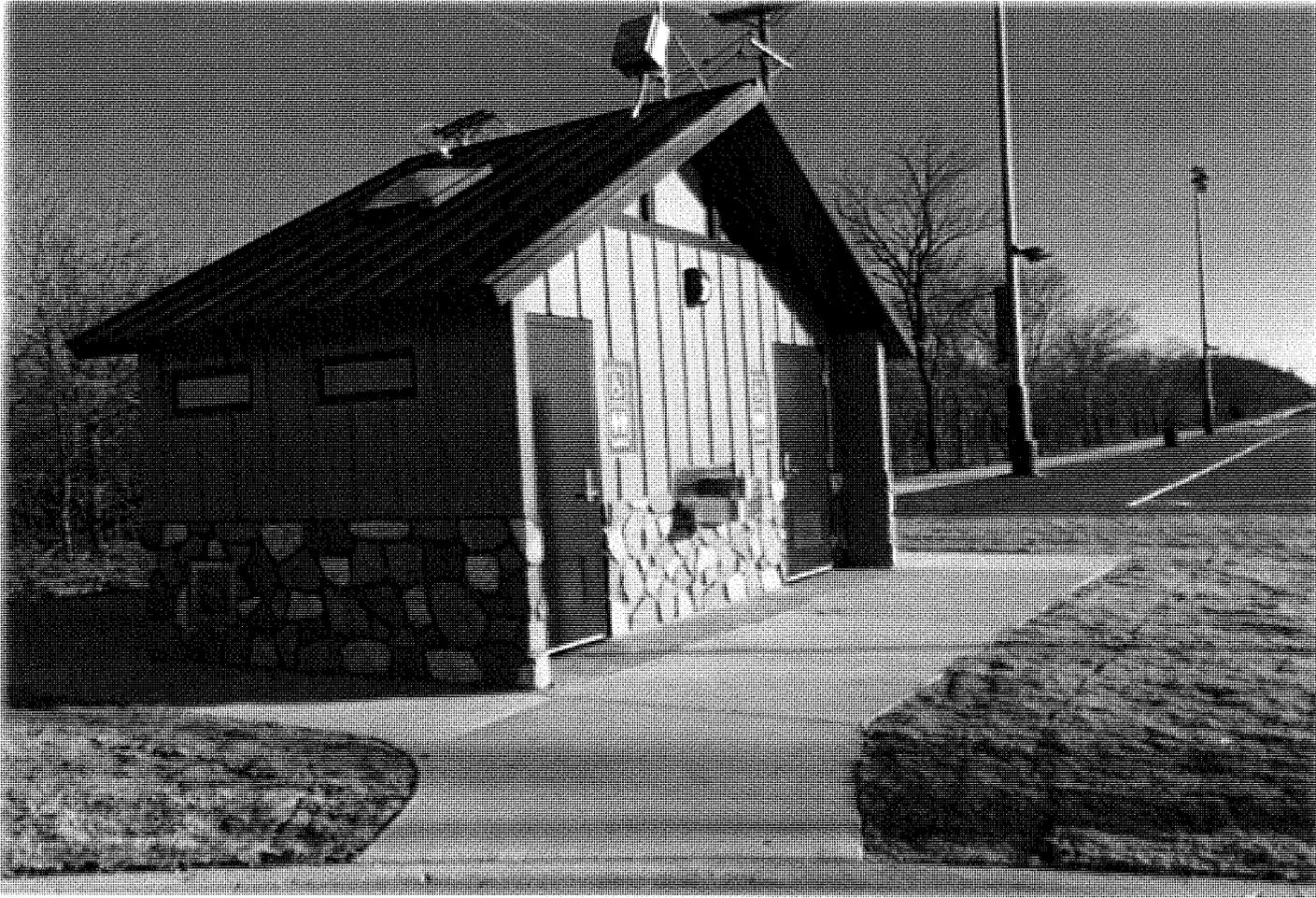
Bids were taken by the Cooperative and a contract was awarded to Public Restroom Company. The Parks and Recreation Department staff and Purchasing reviewed the contract for specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

On February 18, 2016, the Parks and Recreation Advisory Board recommended approval of all four buildings.

Staff recommends approval.

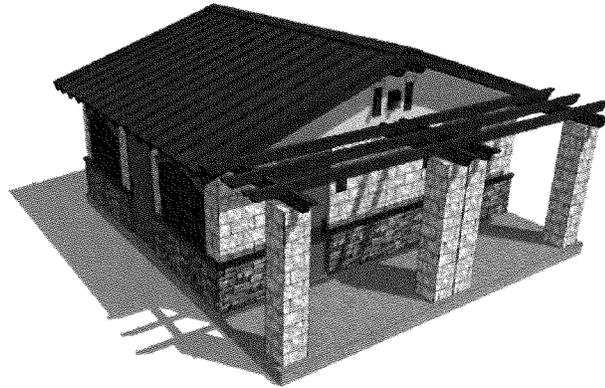
KM/BS

# LAKEVIEW PARK RESTROOM

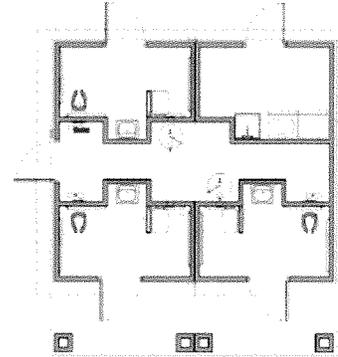


**PUBLIC RESTROOM COMPANY**  
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 2587 BUSINESS PARKWAY  
 MENDOTA NEVADA 89423  
 P: 888-888-2090  
 F: 888-888-1448

**WEST CAMPGROUND**  
 GRAPEVINE, TX  
**RESTROOM / SHOWER BUILDING**

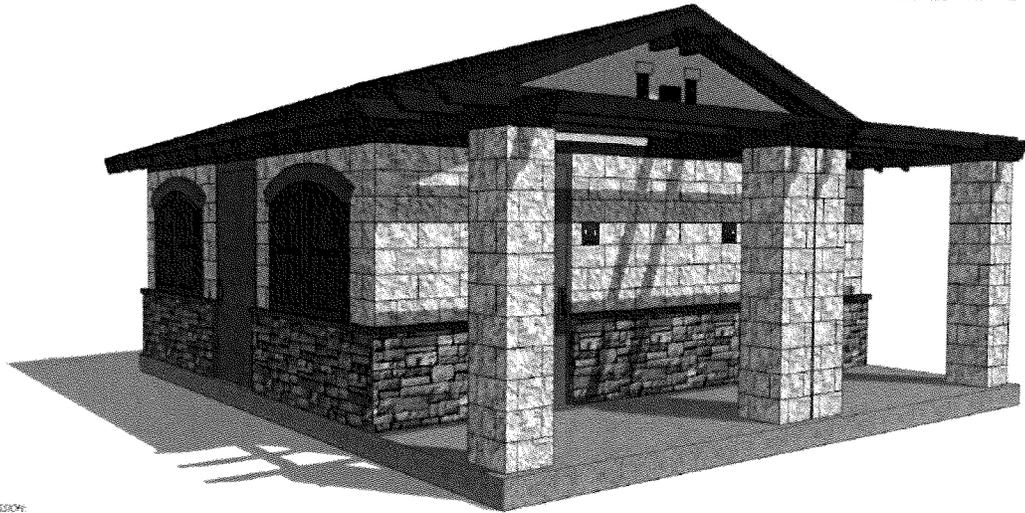


PROJECT REF#: 9790-2/8/2016-1



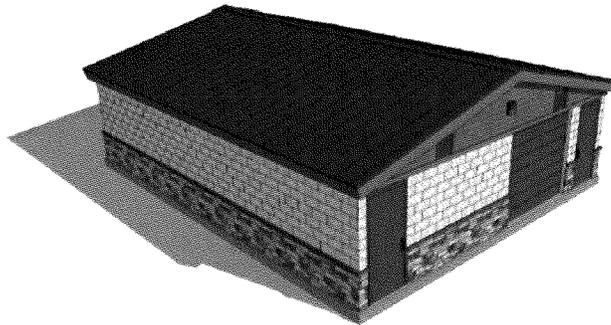
**FLOOR PLAN**

SCALE: NOT TO SCALE

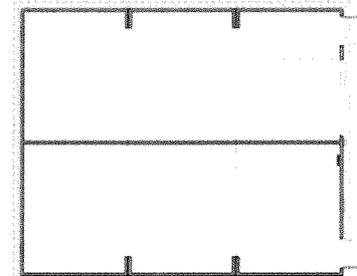


ARTIST IMPRESSION:  
 EXTERIOR AND 3D RENDERINGS ARE ONLY  
 FOR REPRESENTATION. COLORS AND MATERIALS  
 ARE SUBJECT TO CHANGE.

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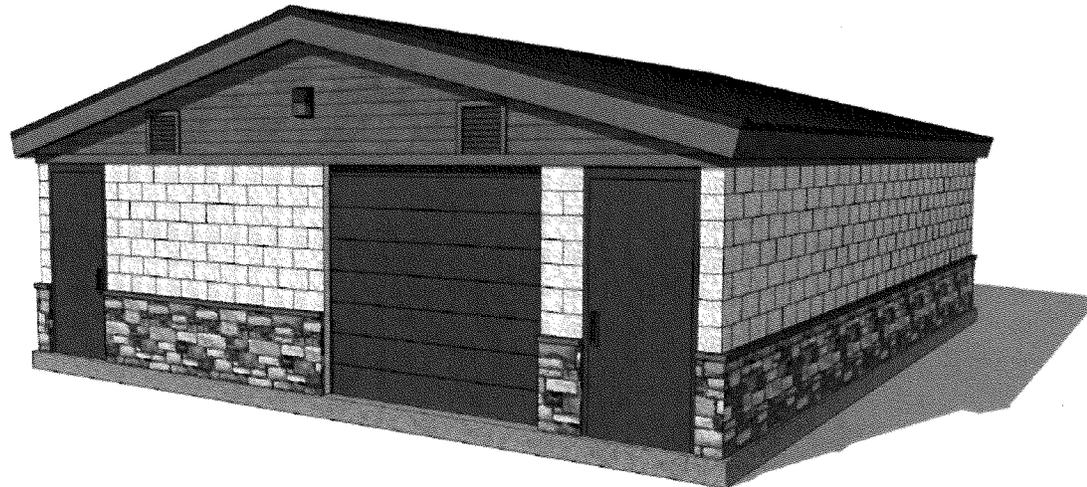
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**FLOOR PLAN**

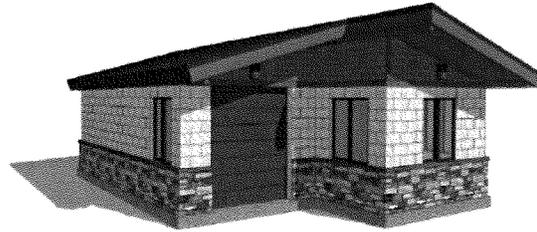
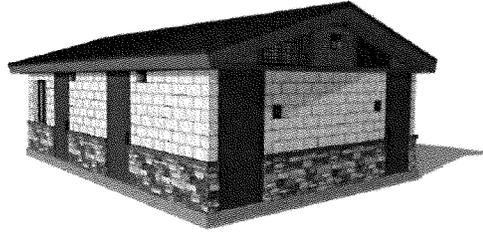
SCALE: NOT TO SCALE

**VINEYARD STORAGE**  
 CITY OF GRAPEVINE, TX  
**STORAGE BUILDING**

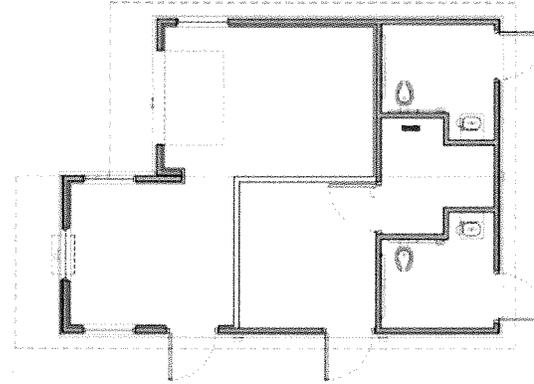


ARTIST IMPRESSION  
 ELEVATIONS AND 3D RENDERING ARE ONLY  
 FOR REPRESENTATION. COLORS AND MATERIALS  
 ARE SUBJECT TO CHANGE

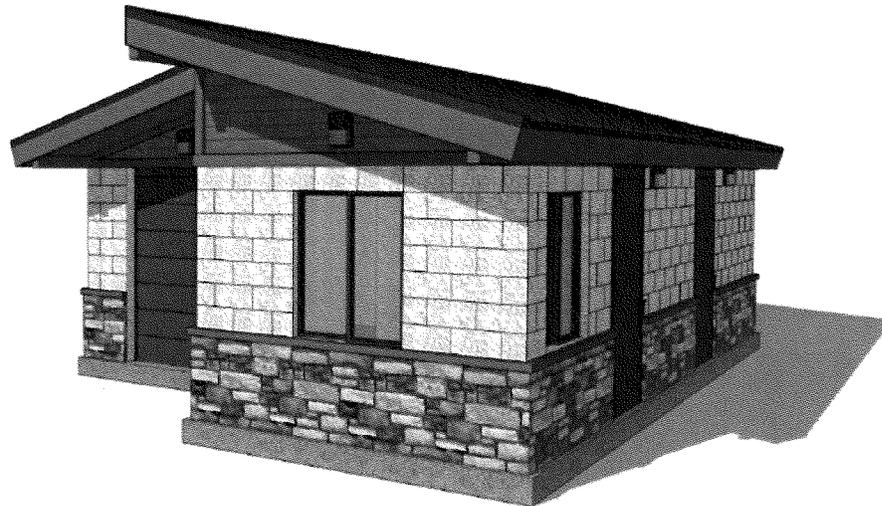
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PROJECT REF#: 9737-2/18/2016-1



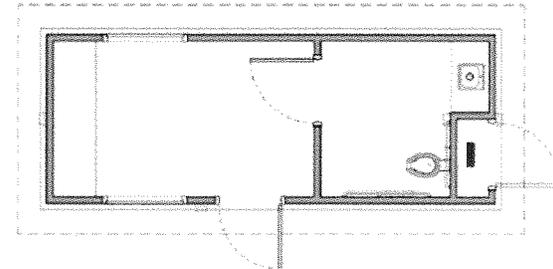
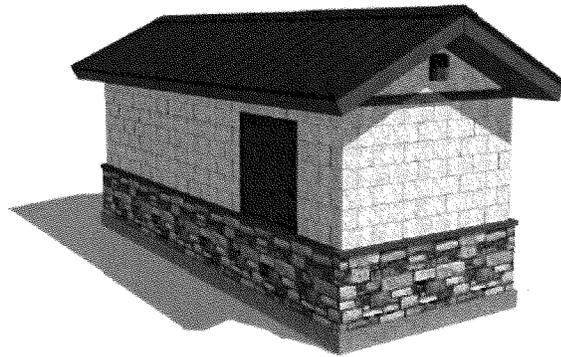
**FLOOR PLAN**  
 SCALE: NOT TO SCALE



**MEADOWMERE RENTALS**  
 CITY OF GRAPEVINE, TX  
 RENTAL BUILDING

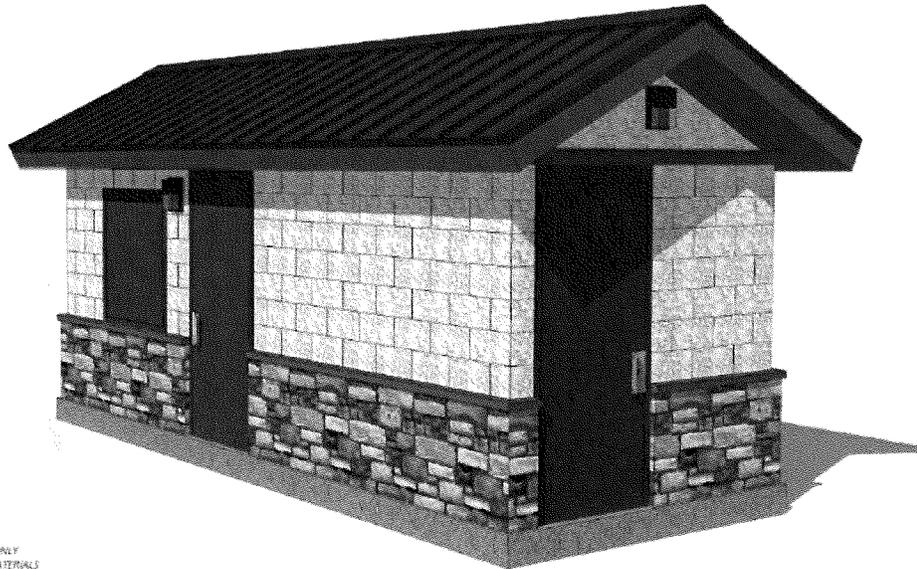
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**FLOOR PLAN**  
SCALE: NOT TO SCALE

**MEADOWMERE GATEHOUSE**  
 GRAPEVINE, TX  
**GATEHOUSE BUILDING**



ARTIST IMPRESSION.  
 EXTERIOR AND 3D RENDERING ARE ONLY  
 FOR REPRESENTATION. COLORS AND MATERIALS  
 ARE SUBJECT TO CHANGE.

NS 02/08/2016

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

LAKE PARK  
BUILDINGS

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

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

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

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

WHEREAS, The Local Government Purchasing Cooperative (BuyBoard) has an established contract no. 423-13, Parks and Recreation Equipment, Field Lighting Products and Installation, with the Public Restroom Company; and

WHEREAS, the City of Grapevine, Texas has a need to replace four precast buildings; 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 four precast buildings from the Public Restroom Company through an

Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard) for an amount not to exceed \$679,510.00.

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 15th day of March, 2016.

APPROVED:

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ATTEST:

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APPROVED AS TO FORM:

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING AN INTERFUND LOAN TRANSFER OF \$679,510 FROM THE GENERAL FUND TO THE GRANT FUND; APPROPRIATING \$679,510 IN THE GRANT FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to replace four buildings that did not sustain the 2015 flood events with precast concrete buildings throughout the Vineyard Campground and Meadowmere Park; and

WHEREAS, the replacement buildings will include a restroom and storage building at the Vineyards Campground; and

WHEREAS, the replacement buildings will include a gatehouse and rental building at Meadowmere Park; and

WHEREAS, the funding for the project will be accomplished by an interfund loan transfer from the General Fund to the Grant Fund; and

WHEREAS, the funding should reside in the Grant Fund; and

WHEREAS, once FEMA and insurance proceeds are approved and received, they will be used to reimburse the General Fund; and

WHEREAS, on February 18, 2016 the Parks and Recreation Advisory Board recommended approval; 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 the City Council hereby authorizes an interfund loan transfer from the General Fund to the Grant Fund in an amount of \$679,510.

Section 3. That the General Fund will be reimbursed upon finalized FEMA and insurance proceeds.

Section 4. That the City Council hereby authorizes an amount of \$679,510 to be appropriated to the Grant Fund.

Section 5. That the terms and provisions of this ordinance shall be deemed to be severable, and that if the validity of any section, subsection, word, sentence or phrase shall be held to be invalid, it shall not affect the remaining part of this ordinance.

Section 6. That the fact that the present ordinances and regulations of the City of Grapevine, Texas are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety, and general welfare which requires that this ordinance shall take effect immediately from and after its passage and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 15th day of March, 2016.

APPROVED:

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ATTEST:

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APPROVED AS TO FORM:

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MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MARCH 15, 2016

SUBJECT: APPROVAL OF A RESOLUTION FOR A SOLE SOURCE PURCHASE AND ORDINANCE FOR A GATEHOUSE

RECOMMENDATION:

City Council to consider the purchase of a modular building from Athens Park Homes for a gatehouse at the Vineyards Campground and Cabins and consider an **ordinance** appropriating funds to the Grant Fund and take any necessary action.

FUNDING SOURCE:

Funding for this purchase will be available in the Grant Fund account 113-48840-312-19-161002-08 in the amount not to exceed \$37,687.10. The funding for the project will be accomplished by an interfund loan transfer from the General Fund to the Grant Fund. Once FEMA and insurance proceeds are approved and received, they will be used to reimburse the General Fund.

BACKGROUND:

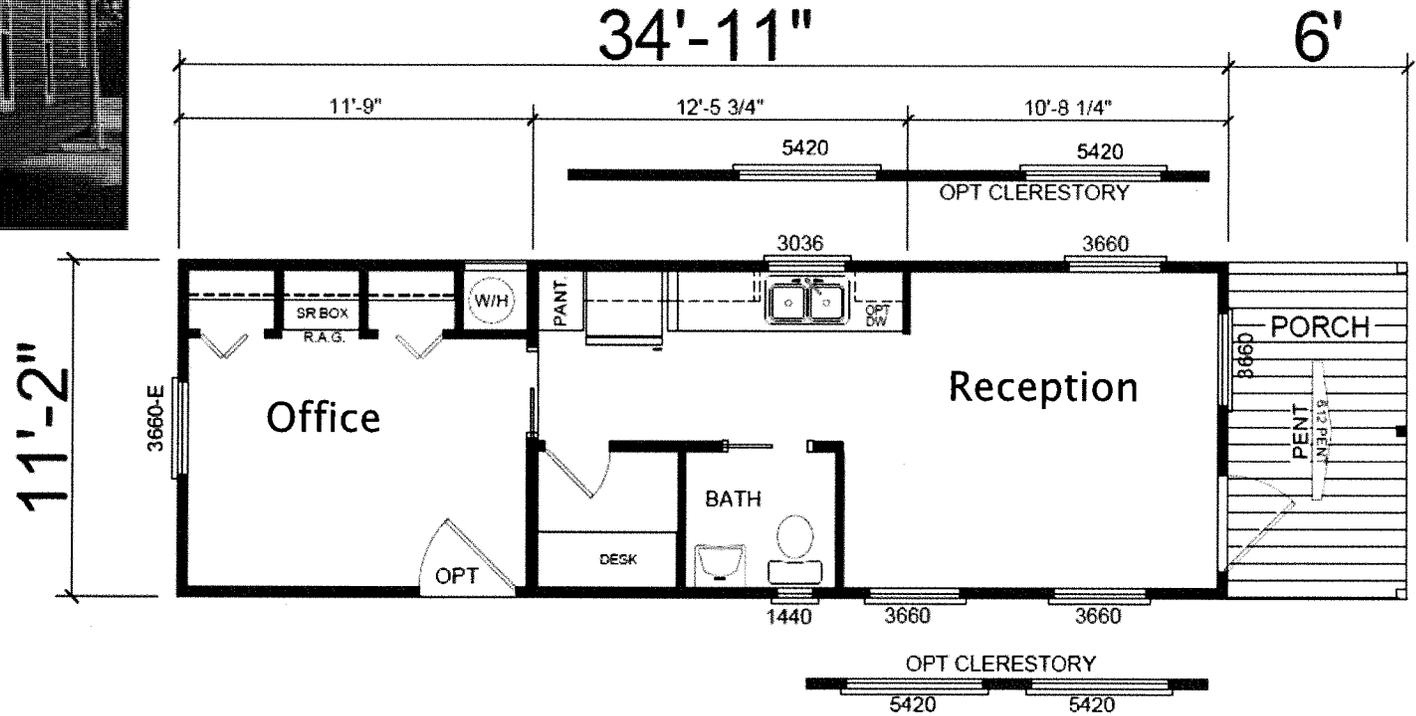
This procurement will be made as a sole source in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022, General Exemptions (a)(7). Athens Park Homes is the sole source provider for modular buildings that match existing buildings.

The approval of this ordinance would replace the original gatehouse at the Vineyards Campground & Cabins with a new gatehouse. The existing gatehouse is in a state of disrepair after the floods and has been removed. The proposed gatehouse will be similar to the existing cabins and can be removed during flood events along with the cabins. Drawings of the buildings are attached for review.

On February 18, 2016 the Parks & Recreation Advisory Board recommended approval.

Staff recommends approval.

KM/BS



**MODEL APH-510**  
**City of Grapevine**

ACTUAL SIZE: 11'-2" x 34'-11"  
TOTAL AREA: 399.5 SQ. FT.

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING AN INTERFUND LOAN TRANSFER OF \$37,687.10 FROM THE GENERAL FUND TO THE GRANT FUND; APPROPRIATING \$37,687.10 IN THE GRANT FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to replace the original gatehouse at the Vineyards Campground and Cabins; and

WHEREAS, the original gatehouse was removed after being in a state of despair due to the 2015 flood events; and

WHEREAS, the replacement gatehouse will be movable and can be removed to prevent damage during future flood events; and

WHEREAS, the funding for the project will be accomplished by an interfund loan transfer from the General Fund to the Grant Fund; and

WHEREAS, the funding should reside in the Grant Fund; and

WHEREAS, once FEMA and insurance proceeds are approved and received, they will be used to reimburse the General Fund; and

WHEREAS, on February 18, 2016 the Parks and Recreation Advisory Board recommended approval; 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 the City Council hereby authorizes an interfund loan transfer from the General Fund to the Grant Fund in an amount of \$37,687.10.

Section 3. That the General Fund will be reimbursed upon finalized FEMA and insurance proceeds.

Section 4. That the City Council hereby authorizes an amount of \$37,687.10 to be appropriated to the Grant Fund.

Section 5. That the terms and provisions of this ordinance shall be deemed to be severable, and that if the validity of any section, subsection, word, sentence or phrase shall be held to be invalid, it shall not affect the remaining part of this ordinance.

Section 6. That the fact that the present ordinances and regulations of the City of Grapevine, Texas are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety, and general welfare which requires that this ordinance shall take effect immediately from and after its passage and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 15th day of March, 2016.

APPROVED:

---

ATTEST:

---

APPROVED AS TO FORM:

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MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MARCH 15, 2016

SUBJECT: APPROVAL OF A RESOLUTION AND ORDINANCE FOR THE PURCHASE OF A GREENHOUSE

RECOMMENDATION:

City Council to consider a resolution authorizing the purchase of a greenhouse for the Botanical Gardens at Heritage Park from InSite Amenities through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard) and an ordinance appropriating funds to the Quality of Life Fund and take any necessary action.

FUNDING SOURCE:

The capital project funding for the Greenhouse will be accounted for in the Quality of Life (QoL) Fund in account 121-48840-312-15-000053-0. The QoL currently has appropriated \$165,000 with additional funding being transferred into the QoL Fund from the Special Revenue Fund 114 in the amount of \$110,621.76 (donation from Grapevine Garden Club) and from the Capital Projects Fund 174 PCMF in the amount of \$37,820.64 and not to exceed \$313,442.40.

BACKGROUND:

This purchase adds a greenhouse to the Botanical Gardens. The master plan for the garden and the approved Parks & Recreation Master Plan update both include a greenhouse. The Grapevine Garden Club helped raise over \$100,000.00 for the purchase of the greenhouse. The primary purpose of the greenhouse will be education. Attached is an exhibit showing where the greenhouse will be located at the Botanical Gardens.

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 InSite Amenities. The Parks and Recreation Department staff and Purchasing reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

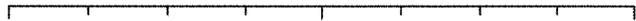
Staff recommends approval.

KM/BS

### Botanical Gardens



Legend  
— Concrete  
— Turf



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

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

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

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

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

WHEREAS, The Local Government Purchasing Cooperative (BuyBoard) has an established contract no. 423-13, Parks and Recreation Equipment, Field Lighting Products and Installation, with InSite Amenities; and

WHEREAS, the City of Grapevine, Texas has a need for a new greenhouse; 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 greenhouse from InSite Amenities through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard) for an amount not to exceed \$313,442.40.

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 15th day of March, 2016.

APPROVED:

---

ATTEST:

---

APPROVED AS TO FORM:

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING AN INTERFUND TRANSFER OF \$110,621.76 FROM THE SPECIAL REVENUE FUND AND \$37,820.64 FROM THE CAPITAL PROJECTS PCMF FUND TO THE QUALITY OF LIFE FUND; APPROPRIATING \$148,442.40 IN THE QUALITY OF LIFE FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to add a greenhouse to the Botanical Gardens at Heritage Park; and

WHEREAS, the greenhouse will be made of metal and lexan; and

WHEREAS, the funding for the project will be accomplished by an interfund transfer from the Special Revenue Fund and the Capital Projects PCMF Fund to the Quality of Life Fund; and

WHEREAS, the funding and project accounting should reside in the Quality of Life Fund; 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 the City Council hereby authorizes an interfund transfer of \$110,621.76 from the Special Revenue Fund and \$37,820.64 from the Capital Projects PCMF Fund to the Quality of Life Fund in an amount of \$148,442.40.

Section 3. That the City Council hereby authorizes an amount of \$148,442.40 to be appropriated to the Quality of Life Fund.

Section 4. That the terms and provisions of this ordinance shall be deemed to be severable, and that if the validity of any section, subsection, word, sentence or phrase shall be held to be invalid, it shall not affect the remaining part of this ordinance.

Section 5. That the fact that the present ordinances and regulations of the City of Grapevine, Texas are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety, and general welfare which requires that this ordinance shall take effect immediately from and after its passage and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 15th day of March, 2016.

APPROVED:

---

ATTEST:

---

APPROVED AS TO FORM:

---

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>  
MEETING DATE: MARCH 15, 2016  
SUBJECT: CONTRACT APPROVAL FOR SAFETY CONSULTANT SERVICES

RECOMMENDATION:

City Council to consider approval for a professional services contract for Safety Consulting with Commercial Risk Services.

FUNDING SOURCE:

Funding for this service is available in Professional Service accounts 100-44540-109-1, 200-44540-530-1, 200-44540-530-2, 200-44540-531-1, and 200-44540-531-2 in the estimated annual amount of \$24,000.

BACKGROUND:

A committee made up of Risk Management, Parks & Recreation, and Public Works staff met with and interviewed proposed Safety Consultants. The committee agreed unanimously that Commercial Risk Services will provide the best service for the City.

Commercial Risk Services has been in business for 15 years and has extensive experience working with local governments. Their safety and accident prevention philosophy is based on employee empowerment and situational awareness, which follows our current safety program. This contract will be a reduction of about \$11,000 annually from FY 2015 and an expanded scope of services.

System Safety International has provided a comprehensive safety program for the operations staff of the City over the past 15 years. The program has helped reduce on-the-job accidents, saving the City money in claims and providing our employees with a safe workplace. The owner of System Safety is retiring and staff would like to contract with a new safety consultant to continue our safety program with employees.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*  
MEETING DATE: MARCH 15, 2016  
SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR  
EMERGENCY MEDICAL SUPPLIES

RECOMMENDATION:

City Council to consider approval to renew an annual contract with Bound Tree Medical, LLC. for emergency medical supplies through an Interlocal Cooperative Agreement with the City of Cedar Hill, Texas.

FUNDING SOURCE:

Funds are budgeted in account 100-42225-210-3 (EMS Expenses & Supplies) in an annual estimated amount of \$110,000.00.

BACKGROUND:

The purpose of this contract is to establish fixed annual pricing for emergency medical supplies on an as-needed basis for the Fire Department to equip five mobile intensive care units. Bound Tree Medical, LLC. has agreed to renew the contract.

Purchases will be made in accordance with an existing Interlocal Cooperative Agreement with the City of Cedar Hill, Texas as allowed by Texas Local Government Code, Section 271.101 and 271.102, Cooperative Purchasing Program. A resolution considering the initial contract for emergency medical supplies was approved by Council in 2013. The contract was for an initial one-year period with three optional, one-year renewals. If approved, this will be the final renewal available.

Bids were received by the City of Cedar Hill, Texas for emergency medical supplies with Bound Tree Medical, LLC. and Henry Schein Inc. being awarded primary and secondary contracts. Henry Schein Inc. declined to renew their contract with the City of Cedar Hill, Texas and the City awarded Bound Tree Medical, LLC. as the primary contractor. The Fire Department staff and Purchasing reviewed the contract for specification compliance and determined that this annual contract would provide the best product, service and pricing for meeting the needs of the City.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>

MEETING DATE: MARCH 15, 2016

SUBJECT: APPROVAL FOR THE AWARD OF AN INFORMAL REQUEST FOR QUOTE TO PURCHASE FERTILIZER FOR THE GRAPEVINE GOLF COURSE

RECOMMENDATION:

City Council to consider approval for the award of an informal request for quote to purchase fertilizer for the Grapevine Golf Course from Harrell's, LLC.

FUNDING SOURCE:

Funds for this purchase are available in account 210-42205-340-2 (Lake Enterprise Fund/Grounds Maintenance/Golf Course Maintenance) in the amount not to exceed \$27,125.00.

BACKGROUND:

This purchase is for 25 tons of 42-0-0 fertilizer for the golf course except for the greens. This is a season long, slow release type mix and will be applied once which replaces the normal practice of applying fertilizer three times per season. The benefits of using this fertilizer includes providing a steady supply of nutrients to the grass throughout the season and from an operational standpoint reduces the labor required to apply fertilizer from three times to one time per year. This will result in the reduction of time where portions of the golf course are closed.

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. Harrell's, LLC submitted the lowest responsive and responsible quote.

Harrell's, LLC.	\$27,125.00
Winfield Solutions, LLC	\$29,750.00
BWI Companies, Inc.	\$33,075.00

Staff recommends approval.

MT/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>  
MEETING DATE: MARCH 15, 2016  
SUBJECT: CONSIDER APPROVAL OF FOUR ADOPT-AN-AREA AGREEMENTS

RECOMMENDATION:

The Parks & Recreation Advisory Board and staff recommend the Council approve Adopt-An-Area agreements with the following groups. Copies of the agreements are attached for review.

- Renewal:
  - Georjean Sheriff for Lakeview Park
  - Dave Buhr, CFP for Hall Johnson Road to State Highway 121 to Parr Road
  - Grapevine Elks Lodge for Bushong Road from Dooley Street to Ruth Wall Road
- New:
  - Cub Scout Pack 817 for Hall Johnson Road between State Highway 121 and Hughes Road

FUNDING SOURCE:

Adopt-An-Area signage will be placed at one end of the road for the new agreement. The total cost of the signage for this is approximately \$150 and will come from the Grounds Maintenance Account 100-42205-312-3.

BACKGROUND:

The proposed agreements are for a period of two years and require the applicant to pick up litter a minimum of six times per year. The Parks and Recreation Advisory Board approved the agreements at the November 19, 2015, January 21, 2016, and February 18, 2016 meetings. The Board and staff recommends approval of the agreements.

KM



**KEEP GRAPEVINE BEAUTIFUL  
APPLICATION FOR ADOPT-AN-AREA PROGRAM - 2015**

\_\_\_\_\_  
(Name of Organization)

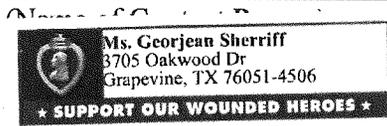
5-18-15  
\_\_\_\_\_  
(Date of Application)

\_\_\_\_\_  
(Mailing Address)

\_\_\_\_\_  
(Email Address)

\_\_\_\_\_  
(City, Zip Code)

\_\_\_\_\_  
(President, Chairperson or Authorized Representative)



817 481-8381  
\_\_\_\_\_  
(Day Phone No.)

✓  
\_\_\_\_\_  
(Evening Phone No.)

\_\_\_\_\_  
(City, Zip Code)

Approximate number of people participating in each cleanup 2.

Area that you are interested in adopting:

Lakewood Park  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Name of Group  
(As it will appear on the signs)

G. Sherriff  
\_\_\_\_\_  
Authorized Signature for Group

If you have any questions regarding this form, please call (817) 410-3490.

**ADOPT-AN-AREA PROGRAM**  
**ADOPTION AGREEMENT TERMS & CONDITIONS FOR RENEWALS**

**CC ITEM #20**

The City of Grapevine, Texas, hereinafter called the "City," and Georgean Sherriff hereinafter called the "Group," recognize the need and the desirability of clean, well maintained parks, trails, roads, shorelines, etc., and are entering this Agreement to permit the Group to contribute toward the effort of maintaining clean and well maintained areas owned or leased by the City of Grapevine.

By signature above, the Group, both jointly and severally, acknowledges the hazardous nature of the work and agree, both jointly and severally, to the following terms and conditions:

- Participants in the Group agree to obey and abide by all laws and regulations relating to safety and such terms and conditions as may be required by the Director of Parks and Recreation for special conditions on a particular adopted area.
- When participants are 15 years of age or younger, the Group shall furnish adequate supervision by one or more adults.
- Groups shall be required to adopt the site for a minimum period of two (2) years with the option of two (2), two-year renewals. The group will pick up litter and/or improve the adopted site, for a minimum of six times per year.
- Each new request will be reviewed by the Parks & Recreation Advisory Board and submitted to the City Council for review and approval.
- Renewals will be reviewed by the Parks & Recreation Advisory Board for approval only.
- The Group shall not subcontract or assign its duties or responsibilities to any other group, organization or enterprise.
- The Group shall appoint or select a chairperson to serve as spokesperson for the Group.
- Supplies and materials will be provided by the City. Upon contract approval, arrangements will be made for obtaining supplies.
- Each Group is required to document volunteer service each time the Group picks up litter and/or improves the adopted site on the 'Adopt-an-Area Report Form' provided by the City.
- Individuals shall wear City-supplied and approved safety vests during any work performed on medians and roads.
- Each Group shall be responsible for prohibiting participants from either possessing or consuming alcoholic beverages while on the adopted section.
- Each Group shall be responsible for maintaining a first-aid kit and adequate drinking water while participating in litter pickup or improvements on the adopted section.
- **If the group does not pick up litter and/or improve the adopted site, at least six (6) times per year, the contract will not be renewed.** The 'Adopt-An-Area Report Form' supplied by the City must accompany all renewal requests.

- The Group shall release, relieve, hold harmless and indemnify the City, its agents, servants and employees for any and all actions, claims, injuries, lawsuits arising out of or in any way connected to the activities connected with the Adopt-An-Area program.

The City agrees to accomplish the following:

- Work with the Group to determine the specific park, road, shoreline, and/or trail to be adopted.
- Erect a sign at the adopted area with the Group's name or acronym displayed.
- Provide safety vests, trash bags, gloves, and grabbers for 2 volunteers. If additional supplies are needed for a group event, arrangements can be made.
- Remove the filled trash bags or other debris after maintenance is performed. If the Group has a large pickup or bulk items, the City will remove the debris once contacted.

If in the sole judgment of the City, it is found that the adopting Group is not meeting the terms and conditions of this agreement, upon 30 days' notice or a shorter period in the event of an emergency, the City may terminate the adoption agreement and remove the signs. This agreement may be modified in scope or altered in any other manner at the sole discretion of the City. The City reserves the right to modify or cancel the program at any time, and for any reason at its sole discretion.

The City and the Group both recognize and agree that in no event, shall the City have the right to control the Group in performing the actual maintenance of the area adopted by the Group, and, that the Group shall act as an independent contractor.

The City recognizes the Group as the adopting organization for:

Lakeview Park

(Location of Adopted Area)

**OFFICE USE ONLY**

Group accepts the responsibility of maintaining this area and promoting a well maintained area in the city for a period beginning:

\_\_\_\_\_, 20\_\_\_\_ and ending \_\_\_\_\_, 20\_\_\_\_.

City Manager  
City of Grapevine

Initially Approved by Parks & Recreation Advisory Board 8/18/05

Initially Approved by City Council 9/6/05

Last Renewed by Parks & Recreation Advisory Board 11/19/15



KEEP GRAPEVINE BEAUTIFUL  
APPLICATION FOR ADOPT-AN-AREA PROGRAM

Dave Buhr, CFP 12-13-15  
(Name of Organization) (Date of Application)

3307 Westover Ct. \_\_\_\_\_  
(Mailing Address) (Email Address)

Grapevine TX 76051  
(City, Zip Code)

Dave Buhr  
(President, Chairperson or Authorized Representative)

Dave Buhr 817-821-5453  
(Name of Contact Person) (Day Phone No.)

\_\_\_\_\_  
(Mailing Address) (Evening Phone No.)

\_\_\_\_\_  
(City, Zip Code)

Approximate number of people participating in each cleanup 2

Area that you are interested in adopting:

\_\_\_\_\_  
\_\_\_\_\_

Already in Place  
Name of Group  
(As it will appear on the signs)

[Signature]  
Authorized Signature for Group

Please Scan & Email to: [smaykus@grapevinetexas.gov](mailto:smaykus@grapevinetexas.gov)  
Or Mail to: Keep Grapevine Beautiful, Inc.  
Attn: Adopt-an-Area  
PO Box 95104  
Grapevine, TX 76099-9704

If you have any questions regarding this form, please call (817) 410-3122.

**ADOPT-AN-AREA PROGRAM  
ADOPTION AGREEMENT TERMS & CONDITIONS**

The City of Grapevine, Texas, hereinafter called the "City," and Dave Bahrgroff hereinafter called the "Group," recognize the need and the desirability of clean, well maintained parks, trails, roads, shorelines, etc., and are entering this Agreement to permit the Group to contribute toward the effort of maintaining clean and well maintained areas owned or leased by the City of Grapevine.

By signature above, the Group, both jointly and severally, acknowledges the hazardous nature of the work and agree, both jointly and severally, to the following terms and conditions:

- Participants in the Group agree to obey and abide by all laws and regulations relating to safety and such terms and conditions as may be required by the Director of Parks and Recreation for special conditions on a particular adopted area.
- When participants are 15 years of age or younger, the Group shall furnish adequate supervision by one or more adults.
- Groups shall be required to adopt the site for a minimum period of two (2) years with the option of two (2), two-year renewals. The group will pick up litter and/or improve the adopted site, for a minimum of six times per year.
- Each new request will be reviewed by the Parks & Recreation Advisory Board and submitted to the City Council for review and approval.
- Renewals will be reviewed by the Parks & Recreation Advisory Board for approval only.
- The Group shall not subcontract or assign its duties or responsibilities to any other group, organization or enterprise.
- The Group shall appoint or select a chairperson to serve as spokesperson for the Group.
- Supplies and materials will be provided by the City. Upon contract approval, arrangements will be made for obtaining supplies.
- Each Group is required to document volunteer service each time the Group picks up litter and/or improves the adopted site on the 'Adopt-an-Area Report Form' provided by the City.
- Individuals shall wear City-supplied and approved safety vests during any work performed on medians and roads.
- Each Group shall be responsible for prohibiting participants from either possessing or consuming alcoholic beverages while on the adopted section.
- Each Group shall be responsible for maintaining a first-aid kit and adequate drinking water while participating in litter pickup or improvements on the adopted section.

- **If the group does not pick up litter and/or improve the adopted site, at least six (6) times per year, the contract will not be renewed.** The 'Adopt-An-Area Report Form' supplied by the City must accompany all renewal requests.
- The Group shall release, relieve, hold harmless and indemnify the City, its agents, servants and employees for any and all actions, claims, injuries, lawsuits arising out of or in any way connected to the activities connected with the Adopt-An-Area program.

The City agrees to accomplish the following:

- Work with the Group to determine the specific park, road, shoreline, and/or trail to be adopted.
- Erect a sign at the adopted area with the Group's name or acronym displayed.
- Provide safety vests, trash bags, gloves, and grabbers for volunteers. If additional supplies are needed for a group event, arrangements can be made.
- Remove the filled trash bags or other debris after maintenance is performed. If the Group has a large pickup or bulk items, the City will remove the debris once contacted.

If in the sole judgment of the City, it is found that the adopting Group is not meeting the terms and conditions of this agreement, upon 30 days' notice or a shorter period in the event of an emergency, the City may terminate the adoption agreement and remove the signs. This agreement may be modified in scope or altered in any other manner at the sole discretion of the City. The City reserves the right to modify or cancel the program at any time, and for any reason at its sole discretion.

The City and the Group both recognize and agree that in no event, shall the City have the right to control the Group in performing the actual maintenance of the area adopted by the Group, and, that the Group shall act as an independent contractor.

The City recognizes the Group as the adopting organization for:

Hall Johnson Hwy 121 to Parr Lane  
(Location of Adopted Area)

Group accepts the responsibility of maintaining this area and promoting a well maintained area in the city for a period beginning:

\_\_\_\_\_, 20\_\_\_\_ and ending \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Group Name

\_\_\_\_\_  
City Manager  
City of Grapevine, Texas

Date Approved by Parks & Recreation Advisory Board 1/21/2016  
Date Approved by City Council \_\_\_\_\_



KEEP GRAPEVINE BEAUTIFUL  
APPLICATION FOR ADOPT-AN-AREA PROGRAM

GRAPEVINE ELKS #2483  
(Name of Organization)

02/10/2016  
(Date of Application)

P.O. BOX 1923  
(Mailing Address)

\_\_\_\_\_  
(Email Address)

GRAPEVINE TX 76099-1923  
(City, Zip Code)

MARCUS MCCRARY - HOUSE COMMITTEE CHAIR  
(President, Chairperson or Authorized Representative)

MARCUS MCCRARY  
(Name of Contact Person)

817 666 7832  
(Day Phone No.)

410 TURNER RD  
(Mailing Address)

817 753 6274  
(Evening Phone No.)

GRAPEVINE TX 76051  
(City, Zip Code)

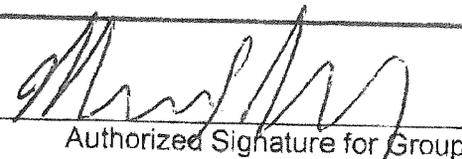
Approximate number of people participating in each cleanup 2 / WK

Area that you are interested in adopting:

BUSHONG RD FROM ODLEY TO RUTH WALL

GRAPEVINE ELKS  
LODGE

Name of Group  
(As it will appear on the signs)

  
Authorized Signature for Group

(SIGN ALREADY EXIST)

Please Scan & Email to: [charris@grapevinetexas.gov](mailto:charris@grapevinetexas.gov)

Or Mail to: Keep Grapevine Beautiful, Inc.

Attn: Adopt-an-Area

PO Box 95104

Grapevine, TX 76099-9704

If you have any questions regarding this form, please call (817) 410-3490.

**ADOPT-AN-AREA PROGRAM  
ADOPTION AGREEMENT TERMS & CONDITIONS**

The City of Grapevine, Texas, hereinafter called the "City," and GRAPEVINE EURS #2443 hereinafter called the "Group," recognize the need and the desirability of clean, well maintained parks, trails, roads, shorelines, etc., and are entering this Agreement to permit the Group to contribute toward the effort of maintaining clean and well maintained areas owned or leased by the City of Grapevine.

By signature above, the Group, both jointly and severally, acknowledges the hazardous nature of the work and agree, both jointly and severally, to the following terms and conditions:

- Participants in the Group agree to obey and abide by all laws and regulations relating to safety and such terms and conditions as may be required by the Director of Parks and Recreation for special conditions on a particular adopted area.
- When participants are 15 years of age or younger, the Group shall furnish adequate supervision by one or more adults.
- Groups shall be required to adopt the site for a minimum period of two (2) years with the option of two (2), two-year renewals. The group will pick up litter and/or improve the adopted site, for a minimum of six times per year.
- Each new request will be reviewed by the Parks & Recreation Advisory Board and submitted to the City Council for review and approval.
- Renewals will be reviewed by the Parks & Recreation Advisory Board for approval only.
- The Group shall not subcontract or assign its duties or responsibilities to any other group, organization or enterprise.
- The Group shall appoint or select a chairperson to serve as spokesperson for the Group.
- Supplies and materials will be provided by the City. Upon contract approval, arrangements will be made for obtaining supplies.
- Each Group is required to document volunteer service each time the Group picks up litter and/or improves the adopted site on the 'Adopt-an-Area Report Form' provided by the City.
- Individuals shall wear City-supplied and approved safety vests during any work performed on medians and roads.
- Each Group shall be responsible for prohibiting participants from either possessing or consuming alcoholic beverages while on the adopted section.
- Each Group shall be responsible for maintaining a first-aid kit and adequate drinking water while participating in litter pickup or improvements on the adopted section.

- If the group does not pick up litter and/or improve the adopted site, at least six (6) times per year, the contract will not be renewed. The 'Adopt-An-Area Report Form' supplied by the City must accompany all renewal requests.
- The Group shall release, relieve, hold harmless and indemnify the City, its agents, servants and employees for any and all actions, claims, injuries, lawsuits arising out of or in any way connected to the activities connected with the Adopt-An-Area program.

The City agrees to accomplish the following:

- Work with the Group to determine the specific park, road, shoreline, and/or trail to be adopted.
- Erect a sign at the adopted area with the Group's name or acronym displayed.
- Provide safety vests, trash bags, gloves, and grabbers for volunteers. If additional supplies are needed for a group event, arrangements can be made.
- Remove the filled trash bags or other debris after maintenance is performed. If the Group has a large pickup or bulk items, the City will remove the debris once contacted.

If in the sole judgment of the City, it is found that the adopting Group is not meeting the terms and conditions of this agreement, upon 30 days' notice or a shorter period in the event of an emergency, the City may terminate the adoption agreement and remove the signs. This agreement may be modified in scope or altered in any other manner at the sole discretion of the City. The City reserves the right to modify or cancel the program at any time, and for any reason at its sole discretion.

The City and the Group both recognize and agree that in no event, shall the City have the right to control the Group in performing the actual maintenance of the area adopted by the Group, and, that the Group shall act as an independent contractor.

The City recognizes the Group as the adopting organization for:

\_\_\_\_\_ (Location of Adopted Area)

Group accepts the responsibility of maintaining this area and promoting a well maintained area in the city for a period beginning:

\_\_\_\_\_, 20\_\_\_\_ and ending \_\_\_\_\_, 20\_\_\_\_.

Grapevine EWS #2483

Group Name

\_\_\_\_\_  
City Manager  
City of Grapevine, Texas

Date Approved by Parks & Recreation Advisory Board

2/18/16

Date Approved by City Council \_\_\_\_\_



KEEP GRAPEVINE BEAUTIFUL  
RENEWAL APPLICATION FOR ADOPT-AN-AREA PROGRAM

Cubscout Pack 817

(Name of Organization)

2/4/16

(Date of Application for Renewal)

4416 Timber Crest Ct

(Mailing Address)

~~(Email Address)~~

Grapevine, TX 76051

(City, Zip Code)

Bill Finch

(President, Chairperson or Authorized Representative)

Jennifer Pereira

(Name of Contact Person)

214 493 8995

(Day Phone No.)

4416 Timber Crest Ct

(Mailing Address)

214 493 8995

(Evening Phone No.)

Grapevine, TX 76051

(City, Zip Code)

Approximate number of people participating in each cleanup 20.

Area adopted for renewal:

Hall Johnson between 121 & Hughes

Cubscout Pack 817

Name of Group

Authorized Signature for Group

Please Scan & Email to: [charris@grapevinetexas.gov](mailto:charris@grapevinetexas.gov)

Or Mail to: Keep Grapevine Beautiful, Inc.

Attn: Adopt-an-Area

PO Box 95104

Grapevine, TX 76099-9704

If you have any questions regarding this form, please call (817) 410-3490.

**ADOPT-AN-AREA PROGRAM  
ADOPTION AGREEMENT TERMS & CONDITIONS FOR RENEWALS**

The City of Grapevine, Texas, hereinafter called the "City," and Culoscoat Park 817 hereinafter called the "Group," recognize the need and the desirability of clean, well maintained parks, trails, roads, shorelines, etc., and are entering this Agreement to permit the Group to contribute toward the effort of maintaining clean and well maintained areas owned or leased by the City of Grapevine.

By signature above, the Group, both jointly and severally, acknowledges the hazardous nature of the work and agree, both jointly and severally, to the following terms and conditions:

- Participants in the Group agree to obey and abide by all laws and regulations relating to safety and such terms and conditions as may be required by the Director of Parks and Recreation for special conditions on a particular adopted area.
- When participants are 15 years of age or younger, the Group shall furnish adequate supervision by one or more adults.
- Groups shall be required to adopt the site for a minimum period of two (2) years with the option of two (2), two-year renewals. The group will pick up litter and/or improve the adopted site, for a minimum of six times per year.
- Each new request will be reviewed by the Parks & Recreation Advisory Board and submitted to the City Council for review and approval.
- Renewals will be reviewed by the Parks & Recreation Advisory Board for approval only.
- The Group shall not subcontract or assign its duties or responsibilities to any other group, organization or enterprise.
- The Group shall appoint or select a chairperson to serve as spokesperson for the Group.
- Supplies and materials will be provided by the City. Upon contract approval, arrangements will be made for obtaining supplies.
- Each Group is required to document volunteer service each time the Group picks up litter and/or improves the adopted site on the 'Adopt-an-Area Report Form' provided by the City.
- Individuals shall wear City-supplied and approved safety vests during any work performed on medians and roads.
- Each Group shall be responsible for prohibiting participants from either possessing or consuming alcoholic beverages while on the adopted section.
- Each Group shall be responsible for maintaining a first-aid kit and adequate drinking water while participating in litter pickup or improvements on the adopted section.
- If the group does not pick up litter and/or improve the adopted site, at least six (6)

times per year, the contract will not be renewed. The 'Adopt-An-Area Report Form' supplied by the City must accompany all renewal requests.

- The Group shall release, relieve, hold harmless and indemnify the City, its agents, servants and employees for any and all actions, claims, injuries, lawsuits arising out of or in any way connected to the activities connected with the Adopt-An-Area program.

The City agrees to accomplish the following:

- Work with the Group to determine the specific park, road, shoreline, and/or trail to be adopted.
- Erect a sign at the adopted area with the Group's name or acronym displayed.
- Provide safety vests, trash bags, gloves, and grabbers for volunteers. If additional supplies are needed for a group event, arrangements can be made.
- Remove the filled trash bags or other debris after maintenance is performed. If the Group has a large pickup or bulk items, the City will remove the debris once contacted.

If in the sole judgment of the City, it is found that the adopting Group is not meeting the terms and conditions of this agreement, upon 30 days' notice or a shorter period in the event of an emergency, the City may terminate the adoption agreement and remove the signs. This agreement may be modified in scope or altered in any other manner at the sole discretion of the City. The City reserves the right to modify or cancel the program at any time, and for any reason at its sole discretion.

The City and the Group both recognize and agree that in no event, shall the City have the right to control the Group in performing the actual maintenance of the area adopted by the Group, and, that the Group shall act as an independent contractor.

The City recognizes the Group as the adopting organization for:

Hull Johnson Rd between Hwy 12 & Hughes Rd.  
(Location of Adopted Area)

Group accepts the responsibility of maintaining this area and promoting a well maintained area in the city for a renewal period beginning:

\_\_\_\_\_, 20\_\_\_\_ and ending \_\_\_\_\_, 20\_\_\_\_.

Cubscout Pack 817

Group Name

\_\_\_\_\_  
Parks & Recreation Director  
City of Grapevine, Texas

Date Approved for Renewal by Parks & Recreation Advisory Board 2/18/16  
Date of Original Two (2) - Year Contract \_\_\_\_\_

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER BR  
MEETING DATE: MARCH 15, 2016  
SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR SWIMMING POOL SANITATION CHEMICALS

RECOMMENDATION:

City Council to consider approval to renew an annual contract for swimming pool sanitation chemicals from DCC, Inc. for the Parks and Recreation Department through an Interlocal Participation Agreement with the Local Government Purchasing Cooperative (Buyboard).

FUNDING SOURCE:

Funding for this purchase is currently available in account 100-42205-312-5 (General Fund/Grounds Maintenance/Parks and Recreation Aquatics) in the estimated annual amount of \$55,000.00.

BACKGROUND:

The purpose of this contract is to establish fixed annual pricing for liquid chlorine, muriatic acid and other chemicals. These chemicals will be used to sanitize and balance water chemistry required for Dove Waterpark, Pleasant Glade Pool and The REC aquatic facilities on an as-needed basis. DCC, Inc. has agreed to renew with no increase in pricing.

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. This contract was for an initial one-year period with two, one-year renewal options. If approved, this will be for the final renewal available.

Bids were taken by the Cooperative and a contract was awarded to DCC, Inc. Parks and Recreation 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.

TK/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>  
MEETING DATE: MARCH 15, 2016  
SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE FORD  
VEHICLES

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of Ford vehicles from Chastang Ford through an Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC) and through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard).

FUNDING SOURCE:

Funding for this purchase is currently available in 325-48910-415-03-16, 325-48910-415-04-16, 200-48910-530-1 and 200-48910-531-1 (Motor Vehicles) for an amount not to exceed \$400,343.00.

BACKGROUND:

This purchase is for eight Ford trucks to replace units in the Public Works Department approved in the FY 2016 Vehicle and Equipment Replacement List. The Fords are of medium and light duty chassis; five with specific beds and equipment.

This purchase will be made in accordance with an existing Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC) and an 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 both Cooperatives and contracts were awarded to Chastang Ford. Fleet Services and Purchasing staff reviewed the contracts for departmental specification compliance and pricing and determined that both contracts would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval.

PH/BS

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

FORD  
VEHICLES

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE FORD VEHICLES THROUGH TWO INTERLOCAL PURCHASING AGREEMENTS 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) and the Houston-Galveston Area Council (H-GAC), a regional planning commission, are qualified purchasing cooperative programs 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 an Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC) and wishes to utilize both established contracts meeting all State of Texas bidding requirements; and

WHEREAS, The Local Government Purchasing Cooperative (BuyBoard) has an established contract no. 430-13, Construction, Road, Bridge and Other Equipment, and the Houston-Galveston Area Council (H-GAC) has established contracts no. HT06-14 and no. AM10-14 for various vehicles with Chastang Ford; and

WHEREAS, the City of Grapevine, Texas has a need to replace eight trucks for the Public Works Department; 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 eight trucks from Chastang Ford through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard) and an Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC) for an amount not to exceed \$400,343.00.

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 15th day of March, 2016.

APPROVED:

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ATTEST:

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APPROVED AS TO FORM:

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MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*  
MEETING DATE: MARCH 15, 2016  
SUBJECT: COPPELL INTERLOCAL AGREEMENT

RECOMMENDATION:

City Council consider approving an Interlocal Agreement with the City of Coppell to update an existing agreement approved in 1995, add provisions for Water and Wastewater service to a 9+ acre tract in Coppell, clarify Police and Fire Response parameters for the area, and take any necessary action.

BACKGROUND:

When the H/A Grapevine JV property was developed in the mid 90s, approximately 60 acres of the 180 acre tract were located in Coppell. Coppell could not provide water or wastewater service to this 60 acres located on the west side of SH 121. The Cities entered into an Interlocal Agreement under which the City of Grapevine would provide these services.

One 9+ acre tract immediately adjacent to the 180 acre tract did not belong to H/A Grapevine JV and was not included in the agreement. (See attached exhibit.) This tract is bordered by Patriot Drive (which was constructed as part of the H/A Grapevine JV development), SH 121 and Denton Creek. The City of Coppell has recently approached us with a request to serve this tract because they do not have water and wastewater facilities on this side of SH 121.

The billing terms for this tract will mirror the terms for the initial 60 acres.

The proposed agreement updates the original document by incorporating Building Inspection modifications to the original document that were agreed upon by letter between the two City Managers dated February, 1998.

Additionally, this agreement clarifies Police and Fire responsibilities for both cities which has been in discussion between the two cities staff over the past few months.

Staff recommends approval.



CC ITEM #23

February 26, 2016

John S. Laster, P.E.  
Director of Public Works, City of Grapevine  
200 S. Main Street  
Grapevine, TX 76051

RE: Additional 9.9 Acre Tract and Interlocal Agreement

Dear Mr. Laster,

At this time the City of Coppel does not have the water and sewer infrastructure in place, nor the available capacity in its water and sewer system to serve the 9.9 acre tract located along Patriot Drive, west of State Highway 121, as shown on the attached exhibit. Therefore, it is requested that the City of Grapevine provide the water and sanitary sewer service to the property.

Sincerely,

Kenneth Griffin, P.E.  
Director of Engineering & Public Works, City of Coppel  
265 E Parkway Blvd.  
Coppel, TX 75019

A FAMILY COMMUNITY FOR A LIFETIME

255 PARKWAY \* P.O. BOX 9478 \* COPPELL TX 75019 \* TEL 972/462 0022 \* WWW.COPPELLTX.GOV

## INTERLOCAL AGREEMENT

This Interlocal Agreement between the City of Grapevine, Texas, a Home Rule City (Grapevine) and the City of Coppell, a Home Rule City (Coppell) is entered into pursuant to Chapter 791 of the Texas Government Code.

WHEREAS, Grapevine and Coppell have contiguous and adjacent boundaries; and

WHEREAS, A tract of land approximately one hundred and eighty (180) acres in size, referred to as the Hunt Property or IDI Property, located in far Northeast Grapevine and Northwest Coppell, was developed under the terms of an Interlocal Agreement between the two cities, dated May 17, 1995, (the "Original Interlocal Agreement"), which tract is reflected in Exhibit "A" and is hereby incorporated into the body of this contract as if copied in its entirety, which tract shall be hereinafter referred to as the Property; and

WHEREAS, the Property is located in both the City of Grapevine (approximately one hundred and twenty (120) acres of the property) and in the City of Coppell (approximately sixty (60) acres of the property); and

WHEREAS, the Property has been developed as reflected on "the Map" attached hereto as Exhibit "A", and

WHEREAS, Coppell did not at the time of the Original Interlocal Agreement nor does it currently have the capacity in its water and sewer system to serve the sixty (60) acres of the Property located within its city limits; and

WHEREAS, Coppell was and continues to be willing for Grapevine to provide water and sanitary sewer service to the sixty (60) acres of the Property located in Coppell and Grapevine is agreeable to providing such services pursuant to and in accordance with the terms of this Agreement; and

WHEREAS, the Interlocal Agreement dated May 17, 1995 was for a 20 year time period with renewal options, and

WHEREAS, Coppell wishes to continue the agreement under which Grapevine provides services to the Property, and

WHEREAS, Coppell has an additional 9.935 acre tract (the "Tract") abutting Patriot Drive that was not addressed in the prior agreement. Said Tract bordered by Patriot Drive, State Highway 121 and Denton Creek, and

WHEREAS, Coppell has requested Grapevine to serve the Tract under the terms of the 1995 agreement and amendments established in this agreement.

NOW THEREFORE the parties, Grapevine and Coppell, do hereby contract, covenant and agree for good and valuable consideration including mutual promises, the receipt and adequacy of which is hereby acknowledged, as follows:

Section I.

All matters stated in the preamble are true and correct and are incorporated into the body of this Agreement as if copied in their entirety.

Section II.

**Water and Sanitary Sewer Service**

A. Grapevine agrees to provide water and sanitary sewer service to the Property and set rates Grapevine shall receive all revenues from the water treatment and distribution and the sanitary sewer collection and treatment including any impact fees, tap fees, inspection fees, and all other fees. Grapevine shall have the opportunity to review and inspect the plumbing facilities in Coppell during construction and at all reasonable times thereafter to be assured that the facilities are compatible and consistent with the City of Grapevine's system and are not in violation of any of Grapevine's relevant ordinances. Coppell agrees to enforce its ordinances and all federal and state laws. Grapevine ordinances shall prevail in the event of an inconsistency or conflict.

B. Property shall pay all rates, fees and charges for water and sanitary sewer service for the sixty (60) acre tract located in Coppell to Grapevine at 1.25 times the rates, fees and charges identified in Grapevine's ordinances establishing such rates, fees and charges. Grapevine retains the right to change and adjust its charges.

C. Tract shall pay all rates, fees and charges for water and sanitary sewer service at 1.25 times the rates, fees and charges identified in Grapevine's ordinances establishing such rates, fees and charges. Grapevine retains the right to change and adjust its charges.

Section III.

**Building Permitting**

Grapevine shall provide all building inspection and Grapevine shall receive all permit and building inspection fees for buildings as listed below. Grapevine shall have the right to enforce and police all applicable City ordinances of Coppell as needed.

- 4055 Corporate Drive
- 4050 Corporate Drive
- 4051 State Highway 121
- 4151 State Highway 121
- 4251 State Highway 121 and
- 4051 Freeport Parkway

Coppell shall be responsible for all building inspection and Coppell shall receive all permit and building inspection fees for building for buildings listed below. In the event of a conflict between Coppell's and Grapevine's ordinances, in relation to water, sanitary sewer, building codes and fire codes, the most stringent of the two cities' ordinance shall prevail.

- 4155 Patriot Drive
- 4255 Patriot Drive
- 4250 Patriot Drive
- "Tract " to be addressed on Patriot Drive and
- 4255 Trade Center Drive

Section IV.

**Zoning**

A. The two (2) cities shall endeavor to zone the Property and the Tract within their respective cities in a manner that is compatible and conducive to development. Any conflict in the zoning shall be resolved by applying the most stringent standard. Approval of Site Plans, Site Plan Amendments shall follow procedures as specified in the jurisdiction as specified in Section III.

B. A single subdivision plat shall be filed for review and approval in both cities.

Section V.

**Emergency Services**

A. All law enforcement services, including reporting, investigation and enforcement of criminal law shall be provided by Coppell and Grapevine according to the Assignment Location Map (hereinafter referred to as the "Map") attached as Exhibit "A" hereto and incorporated herein as if set forth verbatim.

B. All firefighting and emergency services including all fire suppression activities, EMS responses, rescues, pre-incident planning and other first responder fire department activities shall be provided for by Coppell and Grapevine according to the "Map".

C. All Fire Prevention and Community Safety services, including fire inspections, investigations, public education, emergency management, and fire code enforcement shall be provided by Coppell and Grapevine according to the Map.

**Private Property Response**

Grapevine shall be responsible for the buildings and adjoining parking areas located at the following locations:

- 4055 Corporate Drive
- 4050 Corporate Drive
- 4051 State Highway 121
- 4151 State Highway 121
- 4251 State Highway 121 and
- 4051 Freeport Parkway

Coppell shall be responsible for the buildings and adjoining parking areas located at the following locations:

- 4155 Patriot Drive

- 4255 Patriot Drive
- 4250 Patriot Drive
- Tract Addressed on Patriot Drive and
- 4255 Trade Center Drive

**Public Street Response**

Grapevine shall be responsible for:

- Corporate Drive,
- Freeport Parkway,
- Trade Center Parkway and
- the intersection of Freeport Parkway and Patriot Drive.

Coppell shall be responsible for:

- Patriot Drive and
- the intersection of Patriot Drive and Trade Center Drive.

Section VI

**Streets and Drainage**

All public streets shall be constructed in accordance with Grapevine regulations, ordinances and requirements. Grapevine shall inspect all initial construction. Grapevine agrees to maintain and repair the streets in a manner that is consistent with its street maintenance and repair requirements. Grapevine agrees to submit costs estimates for maintenance and repair activities to Coppell for their approval prior to undertaking the work provided however, that Grapevine shall not be required to submit said estimates in the event that emergency repairs are required as determined by Grapevine. Coppell agrees that subject to any objection to the estimates being submitted to Grapevine within thirty (30) days of receipt of said estimate, said estimate shall be deemed approved by Coppell. Coppell shall reimburse Grapevine, on a quarterly basis, its reasonable expenses incurred in maintaining the streets.

Coppell's flood plain requirements shall be applied to:

- 4155 Patriot Drive
- 4255 Patriot Drive
- 4250 Patriot Drive
- "Tract" to be addressed on Patriot Drive and
- 4255 Trade Center Drive

Grapevine's flood plain requirements shall be applied to:

- 4055 Corporate Drive
- 4050 Corporate Drive
- 4051 State Highway 121
- 4151 State Highway 121
- 4251 State Highway 121 and
- 4051 Freeport Parkway

Section VII.

**Indemnification**

A. Coppel does hereby release, relieve and indemnify Grapevine, its elected officials, officers, agents, servants and employees, contractors, assigns and successors in interests from any and all claims, suites, causes of action, personal injuries, property damage, including court costs and reasonable attorney fees caused by negligence of Coppel employees or agents relating to the repair and maintenance of the public streets and the operation, repair and maintenance of the public water and sanitary sewer systems within Coppel provided however, that this release and indemnification does not apply to acts solely caused by the negligence of Grapevine, its elected officials, officers, agents, servants and employees, contractors, assigns and successors in interests.

Section VIII.

A. This agreement shall be for a term of twenty (20) years commencing on the \_\_\_\_ day of \_\_\_\_ 2016. The Agreement shall be automatically extended for five (5) year periods unless any party gives the other parties at least one (1) full year written notice in advance of the extension date.

B. All parties may pursue all legal and equitable remedies except termination after giving the other party thirty (30) days written notice to correct the default and failure of the other party to rectify said default.

Section IXI.

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

TO GRAPEVINE:

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

TO COPPELL:

City of Coppell  
P.O. Box 478  
Coppell, Texas 75019-0478  
Attention: City Manager

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

Section X.

1. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors, and assigns.
2. This Agreement constitutes the sole and only agreement of the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter hereof.
3. No amendment, modification or alteration of the terms hereof shall be binding unless the same be in writing, dated subsequent to the date hereof and duly executed by parties.
4. This Agreement may be executed concurrently in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
5. In case any one or more of the provisions contained in this Agreement shall for any reasons be held to invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.
6. The obligations and undertakings of each of the parties to this Agreement are and shall be performable in Dallas County, Texas.
7. Each party hereto warrants that it has received authority from its governing body to enter into this agreement.
8. This Agreement is made pursuant to Chapter 791 of the Texas Government Code. It is expressly understood and agreed that in the execution of this Agreement, neither city waives nor shall be deemed hereby to waive any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions. This section shall be liberally construed to carry out the intent of the city councils of Coppell and Grapevine, and the cities do hereby invoke said governmental immunity to the extent possible under the law All payment for governmental functions or services shall be made from current revenues available to the paying party.
9. It is understood by the parties that this Agreement is entered into for the mutual convenience and purposes of the cities which are parties hereto, and it is the parties' intent that no other parties shall be construed as beneficiaries of this Agreement.

10. This Agreement was authorized by the Coppell City Council at its regular meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, authorizing the Coppell Mayor to execute this Agreement on behalf of the City of Coppell, and by the Grapevine City Council at its regular meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, authorizing the Grapevine City Manager to execute this Agreement on behalf of the City of Grapevine.
11. Regardless of the actual drafter of this Agreement, this Agreement shall, in the event of any dispute over its meaning or application, be interpreted fairly and reasonably, and neither more strongly for nor against any party.
12. This Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.
13. If, by reasons of Force Majeure, any party will be rendered wholly or partially unable to carry out its obligations under this Agreement after its effective date, then such party will give written notice of the particulars of such Force Majeure to the other party or parties within a reasonable time after the occurrence of such event. The obligations of the party giving such notice, to the extent affected by such Force Majeure, will be suspended during the continuance of the inability claimed and for no longer period, and any such party will in good faith exercise its best efforts to remove and overcome such inability.
14. The parties hereto agree to take all reasonable measures which are necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out such terms and provisions.
15. The recitals to this Agreement are incorporated herein, and are intended to aid in the interpretation of this Agreement.
16. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

EXECUTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2016 by the City of Grapevine.

CITY OF GRAPEVINE

\_\_\_\_\_  
WILLIAM D. TATE, MAYOR

ATTEST:

\_\_\_\_\_  
TARA BROOKS, CITY SECRETARY

APPROVED BY CITY COUNCIL \_\_\_\_\_

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by the City of Coppell.

CITY OF COPPELL

\_\_\_\_\_  
KAREN SELBO HUNT, MAYOR

ATTEST:

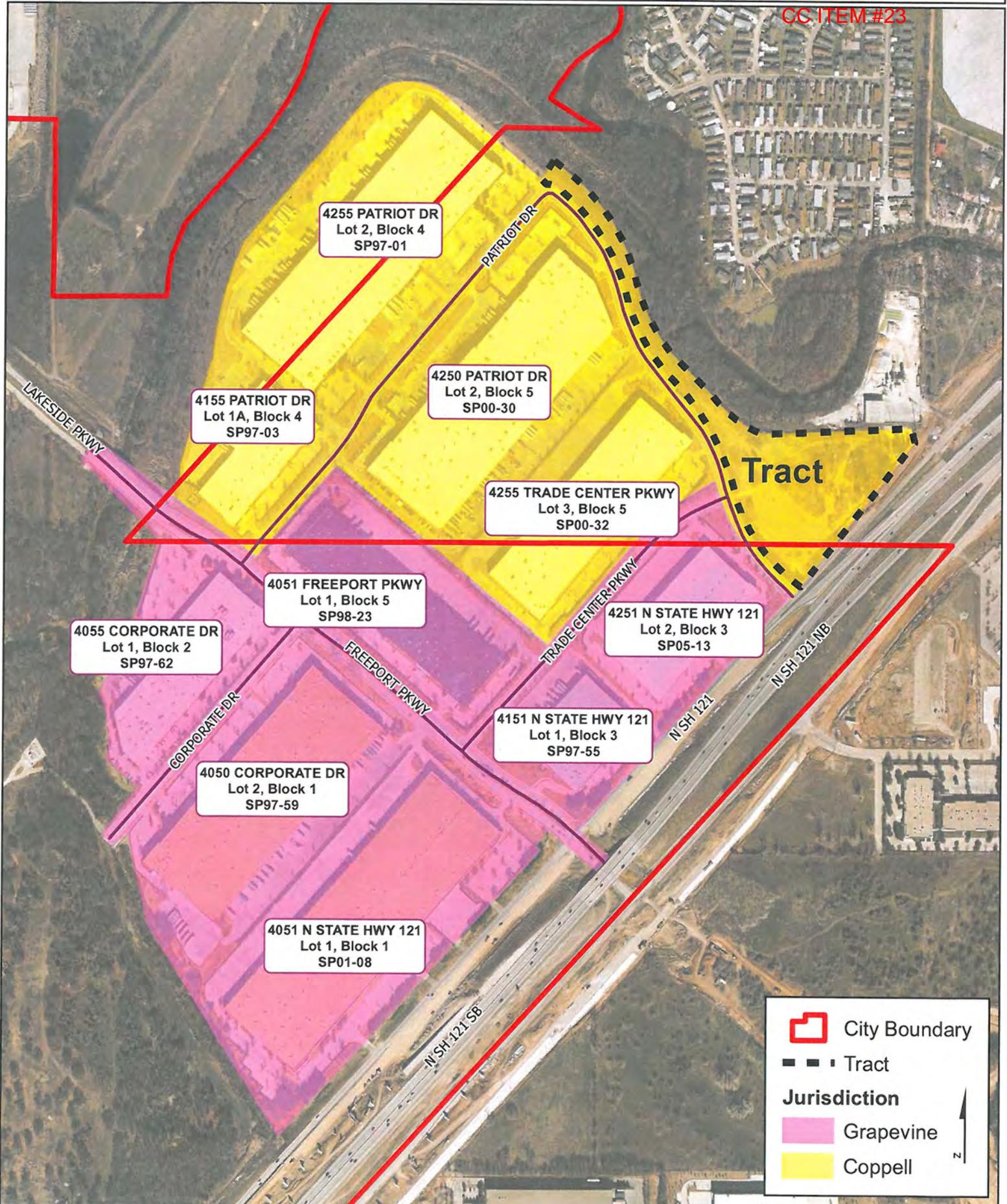
\_\_\_\_\_  
CHRISTEL PETTINOS, CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney  
CITY OF COPPELL

# PROPOSED INTERLOCAL AGREEMENT

CC ITEM #23



0 250 500 1,000 Feet

2/17/2016

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>  
MEETING DATE: MARCH 15, 2016  
SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR  
WATER METERS AND REGISTERS

RECOMMENDATION:

City Council to consider approval to renew an annual contract with HD Supply Waterworks for water meters and registers.

FUNDING SOURCE:

Funds for this purchase are available in account 100-14111-0000 (General Fund/Warehouse Inventory) in an estimated annual amount of \$98,000.00.

BACKGROUND:

The purpose of this bid is to establish fixed annual pricing for the purchase of various sizes of water meters and registers maintained in warehouse inventory and issued primarily to the Public Works Department on an as-needed basis.

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The bid advertisement was posted in the Fort Worth Star Telegram on January 3 and 10, 2013. The contract was for an initial one-year period with four, one-year renewal options. If approved, this would be the third renewal available.

Based on the evaluation of the bid by Public Works Department and Purchasing, it was determined the award be made to HD Supply Waterworks. HD Supply Waterworks 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 <sup>BR</sup>  
MEETING DATE: MARCH 15, 2016  
SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR  
CONCRETE CURB, GUTTER AND FLATWORK SERVICES

RECOMMENDATION:

City Council to consider approval to renew an annual contract with Manning Concrete Sawing for concrete curb, gutter and flatwork services.

FUNDING SOURCE:

Funding for the renewal is limited to the budgeted amount by various departments in an annual estimated budgeted amount of \$500,000.00.

BACKGROUND:

The purpose of this contract is to establish fixed annual pricing for construction and repair services for new concrete flat work, retaining walls, curbs and gutters on an as-needed basis used by various departments. Additionally this contract includes construction for handicap accessible ramps and brick paver installation including any repairs needed.

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The bid was advertised in the Fort Worth Star Telegram on February 16 and 23, 2012. The contract was for an initial one-year period with four, one-year renewal options. If approved, this would be the final renewal option.

Based on the evaluation of the Public Works Department and Purchasing it was determined the award be made to Manning Concrete Sawing who was the overall lowest responsive and responsible bidder and has agreed to renew with no increase in pricing.

Staff recommends approval.

KH/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*  
MEETING DATE: MARCH 15, 2016  
SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR  
HAULING OF DEBRIS AND AGGREGATES

RECOMMENDATION:

City Council to consider approval to renew an annual contract with DFW Materials for hauling of debris and aggregates.

FUNDING SOURCE:

Funding for the renewal is limited to the budgeted amount by various departments in an annual estimated budgeted amount of \$155,000.00.

BACKGROUND:

The purpose of this contract is to establish fixed annual pricing for hauling of various types of debris and aggregates which will be removed from construction or maintenance projects performed by City crews. DFW Materials submitted the lowest responsive and responsible bid for these services and has agreed to renew the contract with no increase in pricing.

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The bid was advertised in the Fort Worth Star Telegram on February 21 and 28, 2013. The contract was for an initial one-year period with four, one-year renewal options. If approved, this would be the third renewal available.

Staff recommends approval.

KH/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>  
MEETING DATE: MARCH 15, 2016  
SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE AND  
INSTALLATION OF FAN POWERED ELECTRIC HEATING VAV  
BOXES

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase and installation of fan powered, electric heating VAV (Variable Air Volume) boxes from Entech Sales and Service through an Interlocal Participation Agreement with the Local Government Purchasing Cooperative (BuyBoard).

FUNDING SOURCE:

Funding for this purchase will be available in account 174-74004-118-001 (City Hall Repairs & Maint.) in the amount not to exceed \$18,190.00.

BACKGROUND:

This purchase is to replace three VAV fan power boxes in the Engineering area on the first floor of City Hall. The new VAV boxes will be upgraded and installed with electric heat in an effort to better regulate the temperature in this area of City Hall during the winter. Therefore, staff will be installing additional electrical circuits to these fan powered boxes.

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 Entech Sales and Service. The Facility Services staff and Purchasing reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval.

CH/LW

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

FAN POWERED  
VAV BOXES

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE AND INSTALL FAN POWERED ELECTRIC HEATING VAV BOXES THROUGH AN ESTABLISHED INTERLOCAL PARTICIPATION AGREEMENT AND PROVIDING AN EFFECTIVE DATE

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

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

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

WHEREAS, The Local Government Purchasing Cooperative (BuyBoard) has an established contract no. 461-14, Trade Services and Labor for Electrical, Plumbing, and HVAC with Entech Sales and Service; and

WHEREAS, the City of Grapevine, Texas has a need for fan powered electric heating VAV boxes for City Hall; 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 and installation of fan powered electric heating VAV boxes for City Hall from

Entech Sales and Services through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard) for an amount not to exceed \$18,190.00.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the purchase and installation of said fan powered electric heating VAV boxes.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 15th day of March, 2016.

APPROVED:

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ATTEST:

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APPROVED AS TO FORM:

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MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*  
MEETING DATE: MARCH 15, 2016  
SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF  
HVAC PREVENTIVE MAINTENANCE SERVICES WITH  
RENEWALS

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of HVAC preventive maintenance services with renewals from The Brandt Companies, LLC. through an established Cooperative Agreement with the State of Texas CO-OP Purchasing Program.

FUNDING SOURCE:

Funding for this purchase is currently available in accounts 115-43350-350-03 (CVB Building Maintenance) for \$11,626.00 and 100-43350-118-2 (General Fund Building Maintenance) for \$28,698.00 for a total amount not to exceed \$40,324.00.

BACKGROUND:

This purchase will provide a full service maintenance agreement and repairs to extend the life of the HVAC equipment located at the Palace Theatre, City Hall and three chillers at The REC. All other City buildings are taken care of by Facility Services staff. Scheduled HVAC preventive maintenance will be performed bi-monthly (six times per year). The preventive maintenance program will include inspection and evaluation to identify maintenance or repair requirements. If repairs are needed, the contractor will perform repairs at no additional cost.

This purchase will be made in accordance with an existing Cooperative Agreement with the State of Texas CO-OP Purchasing Program as allowed by Texas Local Government Code, Section 271.081, 082 and 083. The contract is for an initial one-year period with three one-year renewal options.

Bids were taken by the cooperative and a contract was awarded to The Brandt Companies, LLC. The Facility Services staff and Purchasing reviewed the contract for specification compliance and pricing and determined that the contract would provide the best service and pricing for meeting the needs of the City.

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

HVAC

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE HVAC PREVENTIVE MAINTENANCE SERVICES, WITH RENEWALS, THROUGH AN ESTABLISHED COOPERATIVE 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, Sections 271.081, 271.082 and 271.083 to purchase an item under state contract therefore satisfying any state law requiring local governments to seek competitive bids; and

WHEREAS, the State of Texas term contracts are a qualified purchasing cooperative program as authorized under the Texas Local Government Code; and

WHEREAS, the City of Grapevine, Texas has established a Cooperative Agreement with the State of Texas, no. M2201 and wishes to utilize a contract meeting all State of Texas requirements; and

WHEREAS, the State of Texas has an established term contract TXMAS -10-03FAC070 for Mechanical, Electrical and Plumbing Services with The Brandt Companies, LLC;

WHEREAS, the City of Grapevine, Texas has a need for HVAC preventive maintenance services; 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 HVAC preventive maintenance services, with renewals, for the Palace Theatre for \$11,626.00, City Hall for \$11,520.00 and The REC of Grapevine for \$17,178.00 from The Brandt Companies, LLC for a total amount not to exceed \$40,324.00.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the purchase of said HVAC preventive maintenance services, with renewals, for the Palace Theatre, City Hall and The REC of Grapevine.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 15th day of March, 2016.

APPROVED:

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ATTEST:

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APPROVED AS TO FORM:

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MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>  
MEETING DATE: MARCH 15, 2016  
SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR A  
PREVENTIVE ROOF MAINTENANCE PROGRAM

RECOMMENDATION:

City Council to consider approval to renew an annual contract for a preventative roof maintenance program with Tremco/Weatherproofing Technologies, Inc. through an established Cooperative Agreement with The Cooperative Purchasing Network (TCPN).

FUNDING SOURCE:

Funding for this purchase is currently available in account 174-74004-118-012 (Roof Program), 210-43350-340-01 (Lake Enterprise Fund/ Golf Course Pro Shop/ Building Maintenance), 200-43350-530-2 (Utility Enterprise Fund/ Water Treatment Billing & Collections/ Building Maintenance) for an annual estimated budgeted amount of \$27,790.51.

BACKGROUND:

This purchase will provide a preventive maintenance program to extend the life of the roofs before a complete replacement is required. A comprehensive roof program is designed to maximize the life of the roof, decrease repair expenses, and accurately forecast capital needs for roof replacements.

The preventive maintenance program will include initial inspection and evaluation to identify maintenance, repair or replacement requirements. The program includes a database reporting system allowing City Staff to accurately forecast and budget for current and future repair and replacement needs.

This purchase will be made in accordance with an existing Cooperative Agreement with The Cooperative Purchasing Network (TCPN) as allowed by Texas Local Government Code, Section 271.102, Cooperative Purchasing Program. The contract was for an initial one-year period with three, one-year renewal options. If approved, this would be the first renewal available.

Bids were taken by the Cooperative and five multiple award contracts were established with Tremco/Weatherproofing Technologies, Inc. being one of the recipients. The

CC ITEM #29

Facilities staff and Purchasing reviewed the contract for specification compliance and pricing and determined that the contract would provide the best service and pricing for meeting the needs of the City.

Staff recommends approval.

CH/LW

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 1st day of March, 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 6:15 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 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.
- C. Personnel relative to City Manager's annual evaluation pursuant to Section 551.074, Texas Government Code.

The City Council recessed to the City Council Conference Room and began the closed session at 6:17 p.m. The closed session ended at 7:28 p.m.

Mayor Tate recused himself from a portion of the discussion on 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 6:35 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.

Under Section 551.072, City Manager Bruno Rumbelow requested Council move to approve the sale of approximately seven acres to Seefried Industrial Properties for \$1,000,000 with a 45 day inspection period and authorize the City Manager, at the recommendation of the City Attorney, to execute the purchase and sale agreement along with all associated documents.

Motion was made to approve the sale of property to Seefried Industrial Properties as recommended.

Motion: Coy  
Second: Lease  
Ayes: Freed, Spencer, Lease, Coy, O'Dell, and Slechta  
Nays: None  
Abstains: Tate  
Approved: 6-0-1

City Manager Rumbelow stated there was no action necessary relative to conference with City Manager and Staff under Sections 551.074 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

Prior to calling the meeting to order, Mayor Tate acknowledged the death of City of Euless Police Officer David Hofer who was killed responding to a call earlier in the day.

Mayor Tate called the meeting to order at 7:39 p.m. in the City Council Chambers.

### Item 2. Invocation

Mayor Pro Tem Freed delivered the Invocation.

### Item 3. Pledge of Allegiance

Boy Scout Troop 555 posted the colors and led the Pledge of Allegiance.

Item 4. Citizen Comments

Joe Wright, spoke about the Grapevine Cemetery.

Ray Harris, 2975 Peninsula Drive and Jeff Barnhart, 2701 Cliffwood, spoke regarding a proposed 5K race to benefit the Grapevine Parks and Recreation Department.

Carl Young, 4113 Meadow Drive, spoke in opposition to the proposed Grapevine-Colleyville Independent School District bond election items.

Item 5. City Secretary to present City Secretary's Office departmental update.

City Secretary Tara Brooks gave an update on City Secretary's Office achievements in Vital Statistics, City Council support, and Records Management. Ms. Brooks described the Laserfiche implementation plan for Fiscal Year 2016.

Item 6. Consider a **resolution** authorizing the First Amendment to the Ground and Tower Lease Agreement with T-Mobile West, LLC for the purpose of installing, operating and maintaining a communications facility on the Dove Water Tower, 1702 Sagebrush Trail.

Public Works Director Stan Laster presented this item to Council. The main points of the amendment include establishing a 30 day time period for cell provider to relocate from temporary poles to the water tower; establishing the base annual rate of \$28,000 for Fiscal Year 2016 with an annual 3% increase over the life of the lease; authorizing the installation of additional equipment; increasing the annual rental rate, each year, equal to 103% of previous year rent; and permitting the Lessee to add, modify and/or replace equipment.

Motion was made to approve the First Amendment to the Ground and Tower Lease Agreement with T-Mobile West, LLC as presented.

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

RESOLUTION NO. 2016-019

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROVING THE FIRST AMENDMENT TO THE GROUND AND TOWER LEASE AGREEMENT WITH T-MOBILE WEST, LLC, FOR THE INSTALLATION OF COMMUNICATIONS EQUIPMENT INCLUDING ANTENNAS, CABLES AND OTHER COMMUNICATION INSTRUMENTS ON THE DOVE WATER TOWER AND PROVIDING AN EFFECTIVE DATE

Item 7. Consider a resolution canceling the May 7, 2016 General Election due to each candidate being unopposed, declaring the candidates for City Council Place 3 and Place 4 as elected, and take any necessary action.

City Secretary Brooks presented this item to Council. On February 2, 2016 City Council called a General Election to be held on May 7, 2016. During the filing period, Mike Lease applied for Place 3 and Darlene Freed applied for Place 4. No other candidates filed for a place on the ballot. In accordance with the Texas Election Code, Section 10.22, City Council may cancel the election if there are no opposed races on the ballot.

Motion was made to approve the resolution canceling the General Election and declaring Mike Lease elected to Place 3 and Darlene Freed elected to Place 4.

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

RESOLUTION NO. 2016-020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DECLARING UNOPPOSED CANDIDATES IN THE MAY 7, 2016 GENERAL CITY ELECTION ELECTED TO OFFICE; CANCELING THE ELECTION; AND PROVIDING AN EFFECTIVE DATE

Consent Agenda

Consent items are deemed to need little Council deliberation and will be acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion. No items were requested to be removed.

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

Item 8. Consider renewal of an annual contract for VMware support services with SHI Government Solutions, Inc. through the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program.

City Manager Rumbelow recommended approval of the annual contract for VMware support services for all virtual servers and virtual desktops in an amount not to exceed \$36,999.

Motion was made to approve the consent agenda as presented.

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

Nays: None  
Approved: 7-0

Item 9. Consider a **resolution** authorizing the purchase of Laserfiche software and support services from MCCi, LLC through a contract established by the State of Texas Department of Information Resources (DIR) Information and Communications Technologies (ICT) Cooperative Contracts Program.

City Manager Rumbelow recommended approval of the purchase of Laserfiche software and support services in an amount not to exceed \$76,707.84 for licenses and integration software for Fiscal Services, Information Technology, and Development Services, and purchase of the Laserfiche Public Portal.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2016-021

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

Item 10. Consider a contract for work order management software and support with Cartegraph Systems, Inc.

Public Works Director Laster recommended approval of a contract for work order management software in a total amount of \$100,849.80.

Motion was made to approve the consent agenda as presented.

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

Item 11. Consider approval of right-of-way acquisition and construction of the Nolen Drive connection between the Cities of Grapevine and Southlake and an **ordinance** appropriating funds from the Undesignated Appropriation 06 Fund 178 to the Fiscal Year 2016 Capital Improvement Plan.

Public Works Director Laster recommended approval of the right-of-way acquisition in the amount of \$29,300, construction of the Nolen Drive connect, and an ordinance appropriating \$50,000 to the Fiscal Year 2016 Capital Improvement Plan fund.

Motion was made to approve the consent agenda as presented.

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

ORDINANCE NO. 2016-013

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

Item 12. Consider the minutes of the February 16, 2016 Regular City Council meeting.

City Secretary Brooks recommended approval of the minutes.

Motion was made to approve the consent agenda as presented.

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

ADJOURNMENT

Motion was made to adjourn the meeting at 8:06 p.m.

Motion: Freed  
Second: Lease  
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 15th day of March, 2016.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

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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: MARCH 15, 2016

SUBJECT: FINAL PLAT APPLICATION  
LOT 1, BLOCK 1, GRAPEVINE PLAZA NO.2

PLAT APPLICATION FILING DATE ..... March 8, 2016

APPLICANT ..... John T. Evans, BR's Pork Chop, Inc.

REASON FOR APPLICATION ..... Platting tract of land

PROPERTY LOCATION..... North of SH114 & Northwest Highway

ACREAGE ..... 3.8215

ZONING ..... Existing Zoning: R-7.5  
Proposed Zoning: CC

NUMBER OF LOTS ..... 1

PREVIOUS PLATTING..... No

CONCEPT PLAN ..... No

SITE PLAN ..... Z16-02; CU16-03 and PD16-02

OPEN SPACE REQUIREMENT ..... No

AVIGATION RELEASE..... Yes

PUBLIC HEARING REQUIRED..... No

PLAT INFORMATION SHEET  
FINAL PLAT APPLICATION  
LOT 1, BLOCK 1, GRAPEVINE PLAZA, NO.2

I. GENERAL:

- The applicant, John T. Evans, BR's Pork Chop, LLC is platting 3.8215 acres into one (1) lot. The property is located north of State Highway 114 and Northwest Highway.

II. STREET SYSTEM:

- The development has access to State Highway 114 & Northwest Highway
- The abutting roads:  are on the City Thoroughfare Plan: Northwest Highway  
 are not on the City Thoroughfare Plan: SH 114

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 into the onsite existing storm sewer system.
- 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 Plaza, No.2
  - 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 Plaza, No.2
- 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 Plaza, No. 2."

APPLICATION FOR PLATTING  
CITY OF GRAPEVINE, TEXAS

TYPE OF PLAT: Preliminary  Final  Replat  Amendment

PROPERTY DESCRIPTION:

Name of Addition: GRAPEVINE PLAZA NO. 2  
Number of Lots: 1 Gross Acreage: 3.8215 Ac. Proposed Zoning: \_\_\_\_\_  
Location of Addition: SH 114 @ Northwest Hwy (north side)

PROPERTY OWNER:

Name: CITY OF GRAPEVINE Contact: Bruce Rumbelou  
Address: 200 SOUTH MAIN ST. City: GRAPEVINE  
State: TX Zip: 76051 Phone: 817 410-3000  
Fax: ( ) \_\_\_\_\_

Signature: [Signature] Email: brumbelou@grapevine-texas.gov

APPLICANT:

Name: BR'S PORK CHOP, LLC Contact: JOHN T. EVANS  
Address: 8350 N. Central Expy. City: Dallas  
State: TX Zip: 75246 #1300 Phone: 214 891-3220  
Fax: ( ) \_\_\_\_\_

Signature: [Signature] Email: john@jtevans.com  
By: PRESTON EVANS

SURVEYOR:

Name: JDJR ENGINEERS & CONSULTANTS, INC. Contact: GEARY BAILEY, RPLS  
Address: 2500 TEXAS DRIVE #100 City: IRVING  
State: TX Zip: 75062 Phone: (972) 252-5357  
Fax: ( ) \_\_\_\_\_

Email: debra@jajreng.com  
geary@jajreng.com

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

Application Received: 2/12/2016  
Fee Amount: \$ 295.54

By: Preston Evans  
Check Number: 2180

WHEREAS, BR'S PORK CHOP, LLC, are the owners of a 3.8215 acre tract of land situated in the East City Survey, Abstract No. 458, City of Grapevine, Tarrant County, Texas, and being that tract described in Instrument No. 0214005476, D.P.R.T.C.T., Deed to the CITY OF GRAPEVINE, TEXAS, recorded in Instrument Number 0214005476, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.); and being more particularly described as follows:

BEGINNING at a TxDOT Brass Monument found in the north line of Northwest Highway (a variable width right-of-way), said point being the west corner of the tract of land described in Judgment Number 10-85375-3 to the State of Texas recorded in Instrument Number 0211019092, Official Public Records, Tarrant County, Texas, said point also being South 76 degrees 53 minutes 49 seconds West, a distance of 73.12 feet from a TxDOT Brass Monument found in the northwest line of said State of Texas tract;

THENCE South 67 degrees 07 minutes 08 seconds West, along the said north line of Northwest Highway, a distance of 223.71 feet to 1/2 inch iron rod with yellow cap stamped "DJR" set for corner at the beginning of a curve to the left having a radius of 215.00 feet, a central angle of 13 degrees 19 minutes 21 seconds, and a chord bearing and distance of South 60 degrees 27 minutes 27 seconds West, 49.88 feet;

THENCE Southwesterly, along said curve to the left and said north line of Northwest Highway, an arc distance of 49.89 feet to 1/2 inch iron rod with yellow cap stamped "DJR" set for corner at the beginning of a curve to the right having a radius of 185.04 feet, a central angle of 78 degrees 39 minutes 19 seconds, and a chord bearing and distance of North 85 degrees 44 minutes 38 seconds West, 234.54 feet;

THENCE Northwesterly, along said curve to the right, an arc distance of 254.02 feet to a 1/2 inch iron rod with yellow cap stamped "DJR" set in the Northeast line of State Highway 114 (a variable width right-of-way), said point being the southeast corner of said Westgate Plaza, said point being the southwest corner of Grapevine Plaza, an Addition to the City of Grapevine, Texas, according to the map thereof recorded in Volume 388-191, Page 5, Plat Records, Tarrant County, Texas, continuing a total distance of 405.58 feet to a 1/2 inch iron rod with yellow cap stamped "Pacheco Koch" found for corner;

THENCE Northwesterly, along said curve to the left and along said Northeast line of State Highway 114, an arc distance of 428.42 feet to a 1/2 inch iron rod with yellow cap stamped "DJR" set for corner at the beginning of a curve to the left having a radius of 3253.53 feet, a central angle of 04 degrees 12 minutes 30 seconds, and a chord bearing and distance of North 56 degrees 43 minutes 43 seconds West, 238.92 feet;

THENCE Northwesterly, along said curve to the left and said northeast line of State Highway 114, an arc distance of 238.97 feet to a 1/2 inch iron rod with yellow cap stamped "DJR" set for corner;

THENCE North 53 degrees 23 minutes 42 seconds West, along said northeast line of State Highway 114, a distance of 114.00 feet to a TxDOT Brass Monument found in the south line of Westgate Plaza, an Addition to the City of Grapevine, Texas, according to the map thereof recorded in Cabinet A, Slide 12828, Plat Records, Tarrant County, Texas;

THENCE South 65 degrees 17 minutes 38 seconds East, along the south line of said Westgate Plaza, a distance of 111.56 feet to a TxDOT Brass Monument found for corner;

THENCE South 74 degrees 42 minutes 49 seconds East, continuing along said south line of Westgate Plaza, passing at a distance of 262.30 feet to a 5/8 inch iron rod with yellow cap stamped "STATE ENGR RPLS 5647" found at the southeast corner of said Westgate Plaza, said point being the southwest corner of Grapevine Plaza, an Addition to the City of Grapevine, Texas, according to the map thereof recorded in Volume 388-191, Page 5, Plat Records, Tarrant County, Texas, continuing a total distance of 405.58 feet to a 1/2 inch iron rod with yellow cap stamped "Pacheco Koch" found for corner;

THENCE South 07 degrees 51 minutes 16 seconds West, a distance of 15.13 feet to a 1/2 inch iron rod with yellow cap stamped "Pacheco Koch" found for corner;

THENCE South 78 degrees 55 minutes 44 seconds East, a distance of 496.72 feet to a 1/2 inch iron rod with yellow cap stamped "Pacheco Koch" found for corner;

THENCE North 89 degrees 27 minutes 16 seconds East, a distance of 60.03 feet to a 1/2 inch iron rod with yellow cap stamped "Pacheco Koch" found for corner;

THENCE South 00 degrees 09 minutes 44 seconds East, a distance of 100.00 feet to a 1/2 inch iron rod with yellow cap stamped "Pacheco Koch" found for corner;

THENCE North 89 degrees 27 minutes 16 seconds East, a distance of 77.43 feet to the Point of Beginning, and containing a computed area of 3.8215 Acres (168,462.50 square feet) of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT BR'S PORK CHOP, LLC, does hereby adopt this plat of Grapevine Plaza, No. 2, on 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 thereon 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 are to be 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, patrolling, maintaining, and adding to or removing parts of its respective system without the necessity of any time of procuring the permission of anyone.

This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of Grapevine, Texas. WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

John T. Evans II, as representative for Grapevine Towers, LTD.

THE STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, undersigned Notary Public in and for said county and state, on this day personally appeared John T. Evans II, 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public, State of Texas  
Commission expires: \_\_\_\_\_

PLANNING AND ZONING COMMISSION:  
Date Approved: \_\_\_\_\_  
Chairman: \_\_\_\_\_  
Secretary: \_\_\_\_\_  
GRAPEVINE CITY COUNCIL:  
Date Approved: \_\_\_\_\_  
Mayor: \_\_\_\_\_

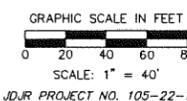
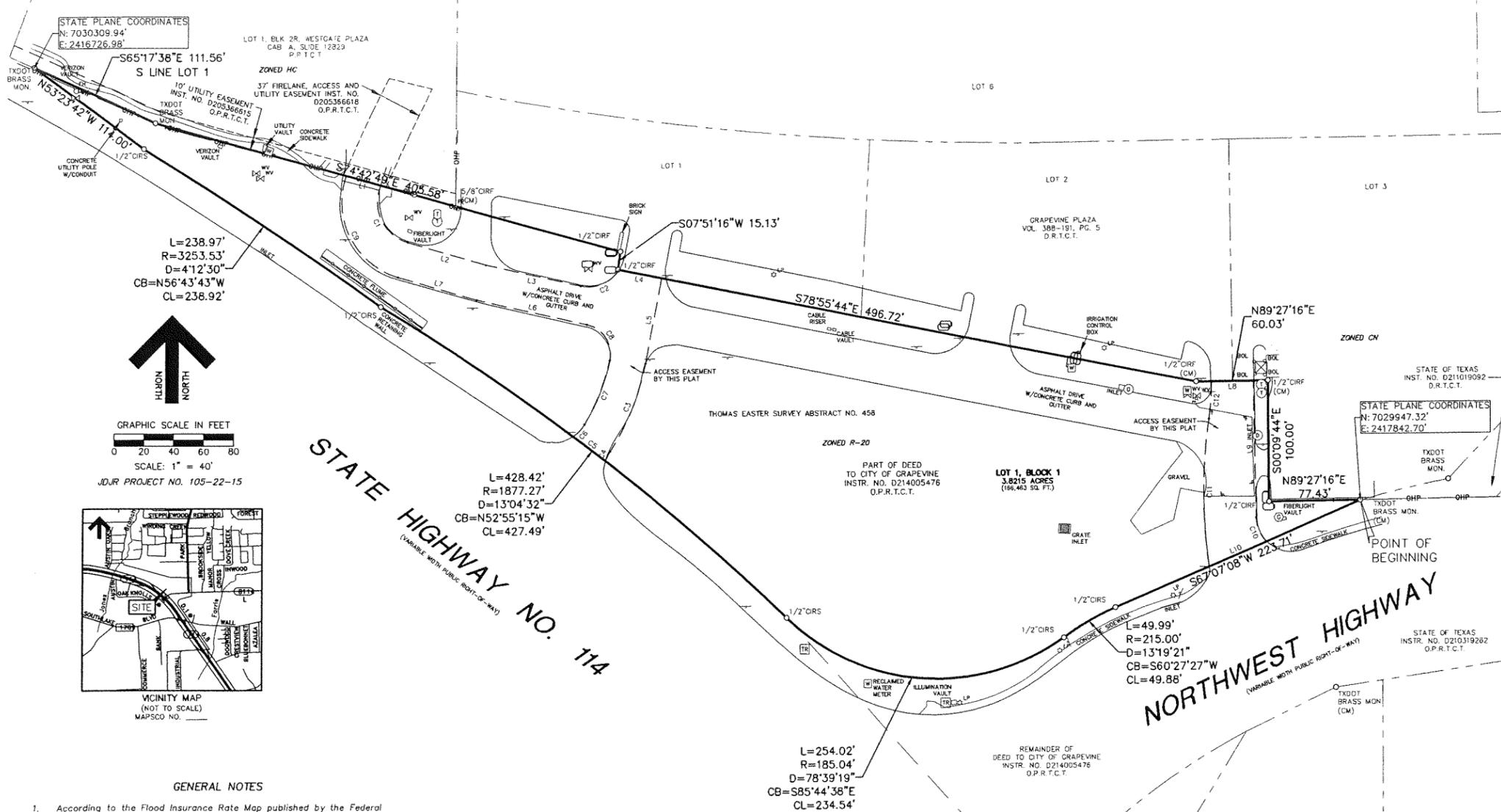
City Secretary: \_\_\_\_\_

FINAL PLAT  
LOT 1, BLOCK 1  
GRAPEVINE PLAZA, NO. 2  
AN ADDITION TO THE CITY OF GRAPEVINE,  
TARRANT COUNTY, TEXAS.

BEING A PLAT OF PART OF DEED TO CITY OF GRAPEVINE FILED FOR RECORD UNDER THE COUNTY CLERK'S FILE NO. 0214005476 O.P.R.T.C.T., OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

THOMAS EASTER SURVEY, ABSTRACT NO. 458,  
TARRANT COUNTY, TEXAS  
1 LOT - 3.8215 ACRES  
ZONED: SINGLE FAMILY (R-20)  
FEBRUARY - 2016  
SHEET 1 OF 1

THIS PLAT IS FILED ON \_\_\_\_\_ INSTRUMENT# \_\_\_\_\_



GENERAL NOTES

1. According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, the subject property appears to be located in Zone "X" (areas determined to be outside the 100-Year Flood Plain), as shown on Map No. 48439C0105K; Map Revised: September 25, 2009 for Tarrant County, Texas and incorporated areas. This flood statement does not imply that the property and/or the structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

SURVEYOR'S CERTIFICATION

I, Geary Bailey, of DJR Engineers & Consultants, Inc., a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that corner monuments shown thereon were properly placed under my personal supervision in accordance with the plotting rules and regulations of the State of Texas and the City of Grapevine.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

GEARY BAILEY - RPLS 4573  
DJR Engineers & Consultants, Inc.

- \* LEGEND \*
CIRS 5/8 INCH IRON ROD SET WITH CAP STAMPED "DJR"
CIRF 5/8 INCH IRON ROD FOUND WITH CAP STAMPED "DJR"
IRF 5/8" IRON ROD FOUND
XCF "X" CUT FOUND IN CONCRETE
YCF "Y" CUT FOUND IN CONCRETE
BMON BRASS MONUMENT FOUND (CM) CONTROLLING MONUMENT
VOL. VOLUME
PG. PAGE
CAB. CABINET
C.C.F.N. COUNTY CLERK FILE NUMBER
D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
ESMT. EASEMENT
U.E. UTILITY EASEMENT
ELEC. ELECTRIC

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, BR'S PORK CHOP, LLC, herein called "Owner", is the owner of that certain parcel 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 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 airspace above Owner's property above 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, lubricant particles, and all other effects that may be caused by the operation of aircraft, landing at, or taking off from, 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, except as stated herein with respect to noise, vibration, fumes, dust, fuel, lubricant particles.

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

WITNESS MY HAND at Grapevine, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

John T. Evans II, as representative for BR'S PORK CHOP, LLC

THE STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, undersigned Notary Public in and for said county and state, on this day personally appeared John T. Evans II, 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public, State of Texas  
Commission expires: \_\_\_\_\_

LINE/CURVE TABLE with columns: LINE #/ CURVE #, BEARING/ CH. BEARING, DISTANCE, CH. DISTANCE, ARC LENGTH, RADIUS, DELTA. Rows include L1 through C12.

OWNER: BR'S PORK CHOP, LLC
DEVELOPER: JOHN T. EVANS COMPANY, INC.
SURVEYOR/ENGINEER: DJR ENGINEERS & CONSULTANTS, INC.

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: MARCH 15, 2016

SUBJECT: PRELIMINARY PLAT APPLICATION  
LOTS 1 & 2, BLOCK 1, KIMBALL GLEN

PLAT APPLICATION FILING DATE ..... March 8, 2016

APPLICANT ..... Jeff Avery, Avery Custom Homes

REASON FOR APPLICATION ..... Subdivide tract into 2 lots

PROPERTY LOCATION ..... 2316 North Kimball Road

ACREAGE ..... 0.88

ZONING ..... R-7.5

NUMBER OF LOTS ..... 2

PREVIOUS PLATTING ..... No

CONCEPT PLAN ..... No

SITE PLAN ..... No

OPEN SPACE REQUIREMENT ..... Yes

AVIGATION RELEASE ..... Yes

PUBLIC HEARING REQUIRED ..... No

**PLAT INFORMATION SHEET  
PRELIMINARY PLAT APPLICATION  
LOTS 1 & 2, BLOCK 1, KIMBALL GLEN**

I. GENERAL:

- The applicant, Jeff Avery, Avery Custom Homes is platting 0.88 acres into a two (2) lot subdivision. The property is located at 2316 North Kimball Road.

II. STREET SYSTEM:

- The development has access to Kimball Road
- The abutting roads:  are on the City Thoroughfare Plan:  
 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 checked="" type="checkbox"/> Curb & Gutter	\$ 10.00 / LF	130.52'	\$1,305.20

Periphery Street Fees are not due:

TOTAL

III. STORM DRAINAGE SYSTEM:

- The existing stormwater runoff flows north to south.
- 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 & 2, Block 1, Kimball Glen
  - 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:
- 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 Preliminary Plat of Lots 1 & 2, Block 1, Kimball Glen."

APPLICATION FOR PLATTING  
CITY OF GRAPEVINE, TEXAS

TYPE OF PLAT:  Preliminary  Final  Replat  Amendment

PROPERTY DESCRIPTION:

Name of Addition: Kimball Glen  
Number of Lots: Two Gross Acreage: 0.9 Proposed Zoning: R-7.5  
Location of Addition: 2316 North Kimball Road

PROPERTY OWNER:

Name: Nitin & Kamna Jaiswal Contact: Nitin & Kamna Jaiswal  
Address: 2136 Kimball Hill Ct.  
City / State: Southlake Zip: 76092 Phone: (817) 367-1150  
Signature: [Signature] Fax: ( )  
Email: Nitin.Jaiswal@comcast.net

APPLICANT:

Name: Avery Custom Homes Contact: Jeff Avery  
Address: 1314 Worthington Dr.  
City / State: Grapevine Zip: 76051 Phone: ( ) 214.212.0558  
Signature: \_\_\_\_\_ Fax: ( )  
Email: jeff@averyhomesdfw.com

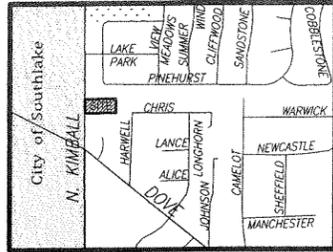
SURVEYOR:

Name: Area Surveying, Inc. Contact: Roger Hart  
Address: 6080 S. Hulen St., Suite 360  
City / State: FW Zip: 76132 Phone: ( ) 817.294.4490  
Signature: \_\_\_\_\_ Fax: ( )  
Email: roger@areasurveying.com

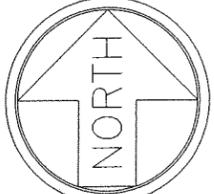
\*\*\*\*\* FOR OFFICE USE ONLY \*\*\*\*\*

Application Received: 2/1/2016  
Fee Amount: \$110.00

By: Area Surveying  
Check Number: 7528



Vicinity Map



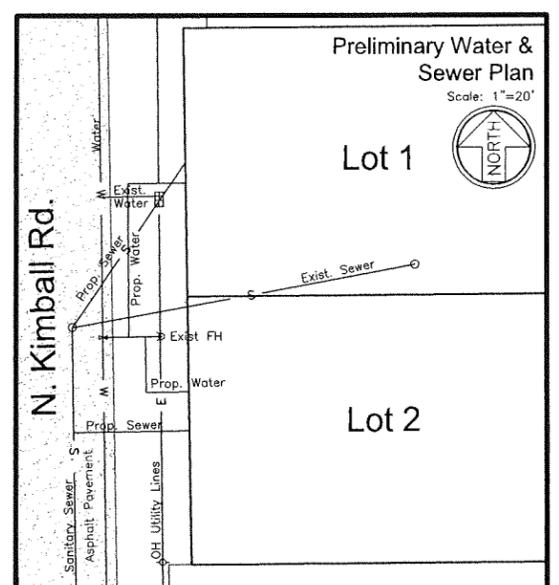
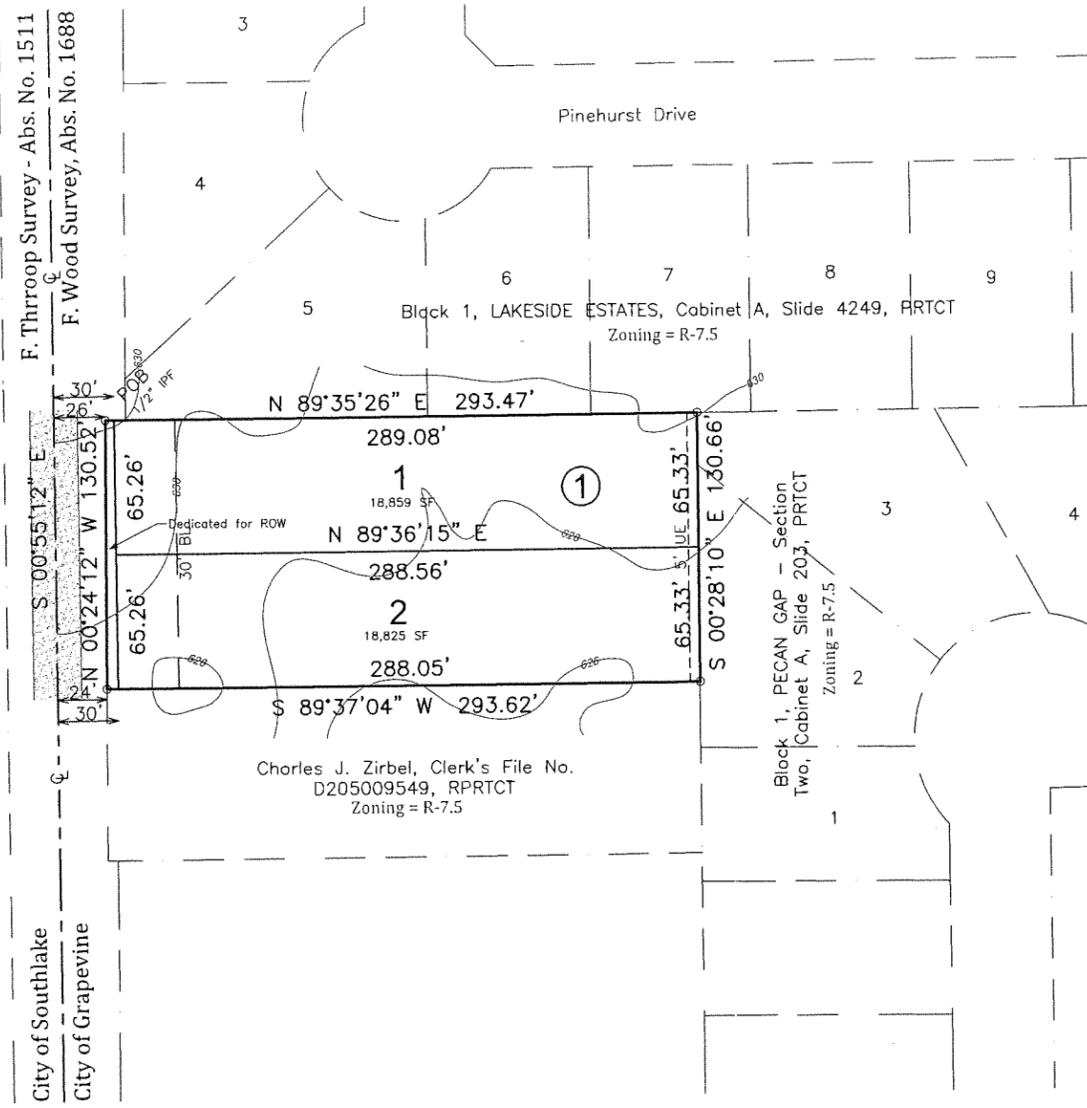
Scale: 1"=40'

**Owner**  
Nitin & Kamna Jaiswal  
2136 Kimball Hill Court  
Southlake, TX 76092  
Voice: 682.365.1057  
Email: nitin-jaiswal.77@gmail.com

**Developer**  
Jeff Avery  
Avery Custom Homes  
1314 Worthington Drive  
Grapevine, TX 76051  
Voice: 214.212.0558  
Email: jeff@averyhomesdfw.com

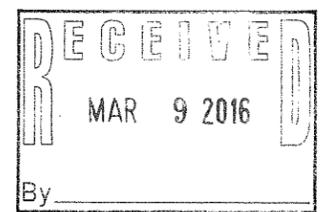
**Surveyor**  
Roger W. Hart, RPLS  
Area Surveying, Inc.  
8080 S. Hulen St., Suite 360 #226  
Fort Worth, TX 76132  
Voice: 817.294.4490  
Email: roger@areasurveying.com

- Notes:**
- Bearings based on the Texas State Plane Coordinate System, North Central Zone and were obtained by GPS observations using the Texas Real Time Kinetic Network.
  - According to Flood Insurance Rate Map Number 48439C0105K, dated September 25, 2009, this property does not lie in the 100-Year Flood Plain.
  - There are no buildings on this property.
  - The intended land use is single family residential.
  - Topographic information obtained from the North Central Texas Council of Governments. Contour Interval: Two Feet (2').
  - Preliminary Water & Sewer Plan: Because there was previously a house on this property, there is already water and sewer to the site. We will install an additional water and sewer tap for the second lot at the time of construction.
  - Preliminary Drainage Plan: Because the small size of this project, we propose to submit a Grading/Drainage Plan with the Building Permit.
  - Abbreviations:  
POB = Point Of Beginning  
ROW = Right-Of-Way  
BL = Building Line  
UE = Utility Easement  
OH = Overhead  
FH = Fire Hydrant  
PRTCT = Plat Records, Tarrant County, Texas  
RPRTCT = Real Property Records, Tarrant County, Texas



Legal Description  
Description for a tract of land in the Franklin Wood Survey, Abstract 1688, City of Grapevine, Tarrant County, Texas, and being a portion of a tract of land described in a deed to Anne Marie Hamm, recorded in Volume 8053, Page 1993, Deed Records, Tarrant County, Texas, and being described by metes and bounds as follows:

- Beginning at a 3/8" iron pin found in the east line of North Kimball Road for the northwest corner of said Hamm tract;
- Thence N 89°35'26" E a distance of 293.47 feet to a 1/2" iron pin set with yellow cap stamped "AREA SURVEYING";
- Thence S 00°28'10" E a distance of 130.66 feet to a 3/8" iron pin found;
- Thence S 89°37'04" W a distance of 293.62 feet to a 1/2" iron pin found in the west line of said Hamm tract and in the east line of North Kimball Road;
- Thence N 00°24'12" W a distance of 130.52 feet along the east line of North Kimball Road to the Point of Beginning, said described tract containing 0.880 of an acre of land



PLANNING & ZONING COMMISSION: \_\_\_\_\_ GRAPEVINE CITY COUNCIL: \_\_\_\_\_  
Date Approved: \_\_\_\_\_ Date Approved: \_\_\_\_\_  
Chairman: \_\_\_\_\_ Mayor: \_\_\_\_\_  
Secretary: \_\_\_\_\_ City Secretary: \_\_\_\_\_

Preliminary Plat of  
Lots 1 & 2, Block 1,  
**Kimball Glen**  
Being a tract of land in the Franklin Wood Survey, Abstract  
Number 1688  
To the City of Grapevine, Tarrant County, Texas.  
Two Lots  
0.880 Acre  
Existing & Proposed Zoning: R-7.5  
March, 2016



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 16<sup>th</sup> day of February 2016 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

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

constituting a quorum with Bob Tipton absent and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
John Robertson	Manager of Engineering
Albert Triplett, Jr.	Planner II
Susan Batte	Planning Technician

CALL TO ORDER

Chairman Oliver called the meeting to order at 7:00 p.m.

**BRIEFING SESSION**

ITEM 1.

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

Z15-10, CU15-44, PD15-06 GRAPEVINE BLUFFS

Chairman Oliver closed the Briefing Session at 7:21 p.m.

**JOINT PUBLIC HEARINGS**

Mayor Tate called the meeting to order at 7:36 p.m. in the City Council Chambers. Items 3-4 of the Joint Public Hearings were held in the City Council Chambers. The

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

## PLANNING AND ZONING COMMISSION REGULAR SESSION

### CALL TO ORDER

Chairman Oliver called the Planning and Zoning Commission regular session to order at 8:49 p.m.

### ITEM 5, 6, 7. ZONE CHANGE APPLICATION Z15-10, CONDITIONAL USE APPLICATION CU15-44, PLANNED DEVELOPMENT OVERLAY PD16-06, GRAPEVINE BLUFFS

First for the Commission to consider and make recommendation to City Council was zone change application Z15-10, conditional use application CU15-44 and planned development overlay application PD16-06 submitted by JLB Realty LLC for property located at 3535 Corporate Drive and proposed to be platted as Lot 1, Block 1, Grapevine Bluffs. The applicant was requesting 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.

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 proposed 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 intended 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.

In the Commission’s regular session discussion was held regarding internal walkability, open space, the parking layout and the number of units. Monica Hotelling moved to deny zone change application Z15-10 without prejudice. Gary Martin seconded the motion, which prevailed by the following vote:

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

Monica Hotelling moved to deny conditional use application CU15-44 without prejudice. Gary Martin seconded the motion, which prevailed by the following vote:

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

Monica Hotelling moved to deny planned development overlay application PD15-06 without prejudice. Gary Martin seconded the motion, which prevailed by the following vote:

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

ITEM 8. FINAL PLAT APPLICATION LOT 1, BLOCK 1, GRAPEVINE BLUFFS ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 1, Block 1, Grapevine Bluffs Addition. The applicant was final platting 22.354 acres for the development of a multi-family complex.

In the Commission's regular session B J Wilson moved to deny the Statement of Findings and Final Plat Application of Lot 1, Block 1, Grapevine Bluffs Addition. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers  
Nays: None

ITEM 9. FINAL PLAT APPLICATION LOTS 1-8, BLOCK 1, ADAMS 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 1-8, Block 1, Adams Addition. The applicant was final platting 1.653 acres for seven residential lots and one commercial lot.

In the Commission's regular session B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 1-8, Block 1, Adams 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 January 19, 2016, Planning and Zoning Meeting.

PLANNING & ZONING COMMISSION  
FEBRUARY 16, 2016

Monica Hotelling moved to approve the January 15, 2016 Planning and Zoning Commission Meeting minutes with the addition that Larry Oliver was attending the City Council Executive Session and arrived prior to the end of the briefing session. Dennis Luers 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, Jimmy Fechter moved to adjourn the meeting at 9:11 p.m. Monica Hotelling 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 15<sup>TH</sup> DAY OF MARCH 2016.

APPROVED:

\_\_\_\_\_  
CHAIRMAN

ATTEST:

\_\_\_\_\_  
PLANNING TECHNICIAN