AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR JOINT CITY COUNCIL
and
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MAY 17, 2016
GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

5:30 p.m.	Dinner - City Council Conference Room
6:00 p.m.	Call to Order of City Council Meeting - City Council Chambers • Oaths of Office for City Council, Places 3 and 4
6:00 p.m.	Executive Session - City Council Conference Room
7:30 p.m.	Joint Regular Meeting - City Council Chambers

CALL TO ORDER: 6:00 p.m.

OATHS OF OFFICE

1. City Secretary to administer the Oath of Office for City Council, Place 3 to Mike Lease.

2. City Secretary to administer the Oath of Office for City Council, Place 4 to Darlene Freed.

EXECUTIVE SESSION:

3. City Council to recess to the City Council Conference Room to conduct a closed session relative to:

   A. Real property relative to deliberation of the purchase, exchange, lease, sale or value of City facilities 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

4. Invocation and Pledge of Allegiance: Commissioner Beth Tiggelaar

JOINT PUBLIC HEARINGS

5. Zoning Application **Z16-01** and Planned Development Overlay **PD16-01** (Aura Grapevine) – City Council and Planning and Zoning Commission to conduct a public hearing relative to applications submitted by Trinsic Acquisition Company requesting to rezone 5.08 acres from "LI" Light Industrial District to "CBD" Central Business District for the development of 250 multi-family residential units and a planned development overlay request to deviate from, but not be limited to, the permitted uses within the "CBD" Central Business District by allowing a multi-family residential mixed use development, exceeding the height requirements of the district and deviating from the parking requirements. The subject property is located at 404 East Dallas Road.

6. Conditional Use Permit **CU16-12** (JudyPie) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Dabcon Enterprises LLC requesting a conditional use permit to amend the previously approved site plan of CU12-29 (Ordinance No. 2012-033) specifically to allow for the operation of a commercial bakery with retail sales and limited indoor seating in the Central Business District. The subject property is located at 520 South Main Street, Suite 200 and is zoned "CBD" Central Business District.

7. Special Use Permit **SU16-01** (Lucky Foot Spa) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Huijuan Pu requesting a special use permit to amend the previously approved site plan of CU95-09 (Ordinance No. 1995-024) for a planned commercial center, specifically to allow massage services. The subject property is located at 2011 West Northwest Highway, Suite 140 and is zoned "CC" Community Commercial District.

8. Historical Landmark District **HL16-02** (Annie McCollum House) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Simon Dirnberger requesting designation as a Historic Landmark Subdistrict. The subject property is located at 521 East Worth Street 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

9. 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

10. Chief Financial Officer to present monthly financial update.

NEW BUSINESS

11. Consider election of the Mayor Pro Tem 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.

12. Consider an **ordinance** approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy. City Manager recommends approval.

13. Consider a **resolution** authorizing the purchase of storage area network support from Netsync Network Solutions through an annual contract established by the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program. City Manager recommends approval.

14. Consider the petition for the legal sale of all alcoholic beverages for off-premise consumption only and declare the petition rejected due to insufficient signatures. City Secretary recommends approval.

15. Consider a **resolution** authorizing the purchase of carpet and installation services for the Library expansion from Retail Commercial Flooring Services through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard). Public Works Director recommends approval.

16. Consider a **resolution** authorizing and ratifying the emergency purchase of a new lift station pump from Pump Solutions, Inc.

17. Consider renewal of an annual contract with ThyssenKrupp Elevator Corporation for elevator maintenance services through an established Cooperative Agreement with the National Joint Powers Alliance (NJPA). Public Works Director recommends approval.

18. Consider an **ordinance** abandoning a sanitary sewer easement on the property located at 404 East Dallas Road. Public Works Director recommends approval.

19. Consider the minutes of the May 3, 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

20. Zoning Application **Z16-01** (Aura Grapevine) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.

21. Planned Development Overlay **PD16-01** (Aura Grapevine) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.

22. Conditional Use Permit **CU16-12** (JudyPie) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.

23. Special Use Permit **SU16-01** (Lucky Foot Spa) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.

24. Historical Landmark District **HL16-02** (Annie McCollum House) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on May 13, 2016 by 5:00 p.m.

Tara Brooks, City Secretary

THE CITY OF GRAPEVINE, TEXAS

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

AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MAY 17, 2016
GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

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

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

BRIEFING SESSION

1. Planning and 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 Beth Tiggelaar

3. Zoning Application **Z16-01** and Planned Development Overlay **PD16-01** (Aura Grapevine) – City Council and Planning and Zoning Commission to conduct a public hearing relative to applications submitted by Trinsic Acquisition Company requesting to rezone 5.08 acres from "LI" Light Industrial District to "CBD" Central Business District for the development of 250 multi-family residential units and a planned development overlay request to deviate from, but not be limited to, the permitted uses within the "CBD" Central Business District by allowing a multi-family residential mixed use development, exceeding the height requirements of the district and deviating from the parking requirements. The subject property is located at 404 East Dallas Road.

4. Conditional Use Permit **CU16-12** (JudyPie) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Dabcon Enterprises LLC requesting a conditional use permit to amend the previously approved site plan of CU12-29 (Ordinance No. 2012-033) specifically to allow for the operation of a commercial bakery with retail sales and limited indoor seating in the Central Business District. The subject property is located at 520 South Main Street, Suite 200 and is zoned "CBD" Central Business District.

5. Special Use Permit **SU16-01** (Lucky Foot Spa) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Huijuan Pu requesting a special use permit to amend the previously approved

site plan of CU95-09 (Ordinance No. 1995-024) for a planned commercial center, specifically to allow massage services. The subject property is located at 2011 West Northwest Highway, Suite 140 and is zoned "CC" Community Commercial District.

6. Historical Landmark District **HL16-02** (Annie McCollum House) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Simon Dirnberger requesting designation as a Historic Landmark Subdistrict. The subject property is located at 521 East Worth Street 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.

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

NEW BUSINESS

7. Zoning Application **Z16-01** (Aura Grapevine) – Consider the application and make a recommendation to the City Council.

8. Planned Development Overlay **PD16-01** (Aura Grapevine) – Consider the application and make a recommendation to the City Council.

9. Conditional Use Permit **CU16-12** (JudyPie) – Consider the application and make a recommendation to the City Council.

10. Special Use Permit **SU16-01** (Lucky Foot Spa) – Consider the application and make a recommendation to the City Council.

11. Historical Landmark District **HL16-02** (Annie McCollum House) – Consider the application and make a recommendation to the City Council.

12. Consider the minutes of the April 19, 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

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 May 13, 2016 by 5:00 p.m.

Tara Brooks
City Secretary

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

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

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: MAY 17, 2016

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF ZONE CHANGE APPLICATION Z16-01 AND PLANNED DEVELOPMENT OVERLAY PD16-01, AURA GRAPEVINE

APPLICANT: Trinsic Acquisition Company

PROPERTY LOCATION AND SIZE:

The subject property is located at 404 East Dallas Road and is platted as Lot 1R, Block 2, Hilltop Addition. The subject property contains approximately 5.08 acres and has 330 feet of frontage along Jean Street and 541 feet of frontage along East Dallas Road.

REQUESTED ZONE CHANGE, PLANNED DEVELOPMENT OVERLAY AND COMMENTS:

The applicant is requesting a zone change to rezone 5.08 acres from "LI" Light Industrial District to "CBD" Central Business District for the development of 250 multi-family residential units. The applicant is also requesting to establish a planned development overlay to deviate from, but not be limited to, the permitted uses within the "CBD" Central Business District by allowing a multi-family residential mixed use development, exceeding the height requirements of the district, and deviating from the parking requirements.

It is the applicant's intent to redevelop the subject site currently used as an industrial/manufacturing and warehousing facility and construct a two-building mixed use multi-family and retail-restaurant complex with its principal frontage facing to the west

along Jean Street. A total of 250 residential units are proposed along with two retail-restaurant spaces comprising 5,446 and 6,039 square feet. Building "A" will have its principal frontage facing to the west along Jean Street and will contain 65 residential units, the mixed use restaurant-retail spaces, a fitness center, community office space and a four level parking structure containing 311 parking spaces. Building "B" will also primarily face to the west with its frontage along a public access easement (formerly Berry Street) and will contain 185 residential units, a leasing office and a four level parking structure containing 265 parking spaces.

The unit mix is as follows:

- 27 efficiency units ranging between 608-682 s.f. (10.8%)
- 161 one bedroom units ranging between 750-967 s.f. (64.4%)
- 62 two bedroom units ranging between 1,008-1,372 s.f. (24.8%)

Given the subject site's proximity to Main Street and the future rail stop, staff determined that the most appropriate zoning for the request given the size, height, density, and mixed use component of the project would be the "CBD" Central Business District. This would also allow the project to be appropriately "placed" on the property with building setbacks in harmony with current and possibly future development within the transit corridor and reduces the number of planned development deviations if another zoning district (e.g. "R-MF" Multi-Family District) was considered. With that in mind, three specific planned development overlay deviations must be considered:

- As the ordinance is currently written, the "CBD" Central Business District does not allow as a principal or conditional use, residential uses within the district. The applicant is requesting to allow the development of 250 residential units within the district. This request is not unprecedented. A planned development overlay was approved by the Council in March 2009 which allowed for the development of a 1,750 s.f. residence on the second floor of 412 South Main Street.

- The "CBD" Central Business District limits the height of structures to 30 feet. The applicant is requesting to allow the development of the two principal structures to a height of four stories not to exceed 70 feet.

- Section 56, Off-Street Parking Requirements mandate two parking spaces per dwelling unit. The mixed use spaces, if developed as retail spaces would require one space per 200 s.f. plus an additional five spaces. This creates a required parking demand of approximately 563 spaces. The applicant proposes (see the attached parking study) a parking ratio of 1.5 spaces per unit and one space per 61 s.f. of the mixed use space for a total of 564 spaces. The applicant is providing an additional 45 spaces to be utilized by area businesses on an as-needed basis. If one or both of the mixed use spaces is developed as a restaurant the additional 45 spaces provided will still be sufficient to support the needs of the development.

PRESENT ZONING AND USE:

The subject property is currently zoned "LI" Light Industrial District and is developed as a manufacturing and warehousing facility.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and the immediate surrounding area were rezoned in the 1984 City Rezoning from "I-1" Light Industrial District to "LI" Light Industrial District. The property immediately to the west of the subject site received a conditional use permit (CU12-14) in January 2013 to allow for a brewery. In April, 1998 (Z98-10) a zone change was approved on a large tract of land to the east of the subject site rezoning the property from "PCD" Planned Commerce Development District to "LI" Light Industrial District to allow for the development of a multi-building warehouse and distribution facility.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "LI" Light Industrial District—non-conforming mobile home park, multi-tenant office-warehouse building

SOUTH: "LI" Light Industrial District—Northfield Distribution warehouse-distribution facility, non-conforming single family homes

EAST: "LI" Light Industrial District—Northfield Distribution warehouse-distribution facility

WEST: "LI" Light Industrial District—Grapevine Craft Brewery

AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

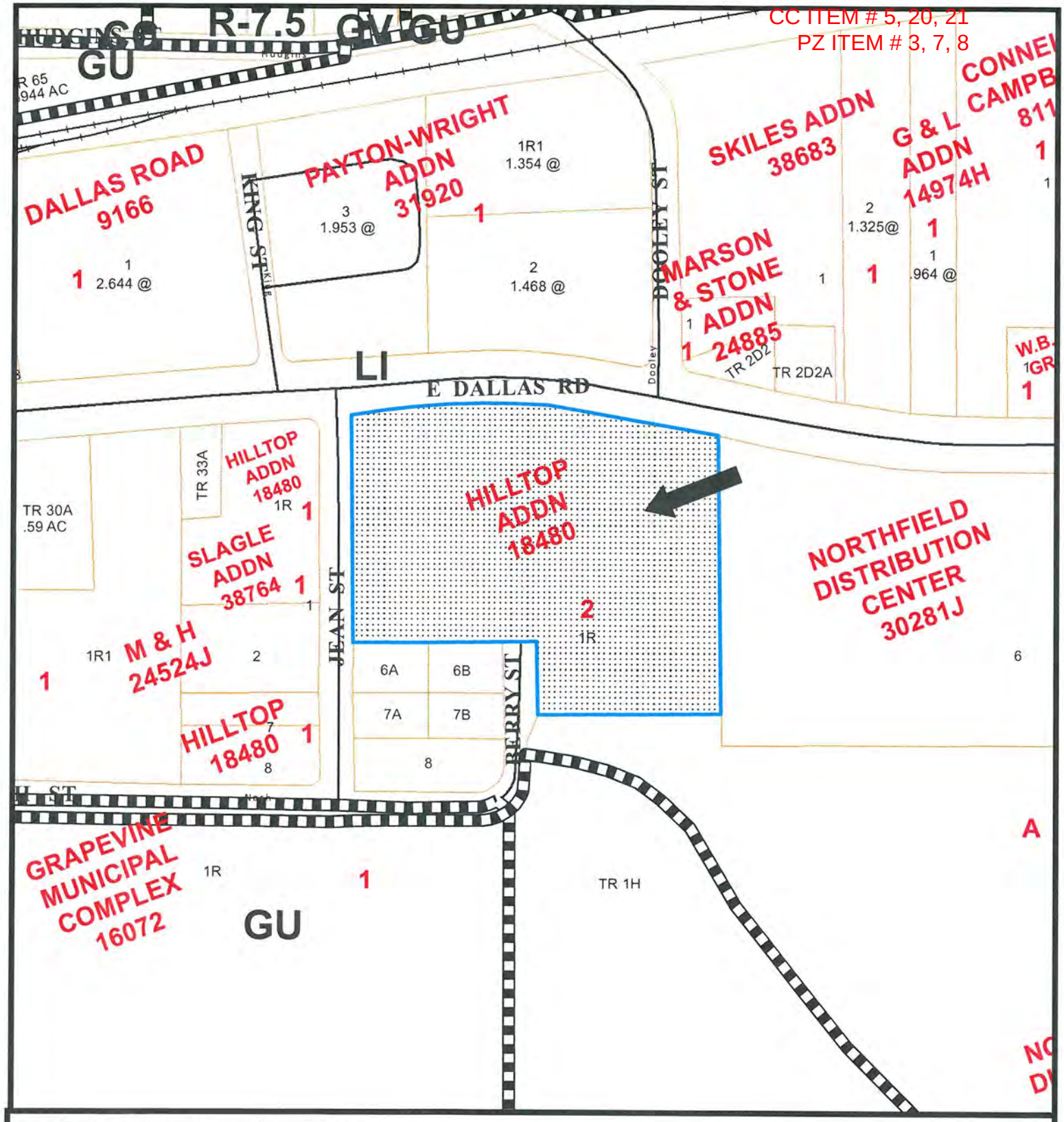
The Master Plan designates the subject property as an Industrial/Commercial land use. The applicant's request is <u>not</u> in compliance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

Dallas Road is designated a Class "C" Minor Arterial with 80 feet of right-of-way developed as four lanes with a center left turn lane. Jean Street is not designated a thoroughfare as shown on the City's Thoroughfare Plan.

/rs

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8



0 100 200 300 400 Feet

Z16-01 & PD16-01
Aura Grapevine

Date Prepared: 5/2/2016

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.

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

CITY OF GRAPEVINE
ZONE CHANGE APPLICATION

1. Applicant/Agent Name Trinsic Acquisition Company, LLC
   Company Name Adam Brown
   Address 3100 Monticello Ave, Ste. 900
   City Dallas State TX Zip 75205
   Phone # 214-462-7190 Fax # 214-468-4114
   Email abrown@trinsicres.com Mobile # 214-663-0025
2. Applicant's interest in subject property Purchaser / Partner
3. Property owner(s) name VW Grapevine, Ltd.
   Address 20869 Gleaneagles Links Drive
   City Estero, State FL Zip 33928
   Phone # 214-213-9299 Fax # 239-676-9447
4. Address of subject property 404 E Dallas
   Legal Description: Lot 1-R Block 2 Addition Hilltop
   Size of subject property 5.0784 acres 221,215 square foot
   Metes & Bounds must be described on 8 ½ " x 11" sheet
5. Present Zoning Classification LI
6. Present Use of Property Light Industrial
7. Requested Zoning District CBD
8. The applicant understands the master plan designation and the most restrictive zone that would allow the proposed use is _____

O:\ZCU\1 Forms\APP.ZNCP.doc
7/17/2014

JAN 4 2016

9. Minimum/Maximum District size for requested zoning _____

10. Describe the proposed use Mixed Use

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): Adam Brown

Applicant signature: Adam Brown

Property Owner (print): V W GRAPEVINE, LTD

Property Owner signature: By IAN RUSSELL, GENERAL PARTNER

JAN 4 2016

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

2016-01

The State of Texas

County of Dallas

Before me Margie Melchor on this day personally appeared Adam Brown 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 22 day of December, A.D. 2015.

SEAL

MARGIE MELCHOR
Notary ID # 11224588
My Commission Expires
February 6, 2020

Margie Melchor
Notary Signature

The State of Florida

County of Lee

Before me Sheryl Ham on this day personally appeared Ian Russell 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 24th day of December, A.D. 2015.

SEAL

Sheryl Ham
Notary Signature

SHERYL HAM
Notary Public - State of Florida
My Comm. Expires Jan 24, 2018
Commission # FF 067793

O:\ZCU\1 Forms\APP.ZNCP.doc
7/17/2014

JAN 4 2016

CC ITEM # 5, 20, 21 Z16-01
PZ ITEM # 3, 7, 8

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: 12-22-15

Signature of Property Owner _____

Date: 12/24/2015

JAN 4 2016

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

DS16-01

CITY OF GRAPEVINE
PLANNED DEVELOPMENT OVERLAY APPLICATION

PART 1. APPLICANT INFORMATION

Name of applicant / agent:/company/contact
Trinsic Acquisition Company, LLC; Adam Brown

Street address of applicant / agent:
3100 Monticello Ave, Ste 900

City / State / Zip Code of applicant / agent:
Dallas, TX 75205

Telephone number of applicant / agent:
214-462-7190

Fax number of applicant / agent:
214-468-4114

Email address of applicant / agent
abrown@trinsicres.com

Mobile phone number of applicant / agent
214-663-0025

Applicant's interest in subject property:
Purchaser / Partner

PART 2. PROPERTY INFORMATION

Street address of subject property
404 E Dallas

Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)
Lot 1-R *Block* 2 *Addition* Hilltop Addition

Size of subject property
Acres 5.0784 *Square footage*

Present zoning classification:
LI

Proposed use of the property:
Mixed-use; MF residential, Retail/Restaurant

Minimum / maximum district size for request:

Zoning ordinance provision requesting deviation from:
CBD

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:
VW Grapevine, Ltd.

Street address of property owner:
20869 Gleneagles Links Drive

City / State / Zip Code of property owner:
Estero, Florida 33928

Telephone number of property owner:
214-213-9299

Fax number of property owner:
239-676-9447

JAN 4 2016

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

- ❑ *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

Adam Brown
Print Applicant's Name:

Applicant's Signature:

The State Of Texas

County Of Dallas

Before Me Margie Melchor *(notary)* *on this day personally appeared* Adam Brown *(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 22 *day of* December, *A.D.* 2015.

MARGIE MELCHOR
Notary ID # 11224588
My Commission Expires
February 6, 2020

Notary In And For State Of Texas

VW GRAPEVINE, LTD
By Ian Russell, General Partner

Print Property Owners Name:

Property Owner's Signature:

The State Of Florida

County Of Lee

Before Me Sheryl Ham *(notary)* *on this day personally appeared* Ian Russell *(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 24th *day of* December, *A.D.* 2015.

SHERYL HAM
Notary Public - State of Florida
My Comm. Expires Jan 24, 2018
Commission # FF 067793

Notary In And For State Of Texas

JAN 4 2016

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: 12-22-15

Signature of Owner _____

Date: 12/24/2015

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8
Z16-01
PD16-01

ARCHITEXAS

Architecture Planning and Historic Preservation Inc

TRINSIC RESIDENTIAL GROUP
404 East Dallas Road - Mixed Use Development
Grapevine, Texas

Basis of Design

As the oldest settlement in Tarrant County, the City of Grapevine has a long and storied history. That history is evident throughout the city. Agriculture was key to the community's establishment and growth, and cotton was the primary crop and core-industry that helped establish Grapevine's economic center. The historic Cotton Belt Depot, cotton docks and railroad section-house (all listed on the National Register of Historic Places) form the core of the Grapevine Heritage Center located on Main Street at the rail crossing. This collection of commercial, residential, transit-oriented and industrial buildings speaks to the varied architectural styles that developed along the intersection of the railroad and the commercial core of the city.

The Cotton Belt Railroad is a significant urban element that subdivides and characterizes the historic development patterns of Grapevine. Generally, the urban commercial development patterns north of the Cotton Belt Railroad and Depot alignment consisted of late 19th to early 20th century one and two story buildings fronting Main Street. Development patterns between 1890 and 1940 adjacent to and south of the railroad alignment were primarily agriculturally related manufacturing and warehousing.

The project site, along East Dallas Road, south of the historic core of Grapevine's Main Street corridor and east of the Heritage Center and Depot, is located in an area which historically contained manufacturing and agricultural warehouses supported by their direct access to the rail line. This area's buildings differ significantly from the commercial and civic architecture found along Main Street north of the Cotton Belt Depot and Railroad. Historically, the buildings constructed along East Dallas were larger-scale industrial developments with a focus on rail and shipping infrastructures. This scale of development is more appropriate as a reference point for a mixed-use development such as this one. Therefore, rather than referencing the articulated, individual facades of the Main Street district, a more appropriate design approach for the development will reference a more rail-oriented, agricultural or industrial typology.

For reference, historic industrial and manufacturing centers from the turn of the 20th century should be studied. The key feature that distinguishes these industrial complexes from the storefronts along a commercial Main Street district is scale and form. Whereas the turn-of-the-century commercial storefront was typically only twenty-five to thirty feet wide and one to two-stories tall, manufacturing buildings

1907 Marilla Dallas, Texas 75201 Tel 214.748.4561 Fax 214.748.4241

RECEIVED
APR 20 2016
By

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

were block-scaled, often four to six-stories tall. Complexes of this building typology were typically a mix of buildings of simple volumes, various sizes, and practical materials based on their function. While the scale of these buildings varies greatly, it is not uncommon to find three and four-story complexes stretching for multiple city blocks. Facades were fairly modest, often constructed of masonry, and reflecting the large-scale structural systems necessary for the industrial functions within. While predominantly monolithic, they often included masonry detailing at the cornice, water table, and entrances, some of which could be fairly ornate. Primary entrances were often marked with tower structures with matching or elevated detailing. First floor levels were elevated to facilitate shipping and receiving off of the rail line and held large loading-bay doors. Windows were large, simple, punched openings – typically double hung wood, steel casement or awning, and of a large, uniform size – as necessary for abundant natural light. Additional façade details included metal awnings, metal leader boxes and downspouts, and painted graphic signage. Roofs were simple gable or shed structures, predominately of standing seam steel.

These large industrial developments were rarely built all at once. The facilities grew incrementally with building additions constructed as capacity was needed. Therefore, the construction and detailing of each phase could vary and reflect different influences. Brick selection could change dependent on supply availability. Window design could change depending on manufacturer. Brick detailing could be simplified or embellished, depending on project budget and intent. As a result, the overall image of the mill complexes is one of aggregate evolution. A variety can be found within one development. A mix of scale, material and detailing can allow for a complex architectural statement and create a significant sense of place, reflecting and adding to the City of Grapevine's rich history.

Adapting the new mixed use development of retail and apartment to reference well-designed and incrementally-constructed manufacturing buildings can offer a rich blend of forms and material that can better relate to the historical development patterns of Grapevine.

The City of Grapevine's leadership has a very firm commitment to the preservation of the history of the central township. This is evident in the developments that have taken place since the early 1990's, and with the designation of Main Street as a downtown commercial historic district listed on the National Register of Historic Places. Significant new construction and rehabilitation projects have served to contribute and strengthen the story of Grapevine's history. From the historic districts that make up the core of the city to the multiple festivals held throughout the year honoring the city's past, *history* is elemental to Grapevine's identity.

RECEIVED
APR 20 2016
By

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE OF GRAPEVINE, TEXAS, GRANTING ZONING CHANGE Z16-01 ON A TRACT OF LAND OUT OF THE W.M. DOOLEY SURVEY, ABSTRACT 422, 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 "LI" LIGHT INDUSTRIAL DISTRICT REGULATIONS TO "CBD" CENTRAL BUSINESS 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 Z16-01 to rezone the following described property to-wit: being a 5.08 acre tract of land out of W.M. Dooley Survey, Abstract 422,

Tarrant County, Texas (Lot 1R, Block 2, Hilltop Addition; 404 East Dallas Road) which was previously zoned "LI" Light Industrial District Regulations, is hereby changed to "CBD" Central Business District Regulations, all in accordance with Comprehensive Zoning Ordinance No. 82-73, as amended.

Section 2. 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. 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. 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. The fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of May, 2016.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
John F. Boyle, Jr.
City Attorney

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

ORDINANCE NO. _____

AN ORDINANCE ISSUING A PLANNED DEVELOPMENT OVERLAY IN ACCORDANCE WITH SECTION 41 OF ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE, BY GRANTING PLANNED DEVELOPMENT OVERLAY PD16-01 TO INCLUDE, BUT NOT BE LIMITED TO, DEVIATION FROM THE PERMITTED USES WITHIN THE "CBD" CENTRAL BUSINESS DISTRICT BY ALLOWING A MULTI-FAMILY RESIDENTIAL MIXED USE DEVELOPMENT, EXCEEDING THE HEIGHT REQUIREMENTS OF THE DISTRICT AND DEVIATING FROM THE PARKING REGULATIONS ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS PLANNED DEVELOPMENT OVERLAY PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

WHEREAS, the City Council of the City of Grapevine, Texas, has determined that there is a necessity and need for this planned development overlay and has also found and determined that there has been a change in the conditions of the property surrounding and in close proximity to the property requested for a change since this property was originally classified and, therefore, feels that the issuance of this planned development overlay for the particular piece of property is needed, is called for, and is in the best interest of the

public at large, the citizens of the City of Grapevine, Texas, and helps promote the general health, safety and welfare of this community.

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

Section 1. That the City does hereby issue a planned development overlay in accordance with Section 41 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Planned Development Overlay PD16-01 to include, but not be limited to, deviation from the permitted uses within the "CBD" Central Business District by allowing a multi-family residential mixed use development, exceeding the height requirements of the district, and deviating from the parking regulations within the following described property: Lot 1R, Block 2, Hilltop Addition (404 East Dallas Road) 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. 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. 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. 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. The fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of May, 2016.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
John F. Boyle, Jr.
City Attorney

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8
ZC16-01
PD16-01

TRG

TRINSIC
RESIDENTIAL GROUP

BUILDING VALUE IN MULTIFAMILY REAL ESTATE

Trinsic Residential Group
3100 Monticello Avenue, Suite 900
Dallas, TX 75205

AURA

SPONSORSHIP

Trinsic Residential Group ("Trinsic") is capitalized by Akard Street Partners, an investment partnership of Hunt Realty Investments and Teacher Retirement System of Texas. Trinsic is a privately held real estate company based in Dallas, Texas, created by a partnership of Brian Tusa, Joe Barrett, Greg Jones, and Adam Brown. Trinsic develops institutional quality class-A multifamily assets in infill and suburban locations. Initial focus has been on major Texas markets, but recent expansion has concentrated on Florida, the Pacific Northwest, and Arizona. Collectively, senior management has developed or acquired over 20,000 units with a total capitalization of over $4 billion.

Brian Tusa is one of the founders of Trinsic Residential Group. He directs the investment and growth strategy for the company, as well as its development and acquisition activities. With over 18 years of experience in the real estate industry, Brian has been involved in more than $1.6 billion in development, acquisition and financing of institutional quality multifamily properties. He has helped drive Trinsic's growth to over 4,000 units in various stages of production. Prior to joining Trinsic, Brian was the Managing Director for Alliance Residential, overseeing the development and acquisition for North Texas. He also served as the Portfolio Manager for Alliance Residential Fund I, a $200 million multifamily investment fund, from 2008 – 2010. Brian holds a B.S. in Accounting from Boston College and an M.S. in Real Estate Development from the Massachusetts Institute of Technology. In addition, he was a licensed CPA. He is actively involved in several charities in the Dallas area.

Greg Jones Greg oversees all capital market activities for Trinsic Residential Group. In this role, he sources and structures equity and debt transactions for the company. With over 23 years of experience in the real estate industry, Greg has completed in excess of $2.0 billion in multifamily, office and retail development and acquisition transactions. Prior to joining Trinsic, Greg was a partner at Phoenix Property Company, where he was responsible for multifamily and commercial development and acquisitions throughout the U.S. Earlier in his career, he worked with Lincoln Property Company and Trammell Crow Company. Greg holds a B.B.A. in Finance from Baylor University.

Joe Barrett is one of the founders of Trinsic Residential Group and serves as Chief Operating Officer. He oversees operations and asset management and assists in sourcing new business opportunities. Joe has spent more than 25 years in the real estate industry and has been involved in every facet of multifamily development activity. His transactional experience includes the development of over 5,000 apartment units and $500 million of equity and permanent debt financing, construction loans and asset sales. Prior to joining Trinsic, Joe served as the COO of Commercial Real Estate Investments for Archon Group, a Goldman Sachs company, Managing Partner of North American Properties and its predecessor Ewing Properties, and Chief Financial Officer of Lincoln Property Company. Joe holds a B.A. in Economics from Austin College and an MBA from the Wharton School of the University of Pennsylvania.

AURA

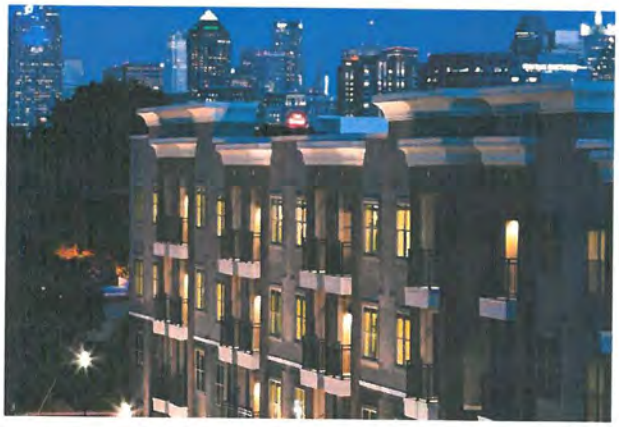
Adam Brown joined Trinsic Residential Group in 2011, and oversees the company's development and acquisition activities throughout North Texas and San Antonio. As a member of the Trinsic team, he has begun construction on seven projects in North Texas and one in San Antonio with a capitalization totaling over $340 million and 2,500 units. Prior to joining Trinsic, Adam was with Greystar Real Estate Partners and Alliance Residential in similar capacities, and worked on over 4,000 units with a total market capitalization in excess of $400 million. Adam received a B.B.A. in Finance and Real Estate from Baylor University, and an M.S. in Land Development from Texas A&M University. He holds a Texas Real Estate Broker License, is an active member of The Real Estate Council and a 2011 graduate of The Real Estate Council's Associate Leadership Council.

Sheri Thomas serves as the Director of Asset Management. Sheri joined Trinsic Residential Group in February of 2014. She oversees third-party property management relationships and directs all asset management activities for lease-ups. She also assists the Development partners in underwriting, budgeting, design/development and lender/partner relationships. Sheri has over 30 years of experience in the multifamily industry. Prior to joining Trinsic, she was the Senior Vice President of Operations at Alliance Residential for 12 years. In that role, her responsibilities included overseeing operations for 69 properties (totaling more than 17,000 units) as well as business development for all major markets in Texas, Florida, Atlanta and Washington DC. She also has a background in the development of high-end lease-ups and dispositions. Sheri Thomas attended Michigan State University and holds her CPM® and CAPS designations. She is a member of the Institute for Real Estate Management, the Houston Apartment Association and the Apartment Association of Greater Dallas.

AURA

Trinsic Residential Group focuses on areas of population and business growth where there is a need for additional multifamily homes. The product contains high-end finishes and exceptional design features with a full complement of amenities. It is the intent to create 360-degree living environments relative to the location of the development. Currently, Trinsic has close to 4,500 units under construction, in lease up or stabilized with total development costs in excess of $630 million. In addition, Trinsic has a development pipeline of more than 1,900 new units with over $300 million in capital investment. Current construction includes:

AURA WYCLIFF - 334 units, Dallas, TX



AURA GRAND - 291 units, Katy, TX

AURA

AURA MEDICAL DISTRICT - 325 units, Dallas, TX

AURA CASTLE HILLS - *316 units, Lewisville, TX*

AURA MEMORIAL – 288 units, Houston, TX

AURA

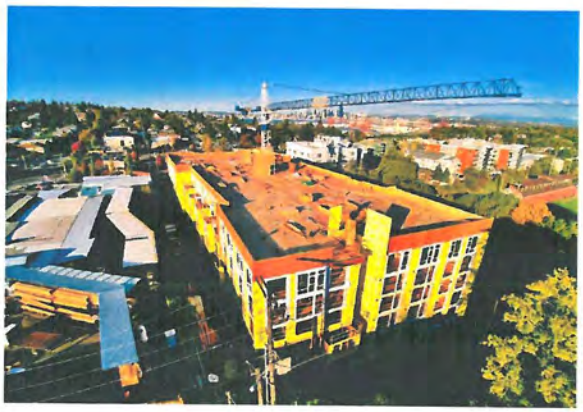
AURA PRESTONWOOD – 322 units, Dallas, TX

AURA WELLS BRANCH – 348 units, Austin, TX

AURA AT THE RIM – 308 units, San Antonio, TX

AURA

AURA WEST SEATTLE – 159 units, Seattle, WA



THE STANDARD – 134 units, Scottsdale, AZ

AURA BROADWAY – 194 units, Tempe, AZ

AURA

AURA CEDAR – 387 units, Dallas, TX

AURA UPTOWN – 190 units, Dallas, TX

AURA ONE 90 – 386 units, Plano, TX

AURA

AURA ON INDIAN SCHOOL – 220 units, Phoenix, AZ

AURA SEASIDE – 246 units, Lantana, FL

AURA 5515 – 278 units, Dallas, TX

AURA

AURA BURNSIDE – 167 units, Portland, OR

About Hunt Realty Investments

Based in Dallas, Texas, Hunt Realty Investments, Inc. ("HRI") serves as the centralized real estate investment management resource for Hunt Consolidated, Inc., which is part of the Hunt family of companies directed by Ray L. Hunt. HRI has been active in all facets of the real estate investment business for over 30 years and works to identify and invest in unique opportunities that differentiate themselves from the typical commodity investments available in all markets. HRI has been one of the few companies which has successfully created and nurtured a series of attractive and fully-integrated private real estate operating company investments.

About Akard Street Partners

Created in 2009 through the partnership of HRI and the Teacher Retirement System of Texas, Akard Street Partners invests capital in select private real estate operating companies with the ability to create franchise value by positioning operators to efficiently scale portfolio and achieve superior risk-adjusted returns. In 2010, Akard Street Partners capitalized California-based W3 Partners, a real estate operating platform which acquires and repositions west coast office and research/development properties. In 2011, Akard Street Partners capitalized Capital Health Holdings, a real estate operating platform focused on acquiring and developing private pay senior housing assets throughout the U.S., primarily assisted living and memory care facilities.

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

PARKING DEMAND STUDY FOR

AURA GRAPEVINE MULTIFAMILY DEVELOPMENT

GRAPEVINE, TEXAS

DeShazo Project No. 15223

Prepared for:

Trinsic Acquisition Company, LLC
3100 Monticello Avenue, Ste 900
Dallas, Texas 75205

Prepared by:

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

January 5, 2016

DeShazo Group

STATE OF TEXAS
GABRIEL DAVID NEVAREZ
106200
LICENSED
PROFESSIONAL ENGINEER
January 5, 2016

DeShazo Group
35 Years of Excellence!
Traffic Engineering. Transportation Planning.
Parking Analysis. Traffic-Transportation-Parking Design.

Technical Memorandum

To: Trinsic Acquisition Company, LLC
From: *David Nevarez, P.E.* — DeShazo Group, Inc.
Date: January 5, 2016
Re: Parking Demand Study for the Aura Grapevine Development in Grapevine, Texas
DeShazo Project Number 15223

INTRODUCTION

DeShazo Group, Inc. (DeShazo) is an engineering consulting firm based in Dallas, Texas providing licensed engineers skilled in the field of traffic/transportation engineering. The services of **DeShazo** were retained by Trinsic Acquisition Company, LLC to provide a study of the parking needs for the proposed Aura Grapevine (the "Project").

The subject property is located at 404 E Dallas Road in Grapevine, Texas. The development comprises mixed use and multifamily buildings separated by Berry Street into two blocks. The adjacent segment of Berry Street was previously abandoned and is a part of the subject property. The proposed parking supply is also divided into two parking facilities—one for each block. The west block also includes restaurant uses at street level. A preliminary site plan prepared by **Womack+Hampton Architects, LLC** is attached following this report.

PROJECT DESCRIPTION

The Project is divided into two separate blocks. The overall development will contain 250 dwelling units plus 11,252 square feet of restaurant use. A detailed summary by unit-type is provided in **Table 1**.

Table 1. Proposed Development Summary

	Building A	Building B	TOTAL
Residential Use			
Efficiency (One Bedroom)	5 units	22 units	27 units
One Bedroom	36 units	126 units	162 units
Two Bedroom	24 units	37 units	61 units
Residential Uses Totals	**65 units (89 bedrooms)**	**185 units (222 bedrooms)**	**250 units (311 bedrooms)**
Restaurant Uses	**11,602 SF**	--	

**Source: Development program prepared by Womack+Hampton Architechts, LLC on January 4, 2016.*
NOTE: The proposed development includes other ancillary areas exclusive for residents (e.g. leasing office, business center, fitness studio, etc.)

PARKING SUPPLY

A total of 609 spaces are proposed to serve the needs of the entire development—13 spaces are provided along the private segment of Berry Street. A detailed summary of the proposed parking supply is presented in **Table 2**.

Table 2. Proposed Parking Supply Summary

Space Type	Number of Spaces
Building A	311
Building B	285
Berry Street (Private) Parking	13
TOTAL	**609**

NOTE: Additional on-street, public parking is available adjacent to the subject property on Jean Street but not included in this analysis.

CODE REQUIREMENT

The subject property is currently zoned LI (Light Industrial) District and does not permit the proposed uses. To receive entitlements for the Project, the developer is seeking approval of a Planned Development Overlay. Upon approval of the proposed uses, the default parking requirement for the development would be based upon the requirements defined in the City of Grapevine Code of Ordinances, Part II, Appendix D, Section 56, Part C. For "Apartment, condominiums, triplex, fourplex" residential uses, the requirement is *two spaces per dwelling unit* (DU). Furthermore, the requirement for an "Eating or drinking establishment, no service to auto" is based upon the maximum occupant load of the building at *one space per three persons*.

In accordance with the International Building Code, preliminary calculations for restaurants of this size are generally based upon one occupant per 15 square feet of the dining area, which was subjectively approximated at 60% of the total floor area. This calculation should be revised once detailed building occupancy information becomes available but will still be subject to City staff approval upon review of a detailed floor plan. **Table 1** summarizes a preliminary parking requirement for the Project based upon an assumed building occupancy for the restaurant space.

Table 3. Preliminary Code Parking Requirement

Land Use	Amount	Parking Rate	Parking Spaces
Residential	250 DU	2 space/DU	500
Restaurant	11,602 SF *(464 occupants)*	1 space/ 3 occupants	155*
		Code Parking Requirement:	**655**

**Based upon a preliminary approximation of building occupancy.*

PARKING DEMAND

Residential Use

As validation for the recommended parking rate for the residential use of this development, published parking demand data is available from the Institute of Transportation Engineers (ITE). ITE defines "low- and mid-rise apartments" as "...rental dwelling units located within the same building with at least three other dwelling units... The study sites in this land use have one, two, three, or four levels." **Table 4** provides an excerpt of the published ITE from the latest *Parking Generation* manual, 4th Edition (2010).

Table 4. Published Parking Demand Data for Apartments

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

The ITE parking demand ratios are calculated on a per-dwelling-unit basis since this information is usually more readily available—data on a per-bedroom basis is not provided. However, the composition of single- and multiple-bedroom units changes from one complex to the next. DeShazo has conducted numerous parking accumulation studies for multifamily developments. Results show that basing parking demand on the number of bedrooms is considered to be a more representative variable to determine parking demand than to use a "per-unit" basis, which does not take unit mix into account.

Actual peak parking demand for apartments (both urban and suburban) has been studied on numerous occasions by DeShazo over several years. As with the ITE studies, DeShazo data incorporates all parkers, including visitors. Those data have consistently found parking demand to be less than 1.0 parking space per bedroom at peak times.

Restaurant Use

Published parking demand data is also available from the ITE as validation for the recommended parking rate for the restaurant portion. ITE defines "high-turnover (sit-down) restaurant with bar or lounge" as "...full service eating establishment with turnover rates of approximately one hour or less. This type of restaurant is usually moderately priced and frequently belongs to a restaurant chain... These restaurants typically do not take reservations." **Table 5** provides an excerpt of the published ITE from the latest *Parking Generation* manual, 4th Edition (2010).

Table 5. Published Parking Demand Data for Restaurant

Land Use	Average Peak Parking Demand Rate
ITE Land Use 932: High-Turnover Sit-Down Restaurant (With Bar or Lounge, Saturday, Suburban)	16.30 vehicles per 1,000 SF *(1 vehicle per 61.35 SF)*

SUMMARY AND RECOMMENDATIONS

The Owner is seeking to re-zone the property and identify an appropriate overall parking requirement for the proposed uses. Based upon an assessment of the proposed development and parking projections, DeShazo supports a deviation to the City's default code parking requirement. The recommended parking ratio for the restaurant use is supported by technical data published by the Institute of Transportation Engineers:

- *1 space per 61 square feet of restaurant gross floor area.*

DeShazo also supports a parking ratio for the residential use based on dwelling units. However, the parking supply for each building should also exceed the 1-per-bedroom ratio. Based on the proposed mix of dwelling units presented in this report, the minimum recommended parking ratio for the residential component should exceed:

- *1.4 spaces per dwelling unit.*

This rate is particularly derived from the proposed bedroom-to-dwelling-unit ratio and should be reevaluated if the composition of dwelling unit changes before a final layout is approved by the City. IN any case, the recommended ratio should exceed the one space per bedroom rate.

The recommended minimum parking supply for the residential use is lower than the default City requirement but considered an adequate supply for the multifamily component at *Aura Grapevine*. It exceeds both the projected parking demand rate of *1.23 vehicles per dwelling unit* published by the Institute of Transportation Engineers and DeShazo's minimum recommended supply of *one space per bedroom*. The recommended parking supply for the restaurant use also exceeds most city codes in the Dallas-Fort Worth metroplex but is considered appropriate for this development.

Table 6. Parking Analysis Summary for Aura Grapevine

APPROACH	RESIDENTIAL USE				RESTAURANT USE			TOTAL SPACES
	Amount	Rate	Parking		Amount	Rate	Parking	
City Code	250 DU	*2 spaces per DU*	500	+	464 occupants[A]	*1 space per 3 occupant*	155	655
ITE Average	250 DU	*1.23 spaces per DU*	308	+	11,602 SF	*16.3 spaces per kSF*	189	497
Recommended Parking Supply	**250 DU**	***1.4 spaces per DU[B]***	**350**	+	**11,602 SF**	***1 space per 61 SF[C]***	**190**	**540 spaces**

A Preliminary building occupancy is based upon one occupant per 15 SF of the dining areo, subjectively approximated at 60% of the GFA. This preliminary calculation should be revised upon review of a detailed floor plan and is not meant to be subject of City staff approval.

B The recommended parking rate for the residential component exceeds both ITE's and DeShazo's projected parking demand.

C The recommended rate for the restaurant component is a conversion of units from the average rate presented by the ITE Parking Generation Manual (4th Edition).

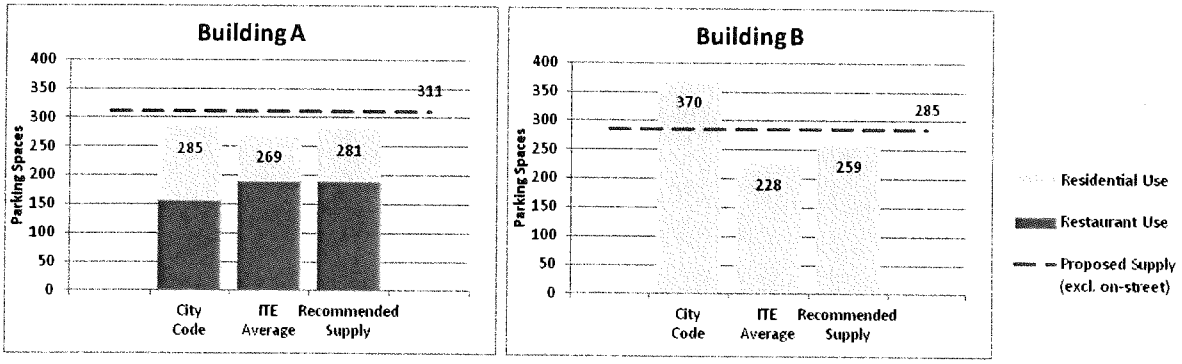


Figure 1. Parking Analysis Summary for Aura Grapevine

Finally, the parking supply for both uses can be accommodated on site through the enforcement of a parking management plan:

- In order to preserve the high turnover character for restaurant parking, a time limit of no more than two hours should be imposed on the 13 on-street parking spaces on Berry Street. These spaces should remain available for restaurant patrons but may be shared with residents and visitors of *Aura Grapevine* on a short-term basis.

- The property management should initially allocate at least 21 spaces for restaurant employees in the garage of **Building A**. This number is based upon employee parking data available from technical publications but should be reassessed in the future by the property management, as needed.

- The remaining minimum supply for the restaurant component (approximately 156 spaces) should remain available for restaurant patrons in **Building A** at all times. These spaces should be allocated in the lower levels of the parking garage.

- Beyond the minimum spaces allocated for restaurant parking, a minimum of 91 spaces (or 65 DU times the recommended rate for *Aura Grapevine*) should be reserved for resident tenants in **Building A** at all times—preferably by exclusively reserving parking behind automated gates.

- The parking garage in **Building B** should remain exclusively reserved for residents at all times.

END OF MEMO

DeShazo Group

Appendix

Land Use: 221
Low/Mid-Rise Apartment

Description

Low/mid-rise apartments are rental dwelling units located within the same building with at least three other dwelling units: for example, quadraplexes and all types of apartment buildings. The study sites in this land use have one, two, three, or four levels. High-rise apartment (Land Use 222) is a related use.

Database Description

The database consisted of a mix of suburban and urban sites. Parking demand rates at the suburban sites differed from those at urban sites and, therefore, the data were analyzed separately.

- Average parking supply ratio: 1.4 parking spaces per dwelling unit (68 study sites). This ratio was the same at both the suburban and urban sites.
- Suburban site data: average size of the dwelling units at suburban study sites was 1.7 bedrooms, and the average parking supply ratio was 0.9 parking spaces per bedroom (three study sites).
- Urban site data: average size of the dwelling units was 1.9 bedrooms with an average parking supply ratio of 1.0 space per bedroom (11 study sites).

Saturday parking demand data were only provided at two suburban sites. One site with 1,236 dwelling units had a parking demand ratio of 1.33 vehicles per dwelling unit based on a single hourly count between 10:00 and 11:00 p.m. The other site with 55 dwelling units had a parking demand ratio of 0.92 vehicles per dwelling unit based on counts between the hours of 12:00 and 5:00 a.m.

Sunday parking demand data were only provided at two urban sites. One site with 15 dwelling units was counted during consecutive hours between 1:00 p.m. and 5:00 a.m. The peak parking demand ratio at this site was 1.00 vehicle per dwelling unit. The peak parking demand occurred between 12:00 and 5:00 a.m. The other site with 438 dwelling units had a parking demand ratio of 1.10 vehicles per dwelling unit based on a single hourly count between 11:00 p.m. and 12:00 a.m.

Four of the urban sites were identified as affordable housing.

Several of the suburban study sites provided data regarding the number of bedrooms in the apartment complex. Although these data represented only a subset of the complete database for this land use, they demonstrated a correlation between number of bedrooms and peak parking demand. Study sites with an average of less than 1.5 bedrooms per dwelling unit in the apartment complex reported peak parking demand at 92 percent of the average peak parking demand for all study sites with bedroom data. Study sites with less than 2.0 but greater than or equal to 1.5 bedrooms per dwelling unit reported peak parking demand at 98 percent of the average. Study sites with an average of 2.0 or greater bedrooms per dwelling unit reported peak parking demand at 13 percent greater than the average.

For the urban study sites, the parking demand data consisted of single or discontinuous hourly counts and therefore a time-of-day distribution was not produced. The following table presents a time-of-day distribution of parking demand at the suburban study sites.

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

Land Use: 221
Low/Mid-Rise Apartment

Based on Vehicles per Dwelling Unit (Suburban)	Weekday	
Hour Beginning	Percent of Peak Period	Number of Data Points*
12:00–4:00 a.m.	100	14
5:00 a.m.	96	14
6:00 a.m.	92	14
7:00 a.m.	74	1
8:00 a.m.	64	1
9:00 a.m.	–	0
10:00 a.m.	–	0
11:00 a.m.	–	0
12:00 p.m.	–	0
1:00 p.m.	–	0
2:00 p.m.	–	0
3:00 p.m.	–	0
4:00 p.m.	44	1
5:00 p.m.	59	1
6:00 p.m.	69	1
7:00 p.m.	66	9
8:00 p.m.	75	9
9:00 p.m.	77	10
10:00 p.m.	92	14
11:00 p.m.	94	14

* Subset of database

Parking studies of apartments should attempt to obtain information on occupancy rate and on the mix of apartment sizes (in other words, number of bedrooms per apartment and number of units in the complex). Future parking studies should also indicate the number of levels contained in the apartment building.

Additional Data

- Apartment occupancy can affect parking demand ratio. In the United States, successful apartment complexes commonly have a vacancy rate between 5 and 10 percent.[1]

Study Sites/Years

Canada:

Central City, Not Downtown:
Brooks, AB (1998)

Puerto Rico:

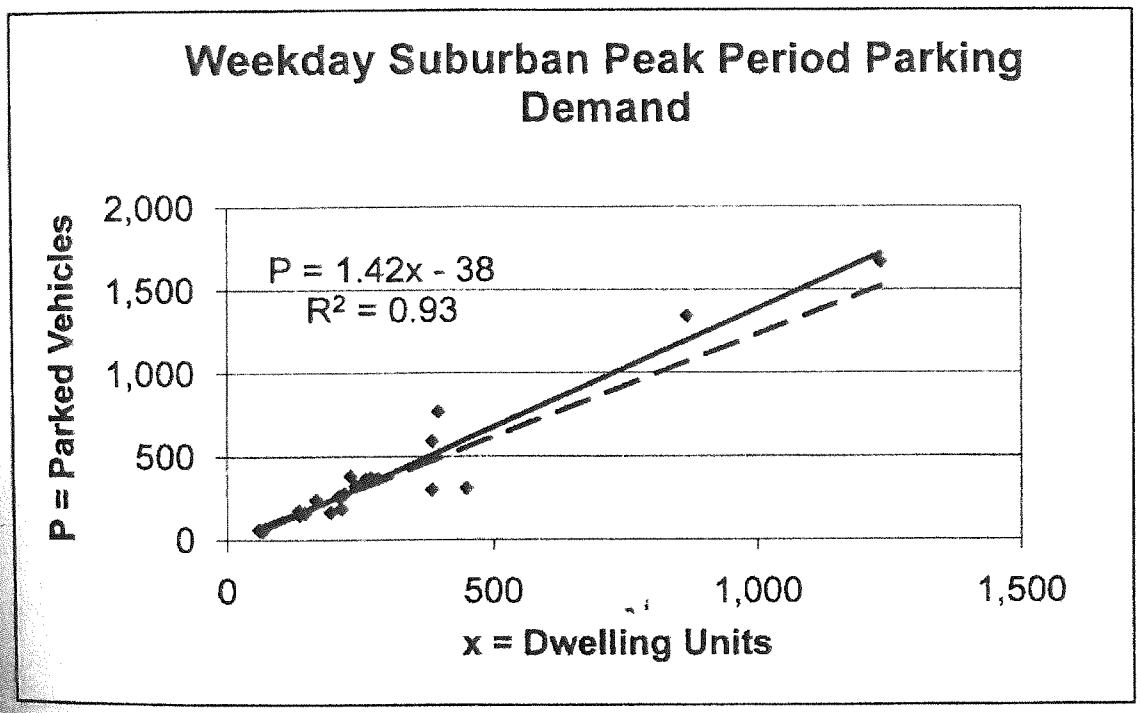
Central City, Not Downtown:
Mayaguez, PR (2007)

[1] Rental and Homeowner Vacancy Rates for the United States: 1960 and 1965 to 2009, U.S. Census Bureau. http://www.census.gov/hhes/www/housing/hvs/qtr309/q309tab1.html

Land Use: 221
Low/Mid-Rise Apartment

Average Peak Period Parking Demand vs. Dwelling Units
On a: Weekday
Location: Suburban

Statistic	Peak Period Demand
Peak Period	12:00–5:00 a.m.
Number of Study Sites	21
Average Size of Study Sites	311 dwelling units
Average Peak Period Parking Demand	1.23 vehicles per dwelling unit
Standard Deviation	0.32
Coefficient of Variation	21%
95% Confidence Interval	1.10–1.37 vehicles per dwelling unit
Range	0.59–1.94 vehicles per dwelling unit
85th Percentile	1.94 vehicles per dwelling unit
33rd Percentile	0.68 vehicles per dwelling unit



◆ Actual Data Points ——— Fitted Curve - - - - Average Rate

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

Land Use: 932
High-Turnover (Sit-Down) Restaurant

Description

This land use consists of sit-down, full-service eating establishments with turnover rates of approximately one hour or less. This type of restaurant is usually moderately priced and frequently belongs to a restaurant chain. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours per day. These restaurants typically do not take reservations. Patrons commonly wait to be seated, are served by a waiter/waitress, order from menus and pay for their meal after they eat. Some facilities contained within this land use may also contain a bar area for serving food and alcoholic drinks. Quality restaurant (Land Use 931), fast-food restaurant without drive-through window (Land Use 933) and fast-food restaurant with drive-through window (Land Use 934) are related uses.

Database Description

The analysis of parking demand for this land use has identified different parking demand rates between high-turnover restaurants with and without bars. The term "family restaurant" is used interchangeably as an abbreviated version of "high-turnover (sit-down) restaurant without bar or lounge facilities."

The database consisted of a mix of suburban and urban sites, as well as one rural site. Parking demand rates appeared to differ only for family restaurants during the weekday time period. For Saturdays and Sundays, only suburban data were submitted.

- Average parking supply ratios at family restaurants: 14.3 spaces per 1,000 square feet (sq. ft.) gross floor area (GFA) (39 study sites) and 0.53 spaces per seat (20 study sites).
- Average parking supply ratios at restaurants with a bar or lounge: 17.3 spaces per 1,000 sq. ft. GFA (20 study sites) and 0.53 spaces per seat (21 study sites).
- Average employee density at family restaurants: 2.4 employees per 1,000 sq. ft. GFA (five study sites).
- Average employee density at restaurants with a bar or lounge: 4 employees per 1,000 sq. ft. GFA (six study sites).

One urban family restaurant study site with weekday parking demand data is not included in the data plots because of its size. The site was 11,170 sq. ft. GFA and it had 360 seats. The parking supply ratios were 10.92 spaces per 1,000 sq. ft. GFA and 0.34 spaces per seat. Peak parking demand occurred between 12:00 and 1:00 p.m. and was 10.74 vehicles per 1,000 sq. ft. GFA and 0.33 vehicles per seat.

Data were scattered among several weekdays. Friday had the largest peak weekday parking demand. For suburban family restaurants, Friday peak parking demand was approximately 20 percent higher than the peak parking demand for other weekdays. For suburban bar/lounge restaurants, the Friday parking demand rates were approximately 80 percent higher than for other weekdays.

Land Use: 932
High-Turnover (Sit-Down) Restaurant

The following tables present the time-of-day distribution for the variation in parking demand during the course of the weekday. The data represent a combination of urban and rural study sites.

Based on Vehicles per 1,000 sq. ft. GFA	*Weekday at a Family Restaurant*		*Weekday at a Restaurant with Bar or Lounge*	
Hour Beginning	Percent of Peak Period	Number of Data Points*	Percent of Peak Period	Number of Data Points*
12:00–4:00 a.m.	–	0	–	0
5:00 a.m.	9	1	–	0
6:00 a.m.	26	4	–	0
7:00 a.m.	44	5	–	0
8:00 a.m.	57	8	–	0
9:00 a.m.	76	9	5	1
10:00 a.m.	85	9	7	1
11:00 a.m.	92	11	16	1
12:00 p.m.	100	12	49	1
1:00 p.m.	90	11	39	1
2:00 p.m.	53	12	27	1
3:00 p.m.	42	11	19	1
4:00 p.m.	42	12	22	1
5:00 p.m.	76	11	60	5
6:00 p.m.	83	12	94	5
7:00 p.m.	63	10	100	5
8:00 p.m.	66	10	81	5
9:00 p.m.	63	7	84	1
10:00 p.m.	48	5	–	0
11:00 p.m.	44	2	–	0

* Subset of database

Based on Vehicles per 1,000 sq. ft. GFA	*Saturday at a Family Restaurant*		*Saturday at a Restaurant with Bar or Lounge*	
Hour Beginning	Percent of Peak Period	Number of Data Points*	Percent of Peak Period	Number of Data Points*
12:00–4:00 a.m.	–	0	–	0
5:00 a.m.	–	0	–	0
6:00 a.m.	20	4	–	0
7:00 a.m.	30	5	–	0
8:00 a.m.	51	7	–	0
9:00 a.m.	73	9	5	1
10:00 a.m.	94	10	7	1
11:00 a.m.	100	10	20	1
12:00 p.m.	93	11	41	1
1:00 p.m.	84	10	53	1
2:00 p.m.	63	11	46	1
3:00 p.m.	39	10	38	1
4:00 p.m.	48	11	63	1
5:00 p.m.	55	11	80	1
6:00 p.m.	63	11	100	1
7:00 p.m.	74	11	93	1
8:00 p.m.	55	11	70	1
9:00 p.m.	39	9	33	1
10:00 p.m.	40	8	9	1
11:00 p.m.	53	3	–	0

* Subset of database

Land Use: 932
High-Turnover (Sit-Down) Restaurant

Additional Data

The National Restaurant Association identifies August as the most popular month to eat out and Saturday as the most popular day of the week for dining out.[1]

Monthly parking variation cannot be derived from the available data. However, the following full-service restaurant sales information (averaged for the period 1999 through 2008 from the U.S. Census) is provided as a reference to peak month activity. The full-service restaurants that comprise the U.S. Census data set may not have the same land use characteristics as sites contained in the ITE *Parking Generation* database for this land use.

Full-Service Restaurant Sales Variation Data

Month	Percent of Average Month Full Service Restaurant Sales (%)
January	91
February	91
March	101
April	99
May	104
June	103
July	105
August	106
September	99
October	102
November	97
December	104

SOURCE: *Unadjusted Estimates of Monthly Retail and Food Services Sales by Kind of Business: 1999-2008.* Monthly Retail Service Branch, U.S. Census. August 2009, NAICS Code 722. (www.census.gov/mrts/www/mrts.html)

Study Sites/Years

High-Turnover (Sit-Down) Restaurant without Bar/Lounge (Family Restaurant)

Bossier City, LA (1978); Cupertino, CA (1982); Sunnyvale, CA (1982); Anaheim, CA (1983); Orange, CA (1983); Tustin, CA (1983); Anaheim, CA (1984); Dewitt, NY (1984); Fayetteville, NY (1984); Naugatuck, CT (1984); Syracuse, NY (1984); Waterbury, CT (1984); Glenview, IL (1986); Oklahoma City, OK (1986); Oklahoma City, OK (1987); Syracuse, NY (1987); Syracuse, NY (1988); Seattle, WA (1999); Clearwater, FL (2001); Tampa, FL (2001); Tampa, FL (2002); Carpentersville, IL (2003); Indianapolis, IN (2003); Long Beach, CA (2003); Los Angeles, CA (2003); Mooresville, IN (2003); Oak Lawn, IL (2003); Pasadena, CA (2003); Santa Monica, CA (2003); Springfield, PA (2003); Tampa, CA (2003)

High-Turnover (Sit-Down) Restaurant with Bar/Lounge

Beaverton, OR (1994); Hillsboro, OR (1994); Lake Oswego, OR (1994); Portland, OR (1994); Tampa, FL (2001, 2002); Los Angeles, CA (2003); Bedford Park, IL (2003); Burbank, CA (2003); Burbank, IL (2003); West Dundee, IL (2003); Greenwood, IN (2003); Indianapolis, IN (2003); Andover, MA (2003); Methuen, MA (2003); West Norriton, PA (2003); Wayne, PA (2003)

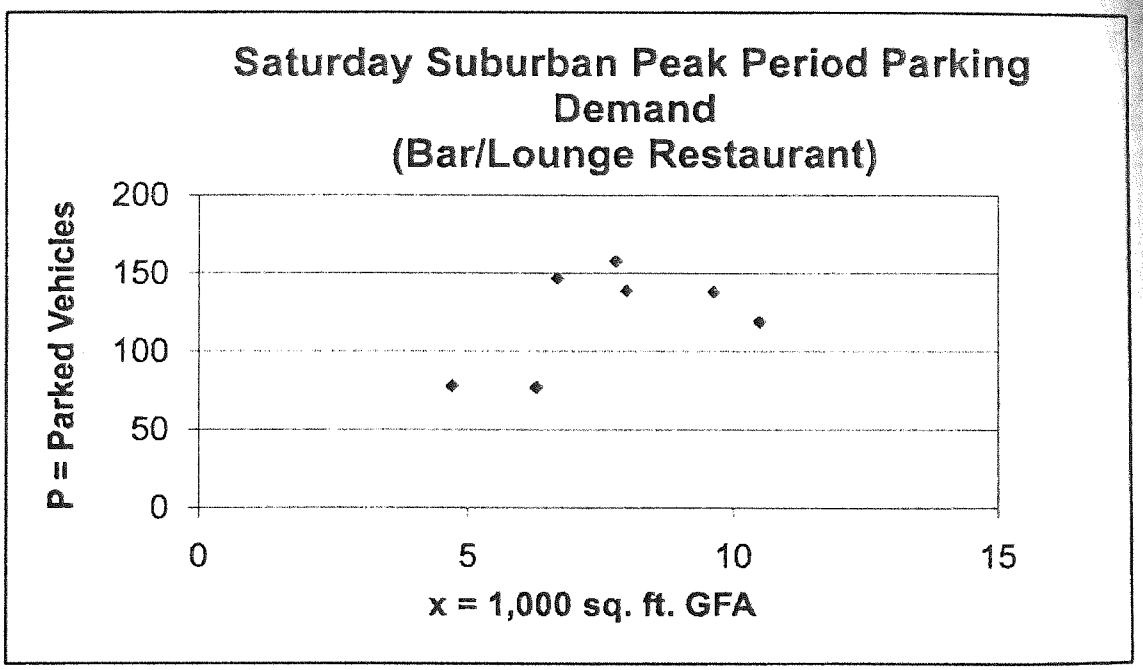
---

1. National Restaurant Association. www.restaurant.org/aboutus/faqs.cfm

Land Use: 932
High-Turnover (Sit-Down) Restaurant

Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA
On a: Saturday
Land Use Code Subset: Restaurant With Bar or Lounge
Location: Suburban

Statistic	Peak Period Demand
Peak Period	6:00–9:00 p.m.
Number of Study Sites	7
Average Size of Study Sites	7,700 sq. ft. GFA
Average Peak Period Parking Demand	16.30 vehicles per 1,000 sq. ft. GFA
Standard Deviation	4.00
Coefficient of Variation	24%
Range	11.30–21.90 vehicles per 1,000 sq. ft. GFA
85th Percentile	20.40 vehicles per 1,000 sq. ft. GFA
33rd Percentile	14.30 vehicles per 1,000 sq. ft. GFA



◆ Actual Data Points

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

Ward O. Hayworth
2757 Mesquite Lane
Grapevine, Texas 76051
(817) 917-5043

May 10, 2016

Hon. Mayor and Council Members, Grapevine City Council
Hon. Chair and Commissioners, Planning and Zoning Commission
c/o Planning and Zoning Department
City of Grapevine
200 S. Main Street
Grapevine, Texas 76051

Re: 404 E Dallas Planned Development Application

Dear Mayor, Council Members, and Commissioners:

I am the current owner of five properties adjacent to the area of request in the above-referenced Zoning Case. These five properties are identified as 931 Jean Street, 937 Jean Street, 943 Jean Street, 930 Berry Street, and 936 Berry Street. As the owner of these five adjacent properties, I am writing to you to ask you to support the requested planned development district application.

The proposed development, containing restaurant/retail space and multifamily residential uses, would be beneficial to our community and specifically the rail corridor. I respectfully ask you to support this application when it comes before you for your consideration. Thank you very much.

Sincerely yours,

Ward O. Hayworth

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

IAN RUSSELL CO.

Commercial Real Estate Services
Ian Russell
Licensed Real Estate Broker

May 5, 2016

Hon. Mayor and Council Members
City Council
Hon. Chair and Commissioners
Planning and Zoning Commission
c/o Planning and Zoning Department
City of Grapevine
200 S. Main Street
Grapevine, Texas 76051

Re: 404 E Dallas Planned Development Application

Dear Mayor, Council Members, and Commissioners:

I am the general partner of VW Grapevine, Ltd., and current owner of the property in the above-referenced Zoning Case. As the owner of this property, I am writing to you to ask you to support the requested planned development district application.

This request is for the purpose of creating a Planned Development District containing restaurant/ retail space and multifamily residential uses. The current zoning of the property is Light Industrial, a zoning district that permits light manufacturing, assembly, research and wholesale activities. The property currently consists of old, metal manufacturing buildings that has been used for industrial purposes for many years. Although I am willing to sign additional leases permitting tenants to continue the light industrial use on the property, we strongly believe the proposed multi-family, restaurant, and retail uses would be more in line with the surrounding residential and commercial uses as well as the proposed rail station and transit oriented development. We believe this development would be incredibly beneficial to the City of Grapevine and to the rail corridor as it would provide connectivity to Main Street and expand upon the businesses currently flourishing in the surrounding community.

I respectfully ask you to support this application when it comes before you for your consideration. Thank you very much.

Sincerely yours,

VW Grapevine, Ltd
Ian Russell
General Partner

20869 Gleneagles Links Dr. Estero, Florida 33928-5903 (239)948-9077 Fax (239)676-9447
Cell (214) 213-9299 Email – irussellco@comcast.net

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

SJCD, LLC

May 6, 2016

Hon. Mayor and Council Members
City Council
Hon. Chair and Commissioners
Planning and Zoning Commission
c/o Planning and Zoning Department
City of Grapevine
200 S. Main Street
Grapevine, Texas 76051

Re: Letter in Support of 404 E Dallas Road P.D. Application

Dear Mayor, Council Members, and Commissioners:

I am the owner of the property located at 932 Jean Street. As an adjacent property owner to the application in question, I am writing to you to ask you to support the requested planned development district application. I believe this development containing multifamily residential uses and restaurant/retail space would be a positive influence on the immediate area and contribute to the energy and vibrancy of our community. I respectfully ask you to support this application when it comes before you for your consideration.

Thank you very much.

Sincerely,

Jerry Drew
Managing Member
SJCD, LLC
932 Jean Street
Grapevine, TX 76051

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

Hon. Mayor and Council Members
City Council
Hon. Chair and Commissioners
Planning and Zoning Commission
c/o Planning and Zoning Department
City of Grapevine
200 S. Main Street
Grapevine, Texas 76051

Re: Letter in Support of 404 E Dallas Road P.D. Application

Dear Mayor, Council Members, and Commissioners:

I am the founder and owner of Grapevine Craft Brewery, and the leasee of the premise located at 906 Jean Street. As an adjacent business owner to the property in question and an active member of our local community, I am writing to you to ask you to support the requested planned development district application. I believe the proposed development containing multifamily residential uses and restaurant and retail space would be an asset to our neighborhood and community. I respectfully ask you to support this application when it comes before you for your consideration. Thank you very much.

Sincerely,

Gary Humble

2150 W Northwest Hwy #114-1094
Grapevine, TX 76051

817.488.2337
grapevineontap.com

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

404 E DALLAS MIXED-USE DEVELOPMENT

Grapevine, TX

City of Grapevine

Zoning Change Information Packet

May 17, 2016

TRG
TRINSIC
RESIDENTIAL GROUP

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

TRG
TRINSIC
RESIDENTIAL GROUP

May 11, 2016

City of Grapevine
200 S. Main Street
Grapevine, TX 76099

Re: 404 East Dallas Planned Development Application

Dear City Council and Planning Commission Members,

Thank you for your consideration of our request for 1) rezoning LI to CBD and 2) a Planned Development overlay allowing an integrated, mixed-use, transit-oriented development containing retail, restaurant, and multifamily uses.

Trinsic Residential Group is a national multifamily developer, headquartered in North Texas, with a focus on developing best in class multifamily properties and operating them with an emphasis on resident satisfaction and design. Since 2011, we have developed more than 5,000 units in Texas, Arizona, and the Pacific Northwest. Approximately half of those units have been developed in the Dallas Fort Worth Metroplex.

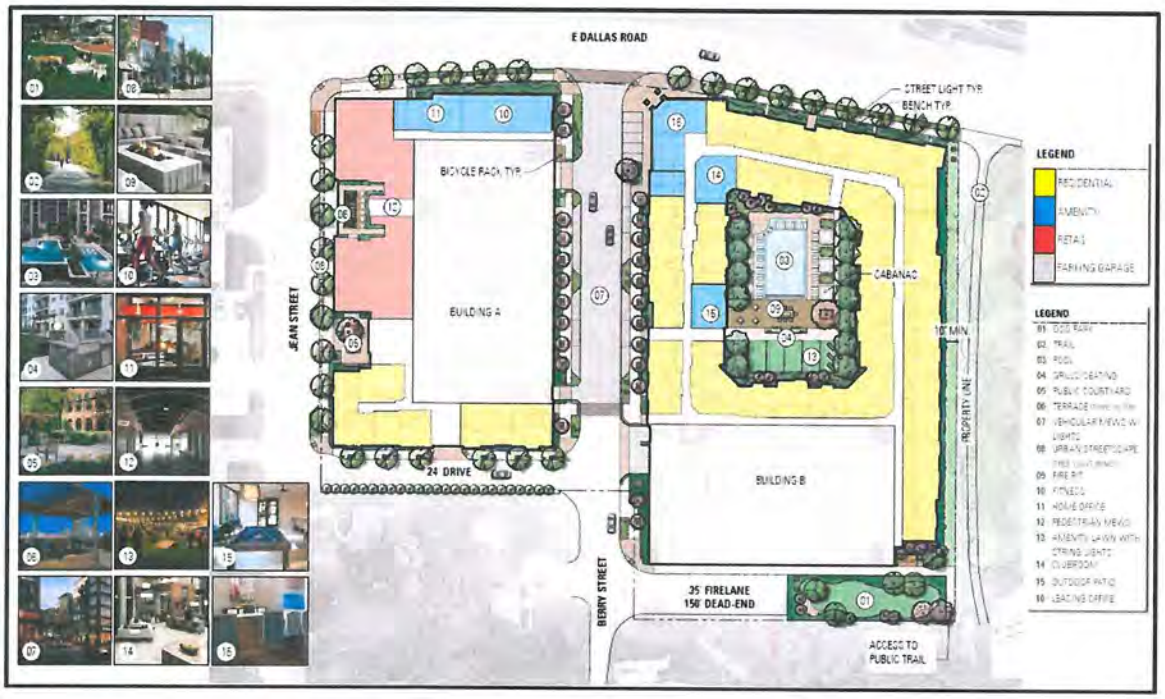
We understand the importance of this site and as such have been thoughtful in our approach while working on this specific development for more than 18 months. We have constantly improved the design through feedback from Grapevine City Staff, Grapevine Historic Preservation, neighbors, local business owners, ArchiTexas and many others. We have agreed to a partnership with the current ownership of the property, who will maintain an ownership interest in the new development. We have met with the immediate neighbors and have received many letters of support attached to this zoning application. We recognize the great potential this future rail corridor holds and we are excited to bring more than a year and a half of planning before you for your consideration.

Location

The site fronts E Dallas Road just east of Jean Street and is a few hundred feet north of the Community REC, adjacent to the east of Grapevine Craft Brewery and the future TRE Station, and just south of historic downtown Grapevine. With such close proximity to these popular community

amenities, special care was taken throughout design to create a development that is walkable, bikable and fitting of the urban fabric that will unite the current and future build out of this area. **It is our belief that this development will help to create a critical mass in this area that is needed to support a walkable, mixed-use district and provide customers for nearby businesses.**

Site Plan

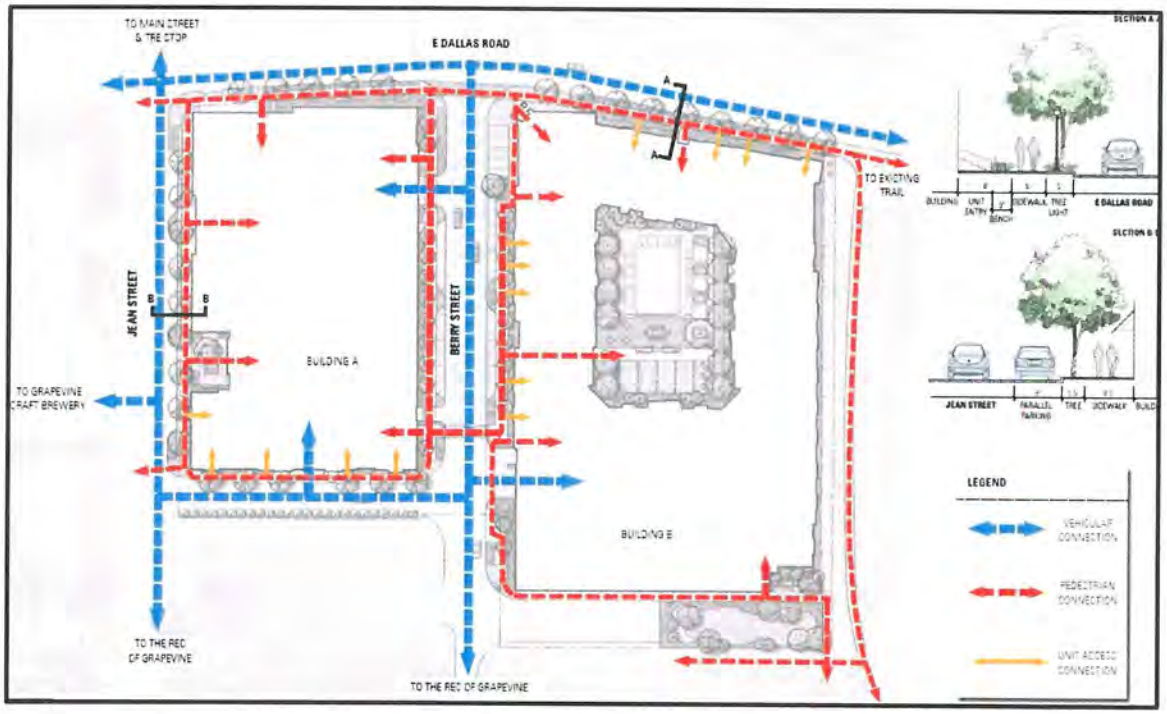


The site plan consists of multifamily residential and retail/restaurant space contained in two blocks separated by Berry Street, each with self-sufficient parking structures.

The restaurant/retail space will total approximately 11,500 square feet of ground floor space facing Jean Street to integrate with the brewery and future development of the district. The restaurant/retail will be two-story volume resulting in approximately 20 feet of clear height, creating an open and inviting atmosphere for future users. The depth of the restaurant/retail space is approximately 70 feet, a preferable and efficient depth for retail/restaurant spaces. We have received strong interest from potential restaurant users with one letter of intent received for half of the space.

The multifamily residential totals 65 units in Building A and 185 units in Building B and will be high-quality, luxury apartment rentals consisting of one and two-bedroom units. Unit finishes will be high end, including open concept floor plans, granite countertops with backsplash, and stainless steel appliances. Community amenities will include a public dog park, public green, connection to the adjacent trail, resort-style pool, community outdoor patio with pool views, clubroom, large fitness center, shared resident terrace, and a community office space that can be used to hold meetings when working from home.

Connectivity



The site plan allows for easy and natural pedestrian circulation, highlighted by a treed streetscape, pole lights, benches, bike racks, and open public gathering areas along Jean, Berry, and Dallas. This development will prove to be an important link between the City's trail to the southeast and the future rail station to the northwest. 404 East Dallas will maintain the integrity of the urban street grid by activating abandoned Berry Street through the center of the development, with the intent of creating a pleasing scale and efficient circulation. See street section examples. This development will set the tone for the new Dallas Road TRE Rail Corridor to contain connected, pedestrian-friendly, mixed-use, high-quality, energetic developments. First floor units will be accessible from the street, emphasizing the urban landscape and connectivity.

Architecture

The development has been designed with historical intent in order to contribute to the existing architecture in Grapevine and more importantly the Dallas Road TRE Rail Corridor. ArchiTexas contributed to the design in a consulting role and more information on the design intent can be found in their memo titled "Basis of Design" which can be found in the zoning package.

Target Market

The target market for the project is young-to-middle aged professionals that work nearby in addition to empty nesters that are looking to downsize but still seek quality and residence in Grapevine. These demographic groups are typically active members of the community and will likely frequent the rail station for transportation as well as enjoy the amenities that this development and the City of Grapevine have to offer.

Unit Finishes

Unit finishes will be in the top tier of multifamily rentals across the state. They will include granite countertops in the kitchen and baths, 48" upper cabinets, Energy Star stainless steel appliances, built-in refrigerator, hard surfaced flooring in the kitchen and living areas, walk in closets with wood shelving, upgraded plumbing and lighting fixtures and more. Photos of our one of our representative past developments are below:

Amenities

The project will be amenity rich, with both **public and private** amenities. A summary of these amenities are below:

- ***Public Dog Park:*** A heavily landscaped dog park will be available at the south end of the development just off of the trail. A dog park is a key amenity with today's renter demographic and should help activate the trail.

- ***Resort-Style Pool:*** A resort-style pool will be featured in the main residential courtyard. The pool will feature a sunning ledge as well as cabanas. The pool area will have a grilling area with seating, string lights, as well as an amenity lawn to play outdoor games and other activities

- ***Club Room:*** A club room will be located in Building B and will feature a full serving kitchen, community dining area, and a sitting area.

- ***Leasing Center:*** The leasing center will be located in Building B and will include a hotel-style concierge desk, sitting area, and high-end designer finishes.

- ***Outdoor Patio:*** Next to the pool courtyard will be a covered outdoor patio complete with serving bar and televisions.

- ***Fitness Center:*** The property will contain a state of the art fitness center including cardio machines and weights for use by residents. The fitness center is located on Dallas Road and is behind storefront glass overlooking the street.

- ***Home Office:*** A home office amenity will be available for use by residents. This office will have store front on Dallas Road and will allow residents working from home, to hold meetings on site. This amenity will cater to the working professional segment of our target demographic.

- ***Resident Amenity Terrace:*** An amenity terrace on top of the retail overlooking Jean Street and will be available to residents. This terrace will include a trellis, grills, and sitting area.

- ***Public Green:*** A public green area will be located on the south side of the retail facing Jean Street. This amenity will feature landscaping, a fountain, sitting areas, and bike racks.

- ***Trail Connection:*** The property is adjacent to a trail that runs along the western and southern boundaries of the site. We are proposing connection points to the trail to allow residents easy access to this community amenity.

- ***Public Parking:*** 44 public spaces will be provided in this development to service surrounding businesses and public amenities, including the trail.

Tax and School Analysis

Current Development

2015 Ad Valorem Value	Improvements:	$1,105,759
	B.P.P.	$2,662,425
	Total	$3,768,184
Sales Tax		none

Proposed Development

Estimated Ad Valorem	Improvements: $36,000,000	
	Rest. Only B.P.P.	$ 550,000
	Total	$36,550,000

Ann. Restaurant Sales: $350/sq. ft.[1] $4,019,700

Tax Gain

Ad Valorem Value	**+ $32,781,816**	**x 2015 City tax rate: $107,667.61**
Taxable Sales		**x 2% City rate 80,394.00**
Total Annual City Tax Gain		**$188,061.61**

x 2015 ISD rate	**$432,751.75**
x County rate	**86,543.99**
x JPS Health rate	**74,708.78**
x TCCC rate	**49,008.81**

TOTAL ANNUAL LOCAL GAIN **$831,074.94**

School Impact

The estimated number of students to be generated from this development is five. The increased ISD tax revenue generated by this development is $432,752 which results in approximately $86,500 of ISD tax revenue per student. The estimated number of students is based on the Resort at 925 Main

[1] Within industry range for both Moderate profit full service or Moderate profit limited service restaurants from 2014 Baker Tilly materials found online

where currently five students are enrolled in Grapevine Colleyville ISD[2]. 925 Main will have a similar renter demographic to the proposed development and is 251 units.

Variances

We are requesting three deviations from Grapevine's zoning ordinance, detailed below:

SECTION	REGULATION	PROPOSED DEVATION
28	Permitted Uses	Add Multifamily Use
28	Height	Allow 4-Stories up to 70'
56	Off-Street Parking	Detailed below

Multifamily Use: It is our belief that multifamily residents will enhance the area by adding to its vibrancy and promoting walkability while supporting the restaurant/retail users in this development and the surrounding Dallas Road TRE Rail Corridor and downtown area. The target market of these residents is detailed above.

Height: Increased height allows the development to activate abandoned Berry Street rather than building over it and increasing circulation in the area while creating a more pleasing scale. Additionally, the architectural details of the elevations and site plan should make the proposed scale feel appropriate and welcoming.

Offstreet Parking: Sufficient parking is critical to a mixed-use development such as this one. Recognizing this, we engaged DeShazo Group, Inc., a third party consulting group specializing in parking analysis, to analyze the parking needed for this specific development. DeShazo's recommendation for the multifamily component of this development is based on the number of bedrooms (instead of units) and is equal to 1.1 spaces per bedroom which equates to 1.4 spaces per unit. This recommendation is based on the proposed unit mix of 76% one bedrooms / efficiencies and 24% two bedrooms as well as historical parking data collected by DeShazo. It should be noted that no three bedroom units are contemplated in this development. This recommendation is consistent with our experience developing, owning, and managing other recent, similar developments in the DFW area. However, to add more assurance that parking is sufficient, we propose a 1.5 space per unit PD parking requirement. DeShazo's recommendation for restaurant parking actually results in an increase to the number of parking spaces required compared to Grapevine's parking ordinance. DeShazo's retail/restaurant recommendation is 1 space per 61sf and is based on their historic studies of restaurant parking demand in DFW. We propose using DeShazo's restaurant recommendation for the PD requirement even though it is more stringent than the base code. The following chart details the parking deviation request:

[2] Data per Grapevine Colleyville ISD for the 2016 school year.

	Based Ordinance Requirement	DeShazo Recommendation	PD Requirement
Multifamily	500 (2.0x per unit)	350 (1.4x per unit, 1.1x per bedroom)	375 (1.5x per unit, 1.2x per bedroom)
Restaurant/Retail	155 (1 per 3 occupants*)	189 (1 space per 61sf)	189 (1 space per 61sf)
Total	**655**	**540**	**565**

*Based on approximation of building occupancy

The proposed development provides 609 spaces, 44 more than the proposed requirement. These extra 44 spaces will be **public parking** available for neighboring area uses such as the trail and businesses in an effort to help the area continue to expand and grow.

We humbly request for your approval of this development. Renderings of the project can be found on the following pages.

Sincerely,

Adam Brown
214-462-7181
abrown@trinsicres.com
Trinsic Acquisition Company, LLC

404 E DALLAS ROAD / **JEAN STREET - AFTER**

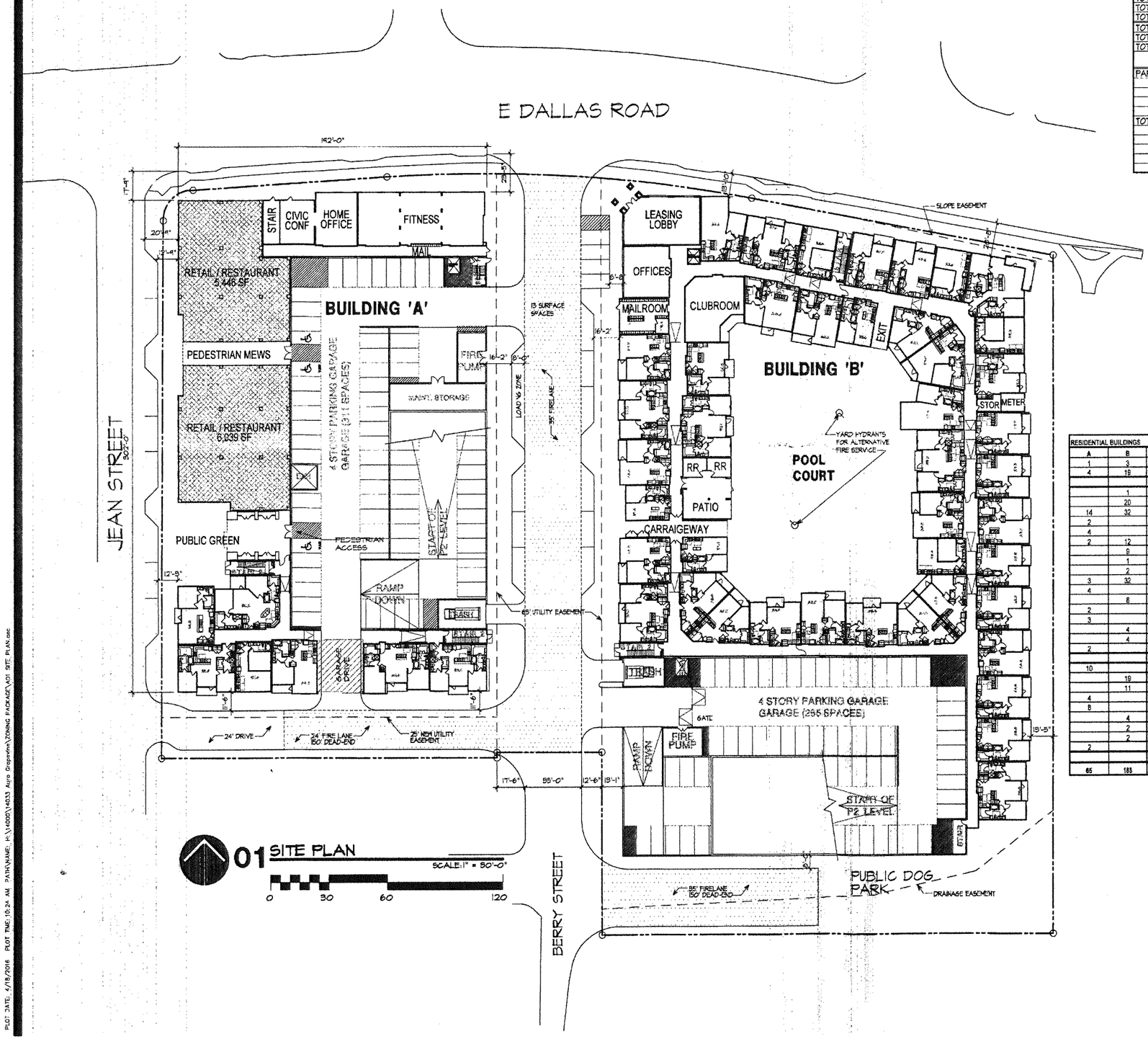
Grapevine, Texas 18 APRIL 2016

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8



SITE DATA SUMMARY

		GRAPEVINE, TEXAS
CURRENT ZONING		L
PROPOSED ZONING		CBD - PD
TOTAL SITE AREA (MINIMUM OF 1,500 SF)		5.08 ACRES / 221,213 SF
TOTAL BUILDING AREA		311,724 SF
FLOOR AREA RATIO (MAXIMUM OF 3.0:1.0)		1.42:1.0
TOTAL IMPERVIOUS AREA (NO MAXIMUM)		204,087 SF
TOTAL OPEN SPACE (NO MINIMUM)		17,126 SF
TOTAL BUILDING AND PAVED AREAS		182,816 SF
TOTAL AREA OF RETAIL/RESTAURANT SPACE		11,485 SF
TOTAL NUMBER OF DWELLING UNITS		250 UNITS
TOTAL NUMBER OF BEDROOMS	312	
PARKING DATA SUMMARY		
TOTAL PARKING REQUIRED		564
MULTIFAMILY PARKING (1.5 SPACES PER UNIT)	375	
RETAIL/RESTAURANT PARKING (1 SPACE PER 61 SF)	189	
TOTAL PARKING PROVIDED		609
GARAGE A	311	
GARAGE B	255	
ON-SITE SURFACE SPACES	13	
STREET SURFACE SPACES (JEAN STREET) (*NOT IN TOTAL)	0	

RESIDENTIAL BUILDINGS			RESIDENTIAL UNITS							
A	B	TOTAL	UNIT	DESCRIPTION	%	NO.	HVAC S.F.	H TOTAL	GROSS S.F.	G TOTAL
1	3	4	E1.0	EFFICIENCY	1.60%	4	608	2,432	608	2,432
4	19	23	E2.0	EFFICIENCY	9.20%	23	682	15,686	682	15,686
			Efficiency Unit Subtotal		10.80%	27		18,118		18,118
	1	1	A1.0	1 BDRM/ 1 BATH	0.40%	1	750	750	798	798
	20	20	A2.0	1 BDRM/ 1 BATH	8.00%	20	750	15,000	817	16,340
14	32	46	A3.0	1 BDRM/ 1 BATH	18.40%	46	803	36,938	875	40,250
2		2	A4.0	1 BDRM/ 1 BATH	0.80%	2	812	1,624	851	1,702
4		4	A4.1	1 BDRM/ 1 BATH	1.60%	4	795	3,180	832	3,328
2	12	14	A5.0	1 BDRM/ 1 BATH	5.60%	14	816	11,424	878	12,292
	8	8	A5.1	1 BDRM/ 1 BATH	3.60%	8	892	8,028	892	8,028
	1	1	A5.2	1 BDRM/ 1 BATH	0.40%	1	940	940	940	940
	2	2	A5.3	1 BDRM/ 1 BATH	0.80%	2	780	1,560	825	1,650
3	32	35	A6.0	1 BDRM/ 1 BATH	14.00%	35	840	29,400	906	31,710
4		4	A6.1	1 BDRM/ 1 BATH	1.60%	4	863	3,452	929	3,716
	8	8	A7.0	1 BDRM/ 1 BATH	3.20%	8	960	7,680	860	7,680
2		2	A8.0	1 BDRM/ 1 BATH	0.80%	2	855	1,710	892	1,784
3		3	A9.0	1 BDRM/ 1 BATH	1.20%	3	878	2,634	919	2,757
	4	4	A10.0	1 BDRM/ 1 BATH	1.60%	4	951	3,804	987	3,948
	4	4	A11.0	1 BDRM/ 1 BATH	1.60%	4	959	3,836	1,026	4,104
2		2	A12.0	1 BDRM/ 1 BATH	0.80%	2	967	1,934	1,043	2,086
			1 Bedroom Unit Subtotal		64.40%	161		133,694		143,313
10		10	B1.0	2 BDRM/ 2 BATH	4.00%	10	1,008	10,080	1,070	10,700
	19	19	B2.0	2 BDRM/ 2 BATH	7.60%	19	1,044	19,836	1,093	20,767
	11	11	B3.0	2 BDRM/ 2 BATH	4.40%	11	1,110	12,210	1,168	12,848
4		4	B4.0	2 BDRM/ 2 BATH	1.60%	4	1,161	4,644	1,221	4,884
8		8	B5.0	2 BDRM/ 2 BATH	3.20%	8	1,174	9,392	1,250	10,000
	4	4	B6.0	2 BDRM/ 2 BATH	1.60%	4	1,242	4,968	1,421	5,684
	2	2	B7.0	2 BDRM/ 2 BATH	0.80%	2	1,259	2,518	1,386	2,772
	2	2	B8.0	2 BDRM/ 2 BATH	0.80%	2	1,327	2,654	1,526	3,052
2		2	B9.0	2 BDRM/ 2 BATH	0.80%	2	1,372	2,744	1,567	3,134
			2 Bedroom Unit Subtotal		24.80%	62		69,046		73,841
65	185	250	UNIT TOTALS		100%	250	884	221,058	941	235,272

CASE NUMBER:
CASE NAME: AURA GRAPEVINE
ADDRESS: 404 E. DALLAS ROAD
LOT/BLOCK, ADDITION: LOT 1-R, BLOCK 2
HILLTOP ADDITION

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION Z16-01 PD16-01

CHAIRMAN

DATE:

SHEET: 1 OF 27

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

DEPARTMENT OF DEVELOPMENT SERVICES

Copyright:
© 2016 by Womack+Hampton Architects, L.L.C. All rights reserved. The arrangements depicted herein are the sole property of W+A, L.L.C. and may not be reproduced in any form without written permission.

Project No. 14099

Drawn By:

ISSUE FOR PERMIT:

ISSUE FOR CONSTRUCTION:

Revisions:
ZONING SUBMITTAL APRIL 18, 2016

404 EAST DALLAS ROAD
GRAPEVINE, TEXAS
TRINSIC RESIDENTIAL GROUP

Womack+Hampton ARCHITECTS, L.L.C.
1401 Dallas Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 292-9600
Fax: (214) 292-9690

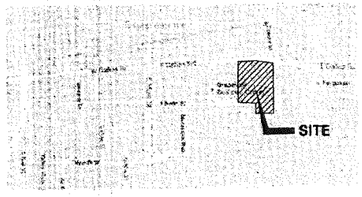
RECEIVED APR 20 2016

Sheet Number:
A1
SITE PLAN

PLOT DATE: 4/18/2016 PLOT TIME: 10:24 AM PATHNAME: H:\14000\14033 Aura Grapevine\ZONING PACKAGE\A01 SITE PLAN.dwg

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

VICINITY MAP



LANDSCAPE DATA TABLE

SITE INFO	SQ. FT.	ACRES
TOTAL SITE AREA	221,215	5.08
DOG PARK	5,815	0.13
	TOTAL	
BENCHES	13	
BICYCLE RACKS	11	
LANDSCAPE AREA		
TURF AREA		
• STREET TREES - 40' O.C. MAX		
• STREET LIGHT STANDARDS PROVIDED IN PUBLIC REALM (REF. PHOTOMETRIC PLAN)		
• SHADE TREES		
• ORNAMENTAL TREES		

PROJECT INFORMATION:

OWNER/APPLICANT: TRINSIC ACQUISITION COMPANY LLC
ADAM BROWN
8100 MONTICELLO AVE, SUITE 400
DALLAS, TX 75206
214.462.7790

ENGINEER: CATES-CLARK & ASSOCIATES, LLP
MIKE CLARK
14800 QUORUM DRIVE SUITE 200
PLANO, TX 75254
972.866.2272

LANDSCAPE ARCHITECT: TBG PARTNERS, INC
HILL JONES
2001 BRYAN ST.
DALLAS, TX 75201
214.744.0757

CASE NUMBER:
CASE NAME: AURA GRAPEVINE
ADDRESS: 404 E. DALLAS ROAD
LOT/BLOCK, ADDITION: LOT 1-R, BLOCK 2
HILLTOP ADDITION

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

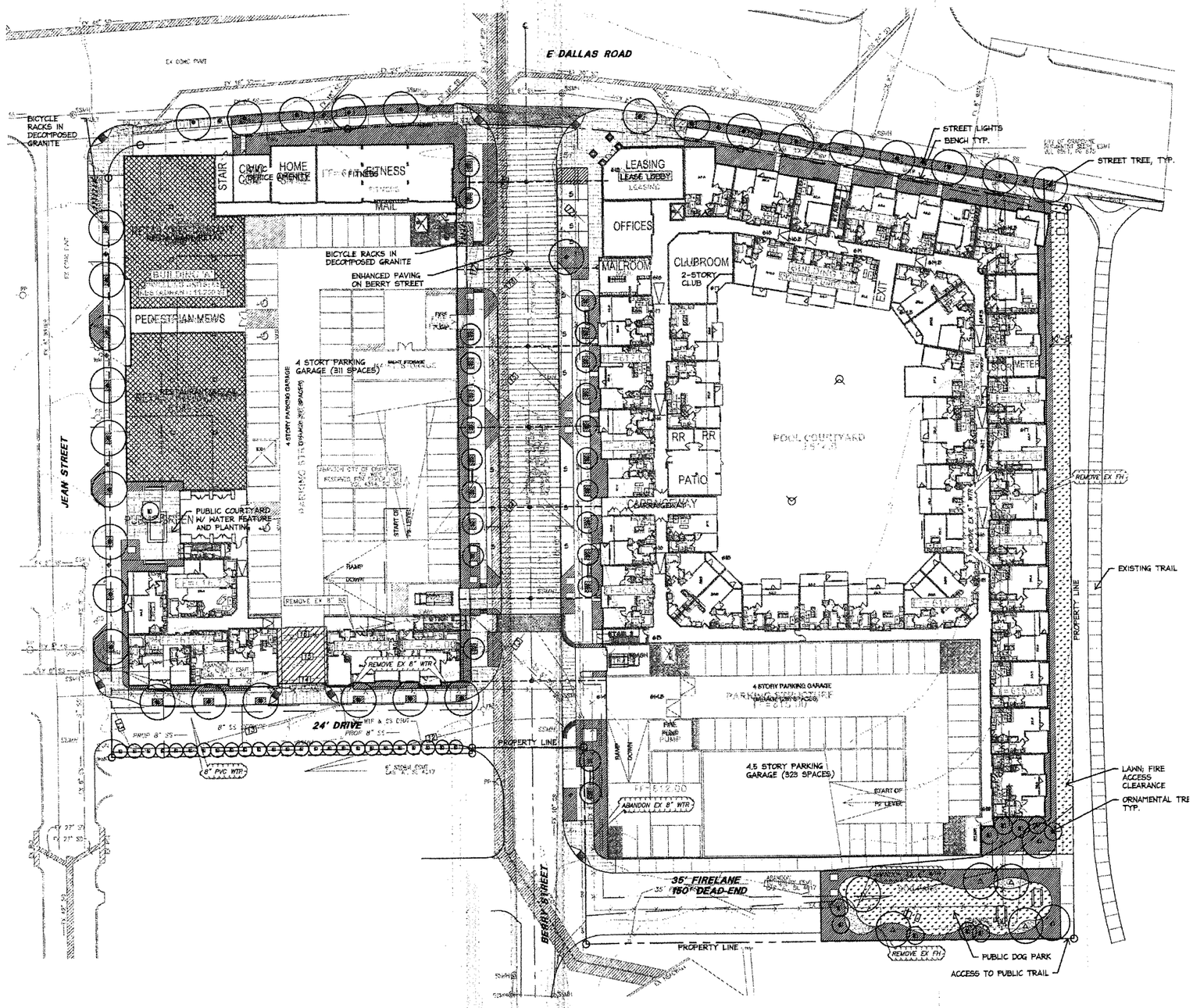
CHAIRMAN _____

DATE: _____

SHEET: 5 OF 27

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

DEPARTMENT OF DEVELOPMENT SERVICES



1 LANDSCAPE PLAN
PLAN

0' 15' 30' 60'
SCALE: 1"=30' NORTH

TBG

Landscape Architects • Planners
2001 Bryan Street, Suite 1450
Dallas, Texas 75201
(214) 744-0757 Fax: (214) 744-6785
Austin • Dallas • Fort Lauderdale
Fort Worth • Houston • San Antonio • Tulsa

Project:
404 E
DALLAS ROAD

GRAPEVINE, TEXAS

Project Number:

Designed: WJ, DW, ML, HW
Drawn: HW, GW
Reviewed: DW, WJ

Date Issued:
APRIL 18, 2016

Revisions:

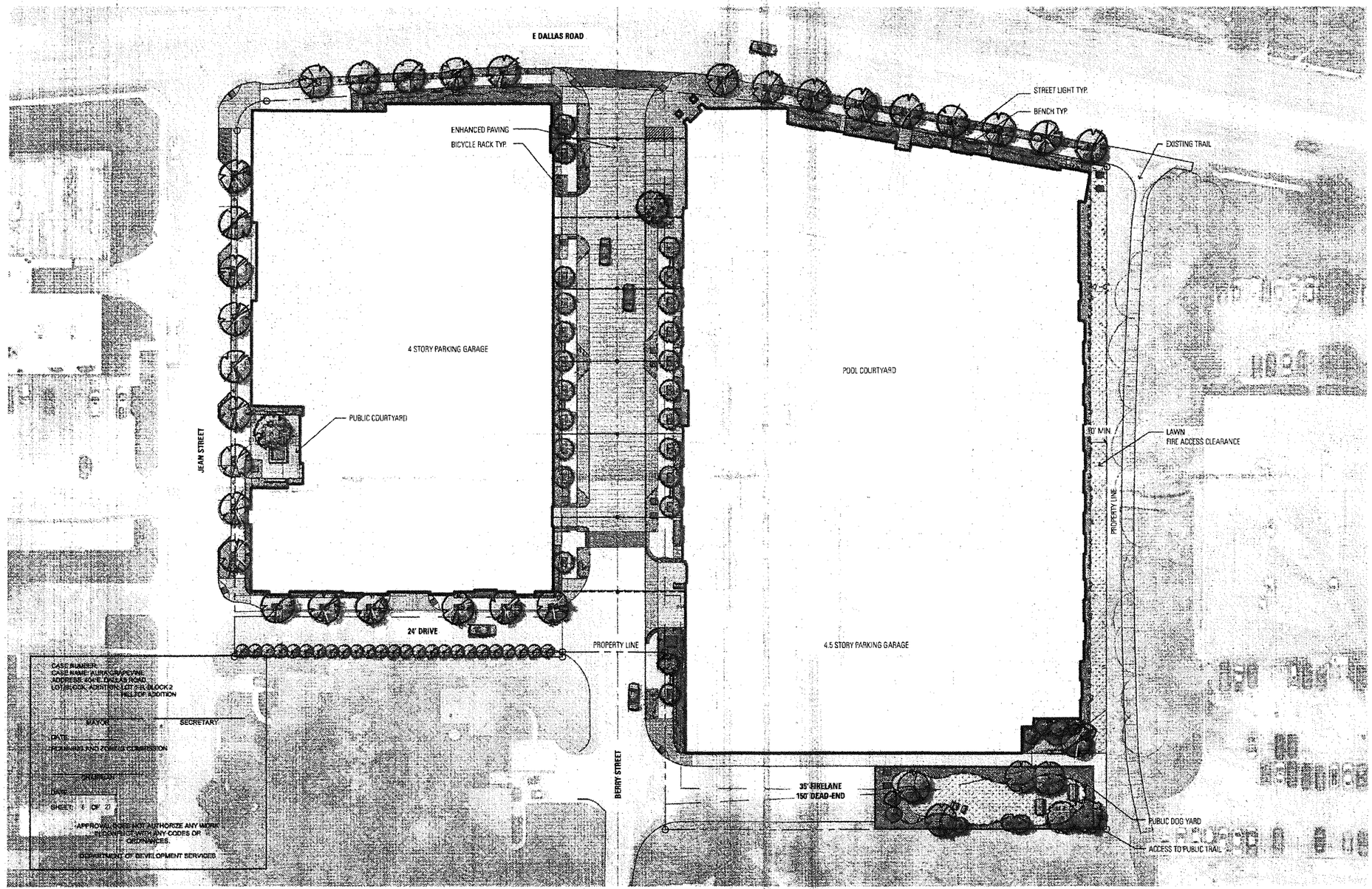
RECEIVED APR 20 2016 By

Sheet Title:
LANDSCAPE PLAN
Z16-01
PD16-01

Sheet Number:
L5

Z:\Tbg\Aura Grapevine (015491)\03a SD\Presentations\02-12-2016\00 CAD\sheet\L5-6.dwg

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8



1 ILLUSTRATIVE PLAN
PLAN

0' 15' 30' 60'
SCALE: 1"=30'
NORTH

Z:\Tbg\Aura Grapevine (D15491\03a SD\Presentations\02-12-2016\00 CAD\sheet\L5-6.dwg

TBG

Landscape Architects • Planners
2001 Bryan Street, Suite 1450
Dallas, Texas 75201
(214) 744-0757 Fax: (214) 744-6785
Austin • Dallas • Fort Lauderdale
Fort Worth • Houston • San Antonio • Tulsa

Project:
404 E
DALLAS ROAD

GRAPEVINE, TEXAS

Project Number:

Designed: WJ, DW, ML, HW
Drawn: HW, GW
Reviewed: DW, WJ

Date Issued:
APRIL 18, 2016

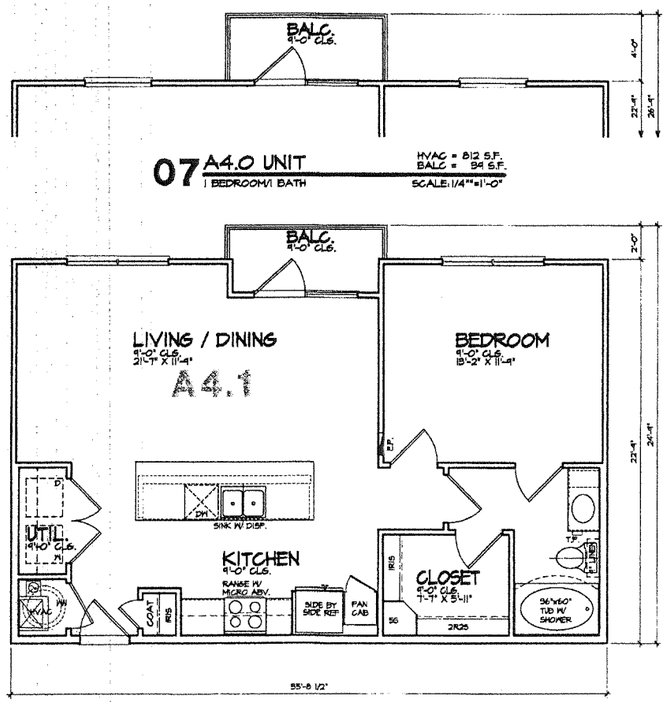
Revisions:

RECEIVED
APR 20 2016
BY

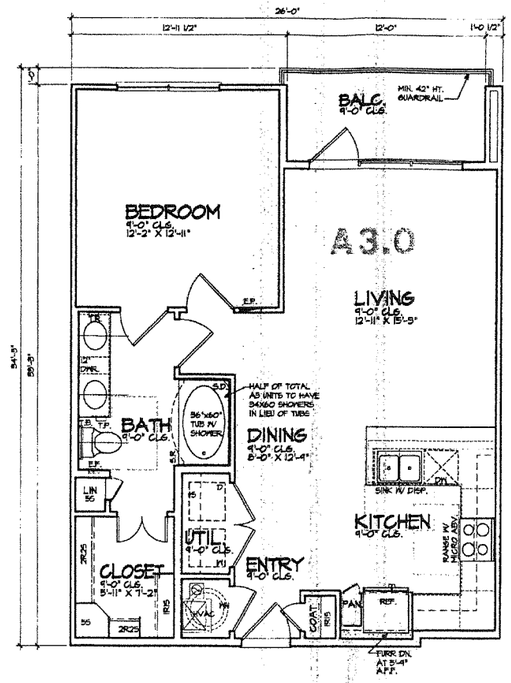
Sheet Title:
ILLUSTRATIVE PLAN
Z16-01
PD16-01

Sheet Number:
L6

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

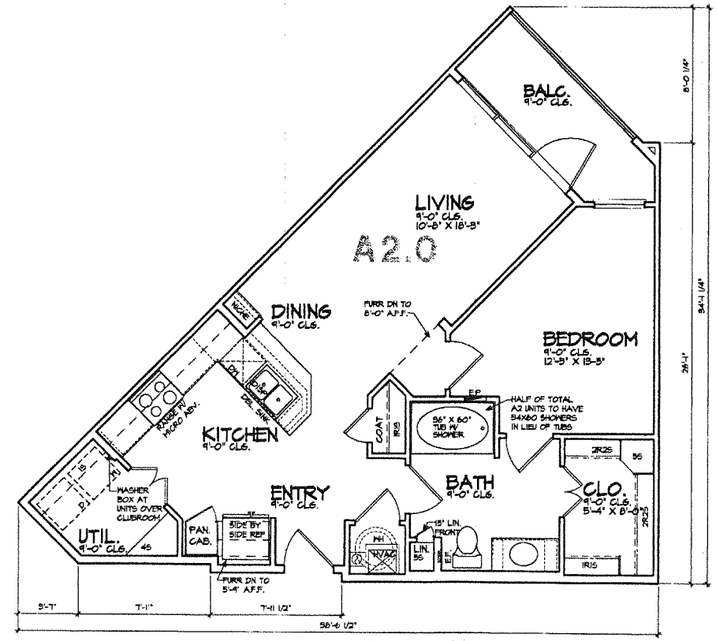


07 A4.0 UNIT — 1 BEDROOM/1 BATH
HVAC = 812 S.F.
BALC = 94 S.F.
SCALE: 1/4"=1'-0"

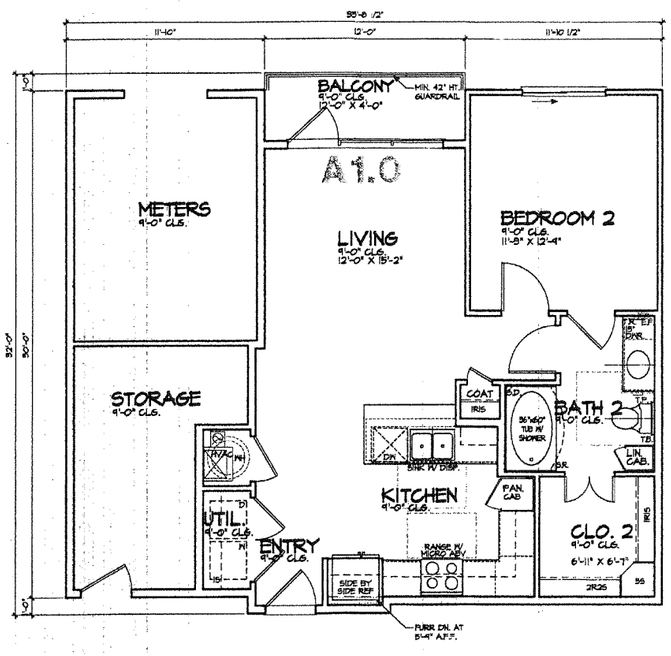


06 A4.1 UNIT — 1 BEDROOM/1 BATH
HVAC = 795 S.F.
BALC = 57 S.F.
SCALE: 1/4"=1'-0"

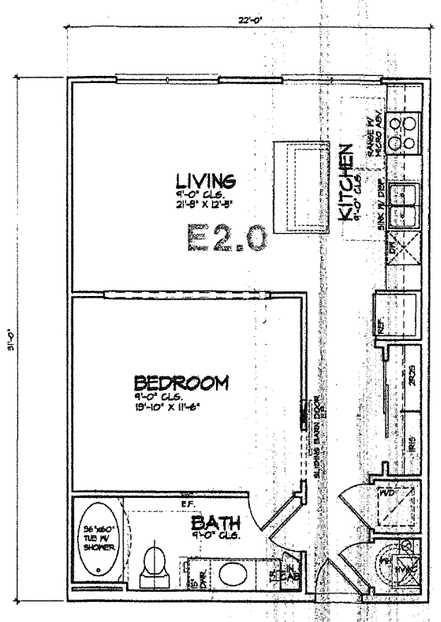
05 A3.0 UNIT — 1 BEDROOM/1 BATH
HVAC = 805 S.F.
BALC = 72 S.F.
SCALE: 1/4"=1'-0"



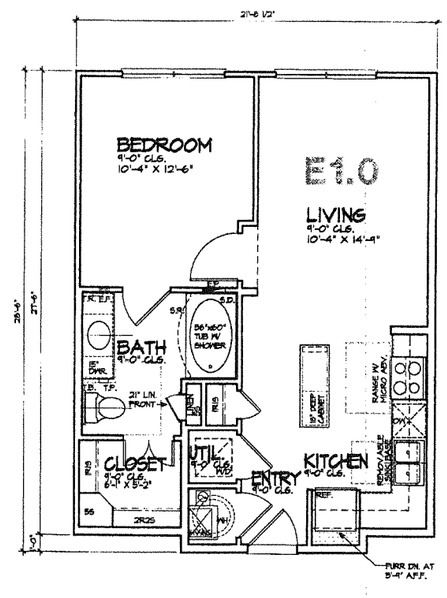
04 A2.0 UNIT — 1 BEDROOM/1 BATH
HVAC = 750 S.F.
BALC = 67 S.F.
SCALE: 1/4"=1'-0"



03 A1.0 UNIT — 1 BEDROOM/1 BATH
HVAC = 750 S.F.
BALC = 48 S.F.
SCALE: 1/4"=1'-0"



02 E2.0 UNIT — 1 BEDROOM/1 BATH
HVAC = 682 S.F.
SCALE: 1/4"=1'-0"



01 E1.0 UNIT — 1 BEDROOM/1 BATH
HVAC = 608 S.F.
SCALE: 1/4"=1'-0"

RECEIVED
APR. 20 2016

Z16-01
PD16-01

CASE NUMBER:
CASE NAME: AURA GRAPEVINE
ADDRESS: 404 E. DALLAS ROAD
LOT/BLOCK, ADDITION: LOT 1-R, BLOCK 2
HILLTOP ADDITION

MAYOR — SECRETARY

DATE:
PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:
SHEET: 8 OF 27

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

DEPARTMENT OF DEVELOPMENT SERVICES

Copyright:
© 2016 by Womack+Hampton Architects, L.L.C. All rights reserved. The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form without written permission.

Project No. 14095
Drawn By:
ISSUE FOR PERMIT:
ISSUE FOR CONSTRUCTION:
Revisions:
ZONING SUBMITTAL APRIL 18, 2016

404 EAST DALLAS ROAD
GRAPEVINE, TEXAS
TRINSIC RESIDENTIAL GROUP

Womack+Hampton ARCHITECTS, L.L.C.
431 Oak Lawn Ave. Suite 50 Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9080

Sheet Number:
A8
UNIT PLANS

PLOT DATE: 4/18/2016 PLOT TIME: 11:05 AM PATH/NAME: H:\14000\14033 Aura Grapevine\ZONING PACKAGE\A08 UNIT PLANS.dwg

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

CASE NUMBER:
CASE NAME: AURA GRAPEVINE
ADDRESS: 404 E. DALLAS ROAD
LOT/BLOCK, ADDITION: LOT 1-R, BLOCK 2
HILLTOP ADDITION

MAYOR — SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

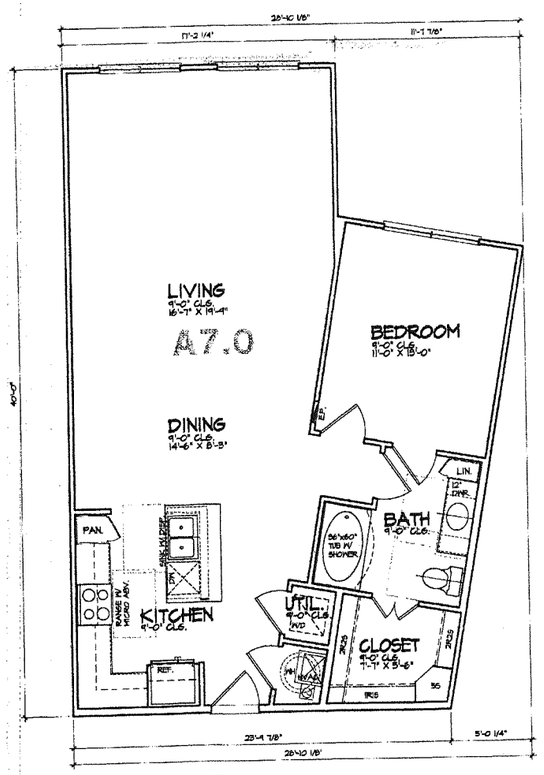
CHAIRMAN

DATE:

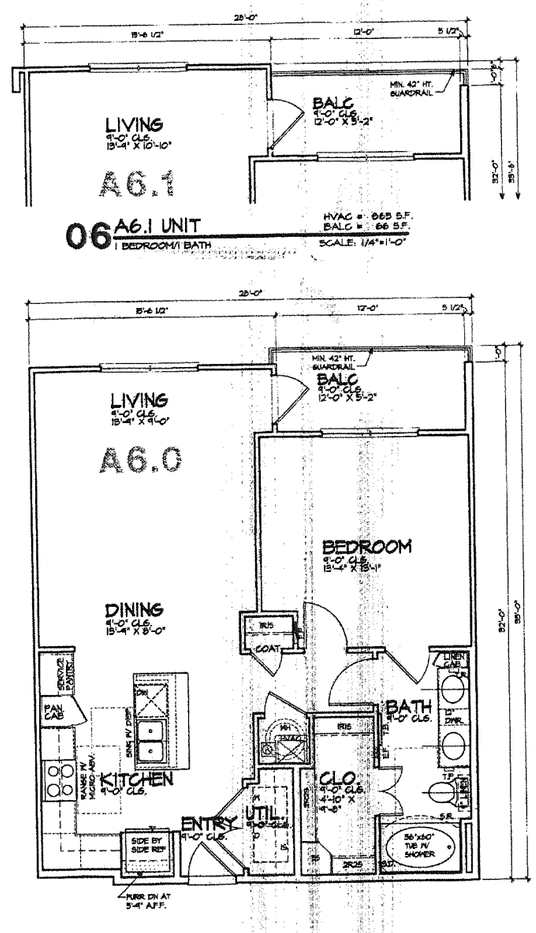
SHEET: 9 OF 27

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

DEPARTMENT OF DEVELOPMENT SERVICES

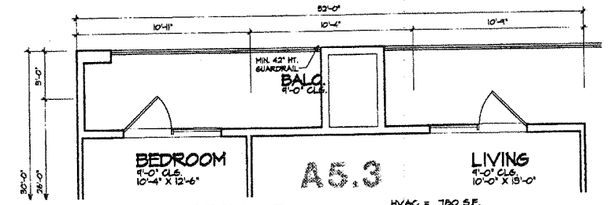


07 A7.0 UNIT — 1 BEDROOM/1 BATH — HVAC = 960 S.F. — SCALE: 1/4"=1'-0"

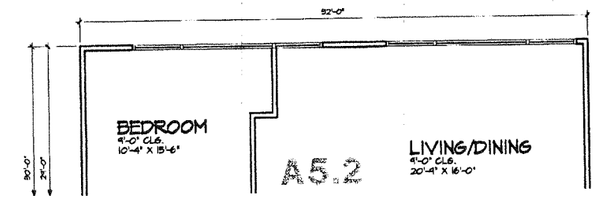


05 A6.0 UNIT — 1 BEDROOM/1 BATH — HVAC = 840 S.F. BALC = 66 S.F. — SCALE: 1/4"=1'-0"

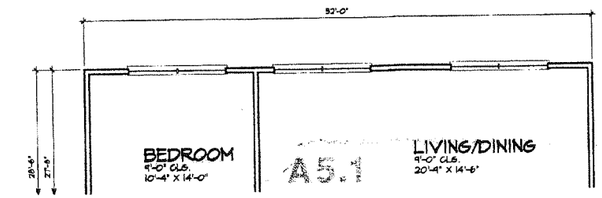
06 A6.1 UNIT — 1 BEDROOM/1 BATH — HVAC = 865 S.F. BALC = 66 S.F. — SCALE: 1/4"=1'-0"



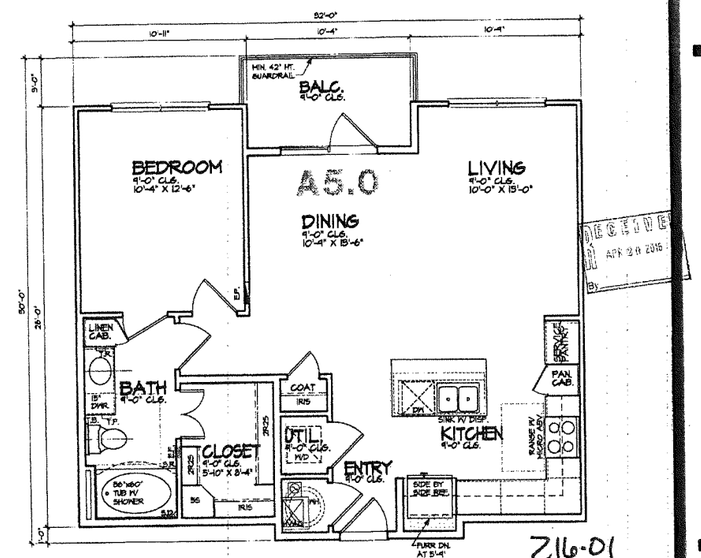
04 A5.3 UNIT — 1 BEDROOM/1 BATH — HVAC = 780 S.F. BALC = 148 S.F. — SCALE: 1/4"=1'-0"



03 A5.2 UNIT — 1 BEDROOM/1 BATH — HVAC = 940 S.F. — SCALE: 1/4"=1'-0"



02 A5.1 UNIT — 1 BEDROOM/1 BATH — HVAC = 892 S.F. — SCALE: 1/4"=1'-0"



01 A5.0 UNIT — 1 BEDROOM/1 BATH — HVAC = 816 S.F. BALC = 62 S.F. — SCALE: 1/4"=1'-0"

RECEIVED APR 20 2016

Z16-01
PD16-01

Copyright:
© 2016 by Womack+Hampton Architects, L.L.C. All rights reserved. The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form without written permission.

Project No. 14099

Drawn By:

ISSUE FOR PERMIT:

ISSUE FOR CONSTRUCTION:

Revisions:
ZONING SUBMITTAL APRIL 18, 2016

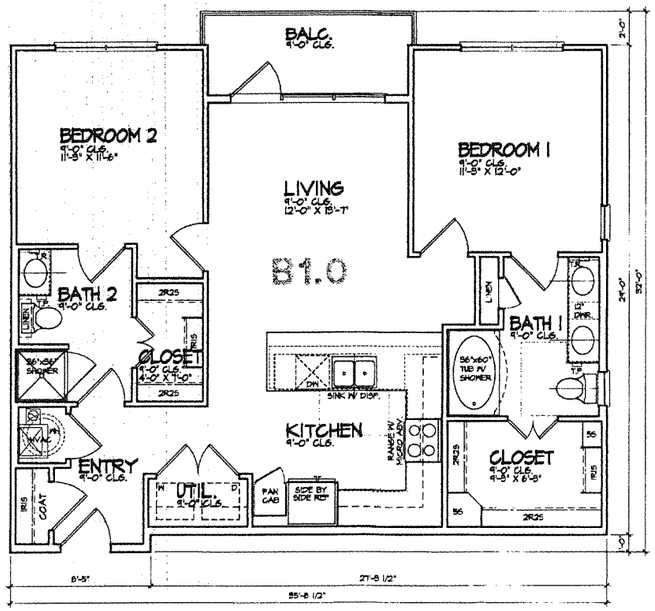
404 EAST DALLAS ROAD
GRAPEVINE, TEXAS
TRINSIC RESIDENTIAL GROUP

Womack+Hampton ARCHITECTS, L.L.C.
431 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-8000
Fax: (214) 252-8080

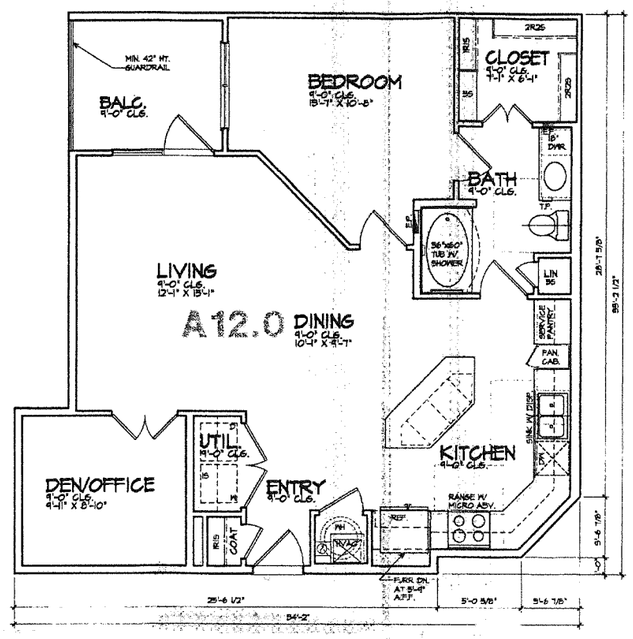
Sheet Number:
A9
UNIT PLANS

PLOT DATE: 4/18/2016 PLOT TIME: 11:05 AM PATH\NAME: H:\14000\14033 Aura Grapevine\ZONING PACKAGE\A08 UNIT PLANS.dwg

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

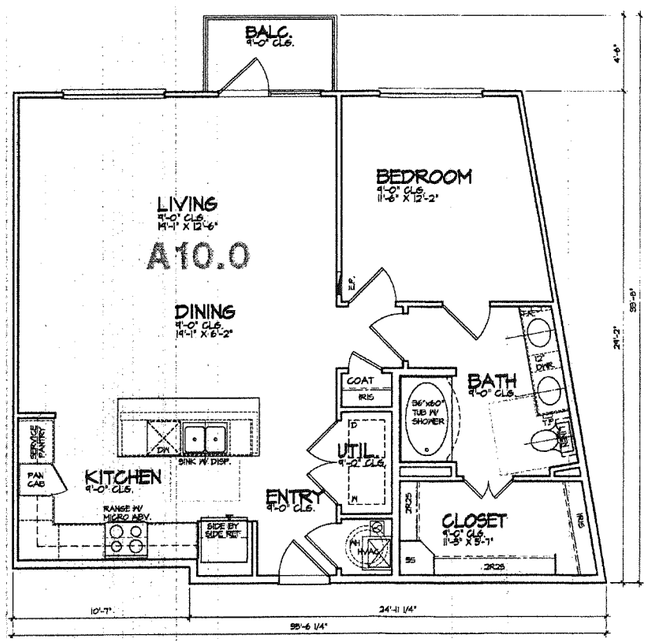


06 B1.0 UNIT
2 BEDROOM/2 BATH
HVAC = 1,008 S.F.
BALC = 62 S.F.
SCALE: 1/4"=1'-0"

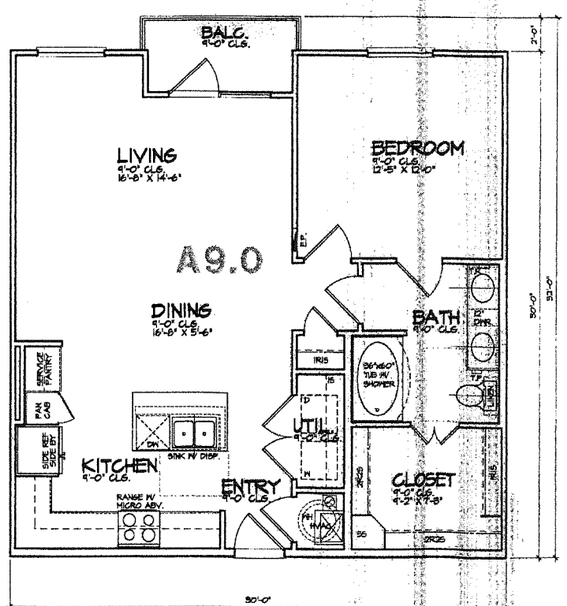


05 A12.0 UNIT
1 BEDROOM/1 BATH
HVAC = 967 S.F.
BALC = 76 S.F.
SCALE: 1/4"=1'-0"

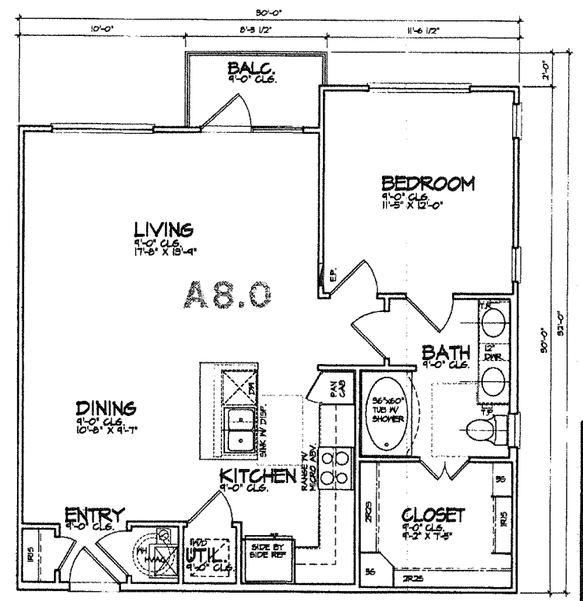
04 A11.0 UNIT
1 BEDROOM/1 BATH
HVAC = 959 S.F.
BALC = 67 S.F.
SCALE: 1/4"=1'-0"



03 A10.0 UNIT
1 BEDROOM/1 BATH
HVAC = 951 S.F.
BALC = 56 S.F.
SCALE: 1/4"=1'-0"



02 A9.0 UNIT
1 BEDROOM/1 BATH
HVAC = 878 S.F.
BALC = 41 S.F.
SCALE: 1/4"=1'-0"



01 A8.0 UNIT
1 BEDROOM/1 BATH
HVAC = 835 S.F.
BALC = 37 S.F.
SCALE: 1/4"=1'-0"

RECEIVED
APR 20 2016
By

Z16-01
PD16-01

CASE NUMBER:
CASE NAME: AURA GRAPEVINE
ADDRESS: 404 E. DALLAS ROAD
LOT/BLOCK, ADDITION: LOT 1-R, BLOCK 2
HILLTOP ADDITION

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 10 OF 27

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

DEPARTMENT OF DEVELOPMENT SERVICES

Copyright:
© 2016 by Womack+Hampton Architects, L.L.C. All rights reserved. The arrangements depicted herein are the sole property of Wha, L.L.C. and may not be reproduced in any form without written permission.

Project No. 14038

Drawn By:

ISSUE FOR PERMIT:

ISSUE FOR CONSTRUCTION:

Revisions:
ZONING SUBMITTAL
APRIL 18, 2016

404 EAST DALLAS ROAD
GRAPEVINE, TEXAS
TRINSIC RESIDENTIAL GROUP

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 501
Dallas, Texas 75219
Phone: (214) 252-9200
Fax: (214) 253-6380

Sheet Number:
A10
UNIT PLANS

PLOT DATE: 4/18/2016 PLOT TIME: 11:05 AM PATH\NAME: H:\14038\14033 Aura Grapevine\ZONING PACKAGE\A08 UNIT PLANS.dwg

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

CASE NUMBER:
CASE NAME: AURA GRAPEVINE
ADDRESS: 404 E. DALLAS ROAD
LOT/BLOCK, ADDITION: LOT 1-R, BLOCK 2
HILLTOP ADDITION

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

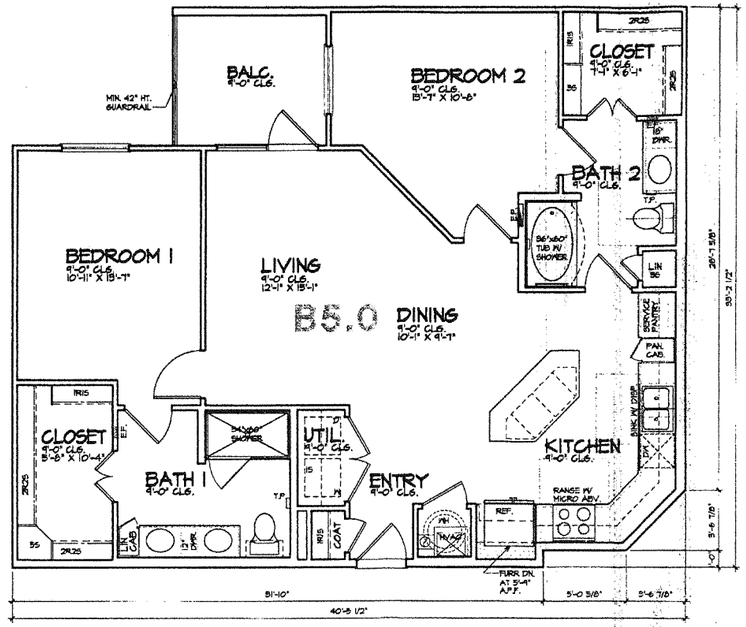
CHAIRMAN

DATE:

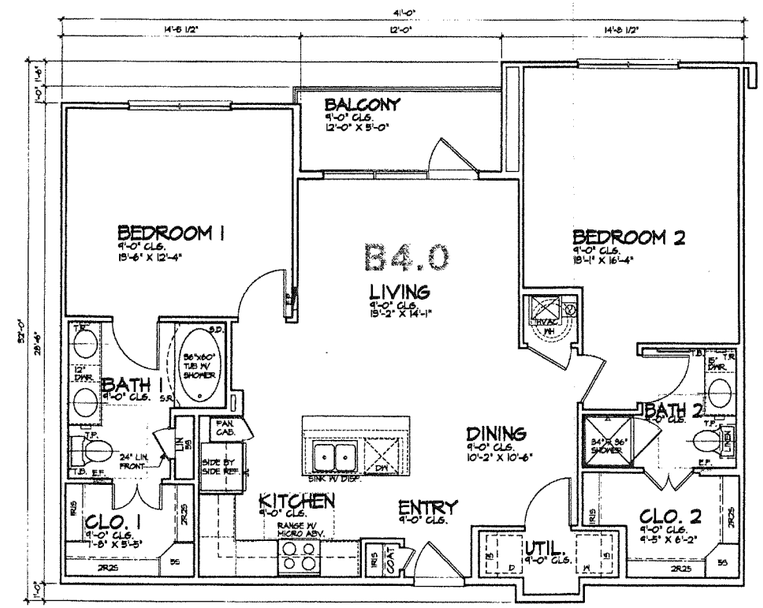
SHEET: 11 OF 27

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

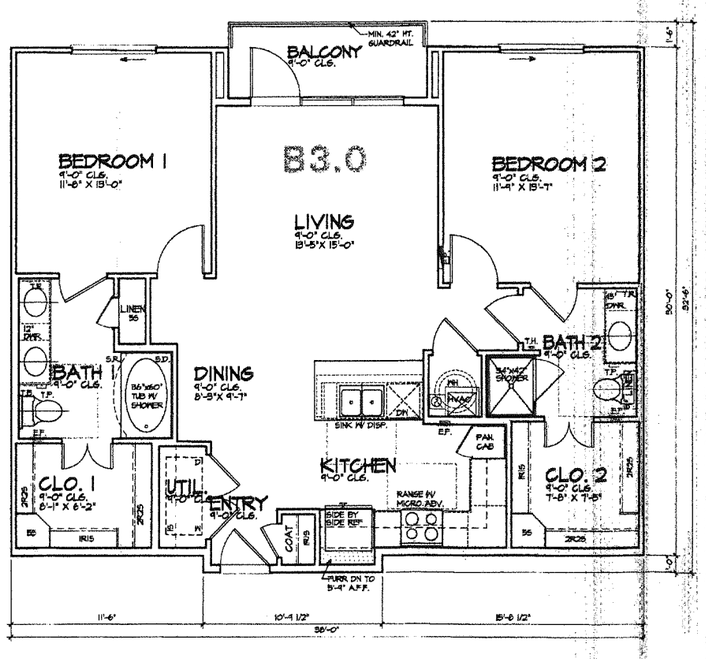
DEPARTMENT OF DEVELOPMENT SERVICES



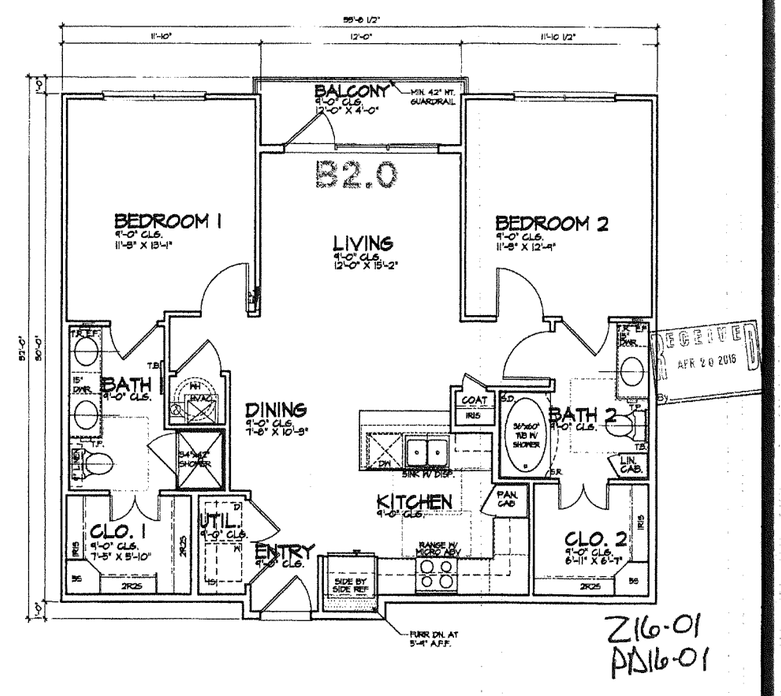
04 B5.0 UNIT
2 BEDROOM/2 BATH
HVAC = 1,174 S.F.
BALC = 76 S.F.
SCALE: 1/4"=1'-0"



03 B4.0 UNIT
2 BEDROOM/2 BATH
HVAC = 1,161 S.F.
BALC = 80 S.F.
SCALE: 1/4"=1'-0"



02 B3.0 UNIT
2 BEDROOM/2 BATH
HVAC = 1,110 S.F.
BALC = 58 S.F.
SCALE: 1/4"=1'-0"



01 B2.0 UNIT
2 BEDROOM/2 BATH
HVAC = 1,044 S.F.
BALC = 44 S.F.
SCALE: 1/4"=1'-0"

RECEIVED APR 20 2016

Z16-01
PA16-01

Copyright:
© 2016 by Womack+Hampton Architects, L.L.C. All rights reserved. The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form, without written permission.

Project No. 14035
Drawn By:
ISSUE FOR PERMIT:
ISSUE FOR CONSTRUCTION:
Revisions:
ZONING SUBMITTAL APRIL 18, 2016

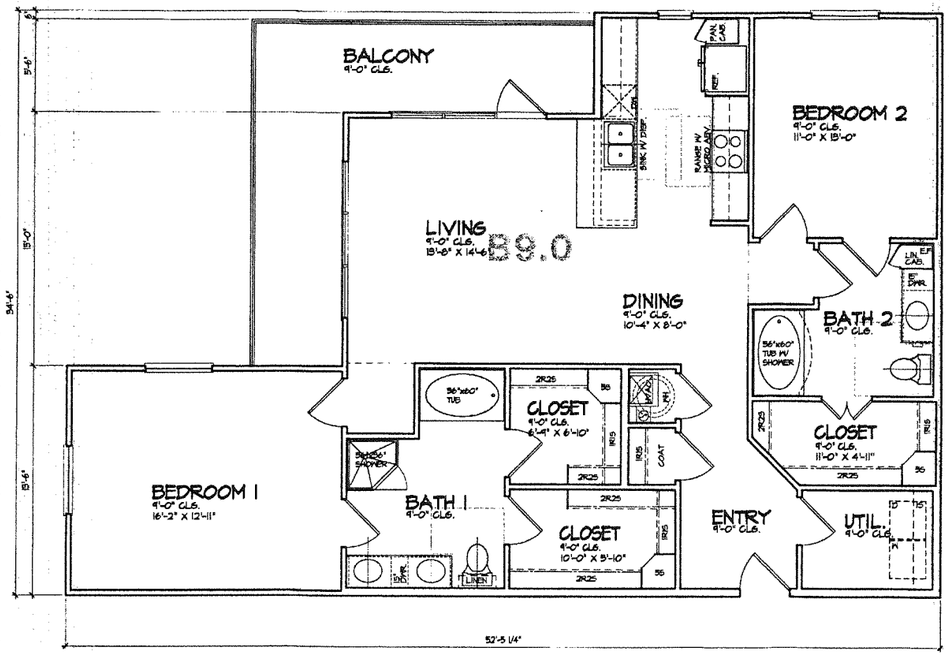
404 EAST DALLAS ROAD
GRAPEVINE, TEXAS
TRINSIC RESIDENTIAL GROUP

Womack+Hampton ARCHITECTS, L.L.C.
4151 Oak Lawn Ave., Suite 50... Dallas, Texas 75219
Phone (214) 252-8000
Fax (214) 252-8600

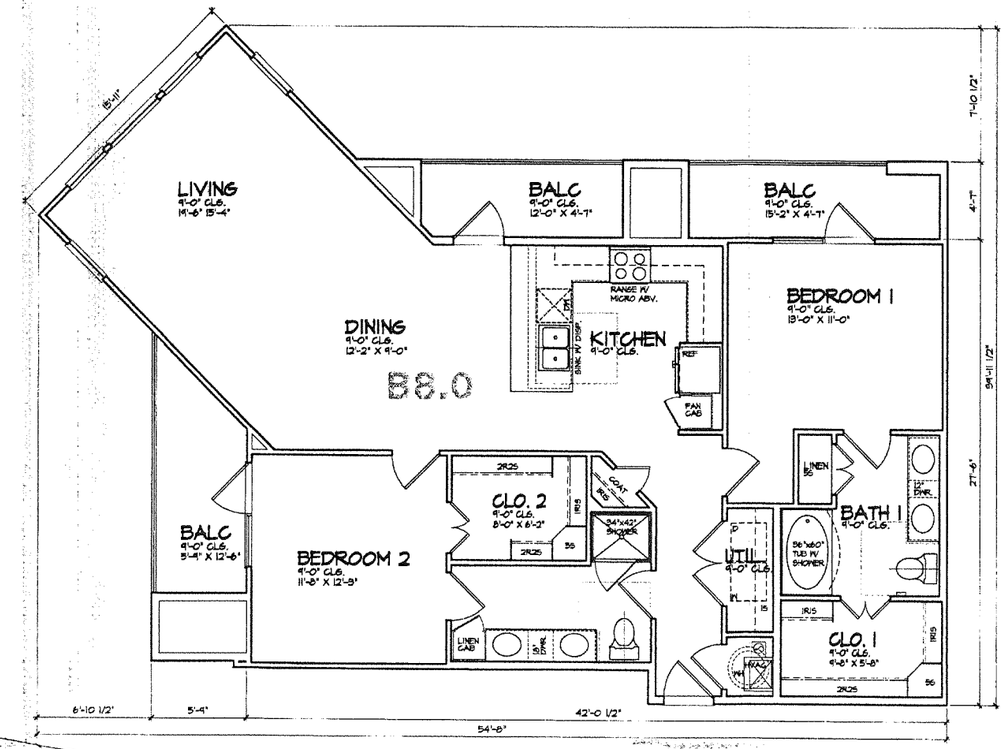
Sheet Number:
A11
UNIT PLANS

PLOT DATE: 4/15/2016 PLOT TIME: 11:05 AM PATHNAME: H:\14000\14033 Aura Grapevine\ZONING PACKAGE\A08 UNIT PLANS.dwg

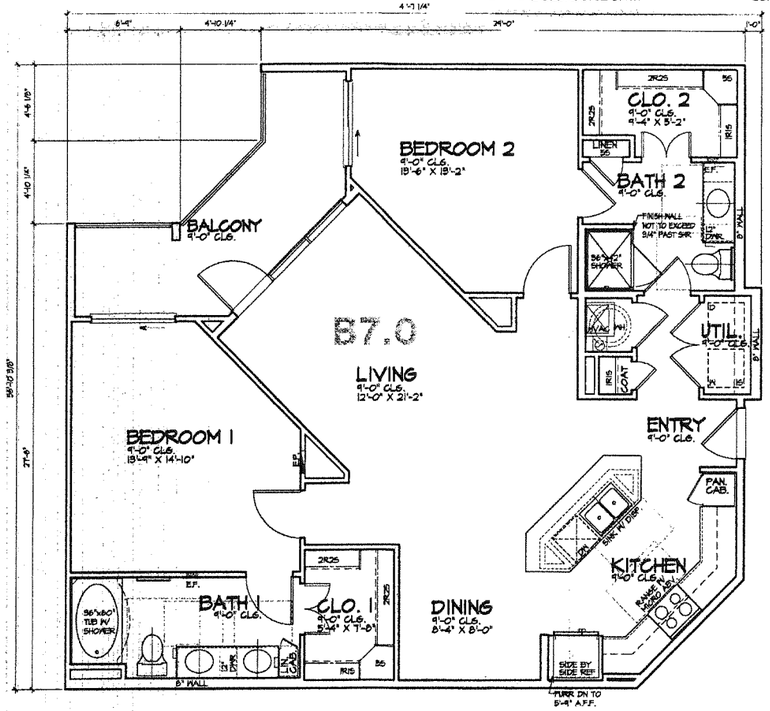
CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8



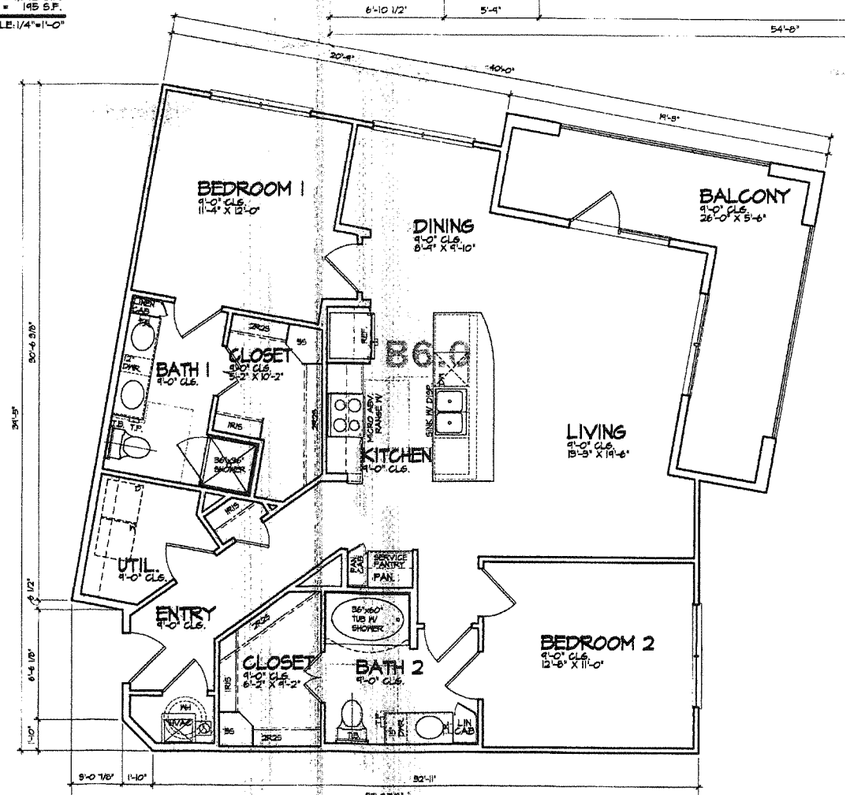
04 B9.0 UNIT — 2 BEDROOM/2 BATH
HVAC = 1,272 S.F.
BALC = 145 S.F.
SCALE: 1/4"=1'-0"



03 B8.0 UNIT — 2 BEDROOM/2 BATH
HVAC = 1,327 S.F.
BALC = 144 S.F.
SCALE: 1/4"=1'-0"



02 B7.0 UNIT — 2 BEDROOM/ 2 BATH
HVAC = 1,259 S.F.
BALC = 127 S.F.
SCALE: 1/4"=1'-0"



01 B6.0 UNIT — 2 BEDROOM/2 BATH
HVAC = 1,242 S.F.
BALC. = 174 S.F.
SCALE: 1/4"=1'-0"

RECEIVED
APR 20 2016
BY

Z16-01
PD16-01

CASE NUMBER:
CASE NAME: AURA GRAPEVINE
ADDRESS: 404 E. DALLAS ROAD
LOT/BLOCK, ADDITION: LOT 1-R, BLOCK 2
HILLTOP ADDITION

MAYOR — SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 12 OF 27

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

DEPARTMENT OF DEVELOPMENT SERVICES

Copyright:
© 2016 by Womack+Hampton Architects, L.L.C. All rights reserved. The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form without written permission.

Project No. 14055

Drawn By:

ISSUE FOR PERMIT:

ISSUE FOR CONSTRUCTION:

Revisions:
ZONING SUBMITTAL
APRIL 18, 2016

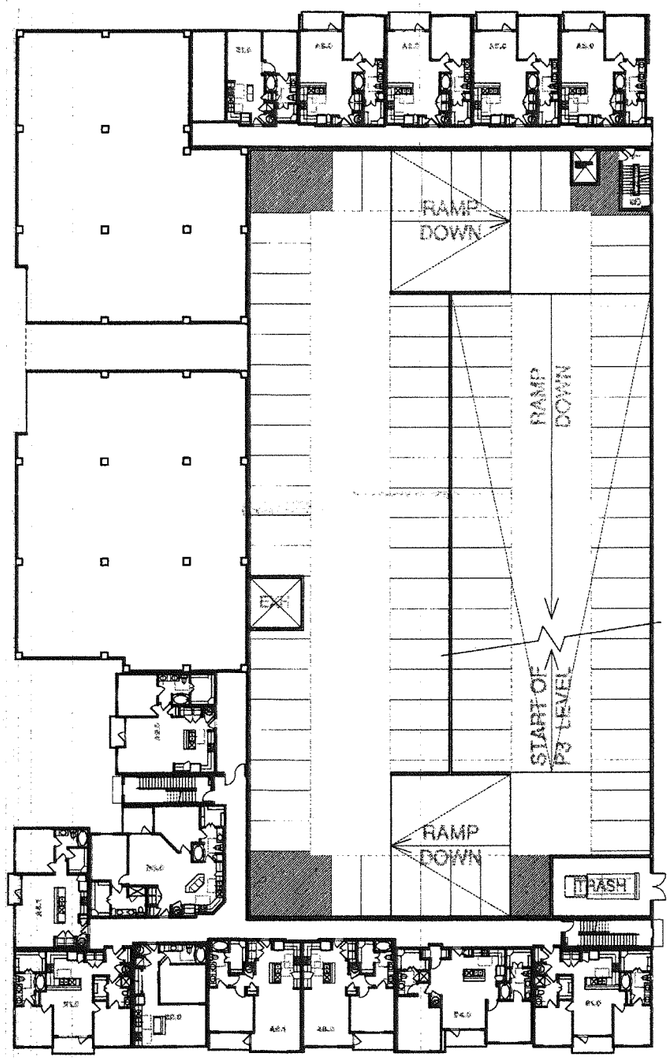
404 EAST DALLAS ROAD
GRAPEVINE, TEXAS
INTRINSIC
RESIDENTIAL GROUP

Womack+Hampton
ARCHITECTS, L.L.C.
4111 Oak Lawn Ave. Suite 50 Dallas, Texas 75219
Phone: (214) 252-6000
Fax: (214) 252-6080

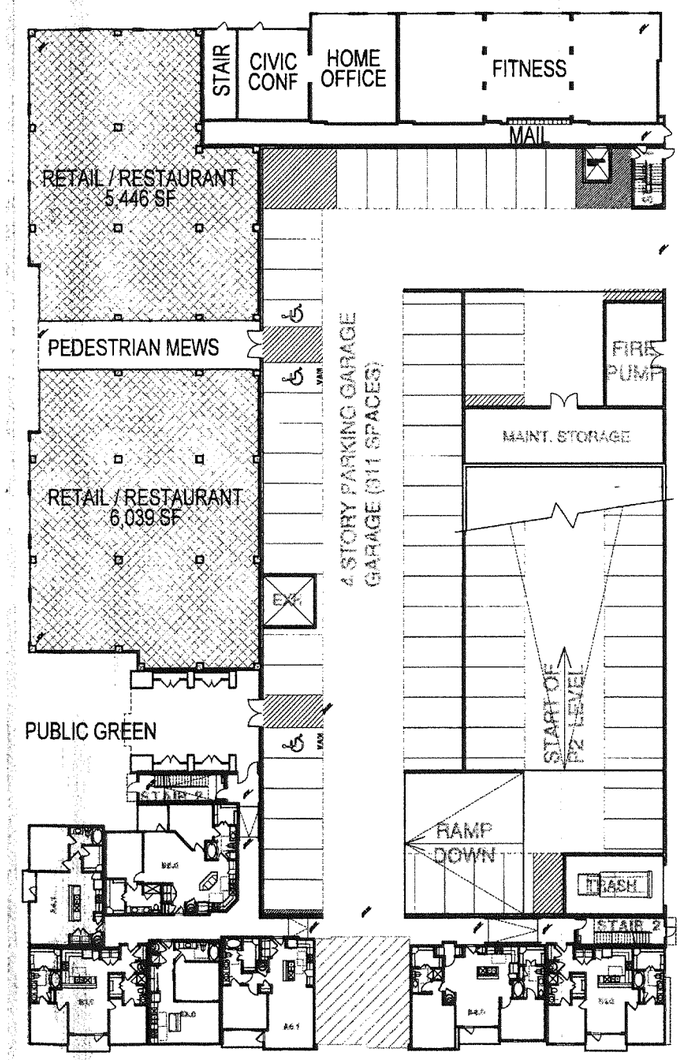
Sheet Number:
A12
UNIT PLANS

PLOT DATE: 4/18/2016 PLOT TIME: 11:05 AM PATH/NAME: H:\14000\14033 Aura Grapevine\ZONING PACKAGE\ADB UNIT PLANS.dwg

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8



02 BUILDING A PLAN OVERALL
SECOND FLOOR
SCALE: 1:20=1'-0"



01 BUILDING A PLAN OVERALL
FIRST FLOOR
SCALE: 1:20=1'-0"

RECEIVED
APR 20 2016

Z16-01
PD16-01

CASE NUMBER:
CASE NAME: AURA GRAPEVINE
ADDRESS: 404 E. DALLAS ROAD
LOT/BLOCK, ADDITION: LOT 1-R, BLOCK 2
HILLTOP ADDITION

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET. 13 OF 27

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

DEPARTMENT OF DEVELOPMENT SERVICES

Copyright:
© 2016 by Womack+Hampton Architects, L.L.C. All rights reserved. The arrangements depicted herein are the sole property of W+A, L.L.C. and may not be reproduced in any form without written permission.

Project No. 14099

Drawn By:

ISSUE FOR PERMIT:

ISSUE FOR CONSTRUCTION:

Revisions:
ZONING SUBMITTAL
APRIL 18, 2016

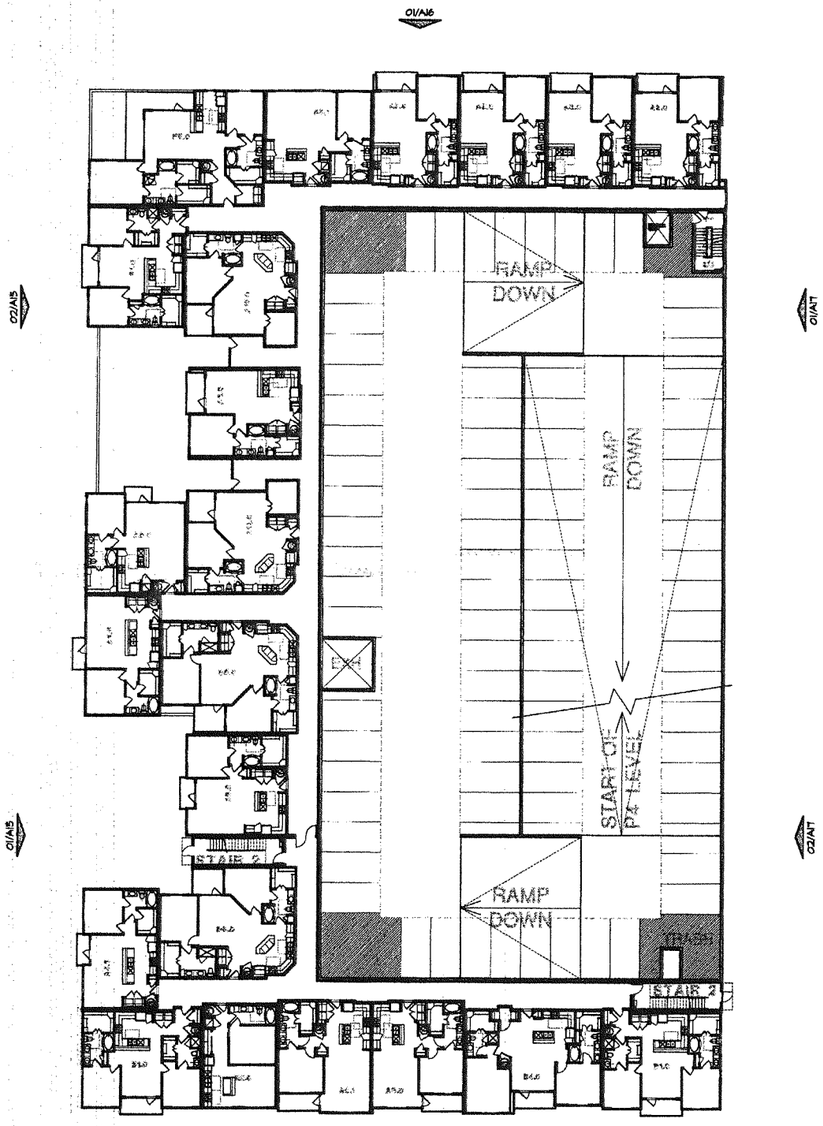
404 EAST DALLAS ROAD
GRAPEVINE, TEXAS
TRINSIC RESIDENTIAL GROUP

Womack+Hampton
ARCHITECTS, L.L.C.
435 Oak Lawn Ave. Suite 50
Dallas, Texas 75219
Phone (214) 522-9000
Fax (214) 522-9060

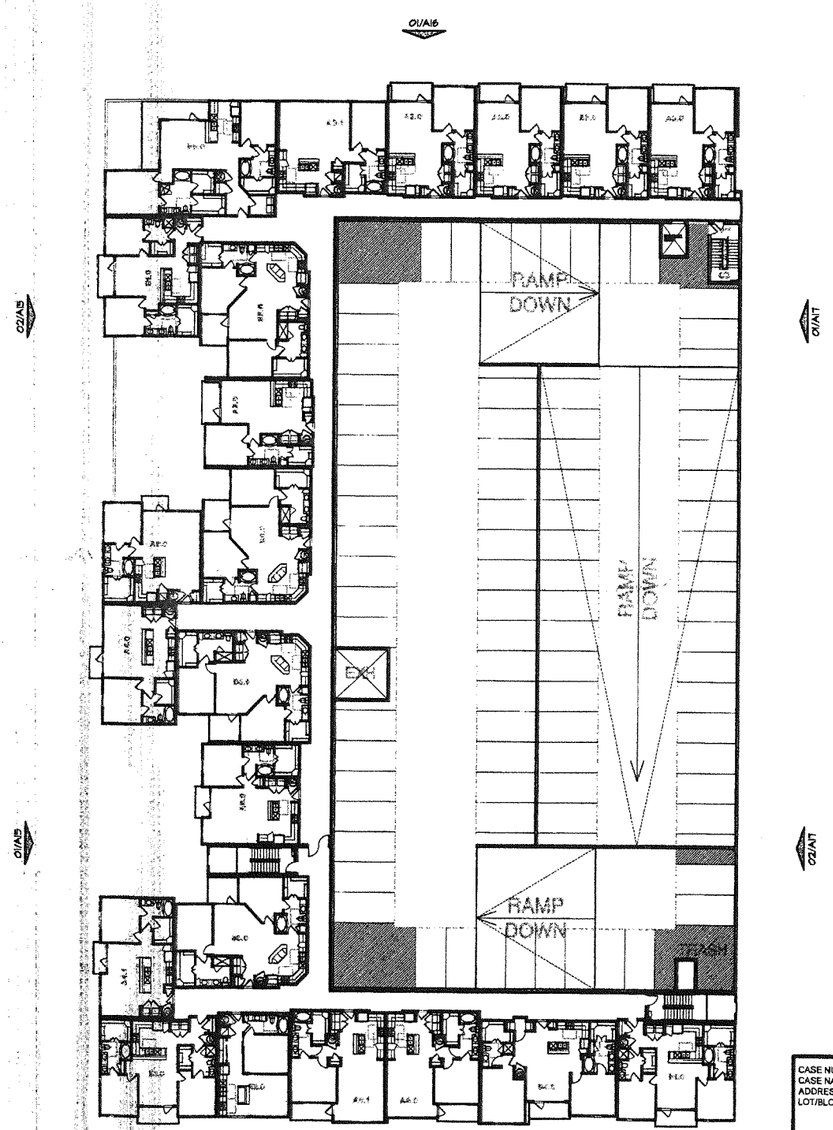
Sheet Number:
A13
OVERALL BUILDING PLANS

PLOT DATE: 4/18/2016 PLOT TIME: 4:11 PM DATE\NAME: N:\14099\14033 Aura Grapevine\ZONING PACKAGE\A13 BUILDING PLANS A.dwg

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8



02 BUILDING A PLAN OVERALL
FOURTH FLOOR SCALE: 1:20=1'-0"



01 BUILDING A PLAN OVERALL
THIRD FLOOR SCALE: 1:20=1'-0"

Z16-01
PD16-01

RECEIVED
APR 20 2016

CASE NUMBER:
CASE NAME: AURA GRAPEVINE
ADDRESS: 404 E. DALLAS ROAD
LOT/BLOCK, ADDITION: LOT 1-R, BLOCK 2
HILLTOP ADDITION

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET. 14 OF 27

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

DEPARTMENT OF DEVELOPMENT SERVICES

Copyright:
© 2016 by Womack+Hampton Architects, L.L.C. All rights reserved. The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form without written permission.

Project No.
14055

Drawn By:

ISSUE FOR PERMIT:

ISSUE FOR CONSTRUCTION:

Revisions:
ZONING SUBMITTAL
APRIL 18, 2016

404 EAST DALLAS ROAD
GRAPEVINE, TEXAS
TRINSIC RESIDENTIAL GROUP

Womack+Hampton
ARCHITECTS, L.L.C.
400 Oak Lawn Ave. Suite 50 Phone: 214 252-9000
Dallas, Texas 75219 Fax: 214 252 9000

Sheet Number:
A14
OVERALL BUILDING PLANS

PLOT DATE: 4/18/2016 PLOT TIME: 4:12 PM PATHNAME: H:\14000\14033 Aura Grapevine\ZONING PACKAGE\A13 BUILDING PLANS A.dwg

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

MATERIAL & COLOR LEGEND

1	STUCCO WALL
2	SPLIT FACE BLOCK VENEER
3	BRICK VENEER
4	FIBER CEMENT SIDING
5	CORRUGATED METAL WALL PANELS
6	CAST STONE VENEER
7	BRICK ROWLOCK
8	BRICK SOLDIER
9	STUCCO TRIM
10	WOOD TRIM
11	CORRUGATED METAL ROOF
12	CORRUGATED METAL SHED AWNING
13	METAL CANOPY / AWNING
14	METAL RAILING
15	PAINTED CONCRETE
16	PAINTED METAL CHANNEL
17	STOREFRONT FRAME AND GLAZING
18	GLASS RAILING

CASE NUMBER:
CASE NAME: AURA GRAPEVINE
ADDRESS: 404 E. DALLAS ROAD
LOT/BLOCK, ADDITION: LOT 1-R, BLOCK 2
HILLTOP ADDITION

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

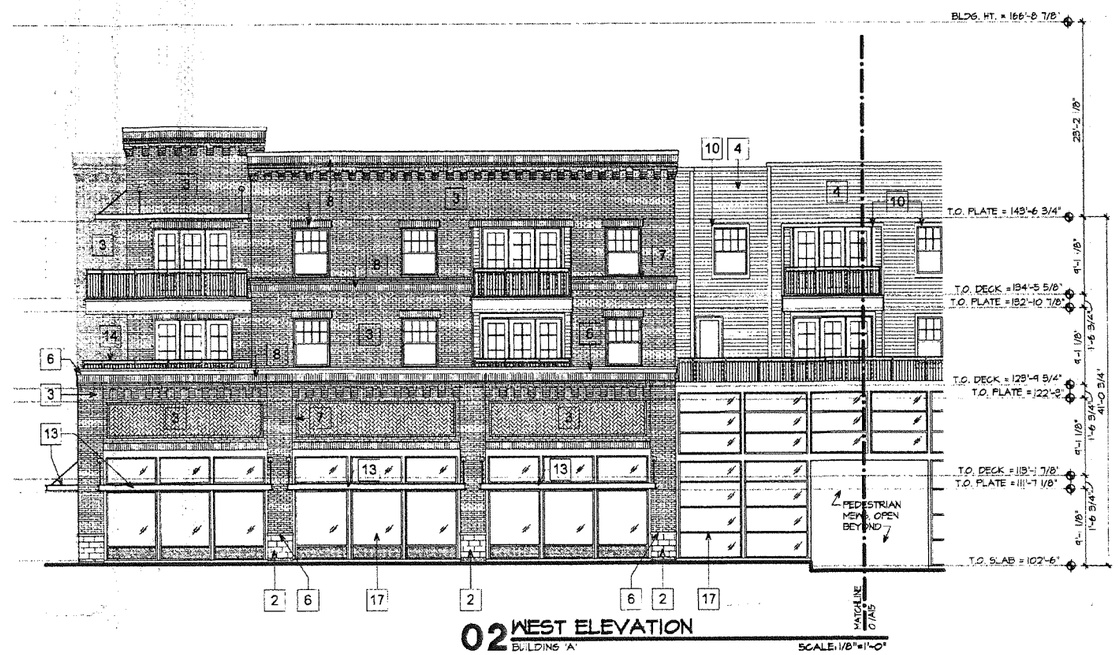
CHAIRMAN

DATE:

SHEET: 15 OF 27

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

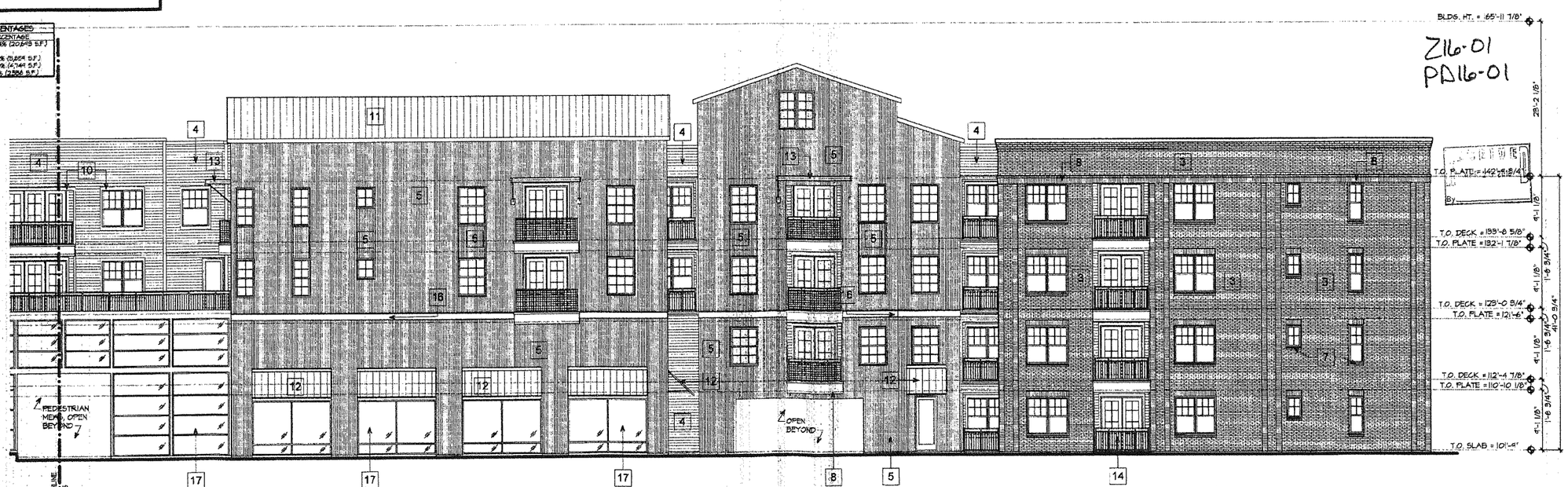
DEPARTMENT OF DEVELOPMENT SERVICES



02 WEST ELEVATION
BUILDING 'A'
SCALE: 1/8"=1'-0"

MATERIAL PERCENTAGES	
MATERIAL	PERCENTAGE
MASONRY	65.4% (20,215 S.F.)
STUCCO	0
METAL PANEL	12.2% (3,864 S.F.)
SIDING	15.0% (4,744 S.F.)
PAINTED CONC.	7.4% (2,356 S.F.)

Z16-01
PD16-01



01 WEST ELEVATION
BUILDING 'A'
SCALE: 1/8"=1'-0"

Copyright:
© 2016 by Womack+Hampton Architects, L.L.C. All rights reserved. The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form without written permission.

Project No. 14033

Drawn By:

ISSUE FOR PERMIT:

ISSUE FOR CONSTRUCTION:

Revisions:
ZONING SUBMITTAL
APRIL 18, 2016

404 EAST DALLAS ROAD
GRAPEVINE, TEXAS
TRINSIC RESIDENTIAL GROUP

Womack+Hampton
ARCHITECTS, L.L.C.
438 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-8000
Fax: (214) 252-8080

Sheet Number:
A15
BUILDING A ELEVATIONS

PLOT DATE: 4/18/2016 PLOT TIME: 4:08 PM PATH/NAME: H:\14000\14033 Aura Grapevine\ZONING PACKAGE\A33 BLDG A ELEV.dwg

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

MATERIAL & COLOR LEGEND

1	STUCCO WALL
2	SPLIT FACE BLOCK VENEER
3	BRICK VENEER
4	FIBER CEMENT SIDING
5	CORRUGATED METAL WALL PANELS
6	CAST STONE VENEER
7	BRICK ROWLOCK
8	BRICK SOLDIER
9	STUCCO TRIM
10	WOOD TRIM
11	CORRUGATED METAL ROOF
12	CORRUGATED METAL SHED AWNING
13	METAL CANOPY / AWNING
14	METAL RAILING
15	PAINTED CONCRETE
16	PAINTED METAL CHANNEL
17	STOREFRONT FRAME AND GLAZING
18	GLASS RAILING

CASE NUMBER:
CASE NAME: AURA GRAPEVINE
ADDRESS: 404 E. DALLAS ROAD
LOT/BLOCK, ADDITION: LOT 1-R, BLOCK 2
HILLTOP ADDITION

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 16 OF 27

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

DEPARTMENT OF DEVELOPMENT SERVICES

MATERIAL PERCENTAGES	
MATERIAL	PERCENTAGE
MASONRY	55.4% (20,948 S.F.)
STUCCO	10
METAL PANEL	12.2% (3,856 S.F.)
SIDING	15.0% (4,744 S.F.)
PAINTED CONC.	7.4% (2,356 S.F.)

02 SOUTH ELEVATION
BUILDING 'A'
SCALE: 1/8"=1'-0"

Z16-01
PD16-01

01 NORTH ELEVATION
BUILDING 'A'
SCALE: 1/8"=1'-0"

Copyright:
© 2016 by Womack+Hampton Architects, L.L.C. All rights reserved. The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form without written permission.

Project No. 14023

Drawn By:

ISSUE FOR PERMIT:

ISSUE FOR CONSTRUCTION:

Revisions:
ZONING SUBMITTAL
APRIL 18, 2016

404 EAST DALLAS ROAD
GRAPEVINE, TEXAS
TRINSIC RESIDENTIAL GROUP

Womack+Hampton
ARCHITECTS, L.L.C.
438 Dallas Ave., Suite 50
Dallas, Texas 75208
Phone: (214) 232-8000
Fax: (214) 232-8080

Sheet Number:
A16
BUILDING 'A' ELEVATIONS

PLOT DATE: 4/18/2016 PLOT TIME: 4:07 PM PATH\NAME: H:\14000\14023 Aura Grapevine\ZONING PACKAGE\A23 BLDG A ELEV.dwg

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

MATERIAL & COLOR LEGEND

1	STUCCO WALL
2	SPLIT FACE BLOCK VENEER
3	BRICK VENEER
4	FIBER CEMENT SIDING
5	CORRUGATED METAL WALL PANELS
6	CAST STONE VENEER
7	BRICK ROWLOCK
8	BRICK SOLDIER
9	STUCCO TRIM
10	WOOD TRIM
11	CORRUGATED METAL ROOF
12	CORRUGATED METAL SHED AWNING
13	METAL CANOPY / AWNING
14	METAL RAILING
15	PAINTED CONCRETE
16	PAINTED METAL CHANNEL
17	STOREFRONT FRAME AND GLAZING
18	GLASS RAILING

CASE NUMBER:
CASE NAME: AURA GRAPEVINE
ADDRESS: 404 E. DALLAS ROAD
LOT/BLOCK, ADDITION: LOT 1-R, BLOCK 2
HILLTOP ADDITION

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

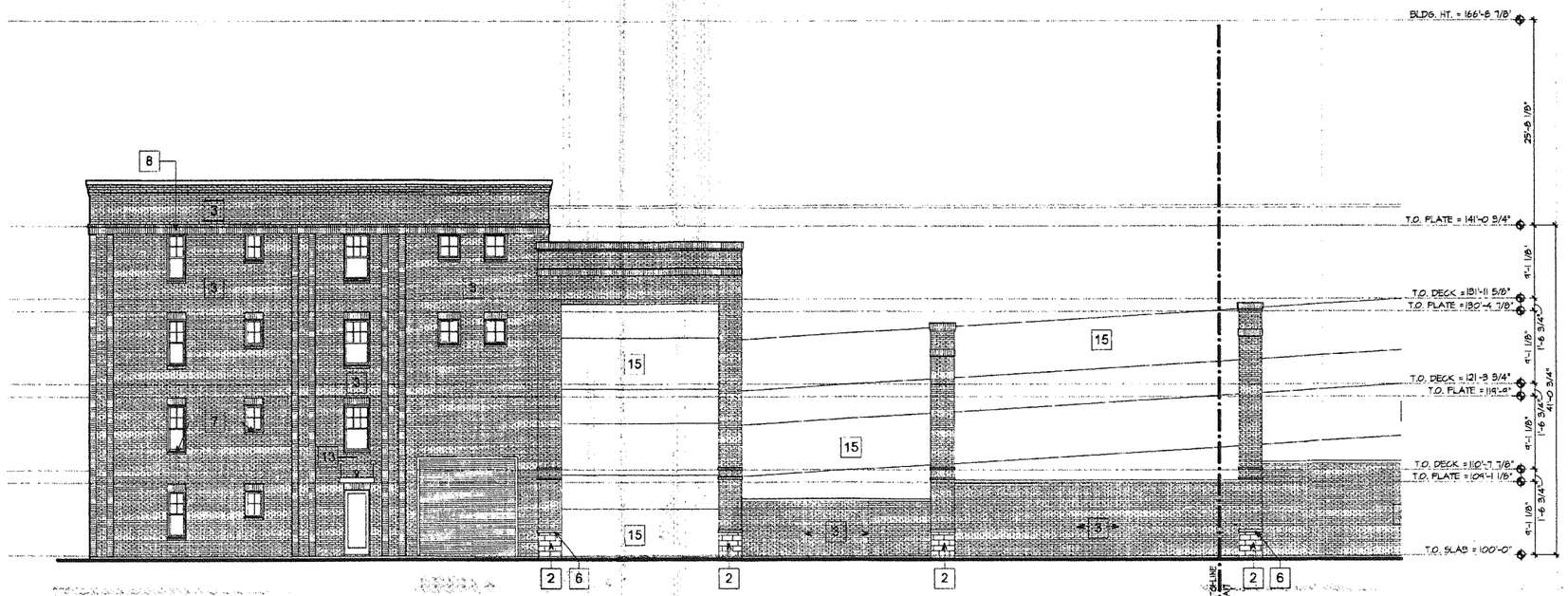
DATE:

SHEET: 17 OF 27

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

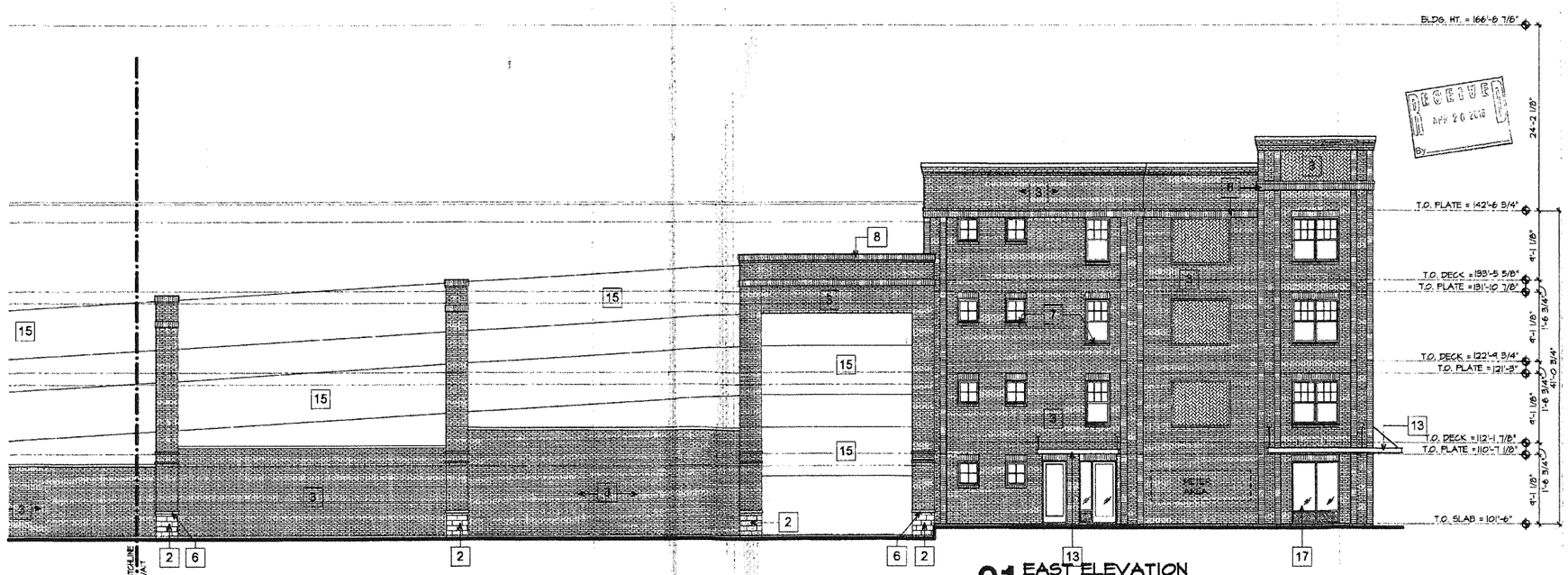
DEPARTMENT OF DEVELOPMENT SERVICES

MATERIAL PERCENTAGES	
MATERIAL	PERCENTAGE
MASONRY	65.4% (20,845 S.F.)
STUCCO	0
METAL PANEL	12.2% (3,859 S.F.)
SIDING	15.0% (4,744 S.F.)
PAINTED CONC.	7.4% (2,356 S.F.)



02 EAST ELEVATION
BUILDING 'A'
SCALE: 1/8"=1'-0"

Z16-01
PD16-01



01 EAST ELEVATION
BUILDING 'A'
SCALE: 1/8"=1'-0"

Copyright:
© 2016 by Womack+Hampton Architects, L.L.C. All rights reserved. The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form without written permission.

Project No. 14033

Drawn By:

ISSUE FOR PERMIT:

ISSUE FOR CONSTRUCTION:

Revisions:
ZONING SUBMITTAL
APRIL 18, 2016

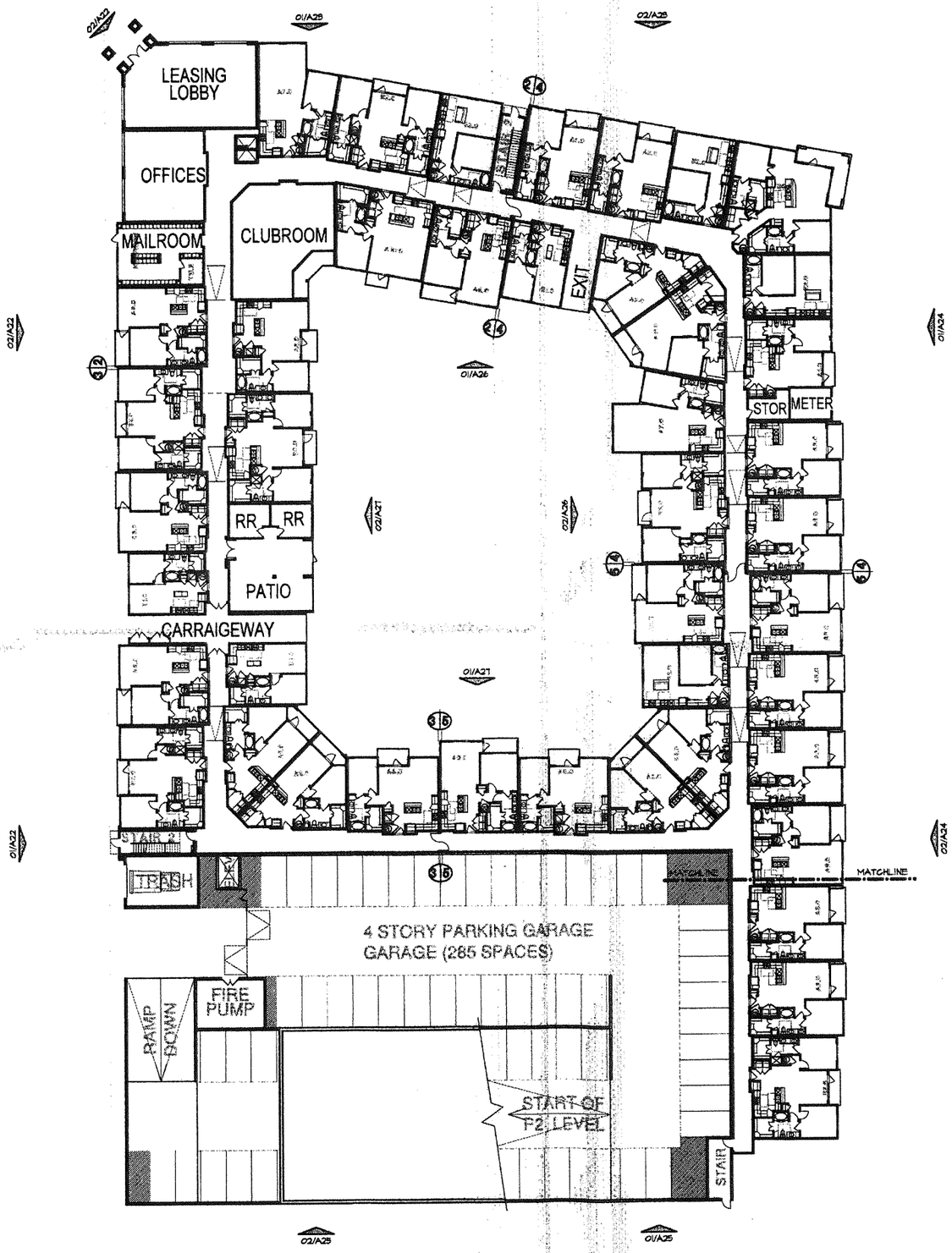
404 EAST DALLAS ROAD
GRAPEVINE, TEXAS
TRINSIC RESIDENTIAL GROUP

Womack+Hampton
ARCHITECTS, L.L.C.
438 Oak Lawn Ave. Suite 30
Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9001

Sheet Number:
A17
BUILDING A ELEVATIONS

PLOT DATE: 4/18/2016 PLOT TIME: 4:07 PM PATH\NAME: H:\14000\14033 Aura Grapevine\ZONING PACKAGE\A23 BLDG A ELEV.dwg

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8



01 BUILDING B PLAN OVERALL
FIRST FLOOR
SCALE: 1:20=1'-0"

RECEIVED
APR 20 2016
By

Z16-01
PD16-01

CASE NUMBER:
CASE NAME: AURA GRAPEVINE
ADDRESS: 404 E. DALLAS ROAD
LOT/BLOCK, ADDITION: LOT 1-R, BLOCK 2
HILLTOP ADDITION

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 18 OF 27

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

DEPARTMENT OF DEVELOPMENT SERVICES

Copyright:
© 2016 by Womack+Hampton Architects, L.L.C. All rights reserved. The arrangements depicted herein are the sole property of W+H, L.L.C. and may not be reproduced in any form without written permission.

Project No.
14088

Drawn By:

ISSUE FOR PERMIT:

ISSUE FOR CONSTRUCTION:

Revisions:
ZONING SUBMITTAL
APRIL 18, 2016

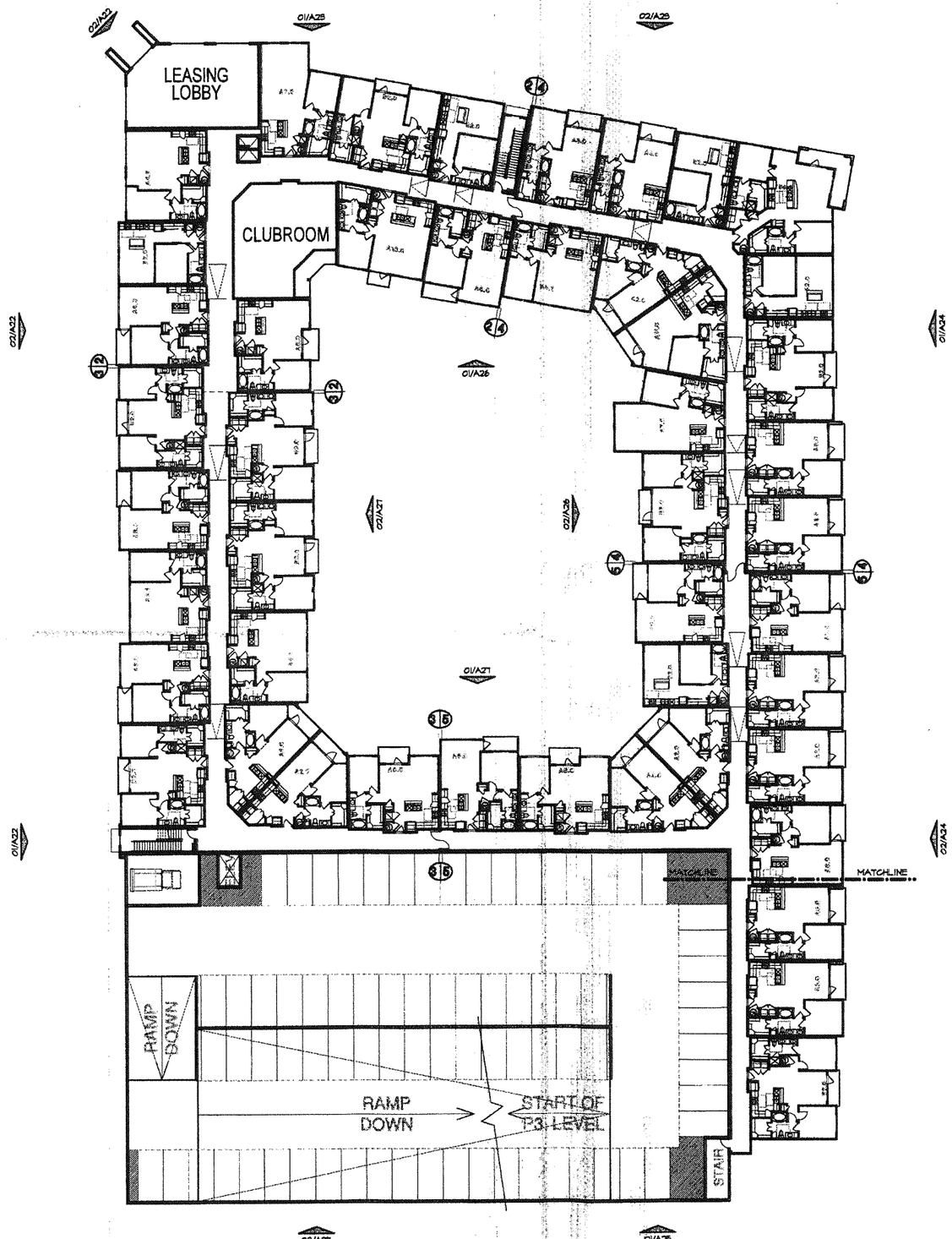
404 EAST DALLAS ROAD
GRAPEVINE, TEXAS
TRINSIC RESIDENTIAL GROUP

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-8000
Fax: (214) 252-8085

Sheet Number:
A18
OVERALL BUILDING PLANS

PLOT DATE: 4/18/2016 PLOT TIME: 3:45 PM PATH\NAME: H:\14000\14033 Aura Grapevine\ZONING PACKAGE\A25 BUILDING PLANS B.dwg

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8



01 BUILDING B PLAN OVERALL
SECOND FLOOR SCALE: 1:20=1'-0"

RECEIVED
APR 20 2016
BY

Z16-01
PD16-01

CASE NUMBER:
CASE NAME: AURA GRAPEVINE
ADDRESS: 404 E. DALLAS ROAD
LOT/BLOCK, ADDITION: LOT 1-R, BLOCK 2
HILLTOP ADDITION

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 19 OF 27

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

DEPARTMENT OF DEVELOPMENT SERVICES

Copyright:
©2016 by Womack+Hampton Architects, L.L.C. All rights reserved. The arrangements depicted herein are the sole property of W+A, L.L.C. and may not be reproduced in any form without written permission.

Project No. 14088

Drawn By:

ISSUE FOR PERMIT:

ISSUE FOR CONSTRUCTION:

Revisions:
ZONING SUBMITTAL APRIL 15, 2016

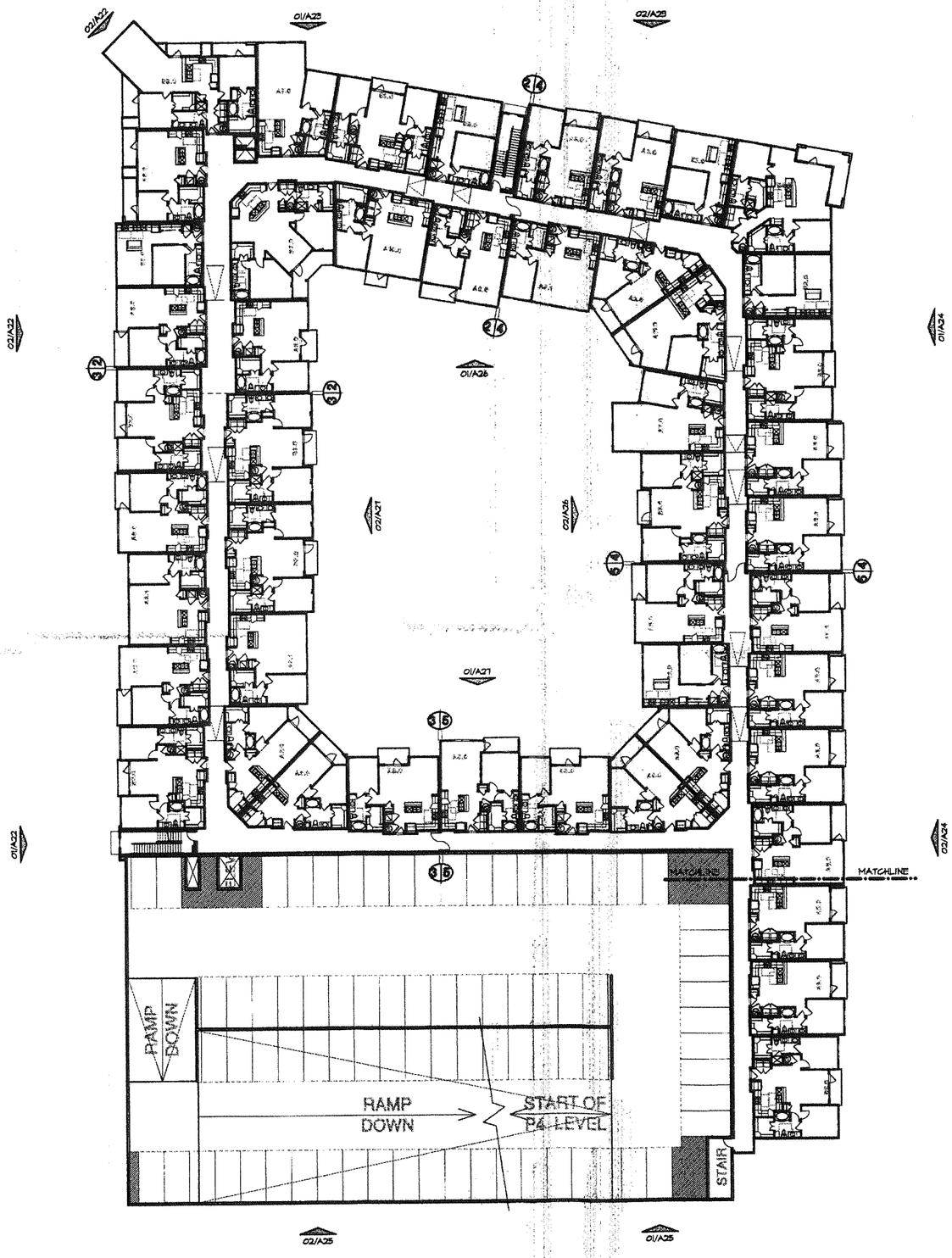
404 EAST DALLAS ROAD
GRAPEVINE, TEXAS
TRINSIC RESIDENTIAL GROUP

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50 Dallas, Texas 75219
Phone: (214) 252-8000
Fax: (214) 252-8080

Sheet Number:
A19
OVERALL BUILDING PLANS

PLOT DATE: 4/18/2016 PLOT TIME: 3:45 PM PATHNAME: H:\14000\14033 Aura Grapevine\ZONING PACKAGE\A26 BUILDING PLANS B.dwg

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8



01 BUILDING B PLAN OVERALL
THIRD FLOOR
SCALE: 1:20=1'-0"

RECEIVED
APR 26 2016
By

Z16-01
PD16-01

CASE NUMBER:
CASE NAME: AURA GRAPEVINE
ADDRESS: 404 E. DALLAS ROAD
LOT/BLOCK, ADDITION: LOT 1-R, BLOCK 2
HILLTOP ADDITION

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 20 OF 27

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

DEPARTMENT OF DEVELOPMENT SERVICES

Copyright:
© 2016 by Womack+Hampton Architects, L.L.C. All rights reserved. The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form without written permission.

Project No.
14033

Drawn By:

ISSUE FOR PERMIT:

ISSUE FOR CONSTRUCTION:

Revisions:
ZONING SUBMITTAL
APRIL 18, 2016

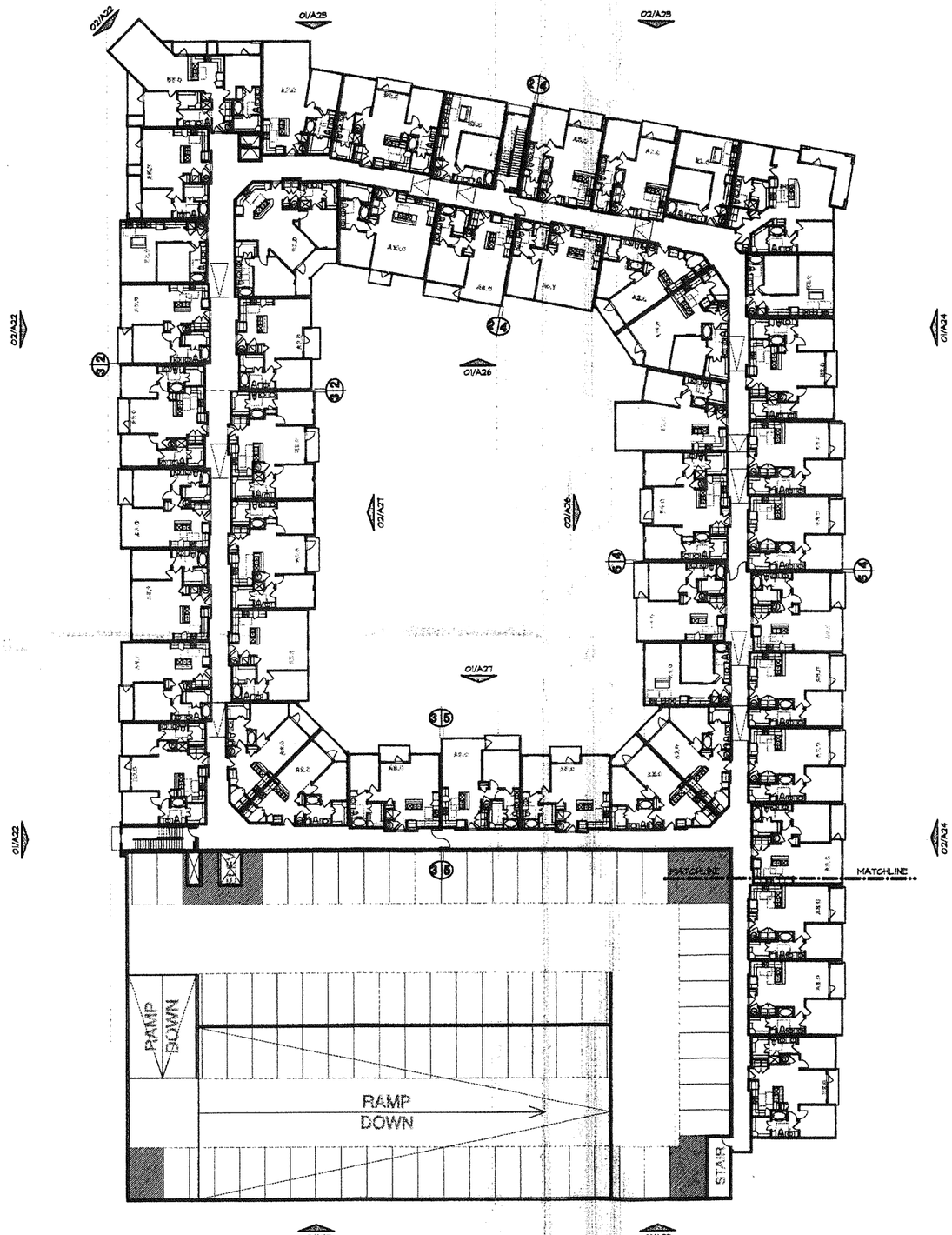
404 EAST DALLAS ROAD
GRAPEVINE, TEXAS
TRINSIC RESIDENTIAL GROUP

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9080

Sheet Number:
A20
OVERALL BUILDING PLANS

PLOT DATE: 4/18/2016 PLOT TIME: 3:45 PM PATH\NAME: H:\14000\14033 Aura Grapevine\ZONING PACKAGE\A26 BUILDING PLANS B.dwg

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8



01 BUILDING B PLAN OVERALL
FOURTH FLOOR SCALE: 1:20=1'-0"

RECEIVED
APR 20 2016
By

Z16-01
PD16-01

CASE NUMBER:
CASE NAME: AURA GRAPEVINE
ADDRESS: 404 E. DALLAS ROAD
LOT/BLOCK, ADDITION: LOT 1-R, BLOCK 2
HILLTOP ADDITION

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 21 OF 27

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

DEPARTMENT OF DEVELOPMENT SERVICES

Copyright:
©2016 by Womack+Hampton Architects, L.L.C. All rights reserved. The arrangements depicted herein are the sole property of W+H, L.L.C. and may not be reproduced in any form without written permission.

Project No. 14089

Drawn By:

ISSUE FOR PERMIT:

ISSUE FOR CONSTRUCTION:

Revisions:
ZONING SUBMITTAL
APRIL 18, 2016

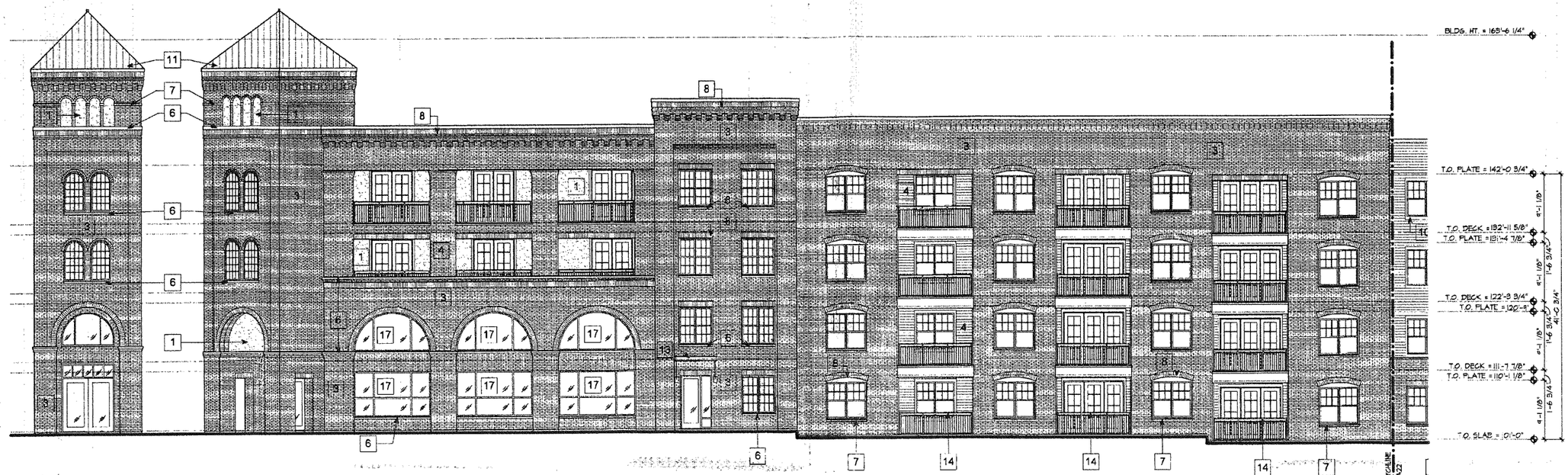
404 EAST DALLAS ROAD
GRAPEVINE, TEXAS
TRINSIC RESIDENTIAL GROUP

Womack+Hampton
ARCHITECTS, L.L.C.
420 City Line Ave. Suite 50... Phone: (214) 373-9000
Dallas, Texas 75206 Fax: (214) 373-9060

Sheet Number:
A21
OVERALL BUILDING PLANS

PLOT DATE: 4/18/2016 PLOT TIME: 3:45 PM PATH/NAME: H:\14000\14033 Aura Grapevine\ZONING PACKAGE\A26 BUILDING PLANS B.dwg

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8



03 TOWER ELEVATION
BUILDING 'B' SCALE: 1/8"=1'-0"

02 WEST ELEVATION
BUILDING 'B' SCALE: 1/8"=1'-0"

MATERIAL PERCENTAGES	
MATERIAL:	PERCENTAGE
MASONRY	40.6% (7,530 S.F.)
STUCCO	15.8% (1,854 S.F.)
METAL PANEL	0.0% (0 S.F.)
SIDING	36.0% (20,820 S.F.)
PAINTED CONC.	10.1% (5,870 S.F.)

CASE NUMBER:
CASE NAME: AURA GRAPEVINE
ADDRESS: 404 E. DALLAS ROAD
LOT/BLOCK, ADDITION: LOT 1-R, BLOCK 2
HILLTOP ADDITION

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 22 OF 27

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

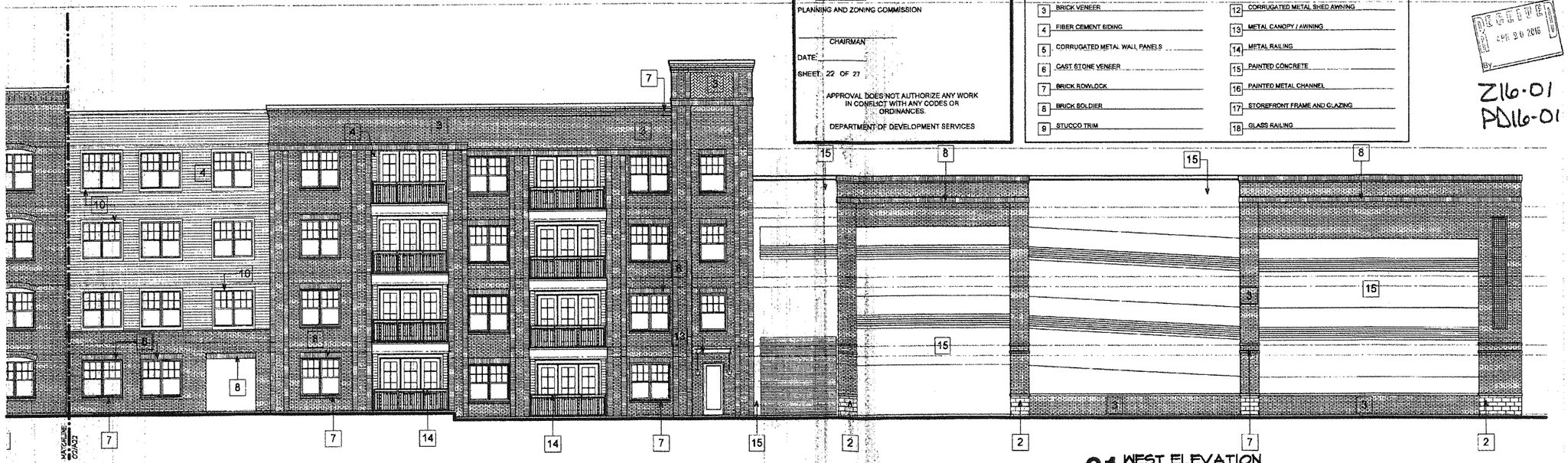
DEPARTMENT OF DEVELOPMENT SERVICES

MATERIAL & COLOR LEGEND

1	STUCCO WALL	10	WOOD TRIM
2	SPLIT FACE BLOCK VENEER	11	CORRUGATED METAL ROOF
3	BRICK VENEER	12	CORRUGATED METAL SHED AWNING
4	FIBER CEMENT SIDING	13	METAL CANOPY / AWNING
5	CORRUGATED METAL WALL PANELS	14	METAL RAILING
6	CAST STONE VENEER	15	PAINTED CONCRETE
7	BRICK ROWLOCK	16	PAINTED METAL CHANNEL
8	BRICK SOLDIER	17	STOREFRONT FRAME AND GLAZING
9	STUCCO TRIM	18	GLASS RAILING

RECEIVED
SEP 20 2016
By

Z16-01
PD16-01



01 WEST ELEVATION
BUILDING 'B' SCALE: 1/8"=1'-0"

Copyright:
© 2016 by Womack+Hampton Architects, L.L.C. All rights reserved. The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form without written permission.

Project No. 14033

Drawn By:

ISSUE FOR PERMIT:

ISSUE FOR CONSTRUCTION:

Revisions:
ZONING SUBMITTAL APRIL 18, 2016

404 EAST DALLAS ROAD
GRAPEVINE, TEXAS
TRINSIC RESIDENTIAL GROUP

Womack+Hampton
ARCHITECTS, L.L.C.
1381 Oak Lawn Ave. Suite 50
Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9080

Sheet Number:
A22
BUILDING B ELEVATIONS

PLOT DATE: 4/19/2016 PLOT TIME: 5:21 PM PATH\NAME: H:\14000\14033 Aura Grapevine\ZONING PACKAGE\A22 BLDG B ELEV.dwg

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

MATERIAL & COLOR LEGEND

1	STUCCO WALL
2	SPLIT FACE BLOCK VENEER
3	BRICK VENEER
4	FIBER CEMENT SIDING
5	CORRUGATED METAL WALL PANELS
6	CAST STONE VENEER
7	BRICK ROWLOCK
8	BRICK SOLDIER
9	STUCCO TRIM
10	WOOD TRIM
11	CORRUGATED METAL ROOF
12	CORRUGATED METAL SHED AWNING
13	METAL CANOPY / AWNING
14	METAL RAILING
15	PAINTED CONCRETE
16	PAINTED METAL CHANNEL
17	STOREFRONT FRAME AND GLAZING
18	GLASS RAILING

MATERIAL PERCENTAGES

MATERIAL	PERCENTAGE
MASONRY	40.8% (23504 S.F.)
STUCCO	15.3% (7684 S.F.)
METAL PANEL	0.02% (10 S.F.)
SIDING	36.0% (20020 S.F.)
PAINTED CONC.	10.1% (5610 S.F.)

CASE NUMBER:
CASE NAME: AURA GRAPEVINE
ADDRESS: 404 E. DALLAS ROAD
LOT/BLOCK, ADDITION: LOT 1-R, BLOCK 2
HILLTOP ADDITION

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

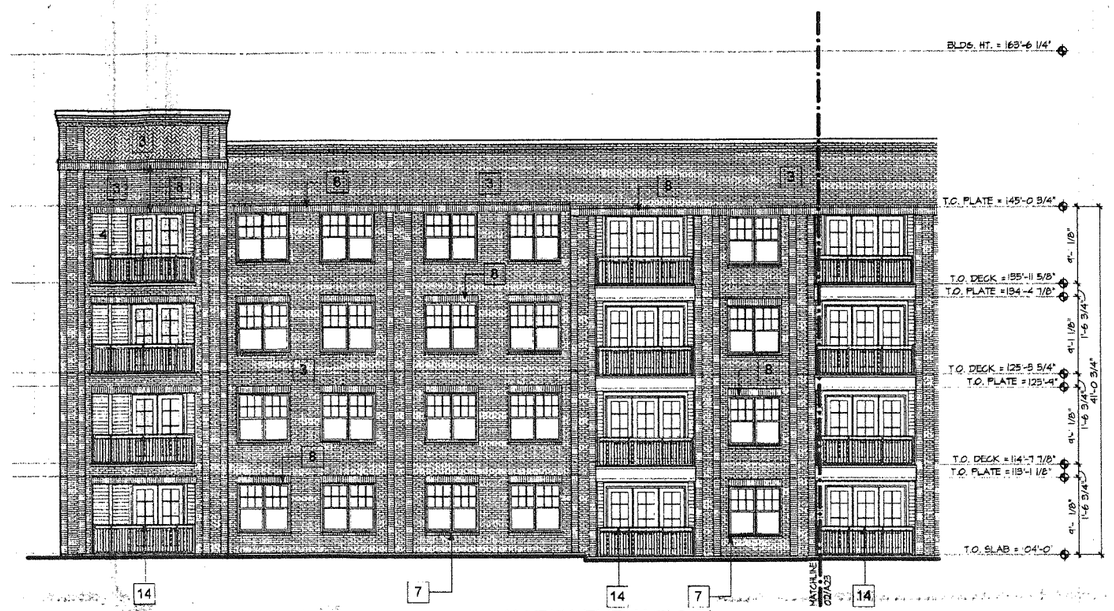
CHAIRMAN

DATE:

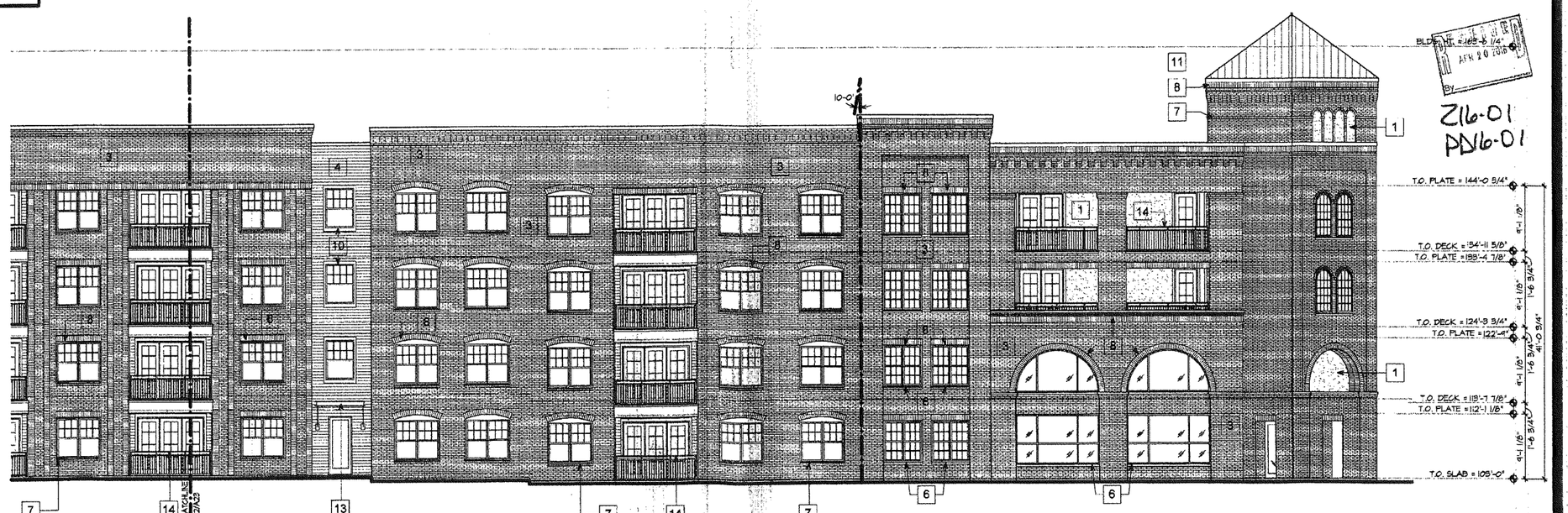
SHEET: 23 OF 27

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

DEPARTMENT OF DEVELOPMENT SERVICES



02 NORTH ELEVATION
BUILDING 'B'
SCALE: 1/8"=1'-0"



APR 20 2016
BY

Z16-01
PN16-01

01 NORTH ELEVATION
BUILDING 'B'
SCALE: 1/8"=1'-0"

Copyright:
© 2016 by Womack+Hampton Architects, L.L.C. All rights reserved. The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form without written permission.

Project No.
14035

Drawn By:

ISSUE FOR PERMIT:

ISSUE FOR CONSTRUCTION:

Revisions:
ZONING SUBMITTAL
APRIL 18, 2016

404 EAST DALLAS ROAD
GRAPEVINE, TEXAS

TRINSIC RESIDENTIAL GROUP

Womack+Hampton
ARCHITECTS, L.L.C.
431 Old Lake Ave. Suite 50
Dallas, Texas 75226
Phone (214) 252-9000
Fax (214) 252-9060

Sheet Number:
A23
BUILDING B ELEVATIONS

PLOT DATE: 4/18/2016 PLOT TIME: 5:22 PM PATH\NAME: H:\14000\14035 Aura Grapevine\ZONING PACKAGE\A50 BLDG B ELEV.rvt

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

MATERIAL & COLOR LEGEND

1. STUCCO WALL
2. SPLIT FACE BLOCK VENEER
3. BRICK VENEER
4. FIBER CEMENT SIDING
5. CORRUGATED METAL WALL PANELS
6. CAST STONE VENEER
7. BRICK ROWLOCK
8. BRICK SOLDIER
9. STUCCO TRIM
10. WOOD TRIM
11. CORRUGATED METAL ROOF
12. CORRUGATED METAL SHED AWNING
13. METAL CANOPY / AWNING
14. METAL RAILING
15. PAINTED CONCRETE
16. PAINTED METAL CHANNEL
17. STOREFRONT FRAME AND GLAZING
18. GLASS RAILING

MATERIAL PERCENTAGES	
MATERIAL	PERCENTAGE
MASONRY	40.6% (723,304 S.F.)
STUCCO	13.3% (1,664 S.F.)
METAL PANEL	0.0% (0 S.F.)
SIDING	36.0% (201,820 S.F.)
PAINTED CONC.	10.1% (15,870 S.F.)

CASE NUMBER:
CASE NAME: AURA GRAPEVINE
ADDRESS: 404 E. DALLAS ROAD
LOT/BLOCK, ADDITION: LOT 1-R, BLOCK 2
HILLTOP ADDITION

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

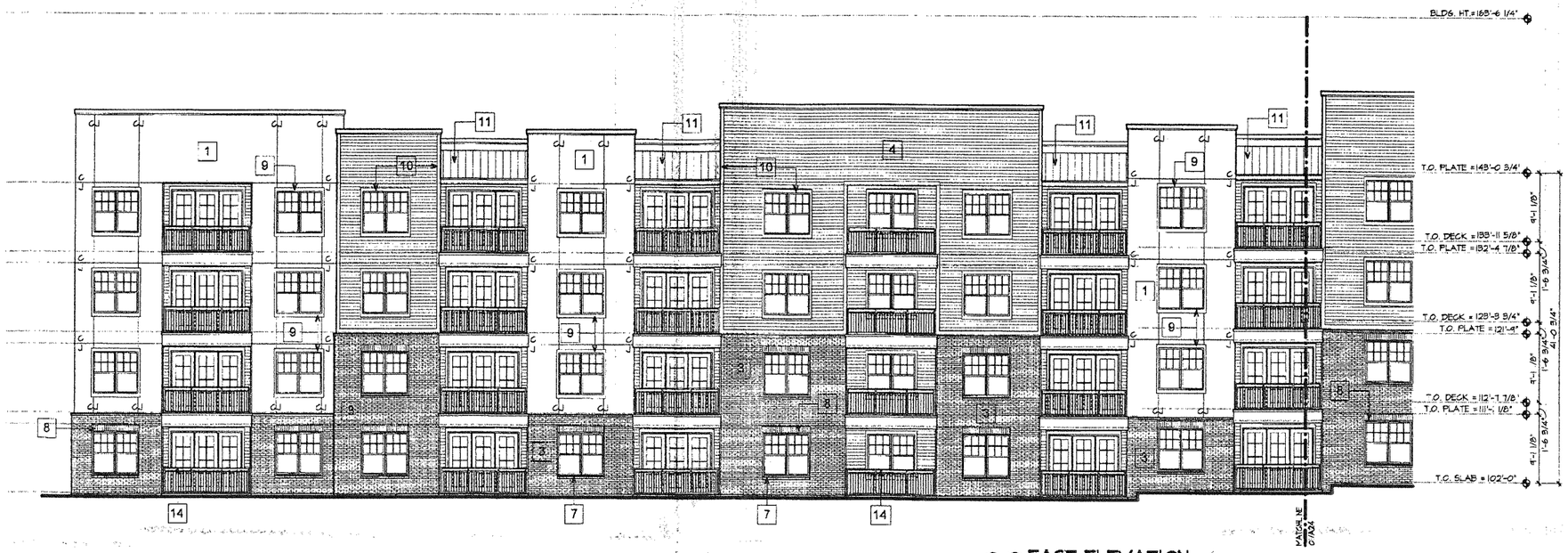
CHAIRMAN

DATE:

SHEET: 24 OF 27

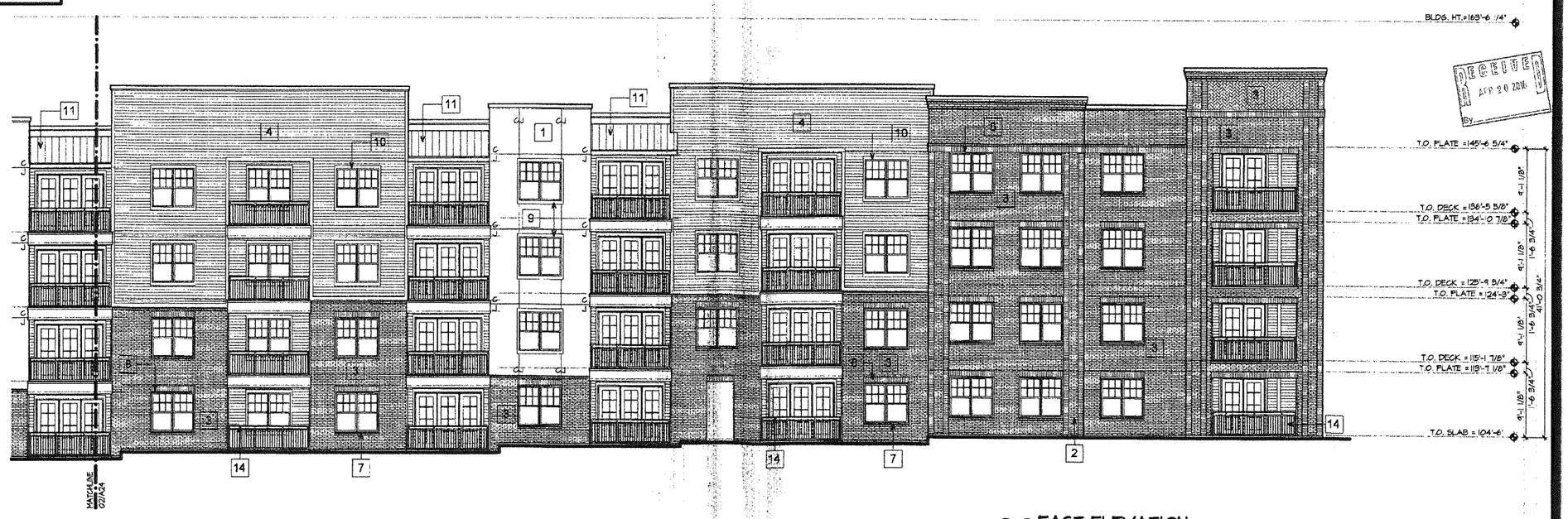
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES



02 EAST ELEVATION
BUILDING 'B'
SCALE: 1/8"=1'-0"

Z16-01
PD16-01



RECEIVED
APR 20 2016
BY

01 EAST ELEVATION
BUILDING 'B'
SCALE: 1/8"=1'-0"

Copyright:
© 2016 by Womack+Hampton Architects, L.L.C. All rights reserved. The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form without written permission.

Project No. 14088

Drawn By:

ISSUE FOR PERMIT:

ISSUE FOR CONSTRUCTION:

Revisions:
ZONING SUBMITTAL
APRIL 18, 2016

404 EAST DALLAS ROAD
GRAPEVINE, TEXAS
TRINSIC RESIDENTIAL GROUP

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50 Dallas, Texas 75219
Phone: (214) 232-9000
Fax: (214) 232-9180

Sheet Number:
A24
BUILDING B ELEVATIONS

PLOT DATE: 4/18/2016 PLOT TIME: 3:47 PM PATHNAME: H:\14088\14033 Aura Grapevine\ZONING PACKAGE\A50 BLDG B ELEV.dwg

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

MATERIAL & COLOR LEGEND

1	STUCCO WALL
2	SPLIT FACE BLOCK VENEER
3	BRICK VENEER
4	FIBER CEMENT SIDING
5	CORRUGATED METAL WALL PANELS
6	CAST STONE VENEER
7	BRICK ROWLOCK
8	BRICK SOLDIER
9	STUCCO TRIM
10	WOOD TRIM
11	CORRUGATED METAL ROOF
12	CORRUGATED METAL SHED AWNING
13	METAL CANOPY / AWNING
14	METAL RAILING
15	PAINTED CONCRETE
16	PAINTED METAL CHANNEL
17	STOREFRONT FRAME AND GLAZING
18	GLASS RAILING

MATERIAL PERCENTAGES

MATERIAL	PERCENTAGE
MASONRY	40.8% (725.504 S.F.)
STUCCO	15.2% (1684 S.F.)
METAL PANEL	0.0% (0 S.F.)
SIDING	36.0% (2020.20 S.F.)
PAINTED CONC.	10.0% (557.70 S.F.)

CASE NUMBER:
CASE NAME: AURA GRAPEVINE
ADDRESS: 404 E. DALLAS ROAD
LOT/BLOCK, ADDITION: LOT 1-R, BLOCK 2
HILLTOP ADDITION

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

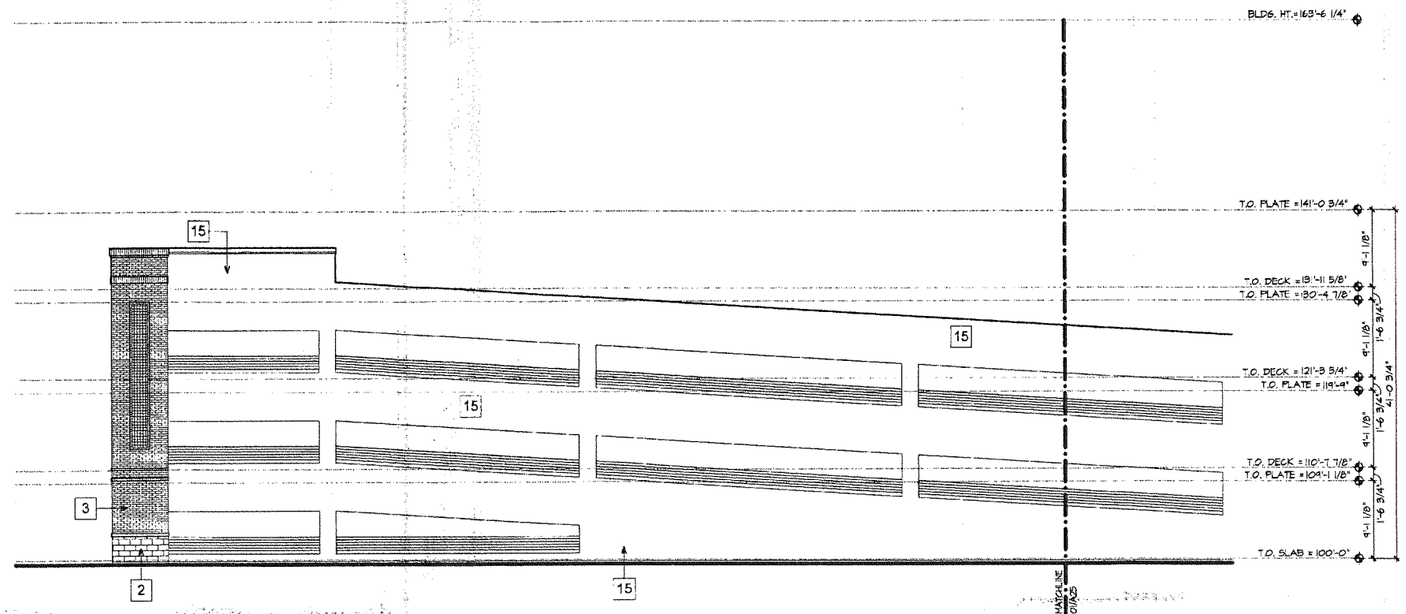
CHAIRMAN

DATE:

SHEET: 25 OF 27

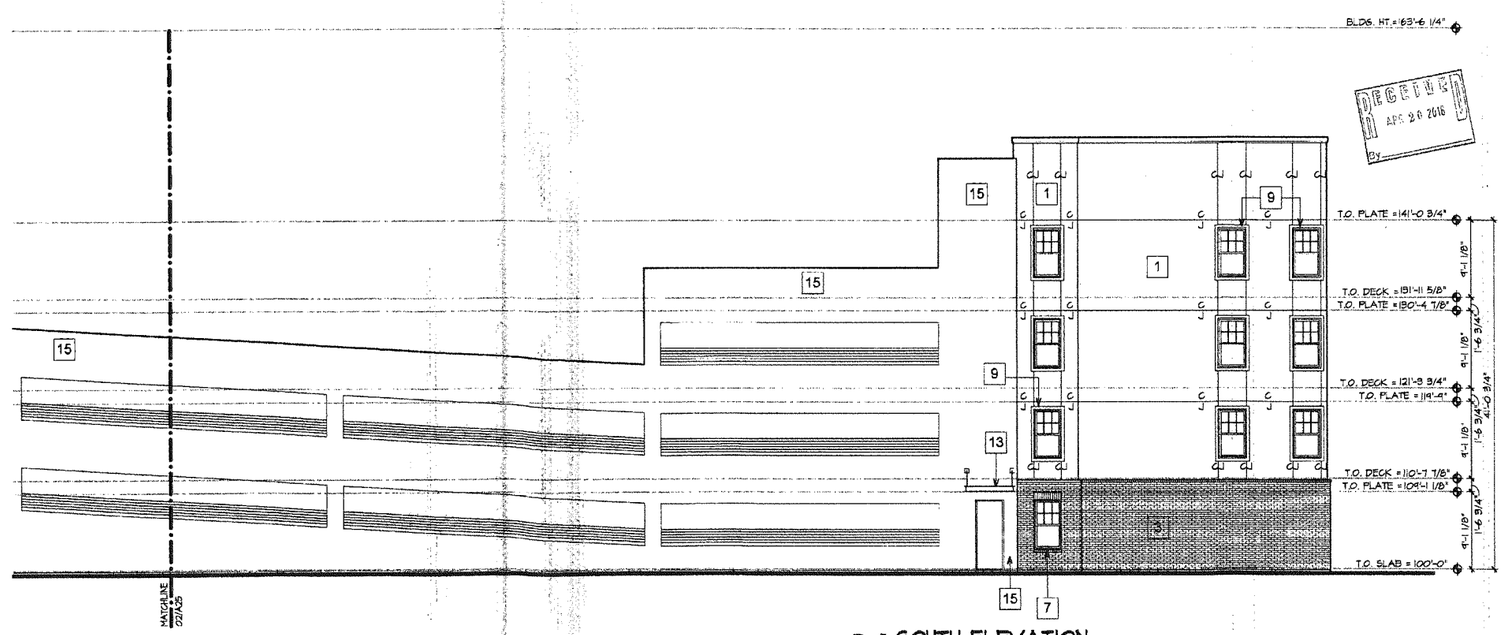
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES



02 SOUTH ELEVATION
BUILDING 'B'
SCALE: 1/8"=1'-0"

Z16-01
PD16-01



01 SOUTH ELEVATION
BUILDING 'B'
SCALE: 1/8"=1'-0"

Copyright:
© 2016 by Womack+Hampton Architects, L.L.C. All rights reserved. The arrangements depicted herein are the sole property of W+H, L.L.C. and may not be reproduced in any form without written permission.

Project No.
14088

Drawn By:

ISSUE FOR PERMIT:

ISSUE FOR CONSTRUCTION:

Revisions:
ZONING SUBMITTAL
APRIL 18, 2016

404 EAST DALLAS ROAD
GRAPEVINE, TEXAS
TRINSIC RESIDENTIAL GROUP

Womack+Hampton
ARCHITECTS, L.L.C.
451 Oak Lawn Ave. Suite 50
Dallas, Texas 75207
Phone: (214) 232-8050
Fax: (214) 232-8060

Sheet Number:
A25
BUILDING B ELEVATIONS

PLOT DATE: 4/18/2016 PLOT TIME: 3:47 PM PATH\NAME: H:\14000\14033 Aura Grapevine\ZONING PACKAGE\A50 BLDG B ELEV.dwg

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

MATERIAL & COLOR LEGEND

1 STUCCO WALL
2 SPLIT FACE BLOCK VENEER
3 BRICK VENEER
4 FIBER CEMENT SIDING
5 CORRUGATED METAL WALL PANELS
6 CAST STONE VENEER
7 BRICK ROWLOCK
8 BRICK SOLDIER
9 STUCCO TRIM
10 WOOD TRIM
11 CORRUGATED METAL ROOF
12 CORRUGATED METAL SHED AWNING
13 METAL CANOPY / AWNING
14 METAL RAILING
15 PAINTED CONCRETE
16 PAINTED METAL CHANNEL
17 STOREFRONT FRAME AND GLAZING
18 GLASS RAILING

MATERIAL PERCENTAGES

MATERIAL	PERCENTAGE
MASONRY	40.8% (223,524 S.F.)
STUCCO	13.3% (71,684 S.F.)
METAL PANEL	0.0% (0 S.F.)
SIDING	26.0% (120,820 S.F.)
PAINTED CONC.	10.1% (55,810 S.F.)

CASE NUMBER:
CASE NAME: AURA GRAPEVINE
ADDRESS: 404 E. DALLAS ROAD
LOT/BLOCK, ADDITION: LOT 1-R, BLOCK 2
HILLTOP ADDITION

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 26 OF 27

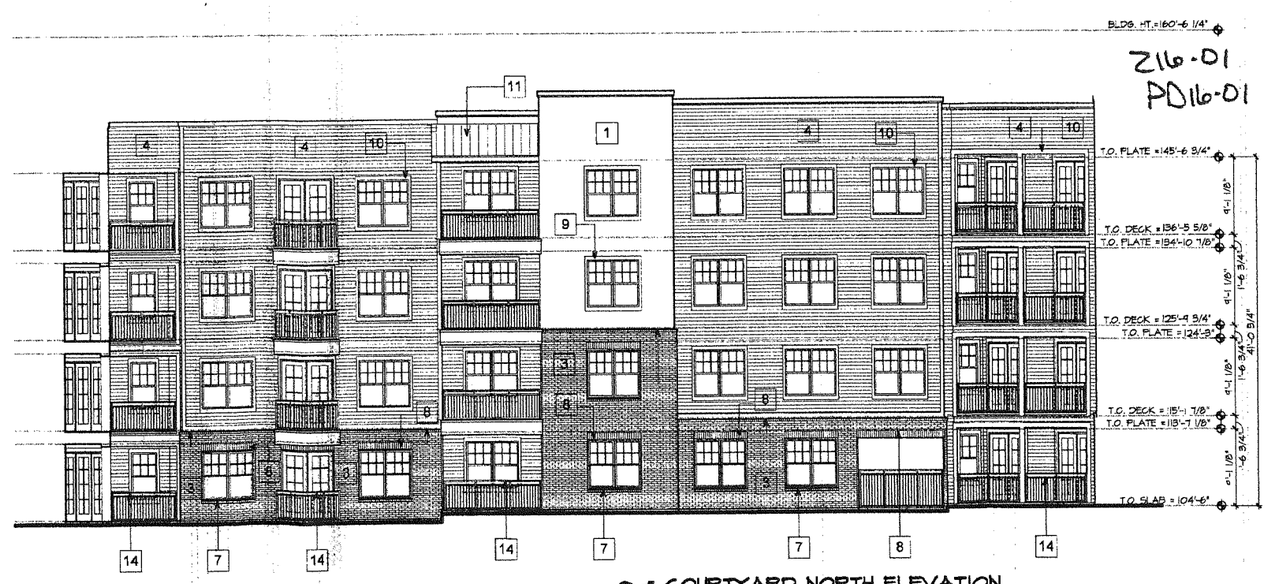
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

02 COURTYARD EAST ELEVATION
BUILDING 'B' SCALE: 1/8"=1'-0"

RECEIVED APR 20 2016

Z16-01
PD16-01



01 COURTYARD NORTH ELEVATION
BUILDING 'B' SCALE: 1/8"=1'-0"

Copyright:
© 2016 by Womack+Hampton Architects, L.L.C. All rights reserved. The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form without written permission.

Project No. 14088
Drawn By:
ISSUE FOR PERMIT:
ISSUE FOR CONSTRUCTION:
Revisions:
ZONING SUBMITTAL APRIL 18, 2016

404 EAST DALLAS ROAD
GRAPEVINE, TEXAS
TRINSIC RESIDENTIAL GROUP

Womack+Hampton ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50
Dallas, Texas 75219
Phone: (214) 252-8000
Fax: (214) 252-8080

Sheet Number:
A26
BUILDING B ELEVATIONS

PLOT DATE: 4/18/2016 PLOT TIME: 3:47 PM PATH\NAME: H:\14000\14033 Aura Grapevine\ZONING PACKAGE\A50 BLDG. B ELEV.dwg

CC ITEM # 5, 20, 21
PZ ITEM # 3, 7, 8

MATERIAL & COLOR LEGEND

1	STUCCO WALL
2	SPLIT FACE BLOCK VENEER
3	BRICK VENEER
4	FIBER CEMENT SIDING
5	CORRUGATED METAL WALL PANELS
6	CAST STONE VENEER
7	BRICK ROWLOCK
8	BRICK SOLDIER
9	STUCCO TRIM
10	WOOD TRIM
11	CORRUGATED METAL ROOF
12	CORRUGATED METAL SHED AWNING
13	METAL CANOPY / AWNING
14	METAL RAILING
15	PAINTED CONCRETE
16	PAINTED METAL CHANNEL
17	STOREFRONT FRAME AND GLAZING
18	GLASS RAILING

MATERIAL PERCENTAGES

MATERIAL	PERCENTAGE
MASONRY	40.8% (28504 S.F.)
STUCCO	13.2% (1865 S.F.)
METAL PANEL	0.0% (0 S.F.)
SIDING	36.0% (20820 S.F.)
PAINTED CONC.	10.1% (5870 S.F.)

CASE NUMBER:
CASE NAME: AURA GRAPEVINE
ADDRESS: 404 E. DALLAS ROAD
LOT/BLOCK, ADDITION: LOT 1-R, BLOCK 2
HILLTOP ADDITION

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

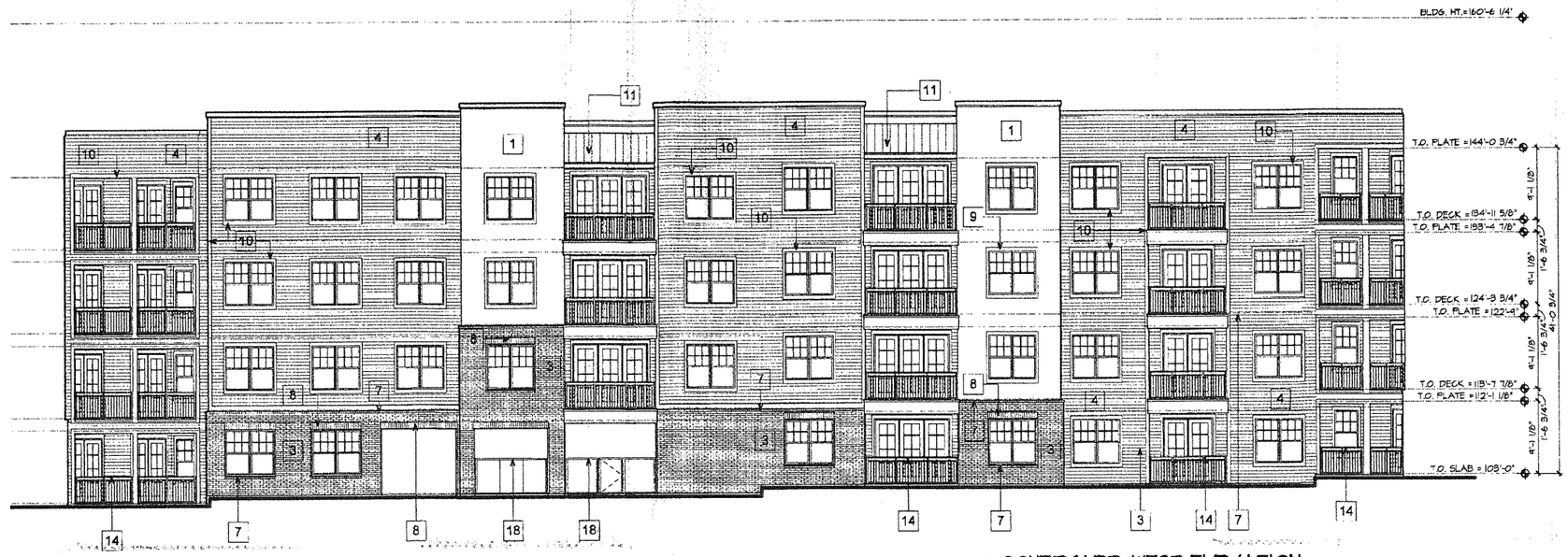
CHAIRMAN

DATE:

SHEET: 27 OF 27

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

DEPARTMENT OF DEVELOPMENT SERVICES



02 COURTYARD WEST ELEVATION
BUILDING 'B'
SCALE: 1/8"=1'-0"

RECEIVED
APR 20 2016

BLDG. HT.=160'-6 1/4'

216-01
PD16-01

01 COURTYARD SOUTH ELEVATION
BUILDING 'B'
SCALE: 1/8"=1'-0"

Copyright:
© 2016 by Womack+Hampton Architects, L.L.C. All rights reserved. The arrangements depicted herein are the sole property of WHA, L.L.C. and may not be reproduced in any form without written permission.

Project No. 14033

Drawn By:

ISSUE FOR PERMIT:

ISSUE FOR CONSTRUCTION:

Revisions:
ZONING SUBMITTAL
APRIL 18, 2016

404 EAST DALLAS ROAD
GRAPEVINE, TEXAS
TRINSIC RESIDENTIAL GROUP

Womack+Hampton
ARCHITECTS, L.L.C.
4311 Oak Lawn Ave., Suite 50 - Dallas, Texas 75219
Phone: (214) 252-9000
Fax: (214) 252-9080

Sheet Number:
A27
BUILDING B ELEVATIONS

PLOT DATE: 4/18/2016 PLOT TIME: 3:48 PM PATHNAME: H:\14000\14033 Aura Grapevine\ZONING PACKAGE\A50 BLDG B ELEV.dwg

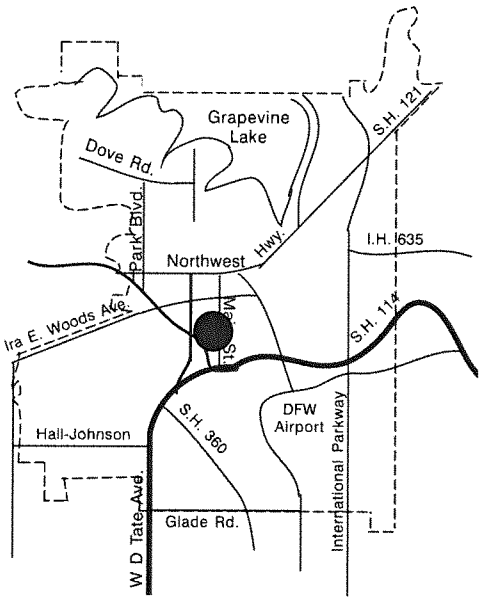
CC ITEM # 6, 22
PZ ITEM # 4, 9

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: MAY 17, 2016

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU16-12 JUDYPIE



APPLICANT: Dabcon Enterprises, LLC

PROPERTY LOCATION AND SIZE:

The subject property is located at 520 South Main Street, Suite 200 and is platted as Lot 2R, Block 4, Original Town of Grapevine. The property contains 0.721 acres and has approximately 255 feet of frontage along South Main Street, 43 feet of frontage along Franklin Street and 92 feet of frontage along West College Street.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to allow for the operation of a commercial bakery with retails sales and limited indoor seating within the "CBD" Central Business District.

It is the applicant's intent to utilize an existing 1,060 square foot lease space as a small bakery primarily selling pies, cakes and cookies for off-premise consumption as well as providing ingredients for patrons who wish to bake their own products at home. The applicant will also provide a small seating area (18 seats) for customers who would like to eat a piece of cake or pie along with a cup of coffee or milk. See the attached letter from the applicant. Parking for this request is eight spaces; the previous tenant (embroidery shop), required 11 spaces.

PRESENT ZONING AND USE:

The property is zoned "CBD" Central Business District and has undergone extensive remodeling and expansion to allow for multi-tenant office, retail, and restaurant uses.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and surrounding areas were rezoned in the 1984 City Rezoning from "C-2" Community Business District to "CBD" Central Business District. The subject property is also located within the Main Street Historic Overlay District (HL92-03). At the March 20, 2012 meeting Council approved a conditional use request (CU12-08) for an 87 seat Jake's Hamburger's restaurant with on-premise alcohol beverage sales on the subject site. Also on the subject site, Council approved at their July 17, 2012 meeting a conditional use request (CU12-29) for a 435 square foot retail store (Sugar Shack) for food service items (shaved ice and seasonal beverages). A conditional use request (CU12-21) was approved at the October 16, 2012 meeting allowing for the development of a 1,924 square foot convenience store (7-Eleven) with off-premise beer and wine sales on the subject property. At Council's November 20, 2012 meeting a special use permit for massage services was approved for a 230 square foot lease space in suite 108 of the subject site. A conditional use permit (CU12-51) for a 60-seat pizza restaurant with on-premise alcohol beverage sales was denied by Council on the subject site at the February 19, 2013 meeting. At Council's December 17, 2013 meeting a planned development overlay to allow residential uses in the "CBD" Central Business District relative to the subject property was denied by the Council.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "CBD" Central Business District - Willhoite's

SOUTH: "CBD" Central Business District - retail business, Blagg Tire and Service

EAST: "CBD" Central Business District - Foust Funeral Home

WEST: "CBD" Central Business District - two office structures

AIRPORT IMPACT:

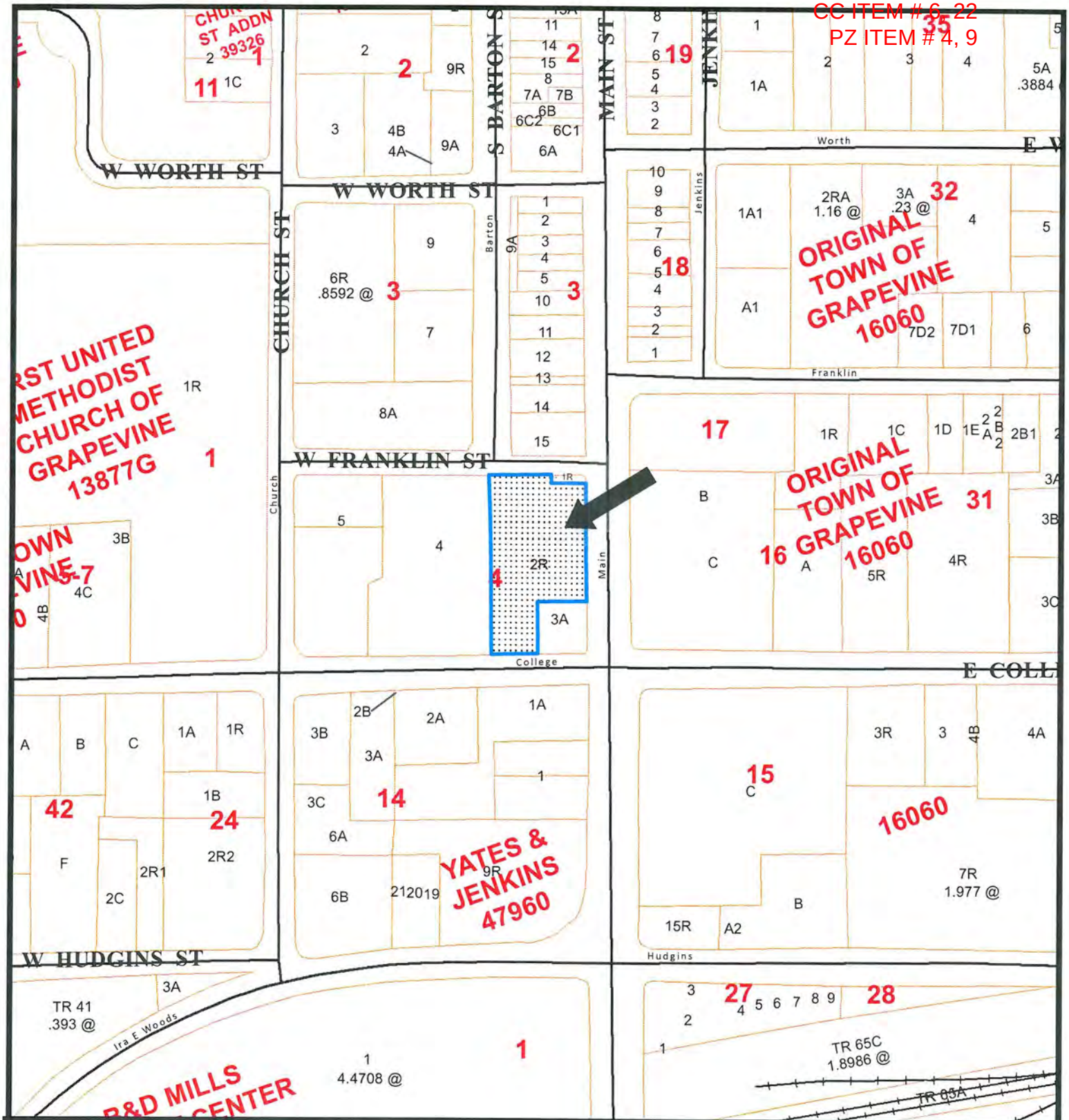
A portion of the subject tract is located within "Zone A" zone of minimal effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" map. Few activities will be affected by aircraft sounds in Zone A, except for sound sensitive activities such as auditoriums, churches, 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 Central Business District land use. The applicant's proposal is in compliance with the Master Plan.

/rs

CC ITEM # 6, 22
PZ ITEM # 4, 9



0 100 200 300 400 Feet

CU16-12
JudyPie

Date Prepared: 5/10/2016

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.

CC ITEM # 6, 22
PZ ITEM # 4, 9

CU16-12

CITY OF GRAPEVINE
CONDITIONAL USE APPLICATION
Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent:/company/contact
DABCON ENTERPRISES LLC DAVID A. BALUNDA

Street address of applicant / agent:
8515 BOULEVARD 26 # 1101

City / State / Zip Code of applicant / agent:
North Richland Hills TX 76180

Telephone number of applicant / agent:
817-690-4142

Fax number of applicant/agent

Email address of applicant/agent
dabconservices@gmail.com

Mobile phone number of applicant/agent

PART 2. PROPERTY INFORMATION

Street address of subject property
520 S. MAIN STREET, SUITE 200

Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)
Lot 2R-2B3B Block 4 Addition WILLIAM DOOLEY SURVEY, Abstract 422

Size of subject property
31,393 sf Acres 0.721 Square footage

Present zoning classification:
CU 16-CBD

Proposed use of the property:
PIE Shop

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:
CU-16 CBD

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:
NANDU MADIREDDI

Street address of property owner:
520 S MAIN STREET, SUITE 313

City / State / Zip Code of property owner:
GRAPEVINE TX 76051

Telephone number of property owner:
817-528-3888

Fax number of property owner:

RECEIVED
APR 13 2016
By

CC ITEM # 6, 22
PZ ITEM # 4, 9
CU16-12

- ❑ *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

DAVID A. BALUNDA
Print Applicant's Name:

Applicant's Signature:

The State of Texas
County Of Tarrant
Before Me Jason Graybill *(notary)* *on this day personally appeared* David A Balunda *(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 12 *day of* April *, A.D.* 2016.

JASON GRAYBILL
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 5/17/2016
NOTARY ID 12492936-4

Notary In And For State Of Texas

BIATWIC LLC / NANDAKUMAR MADIREDDI
Print Property Owners Name:

Property Owner's Signature:

The State Of Texas
County Of Tarrant
Before Me Jason Graybill *(notary)* *on this day personally appeared* NANDAKUMAR MADIREDDI *(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 12 *day of* April *, A.D.* 2016.

JASON GRAYBILL
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 5/17/2016
NOTARY ID 12492936-4

Notary In And For State Of Texas

RECEIVED
APR 13 2016
By

CC ITEM # 6, 22
PZ ITEM # 4, 9 CU16-12

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: 4/12/16

Signature of Owner _____

Date: 4/12/16

RECEIVED
APR 13 2016
By _____

CC ITEM #6, 22
PZ ITEM #4, 5

Grapevine City Council
Grapevine Planning & Zoning Commission
c/o Development Services Department
200 S. Main Street
Grapevine, TX 76051

Re: Conditional Use Request for JudyPie
520 South Main Street Suite 200
Grapevine, TX 76051

Dear Council members and Commissioners:

I am excited about the opportunity for JudyPie to be part of historic Grapevine at 520 S. Main Street.

I would like you to consider my request to have:

A. A custom pick-up and take pie shop with a minimum amount of seating (total of 18 seats)
B. Retail sales of speciality baking products, gifts, notes and personalized items which compliment consumption.

Below I offer you a snippet of my life which led me to JudyPie:

First and foremost, I am the proud Mother of 2 very caring adult children. My son graduated from Texas Tech University, my daughter from Texas A & M, and myself from The University of Texas at Austin, "Hook Em Horns". As you can see, we are a house divided.

Ever since I was a little girl, I knew I wanted to be a Pie "Chef". When I was little, I spent hours with my Grandmother who immigrated from Poland and could neither read nor write. I would spend hours with her writing all of her recipes down as she baked. Her recipes are priceless and dear to my heart. My other Grandmother was born and raised in a small Texas town, Groesbeck. Both sets of grandparents owned their own business, one a dry goods store and the other a tailor. The entrepreneurial spirit is in my blood.

I am a Texan, born and raised in Waco, Texas. My parents owned their own business as well. I knew that I too, would one day own my own business, but the time would have to be just right.

Upon graduating from college, I moved to another small town, Lampasas, where I taught school there for several years. After some time of being away from family, I moved to Dallas to be closer to my sister, where I worked in her family owned business. There I met a developer, who was building the first condo development in Grapevine. I was offered a job, but would have to move to Grapevine. How fast did I pack, you ask? The rest is history. In a flash, I moved to Grapevine and bought my first home. I also met my husband in Grapevine, who was employed by the same developer and we married a short time later.

Jumping ahead a few years.... I opened my first business...a retail store, selling stationery, invitations and gifts. I relocated my store when my first child was one-year-old to stay home with Sam. I continued the business out of my house. Three years later, we adopted our second child, Adohree. I was fortunate that I was able to stay home with both children but went back to work, when our daughter started 2nd grade. I was hired to teach school in Grapevine, and taught Special Education for 22 years; then retired to open JudyPie and wanted Main Street Grapevine to be the home for JudyPie.

I witnessed the growth of a tiny town from infancy to what Grapevine is today. In the early 80's, the only place to eat in Grapevine was Willhoites, and there was NO shopping. I spent a lot of my time in Burris grocery and the old fashioned hardware store I miss the little town, but I know that nothing ever stays the same and growth can be good. I am happy that Grapevine has retained the small town feel.

During the years we lived in Grapevine, my husband and I were very involved with the Grapevine Chamber of Commerce and local community. Both my husband and I were also involved with The Boomtowners Ball, and I served on the board of the American Cancer Society. He too, started his own General Contracting business and officed in Grapevine for over 7 years.

My ties to Grapevine have lasted well over 30 years, during which I developed numerous friendships with parents whose children I have taught, and people in the community. So much so, I continued to want to be part of Grapevine, and knew that was where my pie shop would be. It took a little longer than I had hoped for the right space to become available, but at last, it did. Hence, this application for JudyPie at 520 S Main Street!

RECEIVED
APR 13 2016
By

CC ITEM # 6, 22
PZ ITEM # 4, 9
2016-12

I am overflowing with excitement at the prospect of providing a simple old time look and feel to my Mainstreet Shop. While JudyPie is not a restaurant, guests will still have an inviting place to purchase ingredients to make their own goodies at home, read through generational cook books and purchase a piece of pie, a cookie or a slice of cake, to take home and feel like "Granny" was in their kitchen baking all day; or even Mom can claim it as her own.

Guests will have the opportunity to sit for a few minutes and enjoy a warm piece of pie, coffee, milk and ice cream; however, I project more than 70% of the business will come from the pickup and carry out of pie and products.

I also see a respite from the hot Texas sun or a cold winter breeze. The shop will have goodies for children to eat, so it will be conducive to grabbing kiddie a treat, a piece of pie for Mom and Dad, and on your way!

The typical hours will be M-Th. 10 am-7 pm, and Fri.-Sun., 9 am-10pm

I cannot think of any negative impact on Grapevine Main Street, except the few extra calories. nor can I think of one historical town like ours, that does not have an old fashioned JudyPie.

Remember in whatever you do, "Keep It Sweet". Thank you for your consideration of my request.

Sincerely,

Judy Balunda

Judy Balunda

Judy Balunda

judy@JudyPie.biz
www.JudyPie.biz

RECEIVED
APR 13 2016
By

ORDINANCE NO. _____

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 CU16-12 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 12-033 TO ALLOW FOR A COMMERCIAL BAKERY WITH RETAIL SALES AND LIMITED INDOOR SEATING 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 CU16-12 to amend the site plan approved by ordinance No. 2012-033 specifically to allow for a commercial bakery with retail sales and limited indoor seating (JudyPie) in a district zoned "CBD" Central Business District within the following described property: Lot 2R, Block 4, City of Grapevine Addition (520 South Main Street, Suite 200) 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 17th day of May, 2016.

APPROVED:

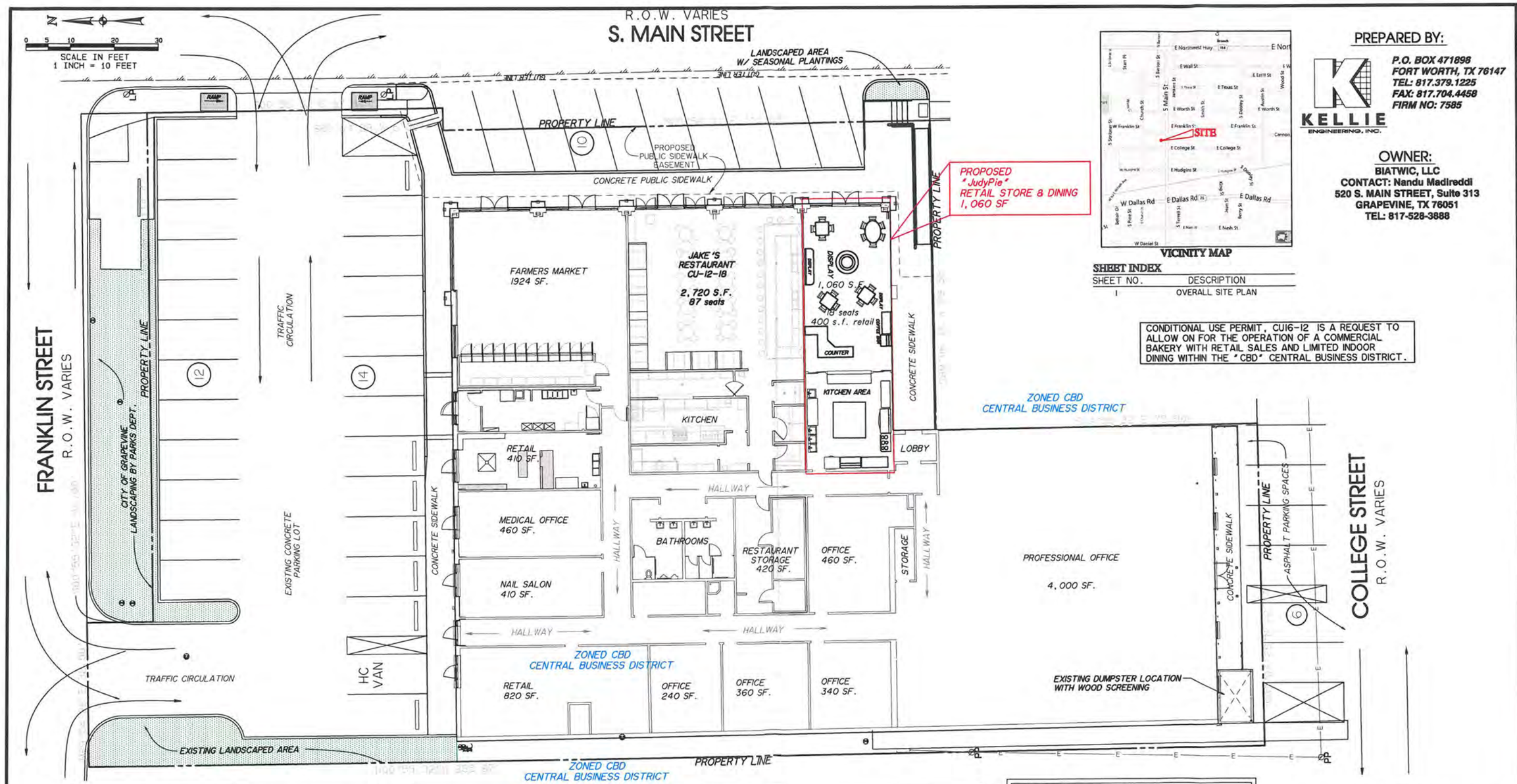
_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
John F. Boyle, Jr.
City Attorney



CONDITIONAL USE PERMIT, CU16-12 IS A REQUEST TO ALLOW ON FOR THE OPERATION OF A COMMERCIAL BAKERY WITH RETAIL SALES AND LIMITED INDOOR DINING WITHIN THE "CBD" CENTRAL BUSINESS DISTRICT.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	OVERALL SITE PLAN

PREPARED BY:

KELLIE ENGINEERING, INC.
P.O. BOX 471898
FORT WORTH, TX 76147
TEL: 817.379.1225
FAX: 817.704.4458
FIRM NO: 7585

OWNER:
BIATWIC, LLC
CONTACT: Nandu Madireddi
520 S. MAIN STREET, Suite 313
GRAPEVINE, TX 76051
TEL: 817-528-3888

JUDY PIE, 520 S. Main Street, May 2016

SITE SUMMARY TABLE

ZONING	CBD	Requirements
Lot Area (acres)	0.721	
Lot Area (sf)	31,393	1,500
Lot Width (ft)	178	20
Lot Depth (ft)	142	75
Building (s.f.)	16,840	
Building Coverage (%)	53.6%	300% max
Height of Building	20 ft	30 ft max
Open Space (s.f.)	1,340	
Percent Open Space	4.3%	none
Impervious Area (s.f.)	30,055	
Percent Impervious Area	95.7%	100% max

Building Use & Parking Analysis

Gross Building Square Footage		**16,840 sf**	
Net Leasable Area		**12,914 sf**	
Leaseable Area by Use:			
Professional Office (sf)		**5,520 sf**	**5 plus 1 per 300 sf of gross floor area = 24 spaces**
Retail (sf)		**3,154 sf**	**5 plus 1 per 200 sf of gross floor area = 21 spaces**
Retail (sf)	**JUDY PIE**	**400 sf**	**1 per 150 sf of gross floor area = 3 spaces**
Medical Office (sf)		**460 sf**	**5 plus 1 per 150 sf of gross floor area = 9 spaces**
Restaurant (sf), seats	**JAKES**	**2,720 sf, 87 seats**	**1 per 3 seats = 29 spaces**
	JUDY PIE	**1,060 sf, 18 seats**	**1 per 3 seats = 6 spaces**
Parking Summary			
Parking Required:		**92**	
Parking Provided:		**42**	**42 onsite, 50 public parking within CBD**

CASE NAME: Judy Pie
CASE NUMBER: CU16-12
LOCATION: 520 S. MAIN STREET

MAYOR _____ SECRETARY _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____
SHEET: 1 OF 1

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

DEPARTMENT OF DEVELOPMENT SERVICES

SITE PLAN
520 S. Main Street
CU16-12
0.721 ACRES, ZONED "CBD"
SITUATED AT
LOT 2R, BLOCK 4
CITY OF GRAPEVINE
TARRANT COUNTY
TEXAS
May 9, 2016

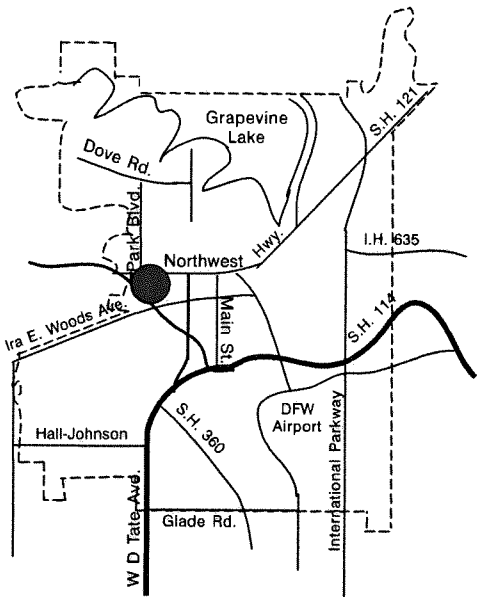
CC ITEM # 7, 23
PZ ITEM # 5, 10

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: MAY 17, 2016

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF SPECIAL USE APPLICATION SU16-01 LUCKY FOOT SPA



APPLICANT: Huijuan Pu

PROPERTY LOCATION AND SIZE:

The subject property is located at 2011 West Northwest Highway #140 and is platted as Lot 3R, Park and Wall Addition. The addition contains 40,029 square feet and has approximately 164.19 feet of frontage along West Northwest Highway.

REQUESTED SPECIAL USE AND COMMENTS:

The applicant is requesting a special use permit to amend the previously approved site plan of CU95-09 (Ord. 1995-24) for a planned commercial center, specifically to allow massage services.

The applicant intends to provide massage services (reflexology) in a 1,200 square foot lease space within an 11,238 square foot multi-tenant single story office center located on the south side of West Northwest Highway, adjacent to the Tom Thumb shopping center. Given the current mix of tenants within the building, 62 parking spaces are required and 62 parking spaces are provided. Please see the attached letter from the applicant describing the services provided.

As recently as April 15, 2014 and February 18, 2014 the City Council approved massage services (reflexology) within the former Tom Thumb shopping center located at southwest corner of Hall Johnson Road and William D. Tate Avenue and at a multi-tenant center

located at 2350 Hall Johnson Road. The same individual applied for both locations but only intended to operate one location.

PRESENT ZONING AND USE:

The property is currently zoned "CC" Community Commercial District with a Planned Commercial Center designation and is currently developed with 11,238 square foot multi-tenant single story office center, the 60,279 square foot Tom Thumb grocery store, a 40 foot pole sign, a 2,550 square foot dry cleaner and a 21,064 square foot multi-tenant shopping center. Lot 6R was approved for development of six medical office buildings totaling 20,500 square feet and one 10,000 square foot retail building which have not been constructed.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was rezoned in the 1984 City Rezoning from "R-1", Single Family to "PO", Professional Office. In 1988, the City Council approved for the Park and Wall Addition a Zone Change Request (Z87-02) to "CC" Community Commercial. A portion of Lot 3, just east of the Living Word Lutheran Church was deed restricted to "PO" Professional Office District with that zone change. A Conditional Use Permit (CU88-06) was approved for a Planned Commercial Center, a 40 foot pole sign to be located at the corner of Park Boulevard, State Highway 114 and Wall Street, and to allow Tom Thumb (Lot 4) off-premise alcoholic beverage sales. A Conditional Use Permit (CU90-10) was approved with amendments to Lot 4 to allow Tom Thumb to add 3,480 square feet to the entry vestibule and amend the area for beer and wine storage, add temporary promotional display areas for beer and wine, relocated both store entries and the handicapped parking spaces to provide several cart storage areas in the parking islands and revised the exterior building facades. Conditional Use Permit (CU90-14) was approved to allow on Lot 1 the Chevron gasoline and convenience store with off-premise consumption of alcoholic beverages. Conditional Use Permit (CU91-20) was approved to allow the enlargement of the vestibule area by 496 square feet. Conditional Use Permit (CU94-09) was approved to allow on Lot 5 a 21,118 square foot retail site addition to the west of Tom Thumb. Conditional Use Permit (CU94-34) was approved to allow on-premise consumption of alcoholic beverages in conjunction with a restaurant on Lot 5 (322 Park Boulevard South). Conditional Use Permit (CU95-09) was approved to allow on Lot 3 an 11,238 square foot strip office center. Conditional Use Permit (CU96-11) was approved to allow outdoor storage of wood in conjunction with a restaurant on Lot 5 (322 Park Boulevard South). Conditional Use Permit (CU97-20) was approved to allow on Lot 2 a 3,600 square foot building for personal service and retail development. Conditional Use Permit (CU98-11) was approved to revise the retail building on Lot 2. Conditional Use Permit CU98-46 (Ord.99-26) was approved at the February 16, 1999 meeting to allow for the addition of a 12,984 square foot retail space on Lot 6R which was never built. Conditional Use Permit CU99-70 (Ord. 2000-15) was approved at the February 15, 2000 meeting to allow for outside dining and alcoholic beverage consumption on a proposed outdoor dining area which was never constructed. Conditional Use Permit CU06-16 was approved at the June

20, 2006 meeting to allow for new office buildings on Lot 6R which were never constructed. Conditional Use Permit CU11-35 (Ord. 2012-03) was approved at the January 17, 2012 meeting for office condominiums on Lot 6R. Conditional Use Permit CU14-39 (Ord. 2014-65) was approved the City Council at the October 21, 2014 meeting to allow for on-premise consumption of alcoholic beverages (beer and wine only) outdoor speakers and outside dining in conjunction with a restaurant (Wise Guy's Pizzeria). Conditional Use Permit CU15-49 (Ord. 2016-06) was approved the City Council at the January 19, 2016 meeting to allow for off-premise consumption of beer only and on-premise consumption of beer and wine only in conjunction with a restaurant.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	"PO" Professional Office District, "CC" Community Commercial District, "R-7.5" Single Family District, and "R-20" Single Family District – Lutheran Church, Medical Offices, Brookside Addition, Manor Addition, the Verizon Building and Chevron
SOUTH:	"CC" Community Commercial – Baylor Surgery Center
EAST:	"PO" Professional Office District and "R-7.5" Single Family District – Grapevine Offices and single family residential
WEST:	"HC" Highway Commercial District – Viewpoint Bank, O'Reilly Auto Parts

AIRPORT IMPACT:

The subject tract is located within "Zone A" zone of minimal effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" map. Few activities will be affected by aircraft sounds in Zone A, except for sound sensitive activities such as auditoriums, churches, schools, hospitals, and theaters. The proposed addition is appropriate in this noise zone.

MASTER PLAN APPLICATION:

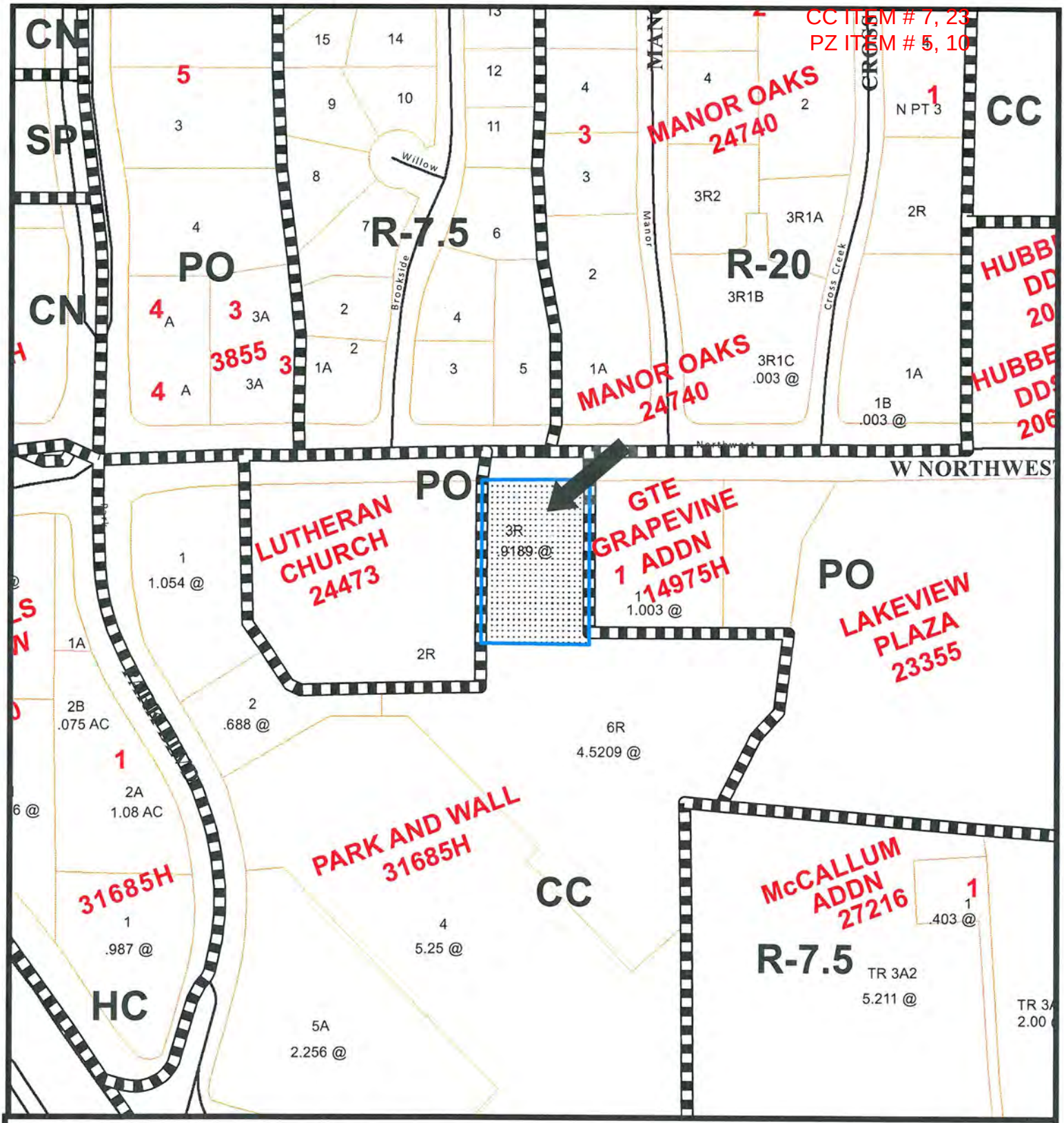
The Master Plan designates the subject property as a Commercial land use. The applicant's proposal is in compliance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates South Park Boulevard as a Type C, Minor Arterial with a minimum 80-foot of right-of-way developed as 4 lanes with a turning lane.

/at

CC ITEM # 7, 23
PZ ITEM # 5, 10



Feet
0 100 200 300 400

SU16-01
Lucky Foot Spa

Date Prepared: 5/3/2016

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.

CC ITEM # 7, 23
PZ ITEM # 5, 10

SU16-01

CITY OF GRAPEVINE
SPECIAL USE APPLICATION
Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent:/company/contact
Huijuan Pu

Street address of applicant / agent:
5200 Meadow Creek Dr # 2057

City / State / Zip Code of applicant / agent:
Dallas, TX, 75248

Telephone number of applicant / agent:
469-222-3543

Fax number of applicant / agent:

Email address of applicant / agent
AliceJi85@gmail.com

Mobile phone number of applicant / agent

Applicant's interest in subject property:
Reflexology

PART 2. PROPERTY INFORMATION

Street address of subject property
2011 W Northwest Hwy #140, Grapevine, TX 76051

Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)
Lot 3R Block Addition Park 3 wall Ste 140 (2011 W. Northwest Hwy)

Size of subject property
.9189 Acres Square footage

Present zoning classification:
CC/ Community Commercial

Proposed use of the property:
Reflexology

Minimum / maximum district size for special use request:

Zoning ordinance provision requiring a special use:

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:
Fleetwood Mac LLC c/o The Malcom Co.

Street address of property owner:
3231 Harwood Rd

City / State / Zip Code of property owner:
Bedford, TX 76021

Telephone number of property owner:
817-540-~~1583~~ 3229

Fax number of property owner:
817-540-1583

RECEIVED
APR 8 2016
By

CC ITEM # 7, 23
PZ ITEM # 5, 10
SU16-01

- ❑ *Submit a letter describing the proposed special use and note the request on the site plan document*
- ❑ *In the same letter, describe or show on the site plan, and special requirements or conditions imposed upon the particular special use by applicable district regulations (example: buffer yards, distance between users)*
- ❑ *In the same letter, describe whether the proposed special 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 special 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 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 special 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 special use permit and acknowledge that all requirements of this application have been met at the time of submittal.*

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

Huijuan Pu
Print Applicant's Name:

Huijuan Pu
Applicant's Signature:

The State Of Texas

County Of Tarrant

Before Me Terri Roberts *(notary)* *on this day personally appeared* Huijuan Pu *(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 30th *day of* March, *A.D.* 2016.

TERRI K. ROBERTS
Notary Public, State of Texas
Comm. Expires 07-09-2017
Notary ID 8768354

Notary In And For State Of Texas

Jim Makens
Print Property Owners Name:

Property Owner's Signature:

The State Of Texas

County Of Tarrant

Before Me Terri Roberts *(notary)* *on this day personally appeared* Jim Makens *(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 30th *day of* March, *A.D.* 2016.

TERRI K. ROBERTS
Notary Public, State of Texas
Comm. Expires 07-09-2017
Notary ID 8768354

Notary In And For State Of Texas

RECEIVED
APR 8 2016
By

CC ITEM # 7, 23
PZ ITEM # 5, 10
SU16-01

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 Hongjuan Pu

Date: 3/30/2016

Signature of Owner [signature]

Date: 3-30-16

RECEIVED
APR 9 2016
By

CC ITEM # 7, 23
PZ ITEM # 5, 10

ORDINANCE NO. _____

AN ORDINANCE ISSUING A SPECIAL USE PERMIT IN ACCORDANCE WITH SECTION 49 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 SPECIAL USE PERMIT SU16-01 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU95-09 (ORDINANCE NO. 1995-24) FOR A PLANNED COMMERCIAL CENTER, SPECIFICALLY TO ALLOW FOR MASSAGE SERVICES 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 SPECIAL 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 special 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 Special Use Permit SU16-01 to amend the previously approved site plan of CU95-09 (Ordinance No. 1995-24) for a planned commercial center, specifically to allow for massage services (Lucky Foot Spa) in a district zoned "CC" Community Commercial District Regulations within the following described property: Lot 3R, Park and Wall (2011 West Northwest Highway #140) 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. 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. 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. 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. The fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of May, 2016.

APPROVED:

_____
William D. Tate
Mayor

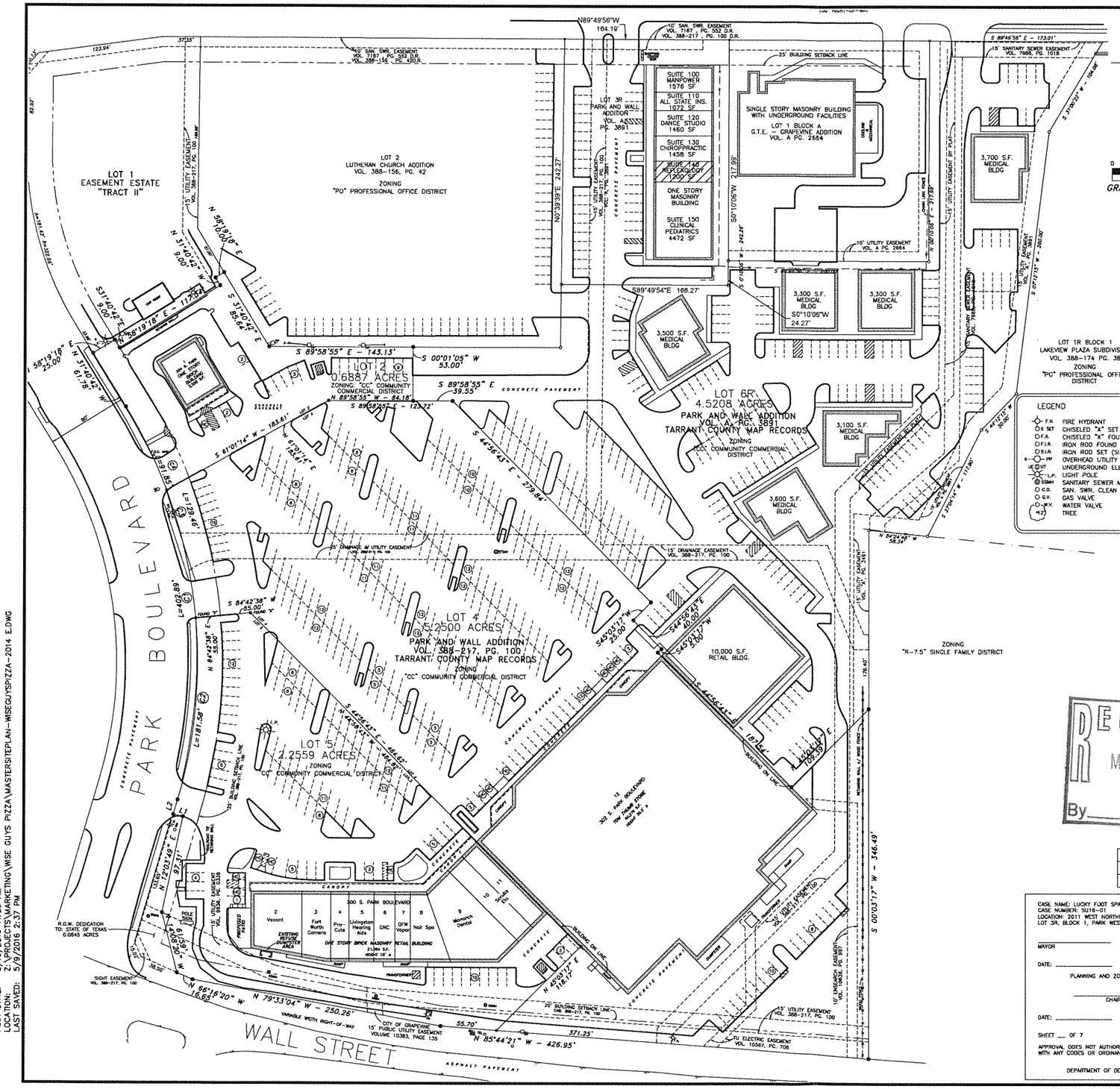
ATTEST:

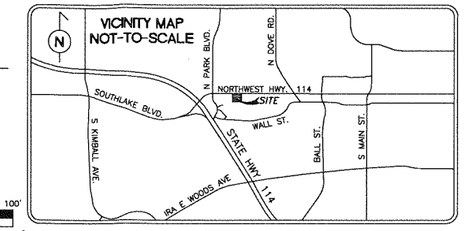
_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
John F. Boyle, Jr.
City Attorney

CC ITEM # 7, 23
PZ ITEM # 5, 10





0 25' 50' 100'
GRAPHIC SCALE: 1"=50'

SITE DATA TABLE							
LOT NUMBER	LOT SIZE (SF)	BUILDING COVERAGE	OPEN SPACE	TOTAL PARKING REQUIRED	HC PARKING REQUIRED	STANDARD PARKING PROVIDED	HC PARKING PROVIDED
2	30,000	2,550	27,450	13	–	18	1
4	228,690	60,279	168,411	238	–	254	4
5	98,267	21,064	77,203	175	–	101	6
6R	196,928	30,500	166,428	193	–	212	–
3R	40,029	11,238	28,791	–	–	33	3

NOTE FOR LOTS 2, 4 AND 5:
4 PARKING SPACES FOR EACH 1,000 GLA PLUS 10 PARKING SPACES FOR EACH 1,000 SQUARE FOOT OF RESTAURANT.

LEGEND

F.H.	FIRE HYDRANT
C.S. SET	CHISELED "X" SET
C.F.X.	CHISELED "X" FOUND
I.F.I.R.	IRON ROD FOUND (SIZE AS NOTED)
I.S.I.R.	IRON ROD SET (SIZE AS NOTED)
PP	OVERHEAD UTILITY POLE W/ GUY
UE UT	UNDERGROUND ELECTRIC OR TELEPHONE
L.P.	LIGHT POLE
SSMH	SANITARY SEWER MANHOLE
C.O.	SAN. SWR. CLEAN OUT
G.V.	GAS VALVE
W.V.	WATER VALVE
14.5	TREE

TENANT TABLE			
UNIT NO.	SQ. FT.	TENANT	PARKING REQUIRED
100	1,576	MANPOWER	6
110	1,072	ALL STATE INS.	4
120	1,460	DANCE STUDIO	4
130	1,458	CHIROPRACTIC OFFICE	10
140	1,200	REFLEXOLOGY	8
150	4,472	CLINICAL PEDIATRICS	30

NOTE:
NINETEEN (19) SURPLUS PARKING SPACES FROM LOT 6R AND SEVEN (7) SURPLUS PARKING SPACES FROM LOTS 2, 4, AND 5 TO BE USED FOR REQUIRED PARKING ON LOT 3R.

PARKING TABLE LOTS 3R	
REGULAR	33
HANDICAPPED	3
TOTAL	36

LANDSCAPE AND HARDSCAPE INFORMATION (SQ. FT.)	
TOTAL AREA OF LOT 3R	40,029
PERVIOUS AREA OF LOT 3R	8,645
IMPERVIOUS AREA OF LOTS 3R	31,384

NOTE:
SPECIAL USE PERMIT No. SU16-01 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU95-09 (Ord. 1995-24) FOR A PLANNED COMMERCIAL CENTER, SPECIFICALLY TO ALLOW FOR MASSAGE SERVICES IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT.

RECEIVED
MAY 10 2016
By

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 77°56'11" W	9.62'
L2	N 16°21'45" E	15.09'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
1	480.50'	48°02'27"	402.89'	N 07°39'28" W	391.19'
2	480.50'	21°39'01"	181.58'	N 05°32'12" E	180.50'
3	480.50'	15°26'13"	129.46'	N 13°00'26" W	129.07'
4	480.50'	10°57'07"	91.85'	N 26°12'11" W	91.71'

CASE NAME: LUCKY FOOT SPA
CASE NUMBER: SU16-01
LOCATION: 2011 WEST NORTHWEST HIGHWAY #140
LOT 3R, BLOCK 1, PARK WEST PLAZA

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET __ OF 7

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

DEPARTMENT OF DEVELOPMENT SERVICES

MASTER SITE PLAN

PARKWEST SHOPPING CENTER
PARK AND WALL ADDITION
2011 WEST NORTHWEST HIGHWAY #140
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

DATE: APRIL 27, 2016
SCALE: 1" = 50'

PLOTTED BY: NATHAN AYRES
PLOT DATE: 5/10/2016 11:29 AM
LOCATION: Z:\PROJECTS\MARKETING\WISE GUYS PIZZA\MASTERSITEPLAN-WISEGUYSPIZZA-2014 E.DWG
LAST SAVED: 5/9/2016 2:37 PM

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
1820 CENTRAL DRIVE SUITE #400
BEDFORD, TX 76021
PHONE 817.281.0572
WWW.CLAYMOOREENG.COM

STATE OF TEXAS
MATT MOORE
95813
LICENSED
PROFESSIONAL ENGINEER
05/10/2016

PARK & WALL ADDITION
PARKWEST SHOPPING CENTER
2011 WEST NORTHWEST HIGHWAY #140
GRAPEVINE, TX

No.	DATE	REVISION	BY

MASTER SITE PLAN

DESIGN:	ASD
DRAWN:	ASD
CHECKED:	MAM
DATE:	5/10/2016

SHEET
SP-1

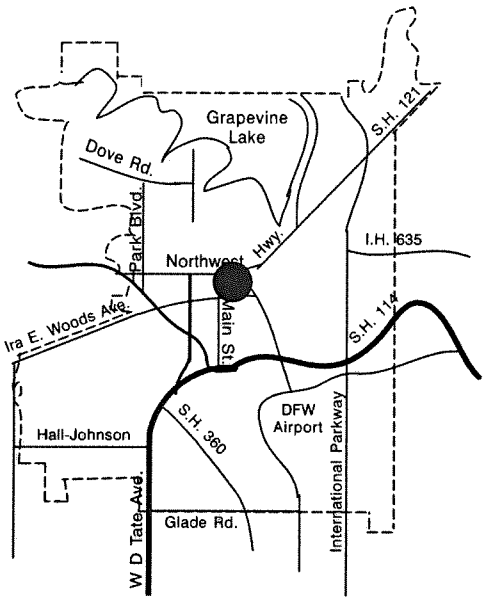
CC ITEM # 8, 24
PZ ITEM # 6, 11

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

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

MEETING DATE: MAY 17, 2016

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF HISTORIC LANDMARK SUBDISTRICT HL16-02



APPLICANT: Simon Dirnberger

PROPERTY LOCATION AND SIZE:

The subject property is located at 521 East Worth Street and platted as Lot 6, Block 108, College Heights Addition.

REQUESTED HISTORIC LANDMARK SUBDISTRICT AND COMMENTS:

The applicant is requesting a Historic Landmark Subdistrict designation for property located at 521 East Worth Street and platted as Lot 6, Block 108, College Heights Addition.

The Historic Preservation Commission, at their March 23, 2016 meeting, adopted the preservation criteria for the subject property. On January 19, 2015 the Historic Preservation staff approved CA15-02 to allow the applicant to add one new dormer to the roof of the new garage building which was approved by Historic Preservation staff in February 2014.

The 1,270 sq. ft. house is a Folk-Victorian vernacular cottage design. The design features a symmetrical façade with smooth exterior wall surfaces, turned spindles for the porch supports, and tall, thin Italianate windows. Window surrounds are plain with a simple pediment above. The spread of Folk-Victorian houses throughout the country was made possible by the railroads. Supplies of pre-made building components from distant lumber mills allowed local builders to create homes with strong stylistic distinction such as this one.

This house is listed as a Contributing Property of the College Heights Historic District listed on the National Register of Historic Places.

The house was built by Annie McCollum, born in 1876, was the daughter of Nancy Willingham McKibben and Hezekiah A. McKibben, a Civil War veteran, who moved from Mississippi to Texas in 1880 to start a new life. "Miss Annie" married William Clarence McCollum in 1904. Some of their love letters are printed in the Grapevine's Most Unforgettable Characters book. Clarence was also the son of a Civil War veteran from Georgia who was farming south of Grapevine. Annie and Clarence had two daughters, Cora Beatrice and Willie Clarice. Clarence died in 1906.

In 1907, Miss Annie took the money she had, purchased this lot and had a four-room house, barn and privy built. The property was considered on the eastern edge of town at that time. She moved into the house with her two daughters and boarded school teachers in her home to help support her daughters. Annie lived here until her death in 1965. Annie's granddaughter, Darlene, married David Florence, Grapevine's well-known Municipal Judge.

PRESENT ZONING AND USE:

The property is currently zoned "R-7.5" Single Family Residential 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-7.5" Single Family Residential – residential structures
SOUTH:	"R-7.5" Single Family Residential – residential structures
EAST:	"R-7.5" Single Family Residential – residential structures
WEST:	"R-7.5" Single Family Residential – residential structures

AIRPORT IMPACT:

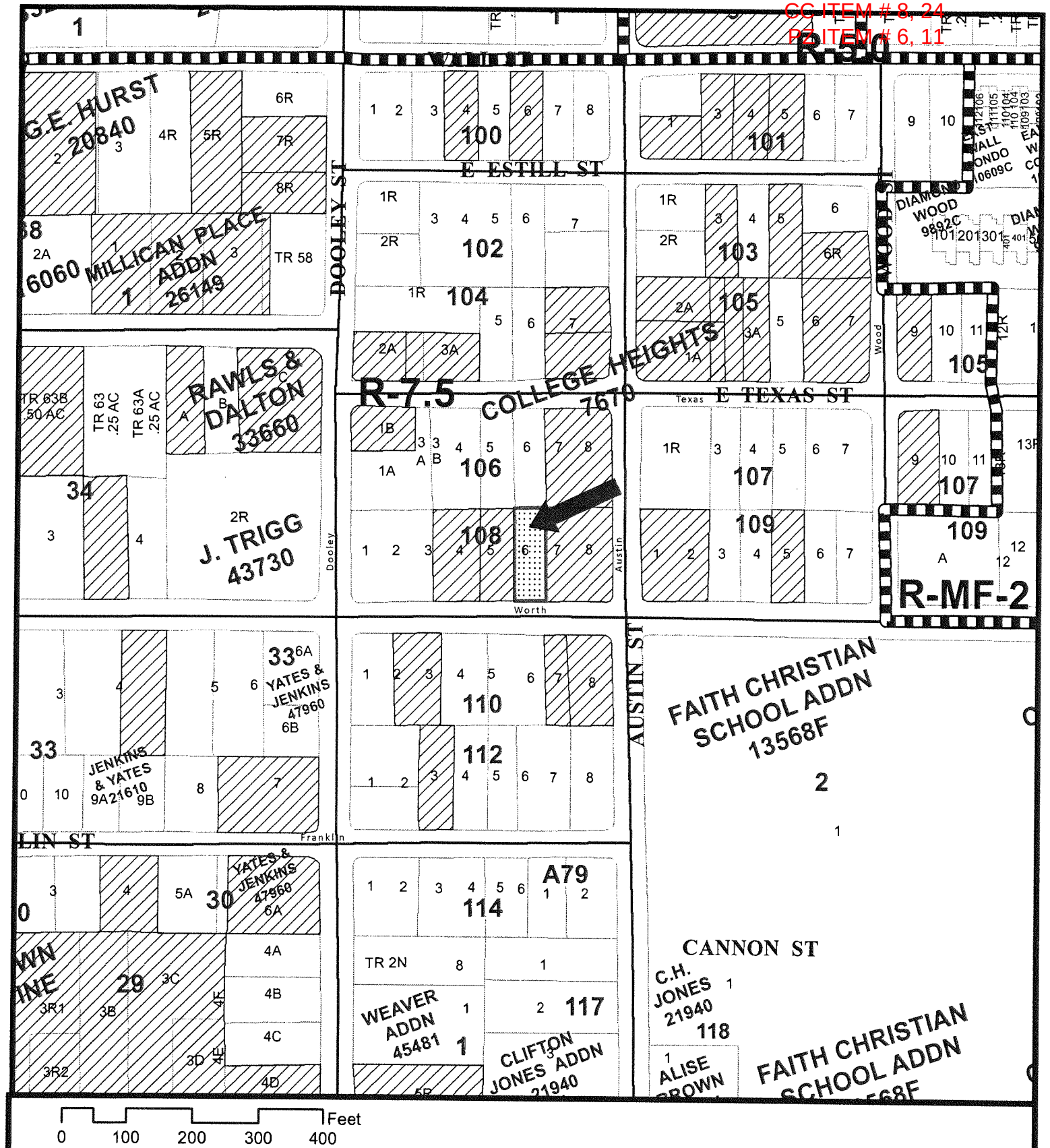
The subject tract is located within "Zone A" Zone of Minimal Effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" Map. Few activities will be affected by aircraft sounds in "Zone A" except for sound sensitive activities such as auditoriums, churches, schools, 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.

/sb

CC ITEM # 8, 24
PZ ITEM # 6, 11



HL16-02
Annie McCollum House

Date Prepared: 5/3/2016

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.

CC ITEM # 8, 24
PZ ITEM # 6, 11

FEB 15 2016

CITY OF GRAPEVINE

HISTORIC LANDMARK SUBDISTRICT APPLICATION

PART 1. APPLICANT INFORMATION

Applicant Name: Simon C. Dirnberger

Applicant Address: 521 E. Worth St.

City/State/Zip: Grapevine, TX 76051

Phone No.: (314) 378-3550 Fax No.:

Email Address: sdirnberger@hotmail.com Mobile Phone: (314) 922-9596

Applicant's interest in subject property: Owner

PART 2. PROPERTY INFORMATION

Street Address of subject property: 521 E. Worth St.

Legal Description: Lot 6 Block 108 Addition College Heights Addition

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

Size of subject property: acres .1603 square footage 6,984

Present zoning classification:

Present use of property: Residence

Proposed use of property: Resident

PART 3. PROPERTY OWNER INFORMATION

Property Owner: Same as above

Prop Owner Address:

City/State/Zip:

Phone No.: Fax No.:

RECEIVED
APR 5 2016
By

CC ITEM # 8, 24
PZ ITEM # 6, 11

❑ *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*

PART 4. SIGNATURE TO AUTHORIZE FILING OF AN APPLICATION AND PLACING A HISTORICAL LANDMARK SUBDISTRICT REQUEST SIGN ON THE SUBJECT PROPERTY

Melissa P. Wise
Print Applicant's Name

Applicant's Signature

The State of TEXAS

County of TARRANT

Before me (notary) MARY BUSH on this day personally appeared (applicant) LISA WISE 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 15th day of FEBRUARY, A.D. 2016

MARY BUSH
Notary ID # 128801395
My Commission Expires
December 9, 2019

Notary In and For State of TEXAS

Simon Dirnberger
Print Property Owner's Name

Property Owner's Signature

The State of TEXAS

County of TARRANT

MARY BUSH
Notary ID # 128801395
My Commission Expires
December 9, 2019

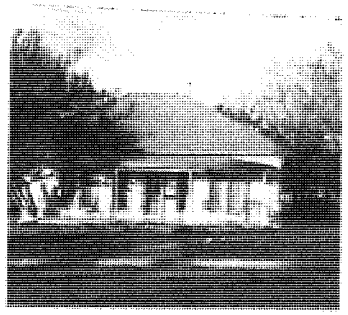
Before me (notary) MARY BUSH on this day personally appeared (applicant) known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein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

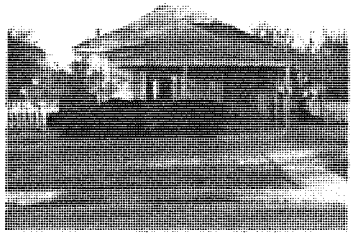
(Seal) Given under my hand and seal of office this 11th day of APRIL, A.D. 2016

MARY BUSH
Notary ID # 128801395
My Commission Expires
December 9, 2019

Notary In and For State of Texas

CC ITEM # 8, 24
PZ ITEM # 6, 11





TOTAL LOT S.F.	7000 S.F.
BUILDING S.F.	2134 S.F.
UNOCCUPIED S.F.	4865 S.F.
PERCENTAGE OF COVERAGE	30%

PEAK OF GARAGE ROOF BEYOND

NORTH

EXISTING HOUSE

CERTIFICATE OF APPROPRIATENESS
CITY OF GRAPEVINE
RELEASED
PURSUANT TO CA 14-05
DATE 2/26/14 BY WOIL
DEPARTMENT OF
DEVELOPMENT SERVICES

CONTACT BUILDING INSPECTIONS
FOR PERMIT INFORMATION

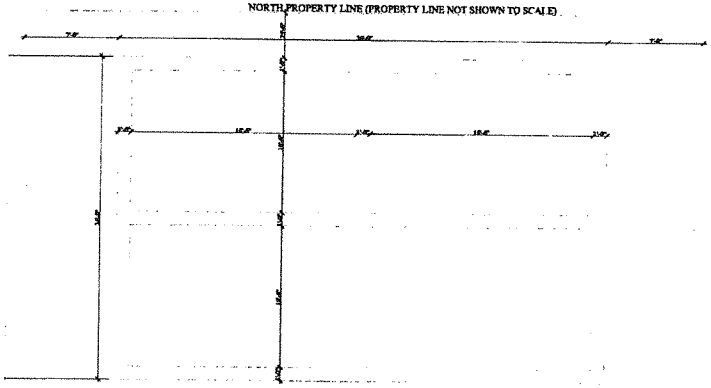
Dirnberger Garage
521 E. Worth Street, Grapevine, TX 76051

No	Revision Description	Date

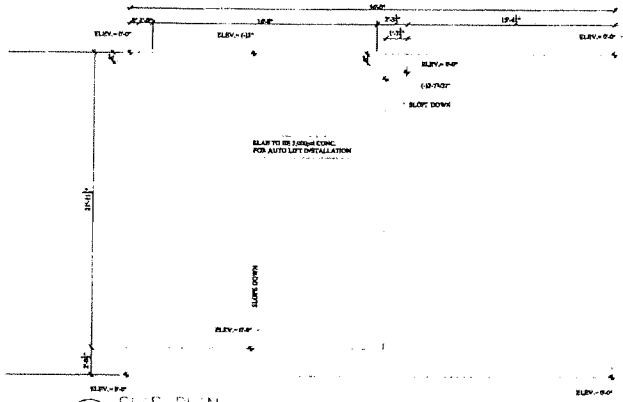
February 13, 2014

SHEET
1 OF 4

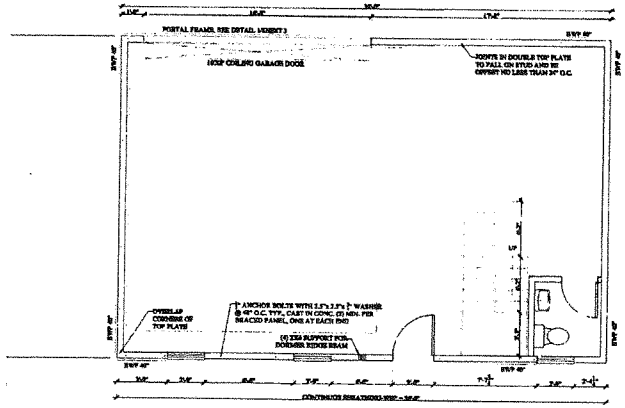
CC ITEM # 8, 24
PZ ITEM # 6, 11



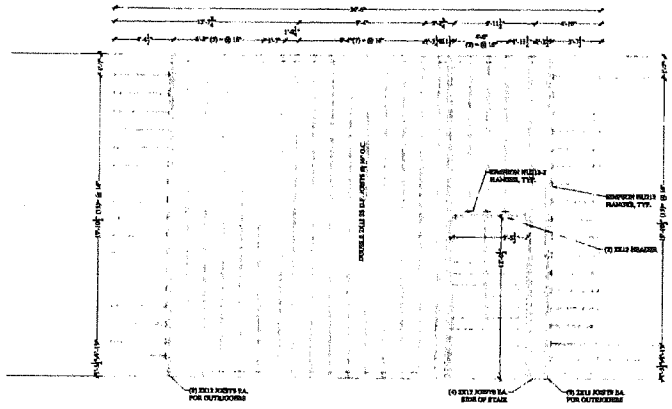
1 FOUNDATION PLAN
SCALE : 1/4" = 1' - 0"



2 SLAB PLAN
SCALE : 1/4" = 1' - 0"



3 FIRST FLOOR PLAN
SCALE : 1/4" = 1' - 0"



4 ATTIC FLOOR FRAMING PLAN
SCALE : 1/4" = 1' - 0"

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE 2012 AND APPLICABLE STATE CODES OR AMENDMENTS, AND ALL COUNTY OR LOCAL CODES AND REGULATIONS.
2. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
3. DESIGN LOADS:

ROOF	30 PSF LIVE LOAD
FLOORS	40 PSF LIVE LOAD
STAIRS	100 PSF LIVE LOAD
GARAGE FLOOR	50 PSF (MINIMUM)
DECKS	40 PSF LIVE LOAD
SEISMIC	D
WIND	90MPH

4. INSULATION: PATH 1

ROOF (VAULTED)	R-30
WALLS (CAVITY BETWEEN STUDS)	R-13
SLAB ON GRADE	NA

5. THE ABOVE VALUES ARE A MINIMUM AND MAY BE INCREASED AT DESIGNER.
6. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY OF LESS THAN 450.
7. PROVIDE INSULATION BAFFLES AT EAVE VENTS AND BETWEEN RAFTERS.
8. ROOF VENTS TO TOTAL MORE THAN 1/150 OF THE ATTIC AREA (SEE NO VENTILATOR).

FOUNDATION NOTES

1. FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL. REMOVED OF ANY ORGANIC MATERIAL AND DEPTHS AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.
2. SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.
3. ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 4" GRANULAR MATERIAL COMPACTED TO 95%.
4. CONCRETE:

-INTERIOR SLABS ON GRADE	3000 PSI
-FOUNDATIONS EXPOSED TO WEATHER	3000 PSI
-FOOTINGS, PIERS AND DRIVEWAYS	3500 PSI

5. CONCRETE SLABS TO HAVE CONTROL JOINTS AT FIFT MAX. INTERVALS EACH WAY.
6. CONCRETE SIDEWALKS TO HAVE ½" TOOLED JOINTS AT 5FT MIN. O.C.
7. REINFORCING STEEL TO BE A-615 GRADE 40 WELDED WIRE MESH TO BE A-185.
8. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH #30 FELT, ROOFING.
9. FOOTING TO BE CONTINUOUS ACROSS OPENINGS W / REBAR (SEE TYPICAL WALL DETAIL).
10. ALL HOLD DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.

FRAMING NOTES

1. ALL EXTERIOR WALL OPENINGS AND HEADERS WALL OPENINGS TO HAVE CRIPPLE HEADERS UNLESS OTHERWISE INDICATED.
2. JOISTS THAT ARE ATTACHED TO FLUSH BEAMS ARE TO BE SUPPORTED WITH "SIMPSON" U-210 OR EQUIVALENT.
3. PROVIDE DOUBLE JOISTS UNDER ALL WALLS ABOVE RUNNING PARALLEL TO JOISTS.
4. PROVIDE FOR BLOCKING, DIAGRAMS AND PERFORM AS PER THE I.R.C. (SECT. 11 AND SECT. 12).
5. LUMBER SPECIES:
   NO-SCOUGLAS FIR
   A. POSTS, BEAMS, HEADERS, JOISTS AND RAFTERS — MIN. 2 DF
   B. SILLS, PLATES, BLOCKING, SHEATHING, ETC — MIN. 2 DF
   C. STUDS — STUD GRADE DF
   D. PLYWOOD SHEATHING — CDX PLY, E
   E. GLU-LAM BEAMS — Fb 2400, DRY AEM.
6. NAILING SCHEDULE:

JOIST TO SILL OR GIRDER	3-8d	TOE NAIL
BRIDGING TO JOIST	3-8d	TOE NAIL
SOLE PLATE TO JOIST	16d @ 16"	FACE NAIL
TOP PLATE TO STUDS	2-16d	END NAIL
STUD TO SOLE PLATE	3-8d	TOE NAIL
CEILING JOIST TO RAFTER	3-16d	FACE NAIL
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-8d	TOE NAIL
DOUBLE STUDS	16d @ 24"	FACE NAIL
DOUBLE TOP PLATES	16d @ 16"	FACE NAIL
CONTINUOUS HEADER (2PC)	16d @ 16"	EDGE NAIL
CLG JST. TO PL.	3-8d	TOE NAIL
CLG JST. LAP OVER PL.	3-16d	FACE NAIL
CLG. JST. TO RAFTER	3-16d	FACE NAIL
RAFTER TO TOP PLATE	3-16d	TOE NAIL
BUILT-UP CORNER STUDS	16d @ 24"	FACE NAIL
PLYWOOD SUBFLOOR	8d @ 6"	EDGE NAIL
	8d @ 12"	INTERIOR
PLY WALL & ROOF SHTHING	8d @ 6"	EDGE NAIL
	8d @ 12"	INTERIOR
TOP PL. AT INTERSECTIONS	2-16d	FACE NAIL
MULTIPLE JOISTS	16d @ 12"	STAGGERED NAIL, TOP & BOTTOM
SA. LAYER (NP TO P)		
MULTIPLE JOISTS (OVER 3)	½" DIA. BOLTS W/ WASHERS 2½ SIZE @ 24" O.C.	

7. MANUFACTURED TRUSS JOISTS MAY BE SUBSTITUTED FOR 2X JOISTS WHERE APPLICABLE.

CERTIFICATE OF APPROPRIATENESS
CITY OF GRAPEVINE
RELEASED
PURSUANT TO CA 14-05
DATE 2/26/14 BY WOK
DEPARTMENT OF
DEVELOPMENT SERVICES

CONTACT BUILDING INSPECTIONS FOR PERMIT INFORMATION

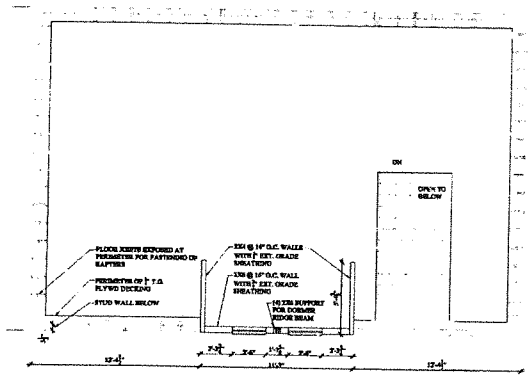
No.	Revision Description	Date

Date
February 13, 2014

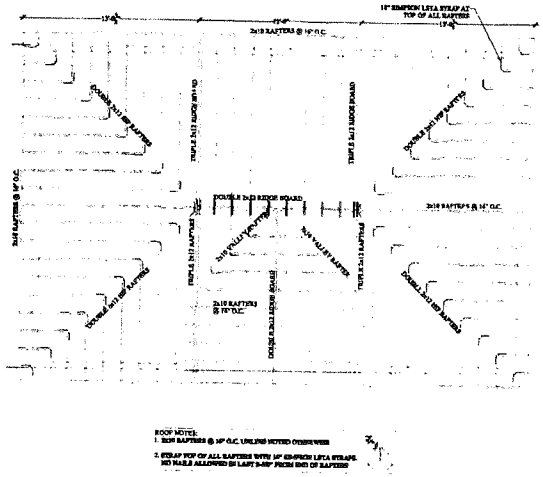
SHEET
2 OF 4

Dirnberger Garage
521 E. Worth Street, Grapevine, TX 76051

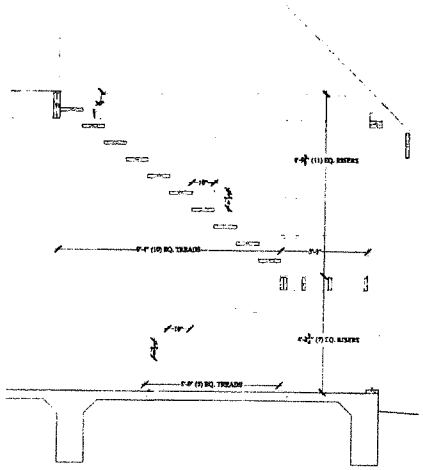
CC ITEM # 8, 24
PZ ITEM # 6, 11



1 ATTIC/DORMER PLAN
SCALE : 1/4" = 1' - 0"



2 ROOF FRAMING PLAN
SCALE : 1/4" = 1' - 0"

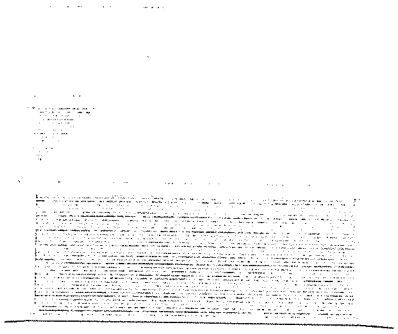


5 STAIR SECTION
SCALE : 1/2" = 1' - 0"

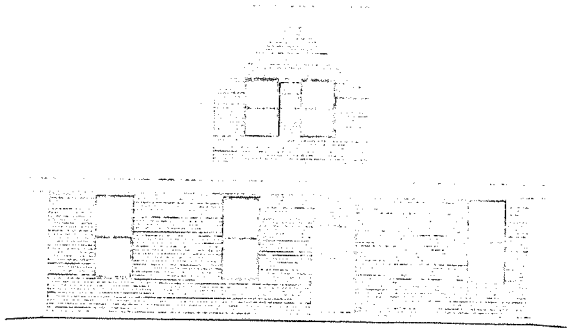
CERTIFICATE OF APPROPRIATENESS
CITY OF GRAPEVINE
RELEASED
PURSUANT TO CA 14-05
DATE 2/26/14 BY WJC
DEPARTMENT OF
DEVELOPMENT SERVICES

CONTACT BUILDING INSPECTIONS
FOR PERMIT INFORMATION

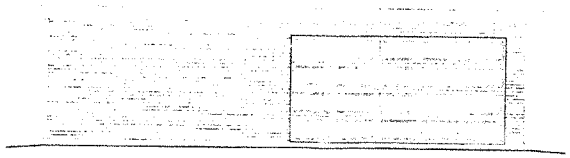
Dirnberger Garage
521 E. Worth Street, Grapevine, TX 76051



3 EAST ELEVATION (WEST OPP.)
SCALE : 1/4" = 1' - 0"



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

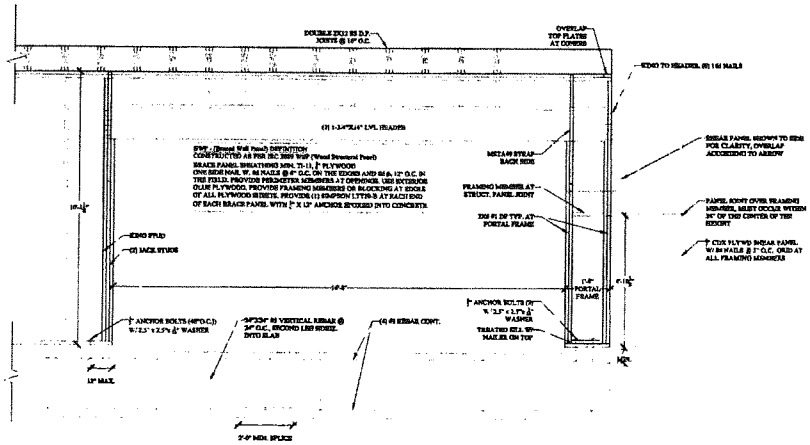


5 NORTH ELEVATION
SCALE : 1/4" = 1' - 0"

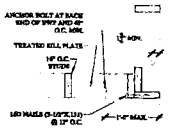
No.	Revision Description	Date

Date
February 13, 2014
SHEET
3 OF 4

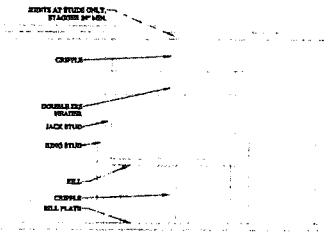
CC ITEM # 8, 24
PZ ITEM # 6, 11



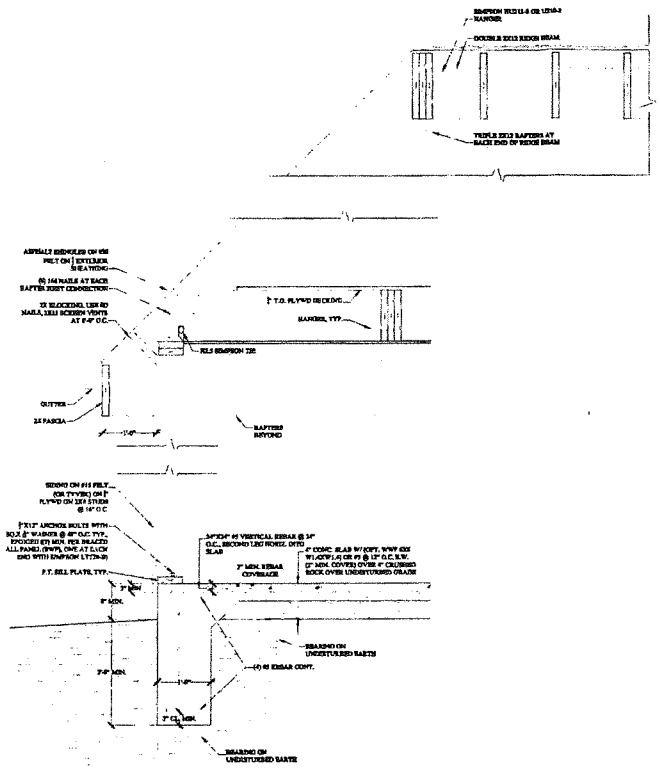
1 PORTAL FRAME WITH HOLD DOWNS (DOUBLE PORTAL FRAME)
SCALE : 1/2" = 1' - 0"



4 CORNER FRAMING DETAIL
NOT TO SCALE



5 WINDOW FRAMING (DOOR SIM.)
NOT TO SCALE



2 WALL SECTION
SCALE : 1 = 1' - 0

APPROPRIATENESS
OF GRAPEVINE
RELEASED
DCA 14-05
2/26/14 BY WJM
DEPARTMENT OF
DEVELOPMENT SERVICES

CONTACT BUILDING INSPECTIONS
FOR PERMIT INFORMATION

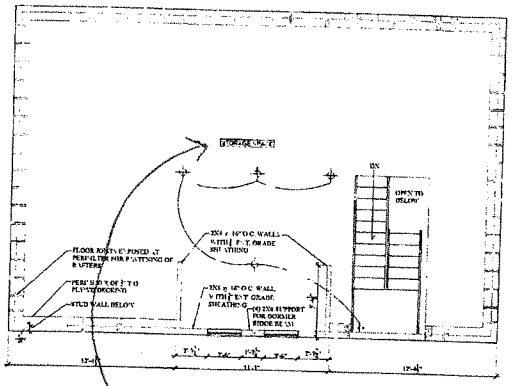
Dirnberger Garage
521 E. Worth Street, Grapevine, TX 76051

No.	Revision Description	Date

Date
February 13, 2014

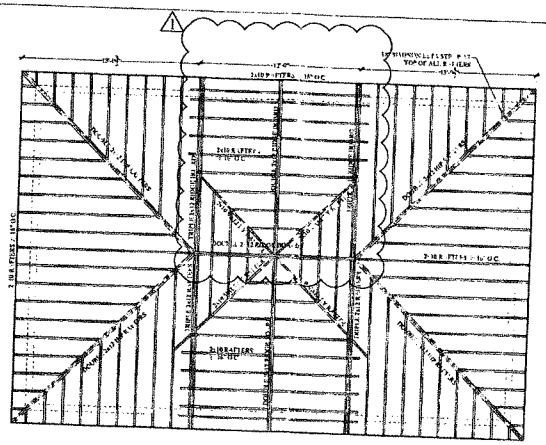
SHEET
4 OF 4

CC ITEM # 8, 24
PZ ITEM # 6, 11

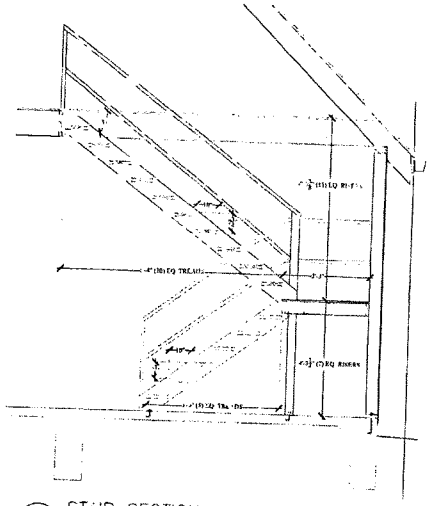


NOTE!
STORAGE SPACE ABOVE GARAGE MAY NEVER BE USED AS CONDITIONED SPACE.
Dan C Klempen 1/23/15

1 ATTIC DORMER PLAN
SCALE : 1/4 = 1' - 0"



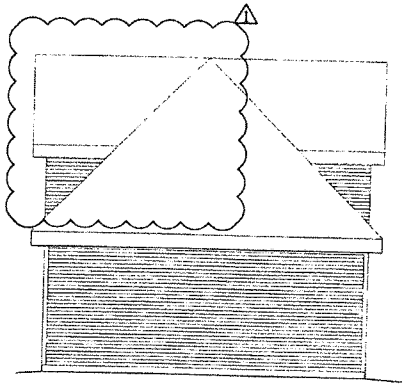
2 ROOF FRAMING PLAN
SCALE : 1/4" = 1' - 0"



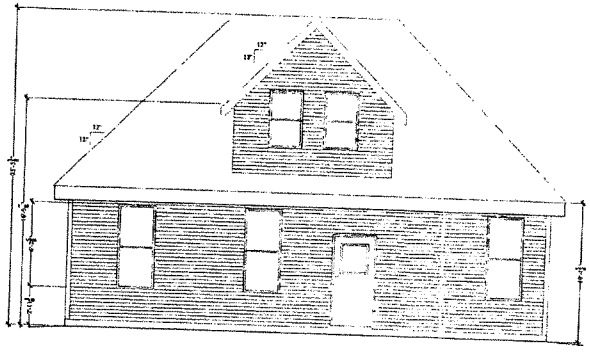
5 STAIR SECTION
SCALE : 1/2" = 1' - 0"

CERTIFICATE OF APPROPRIATENESS
CITY OF GRAPEVINE
RELEASED
PURSUANT TO CA 15-02
DATE 1/15/15 BY WOTC
DEPARTMENT OF
DEVELOPMENT SERVICES

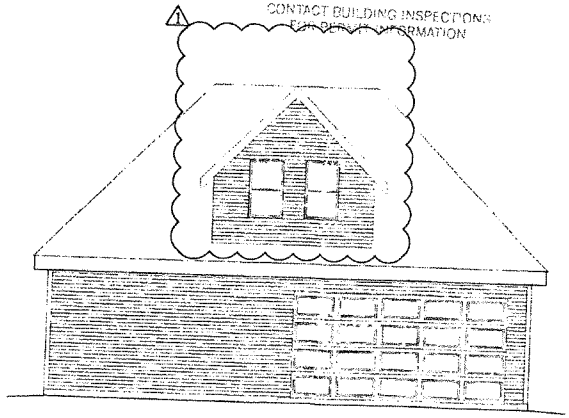
CONTACT BUILDING INSPECTIONS
FOR DETAILS INFORMATION



3 EAST ELEVATION (WEST OPP.)
SCALE : 1/4" = 1' - 0"



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



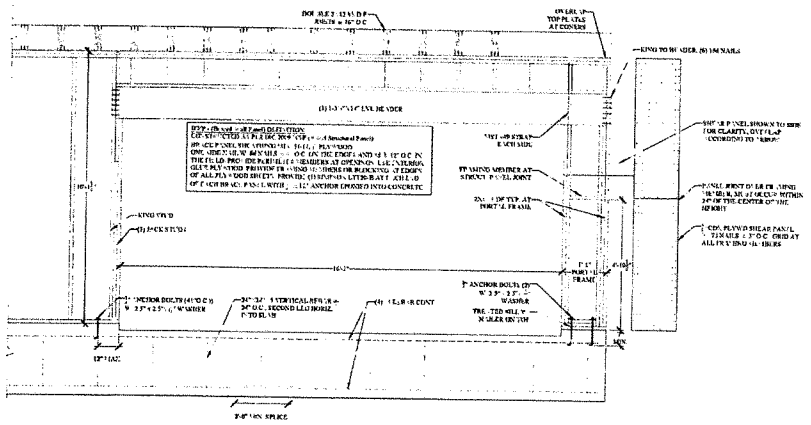
5 NORTH ELEVATION
SCALE : 1/4" = 1' - 0"

Dirnberger Garage
521 E. Worth Street, Grapevine, TX 76051

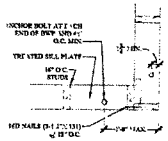
No.	Revision Description	Date
1	Dormer Added on North	1/16/2015

Date
February 13, 2014
SHEET
3 OF 4

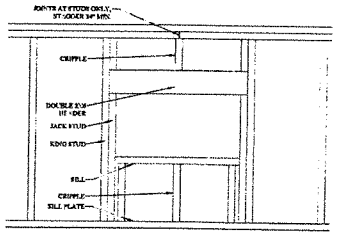
CC ITEM # 8, 24
PZ ITEM # 6, 11



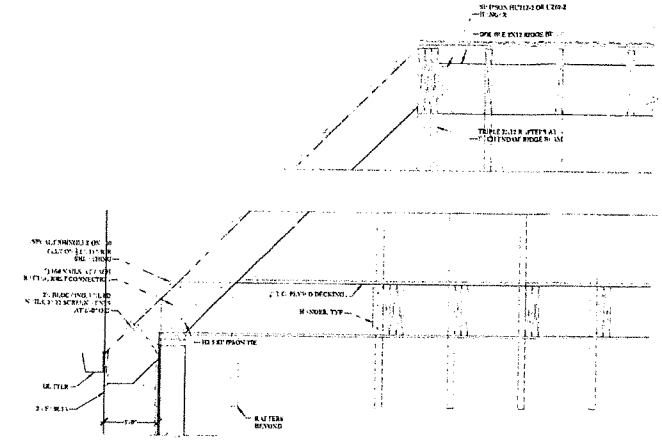
1 PORTAL FRAME WITH HOLD DOWNS (DOUBLE PORTAL FRAME)
SCALE : 1/2" = 1' - 0"

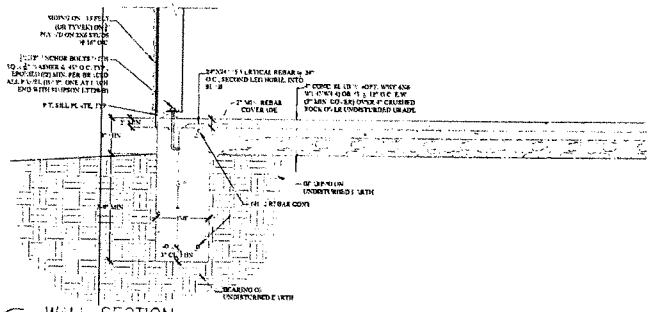


4 CORNER FRAMING DETAIL
NOT TO SCALE



5 WINDOW FRAMING (DOOR SIM.)
NOT TO SCALE





2 WALL SECTION
SCALE : 1" = 1' - 0"

CERTIFICATE OF APPROPRIATENESS
CITY OF GRAPEVINE
RELEASED
PURSUANT TO FA 13-02
DATE 11/19/15 BY WOTL
DEPARTMENT OF
DEVELOPMENT SERVICES

CONTACT BUILDING INSPECTIONS
FOR PERMIT INFORMATION

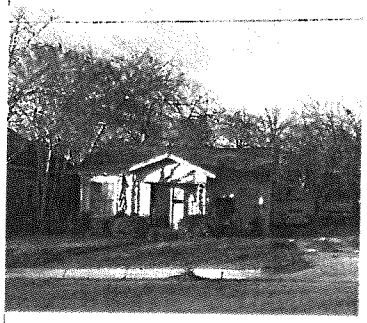
Dirnberger Garage
521 E. Worth Street, Grapevine, TX 76051

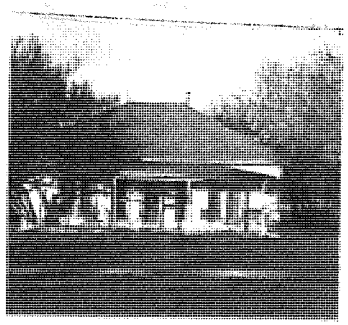
No.	Revision Description	Date

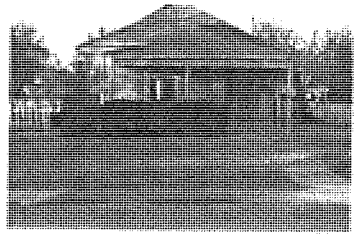
Date:
February 13, 2014

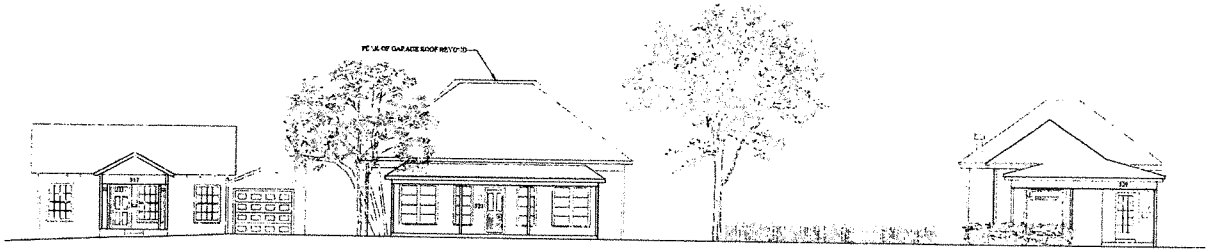
SHEET
4 OF 4

CC ITEM # 8, 24
PZ ITEM # 6, 11





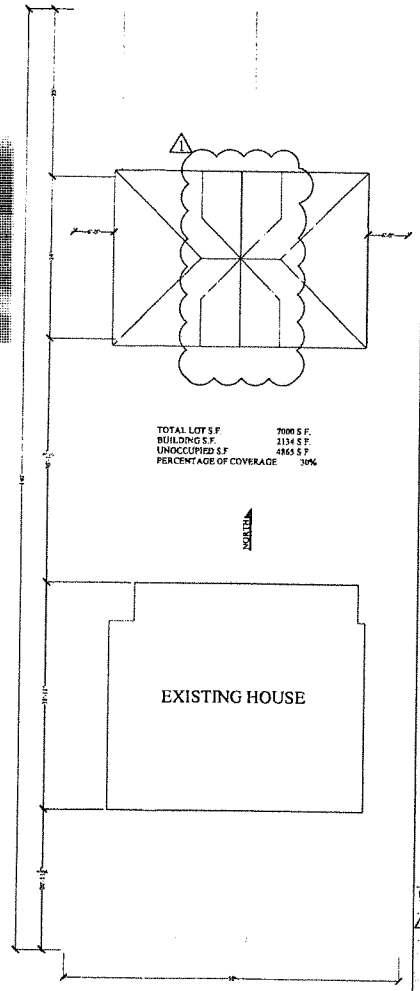




1 STREET ELEVATION AND CORRESPONDING PHOTOS
SCALE : 1/8" = 1' - 0"

CERTIFICATE OF APPROPRIATENESS
CITY OF GRAPEVINE
RELEASED
PURSUANT TO CA 15-02
DATE 1/19/15 BY WOIL
DEPARTMENT OF
DEVELOPMENT SERVICES

CONTACT BUILDING INSPECTIONS
FOR PERMIT INFORMATION



2 SITE PLAN
SCALE : 1/8" = 1' - 0"

Dirnberger Garage
521 E. Worth Street, Grapevine, TX 76051

No.	Revision Description	Date
1	Dormer Added on North 1/9/2015	

Date:
February 13, 2014
SHEET
1 OF 4

CC ITEM # 8, 24
PZ ITEM # 6, 11

GRAPEVINE HISTORIC PRESERVATION COMMISSION
HISTORIC LANDMARK DESIGNATION FORM

1. Name

Historic Annie McCollum House HL16-02

And/or common Simon C. Dirnberger (2016)

2. Location

Address 521 East Worth Street land survey

Location/neighborhood block 108/lot 6 tract size

3. Current zoning R-7.5 Residential

4. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	X occupied	___ agriculture	___ museum
X building(s)	X private	___ unoccupied	___ commercial	___ park
___ structure		___ work in progress	___ education	X residence
___ site	Accessible		___ Entertainment	___ Religious
	___ yes: restricted		___ government	___ scientific
	X yes: unrestr.		___ industrial	___ transportation
	___ no		___ military	___ other

5. Ownership

Current owner: Simon C. Dirnberger phone:

Address: 521 E. Worth St. city: Grapevine state: TX zip: 76051

6. Form Preparation

Name & title David Klempin, Hist. Pres. Officer organization: City of Grapevine CVB

Contact: and Sallie Andrews, Consultant phone: 817-410-3197

7. Representation on Existing Surveys

___ Tarrant County Historic Resources

___ other _____

X National Register of Historic Places

___ Recorded Texas Historic Landmark

___ Texas Archaeological Landmark

for office use only

8. Date Rec'd: _____ Survey Verified: ___ Yes ___ No

9. Field Chk date: _____ By: _____

10. Nomination

___ Archaeological ___ Structure ___ District

___ Site ___ Structure & Site

11. Historic Ownership

original owner Annie McCollum

significant later owner(s)

12. Construction Dates

Original 1907

alterations/additions 2015 Detached two-car garage with workshop

13. Architect

original construction by Annie McCollum

alterations/additions

14. Site Features

natural

urban design

15. Physical Description

Condition	Check One:		Check One:
___ excellent	___ deteriorated	X Unaltered	X Original site
X good	___ ruins	___ altered	___ Moved (date:_____)
___ fair	___ unexposed		

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.

Annie McCollum House, c. 1907

This 1,270 sq. ft. house is a Folk-Victorian vernacular cottage design. The design features a symmetrical façade with wood siding, turned spindles for the porch supports, and tall thin Italianate windows. Window surrounds are plain with a simple pediment above. A rear porch has been enclosed to increase interior living area. The spread of Folk-Victorian houses throughout the country was made possible by the railroads. The supply of pre-made building components from distant lumber mills allowed local builders to create homes with strong

stylistic distinction such as this one. In 2015 a new detached two-car garage with workshop was constructed in the rear yard of the property that was designed to match the appearance of the house.

This house is listed as a Contributing Property of the College Heights Historic District listed on the National Register of Historic Places.

Photo of Mary Virginia Simmons, c. 1911
with Annie McCollum House in background and Grapevine High School Building at right

16. Historical Significance

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

Annie McCollum, born in 1876, was the daughter of Nancy Willingham McKibben and Hezekiah A. McKibben, a Civil War veteran, who moved from Mississippi to Texas in 1880 to start a new life. "Miss Annie" married William Clarence McCollum in 1904. Some of their love letters are printed in the Grapevine's Most Unforgettable Characters book. Clarence was also the son of a Civil War veteran from Georgia who was farming south of Grapevine. Annie and Clarence had two daughters, Cora Beatrice and Willie Clarice. Clarence died in 1906.

In 1907, Miss Annie took the money she had, purchased this lot and had a four-room house, barn and privy built. The property was considered on the eastern edge of town at that time. She moved into the house with her two daughters and boarded school teachers in her home to help support her daughters. Annie lived here until her death in 1965. Annie's granddaughter, Darlene, married David Florence, Grapevine's well-known Municipal Judge.

17. Bibliography

2013 Candlelight Tour of Homes booklet; Grapevine's Most Unforgettable Characters Book; Grapevine Area History book.

18. Attachments

___ District or Site map
___ Site Plan
_X_ Photos (historic & current)

___ Additional descriptive material
___ Footnotes
___ Other (_____)

Designation Merit

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.	X	G. Identification as the work of an architect or master builder whose individual work has influenced the development of the city.	
B. Location as the site of a significant historical event.		H. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation.	
C. Identification with a person or persons who significantly contributed to the culture and development of the city.	X	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.	
D. Exemplification of the cultural, economic, social or historical heritage of the city	X	J. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city.	
E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.		K. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric value.	
F. Embodiment of distinguishing characteristics of an architectural type or specimen.	X	L. Value as an aspect of community sentiment or public pride.	

Recommendation

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

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

Burl Gilliam, Chair
Grapevine Historic Preservation Commission

David Klempin
Historic Preservation Officer

Scott Williams, Director
Development Services Department

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:

o 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.

o No, I am not interested in obtaining a marker for my property.

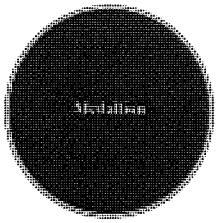
---

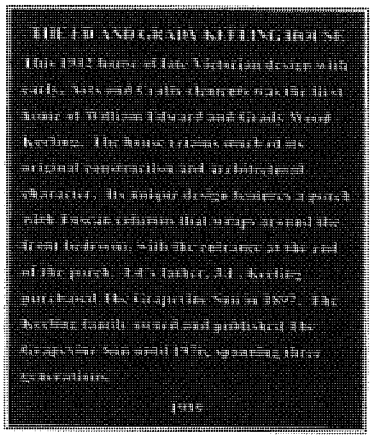
o Yes, I am interested in obtaining a bronze Historic Marker (medallion and text plaque) for my property from the Grapevine Historical Society.

Below for office use only

o Historic Preservation Commission's Historic Landmark Plaque.

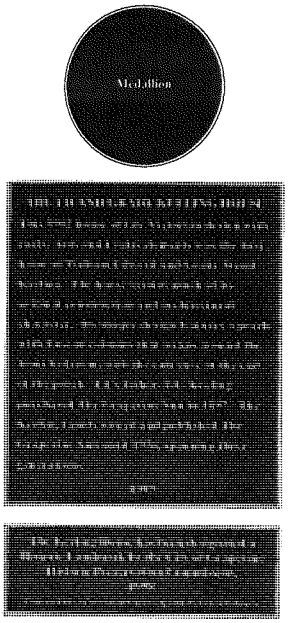
o Historic Preservation Commission's Historic District Plaque.



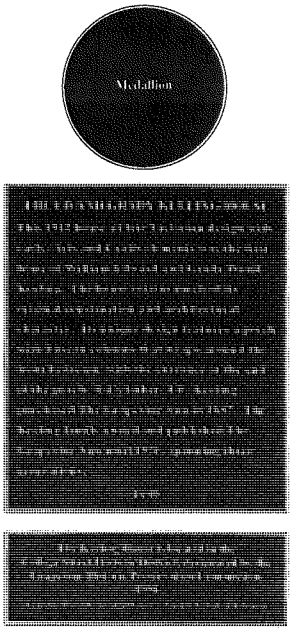


o Grapevine Historical Society's Historic Landmark Marker.

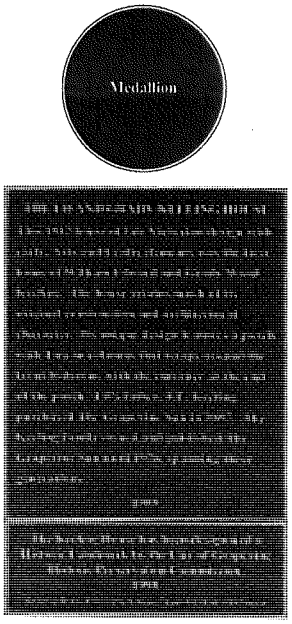
CC ITEM # 8, 24
PZ ITEM # 6, 11



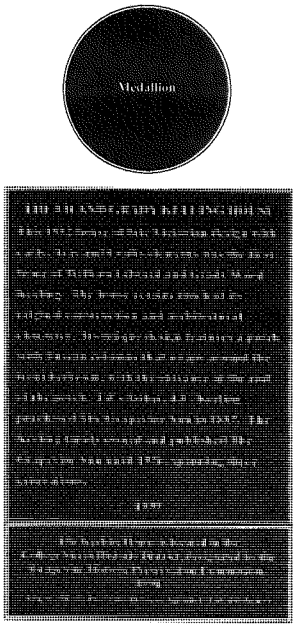
- Historic Landmark Marker, existing GHS marker.



- Historic District Marker, existing GHS marker.



- Historic Landmark Marker, new GHS marker.



- Historic District Marker, new GHS marker.

CC ITEM # 8, 24
PZ ITEM # 6, 11

Design Guidelines
HL16-02

Annie McCollum House
521 East Worth Street
Grapevine, Texas

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

March 23, 2016

Table of Contents

PREFACE

I. SITE

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

II. BUILDING FABRIC

- Preservation
- Exterior Finishes
- Windows

III. EMBELLISHMENTS

- Awnings-Canopies
- Exterior Lighting

IV. NEW BUILDING CONSTRUCTION

- Infill
- Additions to Historic Buildings

Preface

Annie McCollum House c. 1907
521 East Worth Street

This 1,270 sq. ft. house is a Folk-Victorian vernacular cottage design. The design features a symmetrical façade with wood siding, turned spindles for the porch supports, and tall thin Italianate windows. Window surrounds are plain with a simple pediment above. A rear porch has been enclosed to increase interior living area. The spread of Folk-Victorian houses throughout the country was made possible by the railroads. The supply of pre-made building components from distant lumber mills allowed local builders to create homes with strong stylistic distinction such as this one. In 2015 a new detached two-car garage with workshop was constructed in the rear yard of the property that was designed to match the appearance of the house.

This house is listed as a Contributing Property of the College Heights Historic District listed on the National Register of Historic Places.

Photo of Mary Virginia Simmons, c. 1911 with Annie McCollum House in background and Grapevine High School Building at right

Annie McCollum, born in 1876, was the daughter of Nancy Willingham McKibben and Hezekiah A. McKibben, a Civil War veteran, who moved from Mississippi to Texas in 1880 to start a new life. "Miss Annie" married William Clarence McCollum in 1904. Some of their love letters are printed in the Grapevine's Most Unforgettable Characters book. Clarence was also the son of a Civil War veteran from Georgia who was farming south of Grapevine. Annie and Clarence had two daughters, Cora Beatrice and Willie Clarice. Clarence died in 1906.

In 1907, Miss Annie took the money she had, purchased this lot and had a four-room house, barn and privy built. The property was considered on the eastern edge of town at that time. She moved into the house with her two daughters and boarded school teachers in her home to help support her daughters. Annie lived here until her death in 1965. Annie's granddaughter, Darlene, married David Florence, Grapevine's well-known Municipal Judge.

SITE

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

SETBACKS

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

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

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

DRIVEWAYS, PARKING LOTS AND VACANT SITES

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

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

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

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

FENCES

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

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

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

SERVICE AND MECHANICAL AREAS

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

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

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

BUILDING FABRIC

PRESERVATION

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

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

When rehabilitating, remove non-historic alterations.

Often, "modern" renovations conceal the original facade details. If not, the original style

may be recreated through the use of historic photographs.

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

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

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

EXTERIOR FINISHES

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

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

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

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

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

WINDOWS

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

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

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

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

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

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

EMBELLISHMENTS

AWNINGS-CANOPIES

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

EXTERIOR LIGHTING

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

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

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

NEW BUILDING CONSTRUCTION

INFILL

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

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

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

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

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

ADDITIONS TO HISTORIC BUILDINGS

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

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

All new wood or metal materials should have a painted finish except on some 20th 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.

CC ITEM # 8, 24
PZ ITEM # 6, 11

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING A HISTORIC LANDMARK SUBDISTICT HL16-02 IN ACCORDANCE WITH SECTION 39 OF ORDINANCE NO. 82-73 (APPENDIX "D" OF THE CODE OF ORDINANCES), DESIGNATING THE AREA LEGALLY DESCRIBED AS LOT 6, BLOCK 108, COLLEGE HEIGHTS ADDITION OF THE ARCHIBALD LEONARD SURVEY AND MORE SPECIFICALLY DESCRIBED HEREIN, IN A DISTRICT ZONED "R-7.5" SINGLE FAMILY DISTRICT REGULATIONS; PROVIDING FOR THE ADOPTION OF THE ANNIE MCCOLLUM 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;

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 (HL16-02) in accordance with Section 39 of Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, in a district zoned "R-7.5" Single Family District Regulations within the following described property: 521 East Worth Street and platted as Lot 6, Block 108, College Heights Addition of the Archibald 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 Annie McCollum 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 17th day of May, 2016.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
John F. Boyle, Jr.
City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MAY 17, 2016

SUBJECT: ATMOS ENERGY SETTLEMENT

RECOMMENDATION:

City Council to consider and ordinance approving a rate settlement with Atmos Energy.

BACKGROUND:

The City, along with other similarly situated cities served by Atmos Energy Corp., Mid-Tex Division is a member of the Atmos Cities Steering Committee (ACSC). The Rate Review Mechanism (RRM) tariff was originally adopted by ACSC member cities in 2007 as an alternative to the Gas Reliability Infrastructure Program (GRIP), the statutory provision that allows Atmos to bypass the City's rate regulatory authority to increase its rates annually to recover capital investments. The RRM Tariff has been modified several times, most recently in 2013.

The 2016 RRM filing is the fourth RRM filing under the renewed RRM Tariff. On March 1, 2016, Atmos made a filing requesting $35.4 million additional revenues on a system-wide basis. Because the City of Dallas has a separate rate review process, exclusion of Dallas results in the Company requesting $28.6 million from other municipalities.

ACSC and the Company have reached an agreement, reflected in the ordinance, to reduce the Company's request by $5.5 million, such that the ordinance approving new rates reflects an increase of $29.9 million on a system-wide basis, or $21.9 million for Mid-Tex Cities, exclusive of the City of Dallas. If the Company had used the GRIP process rather than the RRM process it would have received a $41 million increase, or about $11 million more than will be approved by the ordinance.

The tariffs attached to the ordinance approve rates that will increase the Company's revenues by $29.9 million for the Mid-Tex Rate Division, effective for bills rendered on or after June 1, 2016. The monthly residential customer charge will be $19.10. The consumption charge will be $0.11378 per Ccf. The monthly bill impact for the typical residential customer consuming 46.8 Ccf will be an increase of $1.26, or about 2.43%. The typical commercial customer will see an increase of $3.81, or 1.43%.

The ACSC Executive Committee and its designated legal counsel recommend that all Cities adopt the ordinance with its attachments approving the negotiated rate settlement resolving the 2016 RRM filing, and implementing the rate change. The alternative to settlement at the Texas Railroad Commission which has been historically less favorable for consumers.

Staff and the City Council Utilities Committee recommend approval.

JCH

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CITY OF GRAPEVINE, EXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2016 RATE REVIEW MECHANISM FILINGS; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL.

WHEREAS, the City of Grapevine, Texas ("City") is a gas utility customer of Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company"), and a regulatory authority with an interest in the rates and charges of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee ("ACSC"), a coalition of similarly-situated cities served by Atmos Mid-Tex ("ACSC Cities") that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a new Rate Review Mechanism ("RRM") tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program ("GRIP") process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, on March 1, 2016, Atmos Mid-Tex filed its 2016 RRM rate request with ACSC Cities; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2016 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of $29.9 million on a system-wide basis; and

WHEREAS, the attached tariffs implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications;

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 findings set forth in this Ordinance are hereby in all things approved.

Section 3. That the City Council finds that the settled amount of an increase in revenues of $29.9 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2016 RRM filing is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment "A", are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional $29.9 million in revenue over the amount allowed under currently approved rates, as shown in the Proof of Revenues attached hereto and incorporated herein as Attachment "B"; such tariffs are hereby adopted.

Section 5. That the ratemaking treatment for pensions and other post-employment benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment C, attached hereto and incorporated herein.

Section 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2016 RRM filing.

Section 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Ordinance, it is hereby repealed.

Section 8. That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 9. That if any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

Section 10. That consistent with the City Ordinance that established the RRM process, this Ordinance shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after June 1, 2016.

Section 11. That a copy of this Ordinance shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LJB Freeway, Suite 1862, Dallas, Texas 75240, and to Geoffrey Gay, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED this 17th day of May, 2016.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
John F. Boyle, Jr.
City Attorney

2557/26/7087606

RATE SCHEDULE:	R – RESIDENTIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 06/01/2016	PAGE: 12

Application
Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 19.10 per month
Rider CEE Surcharge	$ 0.02 per month[1]
Total Customer Charge	$ 19.12 per month
Commodity Charge – All Ccf	$0.11378 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

[1]Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2015.

RATE SCHEDULE:	C – COMMERCIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 06/01/2016	PAGE: 13

Application
Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 41.75 per month
Rider CEE Surcharge	$ 0.02 per month[1]
Total Customer Charge	$ 41.77 per month
Commodity Charge – All Ccf	$ 0.08494 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

1 Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2015.

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 06/01/2016	PAGE: 14

Application
Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 3,500 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 3,500 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 738.00 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.3096 per MMBtu
Next 3,500 MMBtu	$ 0.2267 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.0486 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS**	
EFFECTIVE DATE:	**Bills Rendered on or after 06/01/2016**	**PAGE: 15**

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 06/01/2016	PAGE: 16

Application
Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 738.00 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.3096 per MMBtu
Next 3,500 MMBtu	$ 0.2267 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.0486 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Imbalance Fees
All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees
Customer shall pay Company the greater of (i) $0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS	
EFFECTIVE DATE:	Bills Rendered on or after 06/01/2016	PAGE: 17

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement
A transportation agreement is required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS**	
EFFECTIVE DATE:	**Bills Rendered on or after 11/01/2016**	**PAGE: 41**

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the ith rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the ith schedule or classification.

HSF_i = heat sensitive factor for the ith schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

Bl_i = base load sales for the ith schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the jth customer in ith rate schedule is computed as:

$$WNA_i = WNAF_i \times q_{ij}$$

Where q_{ij} is the relevant sales quantity for the jth customer in ith rate schedule.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION EXCEPT THE CITY OF DALLAS AND UNINCORPORATED AREAS**	
EFFECTIVE DATE:	**Bills Rendered on or after 11/01/2016**	**PAGE: 42**

Base Use/Heat Use Factors

	Residential		Commercial	
Weather Station	Base use Ccf	Heat use Ccf/HDD	Base use Ccf	Heat use Ccf/HDD
Abilene	10.09	0.1392	98.01	0.6440
Austin	11.21	0.1551	203.36	0.8564
Dallas	13.72	0.2048	189.83	0.9984
Waco	9.89	0.1411	129.75	0.6695
Wichita Falls	11.49	0.1506	122.35	0.5967

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at atmosenergy.com/mtx-wna, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

File Date: March 1, 2016

ATMOS ENERGY CORP., MID-TEX DIVISION
PROPOSED TARIFF STRUCTURE (BEFORE RATE CASE EXPENSE RECOVERY)
TEST YEAR ENDING DECEMBER 31, 2015

	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
1	Proposed Change In Rates:		$ 29,603,205		Schedule A						
2	Proposed Change In Rates without Revenue Related Taxes:		$ 27,447,850		Ln 1 divided by factor on WP_F-5.1						
3											
4											
5											
6		Revenue Requirements	Allocations								
7	Residential	$ 338,431,486	77.95%		Per GUD 10170 Final Order						
8	Commercial	84,223,622	19.40%		Per GUD 10170 Final Order						
9	Industrial and Transportation	11,490,316	2.65%		Per GUD 10170 Final Order						
10	Net Revenue Requirements GUD No. 10170	$ 434,145,424									
11											
12											
13											
14											
15											

16 With Proportional Increase all classes but Residential and a 40% residential base charge increase:
17

18		Current	Prospective	Revenues
19				
20	Residential Base Charge	$ 18.56	$ 0.48	$ 8,558,622
21	Residential Consumption Charge	$ 0.09931	$ 0.01540	12,837,933
22	Commercial Base Charge	$ 39.87	$ 1.81	2,662,423
23	Commercial Consumption Charge	$ 0.08020	$ 0.00480	2,662,423
24	I&T Base Charge	$ 697.35	$ 38.03	363,224
25	I&T Consumption Charge Tier 1 MMBTU	$ 0.2937	$ 0.0166	172,167
26	I&T Consumption Charge Tier 2 MMBTU	$ 0.2151	$ 0.0121	139,070
27	I&T Consumption Charge Tier 3 MMBTU	$ 0.0461	$ 0.0026	51,988
28				$ 27,447,850

29

With Customer Charges Rounded Off and residential base charge increase for 2015 limited to $0.50 per RRM tariff:

	Proposed Change	Proposed Change In Revenues	Proposed Rates	Proposed Revenues
Residential Base Charge	$ 0.52	$ 9,335,278	$ 19.08	$ 339,813,673
Residential Consumption Charge	$ 0.01447	12,061,297	$ 0.11378	94,839,970
Commercial Base Charge	$ 1.83	2,697,162	$ 41.70	61,390,268
Commercial Consumption Charge	$ 0.00474	2,626,475	$ 0.08494	47,065,984
I&T Base Charge	$ 39.65	378,728	$ 737.00	7,039,815
I&T Consumption Charge Tier 1 MMBTU	$ 0.0159	165,150	$ 0.3096	3,215,747
I&T Consumption Charge Tier 2 MMBTU	$ 0.0116	132,888	$ 0.2267	2,597,042
I&T Consumption Charge Tier 3 MMBTU	$ 0.0025	49,955	$ 0.0486	971,117
		$ 27,446,933		$ 556,933,616

File Date: March 1, 2016

ATMOS ENERGY CORP., MID-TEX DIVISION
PENSIONS AND RETIREE MEDICAL BENEFITS ADJUSTMENT
TEST YEAR ENDING DECEMBER 31, 2015

Line No.	Description	Shared Services: Pension Account Plan ("PAP")	Shared Services: Post-Retirement Medical Plan ("FAS 106")	Mid-Tex Direct: Pension Account Plan ("PAP")	Mid-Tex Direct: Supplemental Executive Benefit Plan ("SERP")	Mid-Tex Direct: Post-Retirement Medical Plan ("FAS 106")	Adjustment Total
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Fiscal Year 2016 Towers Watson Report as adjusted (1), (3)	$ 5,101,680	$ 2,896,450	$ 7,840,683	$ 150,433	$ 4,466,430	
2	O&M Expense Factor (2)	96.41%	96.41%	37.42%	20.77%	37.42%	
3	Fiscal Year 2016 Actuarially Determined O&M Benefits (Ln 1 x Ln 2)	$ 4,918,540	$ 2,792,473	$ 2,933,599	$ 31,249	$ 1,671,119	
4	Allocation to Mid-Tex (2)	40.56%	40.56%	71.52%	100.00%	71.52%	
5	**Mid-Tex Benefits Expense Included in Rates - Proposed** (Ln 3 x Ln 4)	$ 1,995,016	$ 1,132,659	$ 2,098,222	$ 31,249	$ 1,195,248	$ 6,452,393
6							
7	**Mid-Tex Benefits Expense per GUD 10359 and RRM Test Year Ending December 31, 2014 Benchmark (4)**	$ 2,831,859	$ 2,013,260	$ 2,925,600	$ 34,809	$ 2,695,721	$ 10,501,250
8							
9	**Test Year Adjustment (Line 5 minus Line 7)**	$ (836,844)	$ (880,601)	$ (827,379)	$ (3,561)	$ (1,500,472)	$ (4,048,856)
10							
11	Adjustment Summary:						
12	Account 922	$ (836,844)	$ (880,601)	$ -	$ -	$ -	$ (1,717,445)
13	Account 926	-	-	(827,379)	(3,561)	(1,500,472)	(2,331,412)
14	Total (Ln 12 plus Ln 13)	$ (836,844)	$ (880,601)	$ (827,379)	$ (3,561)	$ (1,500,472)	$ (4,048,856)
15							
16							

17 Notes:
18 1. Studies not applicable to Mid-Tex or Shared Services are omitted.
19 2. The factors on Lines 2 and 4 are based on the factors in 2016 RRM (Test Year Ending December 31,2015).
20 3. SSU amounts exclude cost centers which do not allocate to Mid-Tex for rate making purposes.
21 4. GUD No. 10359 is the benchmark for January-May which is the same benchmark as used in the RRM TYE December 31, 2014 for June-December.

ATMOS ENERGY CORP., MID-TEX DIVISION
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2015

		Shared Services		Mid-Tex Direct			
Line No.	Description	Pension Account Plan ("PAP")	Post-Retirement Medical Plan ("FAS 106")	Pension Account Plan ("PAP")	Supplemental Executive Benefit Plan ("SERP")	Post-Retirement Medical Plan ("FAS 106")	Adjustment Total
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Fiscal Year 2016 Towers Watson Report (excluding Removed Cost Centers)	$ 5,101,680	$ 2,896,450	$ 7,840,683	$ 150,433	$ 4,466,430	
2	Allocation to Mid-Tex	40.56%	40.56%	71.52%	100.00%	71.52%	
3	FY16 Towers Watson Benefit Costs (excluding Removed Cost Centers) Allocated to MTX (Ln 1 x Ln 2)	$ 2,069,299	$ 1,174,833	$ 5,607,955	$ 150,433	$ 3,194,561	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	FY16 Towers Watson Benefit Costs To Approve (excluding Removed Cost Centers) (Ln 3 x Ln 4)	$ 2,069,299	$ 1,174,833	$ 5,607,955	$ 150,433	$ 3,194,561	$ 12,197,081
6							
7							
8	**Summary of Costs to Approve:**						
9							
10	Total Pension Account Plan ("PAP")	$ 2,069,299		$ 5,607,955			$ 7,677,254
11	Total Post-Retirement Medical Plan ("FAS 106")		$ 1,174,833			$ 3,194,561	4,369,394
12	Total Supplemental Executive Retirement Plan ("SERP")				$ 150,433		150,433
13	Total (Ln 10 + Ln 11 + Ln 12)	$ 2,069,299	$ 1,174,833	$ 5,607,955	$ 150,433	$ 3,194,561	$ 12,197,081
14							
15							
16	O&M Expense Factor	96.41%	96.41%	37.42%	20.77%	37.42%	
17							
18	Expense Portion (Ln 13 x Ln 16)	$ 1,995,016	$ 1,132,659	$ 2,098,222	$ 31,249	$ 1,195,248	$ 6,452,393
19							
20	Capital Factor	3.59%	3.59%	62.58%	79.23%	62.58%	
21							
22	Capital Portion (Ln 13 x Ln 20)	$ 74,283	$ 42,174	$ 3,509,733	$ 119,184	$ 1,999,313	$ 5,744,687
23							
24	Total (Ln 18 + Ln 22)	$ 2,069,299	$ 1,174,833	$ 5,607,955	$ 150,433	$ 3,194,561	$ 12,197,081

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MAY 17, 2016

SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF STORAGE AREA NETWORK SUPPORT

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of storage area network support from Netsync Network Solutions through an annual contract established by the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program.

FUNDING SOURCE:

Funding for this purchase will be available in account 100-43465-101-2 (Misc. Equip. Maint.) in the amount not to exceed $17,400.48.

BACKGROUND:

This purchase request is for one year of software and hardware support.

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

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

Staff recommends approval.

CS/BS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGERS' DESIGNEE TO PURCHASE STORAGE AREA NETWORK SUPPORT THROUGH A STATE OF TEXAS DEPARTMENT OF INFORMATION RESOURCES (DIR) COOPERATIVE CONTRACTS PROGRAM AND PROVIDING AN EFFECTIVE DATE

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

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

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

WHEREAS, the State of Texas DIR has an established annual contract no. DIR-TSO-2634 with Netsync Network Solutions for IT Products and Related Services; and

WHEREAS, The City has a need for storage area network hardware and software support; and

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

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

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

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

Section 2. That the City Council of the City of Grapevine authorizes the purchase with Netsync Network Solutions for storage area network hardware and software support for an amount not to exceed $17,400.48.

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of May, 2016.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
John F. Boyle, Jr.
City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MAY 17, 2016

SUBJECT: LOCAL OPTION ELECTION PETITION

RECOMMENDATION:

City Council to consider the petition for the legal sale of all alcoholic beverages for off-premise consumption only and declare the petition rejected due to insufficient signatures.

BACKGROUND:

On February 16, 2016 the City Secretary issued a petition for the "The legal sale of all alcoholic beverages for off-premise consumption only."

The petitioners had 60 days to receive 3,832 signatures.

The petition was returned on April 18, 2016 with 4,228 signatures. The signatures were verified by Tarrant County Elections Administration. Tarrant County rejected 608 of the signatures, leaving only 3,620 signatures. As a result, the petition is rejected due to insufficient signatures.

Per Section 501.033 of the Election Code, the date the petition is presented and the names of the signers must be recorded in the minutes of the City Council.

Attached is the letter from Tarrant County Elections Administration rejecting the petition and the list of individuals who signed the petition.

Staff recommends approval.

TAB

TARRANT COUNTY
ELECTIONS ADMINISTRATION

FRANK PHILLIPS, CERA
Elections Administrator

STEPHEN VICKERS
Deputy Elections Administrator

Date: April 29, 2016

To: Tara Brooks
City Secretary

From: Frank Phillips FP
Elections Administrator

Subject: Local Option Petition
City of Grapevine

This memorandum is to certify that Local Option Petition for City of Grapevine was verified by our office.

Said petition required 3,832 acceptable signatures, which is 35% of registered voters who voted in the most recent gubernatorial election within the political subdivision for a ballot issue that permits voting for or against.

A total of 4,228 signatures were verified, 3,620 were accepted and 608 were rejected. Said petition is rejected based on insufficient signatures.

If you have any questions please feel free to contact Patricia Benavides at 817-831-6454.

FP/pb

2700 PREMIER STREET, PO BOX 961011, FORT WORTH , TEXAS 76161-0011 (817) 831-8683 (VOTE) TDD (817) 759-7801

ACCEPTED SIGNATURES

Signer
SANS, WILLIAM NICOLAS
MEYER, ERNEST JOHN
MCCARROLL, BLAKE AUSTIN
WHARTON, PENNY DENISE
FUSTON, RHONDA KAY
HILL, MARISA
MOWLA, MARYAM MAHMOUDZADEH
CRISTIANI, ANMARIE
MANZO, VIRGINIA NATALIE
LLEWELLYN, LISA MARIE
JOHNSON, MICHAEL AUGUSTUS
BAYES, THOMAS J
HART, KATHERINE ANNE
SWINDELL, MARTHA VIOLA
JACKSON, JOSHUA ROBERT
STURGES, MYSTI LEIGH
PUTNEY, LINDA MARIE
MESSINA, LEE ANNE
LI, MEGAN MCCULLOCH
THORSON, HEATHER ANNE
WHITING, ALBA-JOAN LEGGIERO
BAZEMORE, SABRINA LYNN
ROMERO, MARIA PAULA
JOINER, CHRISTOPHER BRADLEY
WAYSON, LESLIE ANN
MANIAR, SNEHAL BHARATKUMAR
CORNA, LOUIS JOSEPH
VOLLMER, MEGAN SUZANNE
HURST, HELEN SUZANNE
KNIPPS, JEFFREY DAVID
SOFRANEC, MARGARET ANN
HUMBLE, ANDREA NICOLE
PRICE, CAROLINE B
KRAUSE, REGIS PHILLIP
JANICEK, STEPHEN WILLIAM
MEYER, MICHAEL DAVID
LARDEUX, YOANN DANIEL
NOBLE, LESTER ERNEST
DAVIS, BETTY LEA
COTE, ERNEST EDWIN
SILVA, BARBARA JAN
DAVIDSON, RUSSELL BRADLEY
DOTY, HEIDI JEAN
COLLINS, RYAN JAMES
NAVARRO, ROSA E

Signer
BRAMBLETT, PATSY JILL
MEYER, DIANE MARIE
MELROSE, TONY LEE
MCNICHOLAS, MATTHEW EDWARD
OLSEN, MARTIN WILLIAM
CLARK, MELISSA L
WILKIE, DIANA DYER
COODY, VICTORIA BROOKE
GENTRY, SANDRA E
SPEARS, PATRICK RAY
WILLIAMSON, KENNETH NEIL
MCINTYRE, PATRICK MCLEAN
SWINDELL, BRENNON RAY
AUTREY, PATRICIA JEAN
CROOK, THOMAS WILLIAM
LEE, AUDREY EUNSUN
PUTNEY, RYAN THOMAS
PAFFORD, JAMES RUSSELL JR
TROEGER, SARAH B
PRICE, LISA LYNN
VEIGA, LUIZ BRAND
MORRISON, DANA ANN
SCHRAGIN, JULIE LANE
JOINER, MARY KATHRYN
WAYSON, MICHAEL BRICE
KLEINHAMMER, JEANINE
BAYLES, DINA CHUSTZ
TALLEY, BETTY BRYAN
STENG, CHARLES JEROME
KNIPPS, MARGARET A
BOSCARDIN, STEPHEN JOHN
BATES, GORDON BOOTH
HORN, NICOLE ELYSE
KNOUSE, LORI E
BROWN, DAPHNE PATRICIA
MEYER, MARGARET
WONG, WILLIAM MICHAEL
SCHOEN, SCOTT STEVEN
COTE, JANE HALTOM
BUTLER, KENDALL L
HARRIS, TRAVIS MICHAEL
THOMAS, CARTER SHAWN
NOWAK, SARAH E
WRIGHT, KRISTINE ANN
MORIN, ALLISON JILL

Signer
KRITZ, JERRY RUSSELL
HUDAK, CHRISTOPHER ERIC
AVERS, BECKY CHRISTINE
TIMMONS, JULIE KAYE
CAUDLE, MITCHELL RYAN
STAGG, GREGORY ANSLOW
FRY, KIP FOSTER
MANN, TARA JO
HODGES, DALE PATRICK
SHADRICK, JAMES CHARLES
LANDRY, GINNY DANELLE
BAKER, GREGORY ALAN
SPAIN, BILLYE DENISE
GRIFFITH, SANDY RAE
HUSKA, BARBARA JEAN
BARNEICH, SOMER ALICIA
TAYLOR, KAYE LAVERNE
SCHMIDT, ROBYN ELISE
TATE, SOMMER MICHAEL
GLEGHORN, KENNETH BRUCE
ADRIAN, KAMI LYNN
HOLMBLAD, DAVID JOHN
FITZGERALD, MADELINE A
GOLLY, GREGORY ALLEN
CLOWER, JORDAN ROBERT
CARSTENS, KEELEY HANNAH
BRANTLEY, HENRY LEE
GRANT, JAMES MICHAEL
RICHARDS, SPENCER THOMAS
RICHARDS, DOLORES ANN
FUGITT, MICHELLE LYNN
TIEMEIER, MEGAN RENEE
MANCHESTER, LAWRENCE EDWARD
MCCRACKEN, ROBERT TERRY
CZYZ, MICHAEL FLOYD
OROZCO, RAUL ALFONSO
BULMAHN, AMY LYN
KORTA, TERESA MARIE
WONG, SYLVIA LAW
FOUT, DALE ANDREW
ROBISON, THOMAS BURON JR
GODWIN, AMY ELIZABETH
ROBERTSON, KAREN ADELE
JONES, LORA JEAN
DIGGS, SANDRA
WILKINS, AMANDA LEE

Signer
KENDERDINE, ROBERT CASE JR
AVERS, JAMES A
TIMMONS, GREGG RAY
SCHRAGIN, GREGOR ALEXANDER
MEIER, JAMIE LYNN
VONBLOHN, DAVID LARRY
SKROBACK, THEODORE FREDRIC JR
BAKER, LAWRENCE WALTER JR
COSBY, RACHEL LEA
SHADRICK, ANGEL DEANN
BYERS, KISHA NICOLE
ZITRICK, SOR CAMELIA
SANTOS, MIRVIA LUZ
CARLSON, LLOYD NEAL
BLACK, KATHRYN ELIZABETH
GREEN, STEPHANIE KILLIAN
MILROY, DAVID PARKER
WALTERSCHEID, TRACI RENEE
INGRAM, GARY DON
POWELL, ANNE DIPPONG
BURDETTE, LYNNE MARIE
BERSIN, COLBY WAYNE
GENTRY, NADIA YASMINE
KIMBLE, PATRICK SCOTT
GABALDON, DELBERT ANDREW
LOZZI, JOSEPH ALYN
GARRETT, JACK DUANE
MCNABNEY, WILLIAM JOSEPH JR
RICHARDS, JOHN JOSEPH
MARSHALL, JESICA RENEE
KAUFMAN, ELIZABETH
BOELTER, MATTHEW PAUL
JONES, HARLAND G
LEWIS, MARJORIE ANN
MCKENZIE, LARRY JONATHAN
EVANS-GROSS, FIONA HARRIET
DEEM, CHRISTINE ANN
RUIZ, JOHN ROGER
WANG, GEORGE N
KIMBREL, SHARON MARIE
GILMOUR, THOMAS MICHAEL
HAMIL, PEGGY
JONES, REID HAYDEN
MONTGOMERY, CECIL MARVIN
TETTLETON, ROY SCOTT
TICE, MELISSA FAYE

Signer
BROWN, LENTON ROSS
DOWNEY, CAROLYN J
BARR, WILLIAM EVERETT
CURTIS, SUE ANN
DAVIS, ROSELBA GONZALEZ
BERGMAN, PAUL ALAN
JOSTEN, HARRY WARREN
IOVINE, JACK
YOUNG, ELIZABETH CHARENE
MOLLER, GORDON
PAOLUCCI, ROBERT JOHN
HOOK, SABRA MICHELLE
WIDEMAN, KATHRYN ELIZABETH
OCONNOR, BETTY MILLS
DE JACIMO, JORDAN ELIZABETH
STOCKENBERG, JULIE CHOATE
BARRON, MARY THERESA
WILSON, DREW MURRELL
QUAGLIERI, STACEY ELIZABETH
FADELEY, PAUL B
HOLLINGER, JOHN EUGENE
THOMPSON, TODD WAYNE
LEE, REGINALD
COBB, CLINT CARLTON
HUBER, ALLEN JOHN
SCOTT, ROBYN LYNAE
REIFF, BRUCE M
NICHTER, HEATHER MCNEIL
BARRON, KIRK WILLIAM
KEELEY, MONICA CLARE
OSBOURNE, MARGARET ELIZABETH
NICHOLS, MARY A
SANPEDRO, ANA LAURA
CAPPS, JOSEPH BENJAMIN
ZABOJNIK, JEROME CYRIL III
LAWYER-EDWARDS, MARY H
KELLOGG, SHANNA DAWN
HORAK, MATTHEW RUSSELL
KOZAL, JASON WALTER
DELMOTTE, RYAN MICHAEL
LORKOWSKI, THOMAS WILLIAM
ROBERTS, STEVEN D
MARTIN, CAITLIN PAIGE
WOODARD, JOHN DALE
BARAN, JAMES ALBERT JR
HODGES, LAURIE ALICE

Signer
HOHENBERGER, BRAD WAYNE
LOCKE, THOMAS GENE II
SHOOK, CANDACE JO
HICKS, DONALD W
CHAPPELL, KODY N
ODELL, JESSE PATRICK
BARLEGGS, ROY E
ROOP, BRIAN LAWRENCE
ROSEWELL, CLENNON DWAYNE
MOLLER, KATHLEEN
DAVENPORT, ROBERT L
WIDEMAN, THOMAS ARNOLD
KNOTT, TIFFANY ELYSE
HAGGLUND, BRIAN KYLE
HEERMAN, KENNETH CHARLES
KLEIN, DEBORAH P
WILSON, SANDRA FAYE
COOK, BRADLEY WEDGEWORTH
QUAGLIERI, MICHAEL CHRISTOPHER
CLAYTON, DEBORAH ANN
HOLLINGER, JOSEPH SCOTT
THOMPSON, JIMMY ANN
CATLETT, KRISTEN NICOLE
COBB, ROBIN GAIL
HUBER, GLORIA JAN
DAVIDENKO, KAREN K
TAMUL, MARK WILLIAM
HOPKINS, CHRISTINA A
WORDEN, LIBY JO
OSBOURNE, JOHN DAMON
NICHOLS, RICHARD A
VALLES, AIMEE L
SANPEDRO, SERGIO
CAPPS, STARR LEANNE
MCKENZIE, JESSICA MARIE
STEWART, KAREN TRACY
RICHARDSON, LEAH ELIZABETH
DEVALCOURT, RHONDA CAROLYN
YATKO, TIMOTHY JOHN
NIEVES, WILFREDO JUNIOR
BAILEY, STEVE HAROLD
SOW, CAMERON BECAYE
DURAN, CATHY MARIE
SONES, WILLIAM ALLEN
FERRARIO, EUGENE PAUL
DALY, MELISSA KATHRYN

Signer
CAPUANO, IRENE BURGER
AGUILERA, KARLA MAGDALENA
CRAMER, ALBERT LOUIS
BERRY, DANIEL PRICE JR
MATTUCCI, TODD ANTHONY
TAAKE, KAREN
CABALLERO, DERRICK WERNER
KORTZ, JAMES STEPHEN
WILLIAMS, JOHN NATHAN
WAKEFIELD, CHARLES WILLIAM
GALAISE, HARVEY RALPH
CHUKWURAH, JOY ABUDEI
WYATT, ROBERT DEAN
DONOHUE-WATSON, CATHERINE
MCCLAIN, CATHERINE SUSAN
NICKLAW, DAVID GORDON
RICH, DARRIN WAYNE
ROPER, JONATHAN MICHAEL
SEVERS, MARY A
GUY, BRANDON WAYNE
ATHAS, THOMAS PETER
DIMI, ROBIN MAE
MURPHY, TODD CULVER
TULL, CHRISTY ANN
NORRIS, MARY JULIE
MUCKLEROY, TAMMY TERGERSON
RIOS, ERIC WILLIAM
WATKINS, CLINTON LEE
SINGLETON, MATTHEW ALLEN
LOHR, DONALD PATRICK
WREATH, ERIC CARL
MCMULLEN, MELISSA SUZANNE
THRASHER, CHELSEA DAWN
CAMPO, SARA ELISABETH
GAGNON, JEANNE LASUSA
COX, DAVID EDWARD
COX, ALEXANDER QUINN
GEER, MARTIN LEE
PHILLIPS, GERTRUD MARIA
HENRY, PATRICK TERENCE
FENNEMA, SEAN ARTHUR
MASTIN, CHERYL LYN
BELL, RYAN ANDREW
MITCHELL, EDWARD C
CLARK, CHAD JEFFREY
POST, JODIE ELIZABETH

Signer
COWARD, JOHEL PHILLIP
CRAMER, BARBARA E
DUNN, DONNA
MEYERS, MARY ELAINE
MATTUCCI, KIMBERLY DIANNE
CAMPBELL, KIRA KOWALSKI
HOUSEWRIGHT, JIMMY ALLEN
OGUZHAN, LAUREN MICHELLE
LESSNER, CARRIE
CRAPO, LINDA
PROSE, JUDITH LEE
NEELEY, WESLEY WALTON
BAKER, SHEILA ANN
WATSON, LONNY RAY
HARPER, GREGORY RAINS
LUCHTMAN, JUDITH ANN
QUINTARD, JENNIFER MI
ROPER, JACQUELINE
YOUNG, JESSIE BEE
FUSSELL, COURTNEY LANE
BRACE, PATRICIA MARIE
WAYLAND, BARBARA M
SCHUBERT, REGINA STOVALL
DOLLAR, ANNETTE LOUISE
CARY, ELAINE WHITMORE
DESHAZO, JEANNE MICHELLE
TAYLOR, MATTHEW WILSON
SPRINGER, LINDA RAMSDELL
BERTALOT, PAMELA T
COSBY, MATTHEW ALLEN
RODGERS, KEITHA LYNN
GODWIN, ALVIN ODESSEL IV
WATENPAUGH, DAVID GEORGE
GAGNON, WILLIAM JAMES
CONWAY, DANIEL THOMAS
COX, SHELLEY ANNETTE
EPPS, DAVID STANLEY
PHILLIPS, JOHN MAYO
BAUGH, WILLIAM R
MCCALLUM, DENNIS DEAN
BOND, RODNEY MATHEW
FENNEMA, ROBIN ELAYNE
PATTERSON, MICHAEL ALAN
HUEBNER, RALPH EDWARD JR
LYLE, GEORGE NORWOOD
KEEHN, SHEILA RENEE

Signer
CEGIELSKI, CYNTHIA DIANE
STIBOREK, SHARI HERMAN
ARMSTRONG, GRAHAM A
ROBERTO, RICARDO ANTONIO
WALSH, JOHN THORNTON
MEDINGER, MARK L
FENSTERMACHER, STEPHEN DUKE
TUBBS, LARRY HANK
ARMSTRONG, REESE ROBINSON
WILSON, KEITH CHAPMAN
MORTON, ROBERT JOHNSON
CURTIS, THOMAS SANFORD
BRAAK, PAMELA
SUHM, AILI
SHINNICK, EDWARD JOSEPH
MCHUGH, BONNIE J
WORLEY, WILLIAM EDWARD
LEWIS, KEISHA TERESA
PEDERSON-STAHL, SUSAN JAYNE
WILLIAMS, ALBERT PHILLIP
COKER, DONALD GLENN
WASHBURN, MICHAEL CURTIS
RUNKLES, PAUL FRANKLIN
MORRISSEY, LINDA LEONA
VACEK, ELIZABETH RICHARDSON
POSTALWAIT, ROSALIND STUZEN
LAIN, WILLIAM DAVID
MOORE, ALAN BRIAN
RAKVICA, MARK R
WARE, SARAH DAWN
MERIMONTI, STEVEN JOHN
FONSECA, MAGDA
LINK, PATRICK WILLIAM
RICHARDSON, KENNETH
LOAR, MARY
PATTERSON, GWEN
SIZELOVE, KATHERINE DENISE
DULL, MICHAEL ROBERT
HALL, ERIC RYAN
RICE, KAREN LEE
FISHER, JULIA
FOX, FREDERICK WILLIAM
ESQUIVEL, MICHAEL CRODEN
DALRI, JOHN RICHARD
HOFFMAN, MICHELE LOUISE
JACKSON, PHILIP REID

Signer
ILONZEH, ANNETTE
BROCK, MATTHEW BENJAMIN
DYER, KYLE DEAN
BECKER, CYNTHIA ELIZABETH
GOODMAN, JERRY WILLIAM
WILKINSON, DANA SUSAN
PEACOCK, ALICE
JOHNSON, JOYCE FAYE
TAYLOR, CECILIA DIMAS
BRIENZA, CHRISTIAN GATES
MORTON, KATHERINE MCDOWELL
FARLEY, BOBBY GLENN
VOELKER, CHARLES GEORGE
SUHM, VICTOR CHARLES
SHINNICK, MARGARET
AMEND, DANIEL LYNN
WORLEY, AILEEN ANGELA
STAHL, RICHARD CARY
JONES, PORTIA AMARIS
LANGELER, DEBORAH JEAN
JOHNSON, MARVIN THOMAS
WEBECK, KAREN ANN
HOLLAND, GEORGE H
CARMAN, DIANA LYNN
ADAMSON, DAWN GALLANDER
DAY, CHARLES VERNON
MOORE, DEANNA S
ALISE, WENDY TATE
PHILLIPS, WAYNE WALTER
SCHULTE, NINA LYNN
HILLS, CHRISTOPHER RAY
METZGER, MARTIN PAUL JR
RICHARDSON, ANGELIA GAYLE
HOYT, GARRY WAYNE
SIZELOVE, BRIAN JOSEPH
BUTZ, SARAH ELIZABETH
TAYLOR, JOHN SCOTT
FLORA, MARK ALAN
FISHER, STEPHEN LOUIS
COLTRIN, WILLIAM ROBERT
KAUTH, MARY ELAINE
MONASHIPOUR, JOSEPH
BAFO, LOUIS
LEINEN, MICHAEL LYNN
HOFFMAN, RICHARD YATES III
CROFT, MARK STEVEN

Signer
KIPPOLA, GORDON KARL
BUTZ, JOHN ROBERT
WISE, CHARLES THOMAS
THORNSBERRY, WESLEY JOSEPH
ERTEL, CAREN
VICK, DOSSIE FRANKLIN
BROWNE, JOYCE MARIE
HODGSON, DONNA
BARTON, JAMES RANDALL
NAYLOR, GLEN CHARLES
PRATT, JUDY ANNE
KARL, CHRISTOPHER TERRANCE
THORNBURG, UTE KNOEDLER
LAMBRECHT, TIMOTHY LEE
HAMILTON, DENISE FREDERICA
SENCE, KENDAL KAYE
LYNE, GRETCHEN SMITH
MCLEAN, ROBERT S
SHUKERT, JAMES DAVID
ITURRIA, RODOLFO
TUCKER, JENNIFER LEE
LINGLE, MARLENE MARY
VANHOEK, ERIC
CHAMBERLAIN, EDWARD ARTHUR
TULL, MATT PAUL
ZIMMERMAN, MARY CATHERINE
EVERETT, JANE W
EHMANN, RONDA LEE
GAONA, DAVID
HUFF, FLORINE BERNICE
MCINTOSH, SHERI D
LEACH, LIESA LYNNE
LEBOV, PAULA LESLEY
EDWARDS, NANCY HORNA
WEISENFELS, LOUIS GILBERT
SOEKAMTO, TINA ARIANTY
HUBERT, PAUL LINDSAY
RAINWATER, ROBERT VANCE
VITEK, MICHAEL DAVID
MOTA, PETE JR
SWITZER, WAYNE JOSEPH
ROBERTSON, JIMMIE P
HINKLE, ZACHARY DANIEL PITTMAN
KUSH, BENJAMIN JOHN
PETTY, NANCY
WILSON, SUZANNE MARIE

Signer
PADGETT, KATHRYN DIANE
AYAD, MARY
DIZZINE, PATRICK LOMBARDI
ERTEL, MARK C
BROWNE, DAVID POWELL
YACKEL, AUDREY LIGRIVIAN
DIMIRACK, BEVERLY DENISE
HALE, JAMES ROBERT JR
GREEN, TERRI FITZGERALD
SUTTLES, ROBERT JOSEPH
BROUSSARD, KRISTAN SUSANNE
GEPPERT, THOMAS DAVID
MICHEL, ERIC ANTHONY
GILLINGHAM, KAREN ANN
CRAGHAN-ORR, VELORIS IDA
MCLEAN, MARY
SHUKERT, KATHLEEN OHARA
FLETCHER, JOHN GREER
ANDERSON, SYDNEY ELAINE
CURCIO, TERESA
LINGLE, GERALD LLOYD
DARWIN, SUSAN MARIE
THOMPSON, WILLIAM COE
CLUTTERBUCK, SHARON JOHANNA
PABLO, MARIA OFELIA
EHMANN, THOMAS WILLIAM
VAUGHAN, DELLA ANN
HUFF, SANDRA
MCINTOSH, DOUGLASS H
SOW, ABOU MAMADOU
SIMENDINGER, SUSAN ADELE
HURTADO, KAREN JENTSCH
BOWMAN, MICHELE ELIZABETH
REYNOLDS, NAOMI MELISSA
GALE, KATHRYN SUE
PEPPER-RAINWATER, SUZANNE TH
EVANS, DAWN MARIE
FOSTER, DIANE
PEARCE, KATHERINE NICOLE
FRISCIA, CHRISTOPHER P
BOYD, ISABELLE B
MCGUIRE, JOHN JOSEPH
KUSH, HALLIE MEIGHAN
PETTY, JACK SAUNDERS
WILSON, JAMES MICHAEL
SEROKA, CAROLYN

Signer
OGLETREE, JO LYNN
MOMON, JAVELIN NERELL
EICHELBERGER, JOHN RICHARD
CARRASCO, BEATRIZ M
MILO, KAREN M
MCKINNON, SHARI ROMAINE
LYNN, JAN MASON
MOORE, ELIZABETH DENISE
BAYES, DENISE
MCPHERSON, JANICE
WETMORE, LAWRENCE ARTHUR
ROWNTREE, SUZANNE
BOLEN, LINDA DOREEN
ORMON, THOMAS EDWARD
SHAW, BRYAN JOHN
KEIFER, PRISCILLA MARY
HART, ANGELA KATHLEEN
MACK, WILLIAM FRANCIS JR
FIELDS, RACHEL A
WILLIAMS, MICHAEL DWIGHT
DELEON, DERRECK LEE
COVEY, DEBRA
PALPANT, MICHAEL LYNN
BROWN, GERALD FRANCIS
TOMAINO, DAVID WAYNE
ROBINSON, KAY ANN
SHINKLE, ROXANNE
HIGBEE, CHARLES LESLIE
ORR, FLORENCE EMILY
BAILEY, EARL BILL
HANSON, PAUL GEORGE
KINUNEN, DEAN ALAN
KERR, ZACKARY DAN
BILLMAN, CHARLES FRANKLIN
BOTTERMAN, KRISTINE
OBRIEN, TERRYE JO
FORREST, NANCY LEE
UHELSKI, NANCY ANNE
VANHOEK, MACHTELD FREDERIQUE
BROWN, MELISSA ANN
BANNER, MAKENNA BRYNN
SPEER, VESTER LEE
TREFZGER-TIETZ, LAURIE
PATTERSON, PEGGY
COVENTRY, SABINE
LEATH, BARBARA CAROL

Signer
LANE, LAUREN LOUISE
EICHELBERGER, SUE
MUELLER, ANDREA ORTRUD
HINOJOS, JENNIFER PAIGE
FITZPATRICK, HAILEY ELIZABETH
RAMSEY, JANELLE
SLECHTA, KATELYN E
MOMON, PAMELA LA CHARMAINE
MCPHERSON, ARTHUR RONALD
WETMORE, JANET DENISE
HALL, MINNIE V
MCFADDEN, TERRY JOHN
SANDEFUR, SANDRA B
KENNEDY, CARY ROBERT
RAGAS, TODD JAMES
OGLETREE, WILLIAM BEECHER
CARTER, SUSAN ELLEN
LEE, CAROLE
PAPRECK, SHELLY R
JOSTEN, ELIZABETH WOLGAST
PALPANT, TERESA KAY
HALE, KIMBERLY KAYE
NEWTON, HEATHER L
WISE, CYNTHIA ANN
ATTEBERRY, JANET LOUISE
WURTZER-ZARRILLO, CHERYL
YARBOR, DIETTA
ORR, JAMIE DON
GUEVARA, LUCINDA MAY
HANSON, REXANNA HOOD
DAVIS, LORI ELIZABETH
SELLKE, MARK W
GOLDEN, JUSTIN ROBERT
SCOTT, SALLY JANE
OWENS, MARTHA FRANCES
EDGREN, DEBORAH GAY
PHILLIPS, CLAYTON LEE JR
ANDERSON, TERRY WAYNE
ENG, MABEL SUN
WILLIAMS, ANGELA DAWN
HALL, DANIEL JEROME
VILLADIEGO, JORGE XAVIER
COVENTRY, PAUL VADEN
HAWKINS, VICTORIA MARIE
BILLMAN, CYNTHIA WOMBLE
HENDERSON, BILL RAY

Signer
GUCKEL, RICHARD ERNST
HENDERSON, GEORGE ANDREW
ALLEN, ELIZABETH
HALEY, MARY ELLEN
THURMAN, JASON KYLE
GREEN, DARRELL DEWAYNE
GARDNER, SARAH KAY
BOLT, ISABEL TERESA
ROSS, JULIE ERKENSWICK
CAVIN, ALAN SCOTT
MANNING, MARGARET HALL
SCHULTE, ISABEL ARICOLA
MCCARTY, LEAH MICHELLE
JOHNSTON, MARIA KATHLEEN
GILLEY, SANDRA MAE
WHISENHUNT, REBECCA ANN
LONGORIA, JENNIFER NICOLE
MCDONALD, KEITH MILTON
LEDBETTER, KEITH ANDREW
WALTERSCHEID, LEIGH ANN
DYER, BRUCE JOHN
KIESEWETTER, WILLIAM ADOLPH
THWEATT, MALINDA JANE
HAILE, TANA HOLT
ROBINSON, CORRIE ANN
PACKER, KATHLEEN LAURA
NELSON, LAURA BRANDT
BENTSON, KIMBERLY MEYER
GOYNES, JESSE DOUGLAS
HASIK, RANDY MICHELE
SAFFLE, SONJIA DALE
POVEDA, JUAN ANTONIO
JACKSON, STEFANI DELURA
WHITE, LAUREN ASHLEY
SCHAEFER, LINDA MARIE
DALTON, DOIL EVANS
GIILDENZOPT, SUSAN LYNNE
PIERCE, THOMAS HAMILTON
MCDONOUGH, SUSAN MARIE
HODGSON, JAMES RICHARD
BOYD, JENNIFER L
HART, CINDY
YONKE, JOHN LEWIS
FOX, LISA MARIE
LAWSON, CURT WALTER
CURRY, GEORGE THOMAS

Signer
MAY, BETTY
NAVY, HAL DEAN
ADAMS, MARK ALLEN
RIGOULOT, LESLIE
GREEN, SUSAN CAROLE
PIERSON, AURORA F
SHAH, AVANI DINESH
NELSON, KERRIE SPAULDING
LOOMIS, HEATHER SCOTT
LEMOINE, SHERRY ANN
HUNT, ROY THOMAS
WEKLAR, JANE L
JOHNSTON, ALTON MARK
SCHNEIDER, BRENDA SUSAN
KRAUSE-GRANT, JANICE MAE
RAY, AMY CATHERINE
HILLEY, ARTHUR GERALD
HOWE, JANETTE ELISE
DYER, CATHERINE M
KIESEWETTER, SANDRA KAY
ROE, JULIE MARIE
HOLLINGER, ANN A
SMITH, KRISTY MICHELE
VESS, KRISTIN ELAINE
MONACELLI, PAIGE ALISON
RAIMONDI, BRITTANY ANN
BENTSON, PETER BURDETTE
EPPS, ANTHONY
DAVIDOVICH, JO-ANN K
CHERRY, THOMAS MICHAEL
HOULIHAN, MICHAEL LAWRENCE
WHITE, MATTHEW ALLEN
SPRINGER, SUSAN
ELLIS, EUGENE BAILEY
GIILDENZOPF, JOSEPH PETE
CALDERON-SANTOS, PEDRO E
RAIMER, JEFFREY PHILLIP
DILLARD, WILLIAM JAMES
FICK, GLENDA ANN
MILLS, BARBARA ANN
YONKE, MARY THUMAN
CALIPETRO, DONNA L
TRAUBA, KIMBERLY KAY
DAVIS, RANDY P
BARDIN, MARY BETH
DREW, SUSAN JEAN

Signer
CABALLERO, PAULA M
MARTIN, ROGER CHARLES
PORCARI, BECKY KAY
THOMPSON, JESSICA DIANE
TAVOLACCI, RUSSELL JOSEPH
FATAFTA, JIN JOO
BLAKE, JENNIFER LYNN
ROUX, KATHY ELIZABETH
LETTIERE, BENJAMIN CHARLES
FOLEY, JEANINE LISA
CORZO, DONOVAN R
HUXFORD, BRANDON JAMES
BROWN, MARTHA JO
LUMMUS, ISABELLE
BROWN, JANET CAROL
HOLMES, NICHOLAS A
PIPER, JOHN THOMAS
TERRAZAS, JOSE LUIS
RAMOS, PAUL ANTHONY
MAGEE, ANNE THERESA
LINKER, JEREMY WAYNE
STAPLETON, BRIAN SCOTT
CLENDANIEL, SCOTT ALAN
JETER, CASEY JAMES
SHUBITZ, SYDNEY ELIZABETH
BRUMMER, MARK CHRISTOPHER
SANCHEZ PUPPO, ALEJANDRO JOSE
MENDONSA, RAYNAH P
THOMAS, WILLIAM STEPHEN
RODRIGUEZ CUMMINGS, JOSE JUAN
MADDUX, JARED THOMAS
OHAUGHERTY, DAVID AUSTIN
HOLT, TAMARA LYNN
DREW, CARMEN LUCILLE
BIRD, CHERYL LEA
CLINE, KATHRYN EMILY
JONES, ANDREW MARIO
GROSSE, MICHAEL PAUL JR
FLORES, VICENTE JR
PYATT, MICHAEL WAYNE
CARLOCK, SARAH BETH
PHILLIPS, KIMBRY FAYE
CARRUBE, EVAN MICHAEL
PASCHAL, NANCY L
MUCHA, ELLEN MARIE
MILES, JESSICA DAWN

Signer
BROWNE, MARILYN KAY
PORCARI, STEPHEN FATE
MCGINNESS, KIMBERLY CRAWFORD
MORGAN, DEANA LEE
GLENN, LAURA DIANE
NASH, LISA ANN
OKEEFE, TWYLA KAY
LETTIERE, ANNETTE CASALS
MIDDLETON, SANDI ANN
FARMER, MALAIKA MARION
METZGER, TIA MARIE
KRAMER, CHARLES JAMES
GIBLIN, ELIZABETH ANN
WINSETT, DARREN ANDREW
HOLMES, MISTY
MOCK, JOHN DEVIN
RAMOS, JOSEPH ALBERT
FUHRMAN, DAVID F
LINKER, JENNIFER LYNN
LINKER, BRYCE AUGUST
VASQUEZ, VICTOR
GONZALES, AMANDA GAYLE
RIVERA, DORIA
READ, DALE MICHAEL
BRUMMER, YANEIRA AIDETH
MENDONSA, ALLEN
APODACA, STACEY CECELIA
THOMAS, TANA SUE
HOLT, KELLY
MADDUX, ALICIA LUSTY
LOY, CHRISTOPHER CARTER
WILSON, KRISTYN LYN
TICHENOR, PEGGY ANN
CASE, JAMES EARL
JOHNSON, JENNY DORSEY
JARAMILLO, LUIS FELIPE
MCCRACKEN, CYNTHIA WHITE
GUCKEL, SUELLYNNE Y
BOOTS, JAMES ALLEN
BLANDING, KAY
LEWIS, GAIL M
BRENNAN, SHALA MAY
PASCHAL, JOHN WILSON
HOWARD, AMY
NALL, MIKE SEAN
CURIE, LEE POOL

Signer
PERRY, DAVID BRANDES
KEITZER, SAMUEL FORD
WHELAN, JAMES EDWARD
SKINNER, JOLYN ALLISON
TARRANT, DOMINIQUE DELISA
PIRROTTA, NANETTE L
MCVEIGH, REBECCA KOERING
TERRY, PAMELA SUE
OLSON, SHERRI ANN
GETZENDANNER, PHILLIP BLAKE
WEST, LAURA SNYDER
GENTRY, SIMON EDWARD
WEEKS, NATALIE LILLIAN
PIERCE, THERESA ANN
ATCHISON, DEBRA KAY
HOTOP, KEITH MICHAEL
MICLETTE, SUSAN K
PLUT, KRYSTYNA
ALSOP, MEGAN E
SANBORN, LINDA RAE
CAPPS, TINA LOUISE
DUCKWORTH, TOMMY EDWARD
KELLY, STACY JOY
MUZINGA, ABRAHAM SEBUGWAWO
HEARN, KELLY KAY
VERDI, DONNA ABBOTT
HOOTON, ELIZABETH A
CAMPBELL, LAURA AMANDA
TEETER, MADISON MARIE
PACHECO, JANET MCGEE
ERWIN, KENDRA LUCINDA
TYLER, CHRISTOPHER ANTHONY
MCCRACKEN, SCOTT BRADLEY
BLAIN, BRIAN MAX
POLING, WESLEY ADAM
FLOYD, ROGER ALLAN JR
BERRETTINI, JOHN L
BROOKS, DENISE ANN
DAVIS, MARYELLEN SOBOTKA
ROBINSON, NANCY C
GIGGLEMAN, GENE FELTON JR
WILLIAMS, JENNIFER LYNNE
MCWHORTER, JAMES DAVIS IV
BOWLING, HENRY P
SARGEANT, JEAN ELLEN
PIERCE, SYLVIA LOIS

Signer
MOSLEY, JENNIFER RENEE
WEBB, KIMBERLY ANN
PERRY, NICOLE
MILLER, KATHLEEN
WALKER, GERALD TODD
HAWKINS, HOLLIE LYNN
LUNCEFORD, NICHOLAS LENNON
CRARY, WILLIAM A JR
SHRIMANKAR, SUJATA A
SALINSKY, JONATHAN LOUIS
HEDGPETH, MICHAEL JOSEPH
THOMPSON, JENNIFER CHANDLER
HALE, CARLY FENWICK
HARBERS-IWASKO, ASHLEY LYNN
CHRISTY, ANN
MICLETTE, MICHAEL
REITER, LISA WEBSTER
SLIGHT, CAROL SUE
CHUNG, BRYAN LEE
WRIGHT, GREGORY DALE
LEMOINE, A JOSEPH
CLARK, MATTHEW ROBERT
BEAULIEU, SERGE GERARD
FIFFIK, JEFFREY RICHARD
PLAYER, ASHTON EMMITT
POPE, DONNA L
TEETER, DONNA MARIE
GREGORY, JOHN V
MITCHELL, SHEILA RENEE
AVERY, BRIAN ROSS
MCGILL, TRACI
BLAIN, BETHANY
DAUSSAT, RICHARD ALLAN
ARMSTRONG, JACQUELINE ANNE
ANGELL, MARK JOSEPH
DEANDA, JOYCE FRANCES
GROFF, GAYE LYNN
NUNN, BARBARA
HOKE, LAURA CHRISTINE
GIGGLEMAN, KATHERINE LOWE
WILLIAMS, JAMES DARRON
PARKS, BRENDA JOY
JUAREZ, STEPHANIE NICHOLE
THOMPSON, CHARLES JOSEPH
DAVIDSON, GLENNIS
LAY, CHRISTINE SCHMIDT

Signer
SKLAR, JERROLD LEE
CHARLTON, ERIC FREDERICK
DAVIS, STEPHEN GEORGE
BOYCE, WILLIAM LEO
MEIER, ERIN RONNELL
GIBSON, CHRISTIE LYNN
EDDINS, DONNA LOUISE
SERRATA, JUAN JEREMIAS
SAVAGE, LATONYA KORME
PAVLAK, ANTHONY S
MCREYNOLDS, SARAH BETH
GOAD, KIMBERLY BLAKE
WALTON, JIMMY KEITH
STAFFORD, WADE ALLEN
WEAVER, ZACHARY JON
HEATH, MARVIS ELLEN
MCBEE, MADELEINE KILGORE
BROWN, ELIZABETH MARIE
MAGO, AUSTIN JEFFREY
WOOD, HARMON BEECHER
KOEHLER, KYLE BRANDON
KENNEDY, KATHLEEN B
POYNTER, JENNIFER ANN
SULLIVAN, TERRY JOSEPH
FALCO, CHRISTOPHER JOHN
SHULER, BARRY EDWARD
NICHOLS, CHEREE MARGRET
CABRAL, JOE BERLU JR
FISHER, RITA PIATEK
BOLTON, CRISTI LYNN
MORGAN, DAVID SCOTT
LOSACK, ANGELA BETH
KOESTER, ERNEST FRED
WHITE, SCOTT THOMAS
KING, TAMRA RENEE
FLORENCE, DAVID ALLEN
JOHNSON, FAITH ANN
SEARCY, SHERILL LYNN
SEARCY, WALDO WILBERN
WARD, LINDSEY KAYE
ROBERTS, TIMOTHY
STROME, DONALD RICHARD
DAVENPORT, KATHERINE E
BOWDRE, WADE ANTHONY
HOWARD, MADELAINE ALLAN
SCULLIN, STEPHEN KEVIN

Signer
FELDKAMP, COLBY JARROTT
SUTHERLAND, ERIC KYLE
CAPUANO, JOSEPH ANTHONY
EDDINS, HOWARD BURTON
MURRAY, BRIAN KEITH
KNOTT-FERNANDEZ, SHAUNNA JILL
PICKLER, JULIE JOHNSTON
HATFIELD, MELISSA A
HANGLEY, STEVEN CRAIG
HALL, RALPH EDWARD
PRESTON, GREGORY STEPHEN
STALLINGS, DAVID SAMUEL
HEWITT, SHERYN J
HEATH, ROSS ALAN
DUSEK, DAVID ARMSTRONG
SPRINGER, KRAIG A
DURAN, STEVEN
SMITH, JOHN CHRISTOPHER
KOEHLER, DIANE
KOEHLER, DONALD DWAYNE
POYNTER, JASON EDWARD
SQUIRES, LAURA
SULLIVAN, BARBARA KRISTINE
COWANS, AMOND DARCEL SR
LUNCEFORD, GARY WAYNE
OSBOURNE, JOHN CLARK
KASSUL, TIMOTHY JAMES
BOLTON, DAVID CHAS
BROWN, DONTRELL
STURGES, JOHN ROOD III
LOSACK, SCOTT CHRISTOPHER
POE, JO ANN
WHITE, MARILIA MAGDA
NORFOLK, DEBORAH KAY
GROSS, THOMAS JEFFERY
HALL, ROBERT DALE
SPARKS, BEATRICE KIMBROUGH
FONGERS, PENELOPE D
DEVORAK, STACY LEA
STEIMER, MARGARET ANN
BRATCHER, ALBERT DALE
BREELAND, GAIL STARR
STUART, JEFFREY MICHAEL
HOWARD, LEANNA MICHELLE
BAKER, RANDY NEAL
DIEROLF, TRACEY SWEARENGIN

Signer
MONIGOLD, KIRK DELOS
JOHNSTON, CYNTHIA
ADAMSON, WINIFIED ER
ZIRKELBACH, VICKI LYNN
MICHAEL, GENNY MARIA
HARRIS, EVON YVETTE
JANELLI, RICHARD EDWARD
MAHONY, MITCHELL BONN
STEPP, EVA JESSICA
DALTON, CATHLEEN ANN
THOMPSON, MICHAEL ROBERT
ODEA, JANET LEE
AMOS, GLORIA SAVAGE
CRAFT, ILEANA Y
PALMER, SHARON MAE
COWLER, BRYAN LAURENCE
GEORGEFF, VANESSA LYN
COX, MARVIN ROLAND
MOORE, ELIZABETH
GRABLE, LINDA
EVANS, PAMELA JO
LAMAS, DANA MICHELE
BROWN, WILLIAM KENNETH
MOORE, JACQUETA JO
MCEWEN, MARGARET MARY
KNOUSE, JAMES MARLIN
MCKINNEY, ALICIA MARIE
SCHLUTER, KURT THEODORE
HUMPHREYS, LAURIE M
PALMER, CALVIN W
SLAVEN, JULIE ANNETTE
ROCEK, LINDA
HILL, JASON DEE
ASCHMAN, MAUREEN ELISE
HOLT, DAMON RAY
SHUMAKER, KENNETH JEROME
CONTE, REBECCA DIANNE
ESCHENBACH, HEIDI LYNN
MILLER, MARY MARGARET
HERNDON, HAROLD DAYNE JR
HAGER-PERRY, MORGAN
JACKSON, JEFFERY TODD
HUSTON, JOHNATHAN RUSSELL
LYONS, LAURENCE DAVID
WILLIAMS, SUSAN
WAITE, MONICA ELIZABETH

Signer
ULRICK, LINDA
GEHRIG, ANGIE MANUELA
CHARETTE, LISA JEAN
AUNGST, REBECCA SUE
MOON, JANA FAYE
JANELLI, SHERON
STEPP, CHARLES T JR
HUSER, ANNA SCOTT
JONES, JOHN MICHAEL III
BARTMESS, NORMAN KEITH
HEALY, SANDRA KAY
CRAFT, RICHARD ALAN
SZUMSKI, JULIE LEIGH
PALMER, LYNN WESLEY
CHRISTISON, RUTH ANN
MCCAULEY, BRYAN K
WEST, ROBIN DEANNE
GRABLE, JAKE K
ARBUCKLE, STEPHEN WAYNE
DELONG, DARRELL SCOTT
THOMPSON, RYAN TAYLOR
LORIS, JONNIE LEE
KONECKI, NANCY
ARTHUR, AMY JO
TURNER, NATALIE PATRICIA
FADELEY, TRISTAN DAVID
HUMPHREYS, BRYAN JAMES
LAWLER, KEVIN JAMES
DIRNBERGER, SIMON CHARDIN
SMITH, VIRGINIA LEE
ROCEK, RONALD E
LEONARD, THOMAS ANDREW
LOAR, GEOFFREY LYN
WARNER, MARK DONALD
SHUMAKER, JUDY JOANN
KUNZE, LESLIE ANNE
VOGELSANG, APRYL
MARION, MARY FINE
PARKER, JED WAYNE
DUYKA, ERIN ELIZABETH
GROVE, LESLIE ANN
HUSTON, ASHLEY JANEA
LYONS, DEBORAH JUNE
CRAFTON, LISA ANN
RUSSELL, ELIZABETH KRAUS
GUITE, SARAH LYN

Signer
RUSSELL, NOELLE IONE
ALLTOP, ALEXANDRIA RAE
SKINNER, MICHAEL WILLIAM
KILLIAN, ZACHARY DONNELLY
FISHER, PAUL SHANE
BEDGOOD, BRENT RAY
SZTYK, RICHARD
FRASIER, DEBORAH KAY
WICKE, MONICA PAIGE
PONDER, CHRISTINE ANNE
KIESEWETTER, ELEANOR C
NEWMAN, PAMELA SUE
TIMMONS, MEGAN JEAN
FIFFIK, SHARON LYNNE
LAZAR, MARY ELIZABETH
SCHOBER, CRYSTAL LORENE
GARCIA, JOSE MANUEL
LUMPKIN, MARK DAVID
HECKT, KIRSTIN ELIZABETH
CORNWELL, JOYCE ELAINE
GOMES, LAWRENCE SUKANTA
SCHROEDER, ELISA RANCE
JENNINGS, ANTHONY STEVEN
WILLIAMS, LESLIANNE
MCGEHEE, TROY L
SKROBACK, BRENDON THEODORE
PYNES, ASHLEY DRENNAN
COOK, MARGARET ESTELLE
MATTINGLY, DOROTHY
ELSNER, SUSAN LYNN
PILLOW, CHARLES FOSTER
MORTON, DONALD RAY
SHIELDS, BARBARA
KNEAREM, JOAN KENNEL
MULLETT, RACHEL ELIZABETH
MONCADA, MICHAEL
HINES, MATTHEW JAMES
MAGO, LEIGHAH BESS
FAGAN, CONNIE
LYNCH, STANFORD WARREN
PHIFER, MICHAEL DAN
MCCLEASE, CHRISTOPHER LOUIS
CHAMBERLAIN, THOMAS DEAN
DENTON, JEROMY ROSS
MIMS, KIMBERLY ANN
STONE, LYDIA

Signer
THOMPSON, BRUCE A
METZ, SANDRA LYNN
FISHER, TANYA S
SNIDER, LORETTA SCHULTZ
SZTYK, MARIA
HUCKABAY, SANDRA KAY
BRANUM, TIFFANY
TETZLAFF, BROOKE E
MARTINEZ, KATHRYN SUE
CARTER, JENNIFER JAYE
WILSON, LISA SUZANNE
CAPLINGER, WENDY WAYLAND
OCON, SUSAN LYNN
PARDINI, CHRISTOPHER HAROLD
BADGER, KELLY RENEE
CLARY, KIM RENEE
FELIX, PAUL HARDING
NOEL, OLIVER A
HAMILTON, JEANNETTE FRANCINA
BEENE, ERIC TODD
SPRINGER, KELLY MICHELLE
JENNINGS, AMANDA DIANE
ABRAMS, CALEB JAY
WILKINSON, CONNER LEE
BRISSMAN, ANNA KATHRYN
COOK, GEORGE EVANS
PETTYJOHN, STAYTON LOUIS
ELSNER, ARTHUR JOEL
MOORE, CARMAN SUZANNE
MAYKUS, DEBRA JAN
WORTHINGTON, BOBBIE MAUREEN
TERWILLIGER, CYNTHIA W
ROACH, FRANK VINCENT
PAFFORD, PAULA
SIMMONS, KEAUN WAYNE
LAUER, ABIGAYLE BROOKE
FAGAN, EDGAR ALAN
SONES, DAVID ALLEN
PHIFER, JODY RENEE
LAIRD, JASON THORNTON
NICHOLS, BARBARA HODGES
FROST, PAMELA JAYE
CAMPBELL, UTE RENATE
HILL, ERIN ARTES
WARREN, MICHAEL EARL
HIDALGO, GREGORY

Signer
LIENING, REBECCA
WOODSON, ADAM JEFFREY
FIFFICK, CURTIS JAMES
MILLER, JILL
MILLER, RONALD KEITH
DUNN, ASHLEY MICHELLE
WHITE, BETTY ELAINE
SARDINA, JOHN FRANK
HAMILTON, JODIE MURO
ANDERSON, BLAZE A
GOLDING, SARAH ELISABETH
RAMOS, JOANNA MARIE
LOVE, AMY MARIE
SNIDER, LORI J
DORAN-GREGORY, DEBORAH A
LANDAUER, MICHAEL E
SIVAKUMARAN, AHILLAN
BAILEY, TAMARA ANNE
DODSON, BETSY BUSSELL
HORN, CHRISTINE
ORCUTT, GLENN ALLEN
PALACIO, VIDAL
CAHILL, LESLIE MARIE
SANTANA CORDERO, GUSTAVO ADOLFO
STEWART, ANNETTE ELISE
COONAN, MICHAEL EDWARD
RICHARDSON, BENNY LEE
SNOW, HEATHER LYNN
WHITE, NAOMI GALVAN
MONAGHAN, TERESA JOAN
CAMERON, HEATHER MARIE
LANEY, BRUCE WOOD
JACKSON, REBECCA
MORGAN, GORDON LYNN
RUTLEDGE, ERIN KELLEY
KELEMAN, ROBERT E
PIERCE, KIMBERLY ANN
VOCKE, STEPHEN ANTHONY
HERRERA, LAURA LEAH
FUQUA, GAIL
SEFKOW, ELIZABETH ANN
THOMPSON, RICHARD WALTER
HILL, CHANSELLOR ORMON
VICKERY, AMANDA K
SCHRAGIN, GARY NEIL
TRAUBA, COURTNEY NICHOLE

Signer
WINE, JOLETTE MITCHELL
MCLEAN, SANDRA LUZ
GITCH, VINCENT R
TAYLOR, LESLEY MICHELLE
MCLAUGHLIN, JOHN RYAN
MCFADDEN, GARY TRACY
WARD, STEVEN MIKEL
HAMILTON, KEITH MITCHELL
PEARSON, CAITLIN MARIKA
SPAULDING, TYLER JOHNSON
NOCK, LAUREEN MARY
MEKETA, SLESHI
DOUGLAS, TOSHIQUE SHARLAKISE
KEENEY, BARBARA JEAN
NALL, ANGELA MICHELLE
PARTRIDGE, CARI LOUISE
FLINT, MEREDITH ANN
JORDAN, MARSHA L
CRUZ, EDUARDO
DEARMAN, LESLIE BROOK
SANDERS, RYAN JOSEPH
SUCUR, DRAGANA
DELEEUW, KIM ELISE
JASKOWAK, MICHAEL BRIAN
WHITE, TERI LYNN
BOGGS, JEFF ROBERT
MASON, DONYA PILLANS
MONAGHAN, SHANNON
RAYERMANN, THOMAS EDWARD
HOCKER, WILLIAM HARRISON
LANEY, JODI FJESETH
HALL, VIRGINIA WITHERS
RATCLIFF, HOWARD THOMAS JR
TORCHIANA, SUSAN KAY
DIEROLF, TIFFANY RAE
ARCHER, DANIEL JOSEPH
HERRERA, MARIO PLUTA
KIMMONS, JAIME
PHIPPS, SHANNON MARIE
GAUGHAN, MATTHEW A
ALVAREZ, JUSTIN THOMAS
SEGARS, TAMI NOWAK
BALAKRISHNAN, PRIYA
DEBTH, KATHERINE ALICE
THRASH, V JEANETTE
ASSAR, NIRAV PRATAP

Signer
BAROWITZ, JACQUELINE
MODESTO, ELISA CHARMAINE
LAIRD, JENNIFER BAYNHAM
HART, JENNIFER NICOLE
HOPKINS, LESLIE ALLEN
HEMMELGARN, ANDREW LEE
SIMON, SKYLER MARIE
LAUER, KIMBERLY GAYLE
DOWLING, IAN LOUIS
MASON, JUSTIN RAY
ROBBINS, CYNTHIA A
FALCIONI, DIANE PATRICIA
SKLAR, PAULA ANN
SMITH, GARY WALLACE
SMITH, RENA L
GALIPEAU, NICOLLE
WARREN, LISA DIANE
ZELEZNAK, ROBERT JOHN
NAVA, CARLOS HUGO
GOMEZ, ANNA CHRISTINE
CHITWOOD, COLLIN GENTRY
SWANZY, ROBIN RENEE
MAHAN, MICHAEL JOHN
BUTTERFIELD, ALEXANDER PATRICK
DEDRICK, DOUGLAS
METZ, STACY JO
OLSON, CONNOR JAMES
WOOD, STACY RENEE
BERGMAN, JULIENNE KRISTINE
MESSER, KATRINA EVANS
PATTERSON, HUGH BENNETT III
DIEROLF, TYLER CLAIRE
PETRUSICH, KATHLEEN MARIE
ROBINSON, LINDA
LONG, MEGAN EMILY
RICE, RUSSELL DON
KAMAN, PARIS ANEKIN
VALENTINE, ROBERT ALAN
NAVA, SANDRA IVONNE
BALDUF, MARIA ELIZABETH
WATSON, PATRICIA LOUISE
LEACH, MICHELLE MARIE
ANDERSON, RONALD HAROLD
CURTIS, RICHARD BRIAN
QUINN, SEAN M
CARREON, CANDACE KAEHLER

Signer
OREAR, JUNE PALMER
RATHIE, ALOK
HOPKINS, MONICA LYNN
COHEN, EDWARD JOHN
RYAN, LAURA
DAVIDSON, LESLIE MARIE
LAUER, SCOTT DAVID
SCHNIEDERS, CHARLES ANDREW III
ROBBINS, RONALD E
SICKMAN, KELLY RHAE
SKLAR, CASSIDY ERIN
KIRSCHT, ROCKY ROMAN
DIBONAVENTURA-SMITH, LINA MARIA
KEHOE, BALEIGH KATHRYN
SNYDER, CONNIE JOY
CLAYTON, MARIE C
FRY, KRYSTAL NICOLE
GOMEZ, NATHAN DAVID
CABRERA, GABRIEL STEELE
ZUBRZYCKI, DAVID NORMAN
JUDGE, ALEXANDRA NICOLE
LANG, LORENE DEANN
MADDOX, JEFFREY RANDALL
CARRANZA, HILDA
ANDREWS, VONNA LUCILLE
WOOD, JOE DON
PARKER, KIRA SHANELLE
TRON, DANIELLE PAULINE
SHEEN, MEGHAN MARGARET
ROBINSON, BILLY MICHAEL
VELASQUEZ, DAISY
SALAS, ROSA DELCARMEN
FADELEY, KYE DAVID
MCGIBONEY, VALERIE DIANE
KIM, PAUL
KAMAN, JEFFREY PAUL
NAVA, MARIO
BALDUF, KATHRYN W
ANDERSON, CASEY GEORGE
YOUNG, LAURIE ANN
HOLT, SHIRLEY ANN
GAIR, ANGELA MARIE
NOVAK, DONALD ADOLPH
TUCKER, JON-ERIK
CARREON, DAGO LUIS
TUCKER, WILLIAM

Signer
MCCREADY, AMANDA MARIE
LINGLE, JASON IRL
BENNETT, HAROLD BRUCE
BITTMANN, KAREN ELIZABETH
THOMPSON, ERIC JUSTIN
JACKSON, SALLY LYNN
NOVAK, CAROL ANN
RUSSELL, KRISTINA BERNADINE
BASS, MADISON BREANN
LINGLE, AMANDA LISBONA
JOHNSON, JOSEPH HAAS
CUTTING, ROBERT MILO JR
BITTMANN, VERNON LYLE III
HARMON, ANNE ELIZABETH
DIMARCO, WENDY KAY
WATSON, CHARLES SPIGENER II
BALLARD, PAULA
GREEN, JEFFREY MICHAEL
THOMAS, SHELBY KATHERINE
LEACH, BARRY JAMES
SMITH, CINDY
QUINN, MARY ASHTON
HALE, JARRETT
GREEN, MARLA
WATSON, LAUREN ALLISON
RUCKER, MICHAEL SULLIVAN
RUSSELL, BRIAN DAVID
GIDNEY, CHRISTOPHER CLAY
BYROM, ERIC LELAND
NAYLOR, KATHRYN JENKINS
LETOURNEAU, JOHNNY FRANCIS
SMITH, JOSEPH VIRDEN
GALLACHER, JENA RAE
CARLSON, SHERI LYNN
RAUSCHUBER, EDMUND JOE
TROSETH, BETTY JO
HALL, ASHLEY BETH
GREEN, VELMA
FRAZIER, KELLI TORNOW
CHIO, RONALD LU
FULLER, IAN THOMAS
COMPAS, BRIAN
WOOD, JANE FRANCES
GONZALEZ, MATTHEW JAVIER
PARKER, THOMAS CLOUD
VANDEVEERDONK, ANTOINE HENDRIKS

Signer
GIDNEY, EMELIA DEANN
FRAZIER, BAMBI OLSON
SMITH, JOHN EDWARD
BURGESS, BRIAN JAY
ROACH, MATTHEW LABBE
CURTIS, AMBER NICOLE
COBB, EZRA ARNOLD
FERGESON, LAURA KAY
GOWER, WILLIAM SHANE
MCCARTHY, DAVID MICHAEL
CUTTING, KEVIN ROBERT
ANDERSON, DANI MICHELLE
WILLIAMS, LASHONDA DENISE
RUSSELL, SCOTT DARSIE
FOHL, LAUREN ASHLEY
BAKER, DANA DIANE
TUCKER, VICKI
NAUMANN, JASON ARTHUR
WINZEN, KYLE JOSEPH
CLARKSON, MATTHEW ALAN
COBB, WENDY GAY
BELLER, ANDREA BROWN
BASS, JAMES EARL
ADKINS, BRENDA JULIETTE
HOFFMAN, JULIE PAXTON
HALE, KATHRYN L
FERGESON, RONALD PAUL
HALTIWANGER, ALFRED JULIUS JR
BERRY, LEONE MARIE
NAYLOR, DENNIS LOYD III
LETOURNEAU, REBECCA ANNE
HUDSON, CLEN ALAN
GILLOCK, CASSIE RENEE
CARLSON, CHRISTOPHER LEE
CORNISH, BARBARA BRUNO
TROSETH, WARREN
CANTRELLE, NICHOLAS JOSEPH
PHOENIX, STEPHAN CRAIG
EAVES, TRESIA DIANNE
REYES, ELIAS H
COMPAS, ANGELA VERLIE
WOOD, VERN MILTON
WIELAND, DANIEL JOHN
GONZALEZ, CHERRY LYNN
PHOENIX, KIMBERLY ANN
EAVES, MICHAEL DEAN

Signer
BRABHAM, CHARLES WESLEY
BELLINGHAUSEN, ANGELA MARQUETTE
BIRD, LARRY WILLIAM
LAMBORN, MATTHEW SEAN
DORSEY, CHRISTINA MORRINE
CLEMENTS, SHELLEY M
REHOR, JONATHAN DAVID
EL-KHATIB, MEWAFAC MOHAMAD
BLALOCK, BRIAN KEITH
KYPREOS, GEORGE
RICKMAN, PETER N
FOLEY, AILEEN C
CHOINA, KENNETH PATRICK JR
COOK, NANETTE TAYLOR
STRICKLAND, STEVEN LYNN
GRAEF, LAURA TUCKER
TORRES, DAVID
KUEPPER, STEPHANIE NICOLE
STRINGER, KATHY JANE
MASSEY, ALAN PATRICK
DILBECK, KENNETH AARON
MEYER, MELISSA ANN
DAUSSAT, PATSY HESTER
HUTCHINSON, KIM VINCENT
ARCHER, DAVID RAY JR
CARTER, ROBIN MEARS
CLAYTON, ROBERT RAY
UPTON, MICHAEL BRUCE
LOY, MARVIN ALAN
LIN, DENIS
BAUERSCHMIDT, PATRICIA ANN
STOKLAS, PATRICK J
CITIZEN, KEVIN MICHAEL
KLINE, CATHERINE MERCEIL
FLEMING, ROGER MORLEY JR
BINION, RONNIE D
DATO, NANCY LORRAINE
VINSON, ROGER CRAIG
ROSE, MARCIA KAY
MITCHELL, DANNY JOE
CZARNY, LINDA ANNE
GROVES, JACOB TAYLOR
BELKNAP, BRYANT JAMES
MONTGOMERY HALAGAO, ROBIN LYNN
PANTELLO, KAREN VERRI
FELDKAMP, ANNETTE SECCHIARI

Signer
BELLINGHAUSEN, TERRENCE E
VEDDA, TERESA ROSE
BURCHFIELD, DARRELL GLEN
COCHRAN, JANET LOUISE
SAMSAIR, BEBBI FAREEDA
CARNEVALE, MARY ELIZABETH
CLEMENTS, DONALD JOHN
LOPEZ, JUSTIN MICHAEL
DRAKE, REBECCA JO
KYPREOS, ANNA
SMITH, KEVIN AUSTIN
STONE, JULIE HELEN
CHOINA, ANNETTE DAIGLE
HOWARD, EVERETT RAY JR
STRICKLAND, MARCELLA
KRAUSER, JOHN FRANCIS
ASCHENBRENNER, CYNTHIA LEIGH
FONGERS, MICHAEL JOHN
STRINGER, JACK R
DILBECK, MICHELE VICTORIA
MEYER, KENNETH STEART
FISHER, BRENTON PAUL
BEDGOOD, JULI TAYLOR
CLAYTON, LARA ULRICH
CRAUS, JANA LYNN
SNIDER, DONALD ALAN
MERKORD, SPENCER RYAN
UPTON, CYNTHIA JOANNE
MCNUTT, TINA JO
BAUERSCHMIDT, ROBERT THOMAS
STOKLAS, SARAH FORAN
CITIZEN, CAROLYN JEAN
KLINE, BRENT EDMOND
CLAYTON, STEPHANIE KATHRYN
ORTIZ, CHRISTINE DESILETS
MCVETY, DIANA KAY
SINGLETON, LESLIE DOUGLAS
TALIAFERRO, DANIEL M
MARTINEZ, MARLY
CZARNY, JEROME STANLEY
KITTS, MONICA MILLER
JOHNSON, ANN E
SHAW, BARBARA ANN
WINN, DONNA KAY
LABAUMBARD PARIS, RENEE ANNETTE
DWYER, RICHARD KEVIN

Signer
MORENO, MARC ADRIAN
KATO, ELMER EVAN
VITITOE, TIFFANI-NOELLE MARIE
WEYGANDT, THOMAS J
ALBRECHT, OREN EIDEL JR
LOTT, SUSAN
EYSTER, GREG C
CUYLER, ERIC
CAVALLE BECK, LAURA
MARVIN, GEORGIA ESTANO
PINSKER, JACOB
MAS, EDNA V
JORDAN, MARK YELVERTON
ALBRECHT, JULIE ANN
STAFFORD, JULIA BITTERLY
ARMSTRONG, DALE DEAN
JONES, ALTIE RASHAD
MARVIN, LARRY GENE
STIRLING, PETER JOHN SR
JONES, JONATHAN BRADLEY
RIVERA, CHRISTOPHER DAVID
DUGAN, MIA K
TAFT, CLIFFORD ROSS
KOESTERS, KRISTEN NICOLE
HAN, PHILIP S
CARRANZA, ISMAEL
PETRUSICH, GEORGE LOUIS
MCKERGOW, JOHN ARTHUR
WALFIELD, HOWARD ALFRED JR
HARRIS, RAYMOND EDWARD
HOOD, BOBBY G
SCHWARTZ, JOSHUA RYAN
SEAY, RANDALL TODD
COMPITELLO, TERRY MICHAEL
MEHNERT, ALEXANDER ERIC
WILLIAMS, JANETTE MARIE
POWERS, JAMES BELL
WIGGINS, JEFFREY WAYNE
GOLLY, MEGAN LEANNE
CRILLEY, RACHEL ELIZABETH
RENFRO, LINDSEY RENE
LANEY, MADELIN ELIZABETH
THOMPSON, NATASHA HAWKINS
BORN, JULIE MARIE
WALLACE, ALEC EASON
SNYDER, SIMCHA

Signer
GOURLAY, MICHAEL JOSEPH
KATO, BEVERLY
TELLEZ, KRYSTAL JEANNE
HOLLADAY, MEGAN LEMMON
PERKINS, KEVIN RAY
CLOUGH, JESSICA DANIELLE
BARNEICH, CHRISTOPHER M
DRISCOLL, DANIEL F
WENGER, JOSEPH I
KERLEE, MATTHEW CRAIG
PEMBERTON, RICHARD LEE
ERWIN, SHERRILL A
STJULIEN, CHRISTINE ANN
PARKER, MARILYN
BENZENHAFER, EARL WILLIAM
HILTON, LOUISA MCINTOSH
DOYLE, CONNIE SUE
HARRIS, CHAD STUART
WENDLING, JENNIFER LYNN
JONES, SARAH LILLIAN
HORTON, JUDY BETH
SEARSON, DONALD G
BUCHANAN, ALMA LETICIA
HAMLIN, LINDA MAE
MCDOWELL, MARY ANN
CHANDLER, PAULA ANN
COKER, KAY ANN
FREEMAN, GLORIA KAY
KRATZ, CHARLES EUGENE
KOOPMANN, CHARLES JOSEPH
FRANKENBERRY, JEFFREY C
BURNS, CHARLES RAY SR
SEAY, JEANNIE DAWN
MCNABB, CATHERINE COOKE
OLIVIERO, JOSEPH CARMINO
HOWARD, PAUL MITCHELL
HULKA, CATHERINE ELIZABETH
CARTER, EVAN RALEIGH
COX, SUSAN KATHRYN
WAYLAND, LAURA KATHLEEN
DAUGHERTY, DIANA MARIA
THOMPSON, JOHNNY LOUIS JR
BROTT, SHERRY LYNN
WILLIAMS, GARY STEPHEN
BUNCH, RAY WILLIAM
MATA, GLORIA NAPOLES

Signer
AMEND, LISA MARIE
SEEBECK, GRANT DAYTON
RICHARDSON, PATRICIA ANNE
RHOADS, JUSTIN RYAN
JONES, SELMA JONSSON
SWYDEN, PHIL
JONES, JASON RUSSELL
GUIDRY, CHASE MICHAEL
MCCABE, DARLENE LOUISE
EPPS, PHILLIP DARRELL
PALYS, SLAWOMIRA A
THOMAS, DAVID STEVEN
BOTTIGGI, DOLORES
YOUNG, ESTHER
SCHAFER, JUSTUS GABRIEL
MAGNUSON, CHRISTINE LYDIA
DELEON, JEANA LYNN
FULTON, DAVID NATHANIEL
MAY, MARTIN BRADLEY
JOHNSON, JERRY WAYNE
JONES, KRISTINA WEAVER
ALTHOFF, DANA KAYE
JONES, LINDA
SCOTT, DEBBIE
BOWEN, MARY CAROLYN
DIXON, DANIEL JOSEPH
CANTY, JOHN FINBAR
JONES, JESSE CHARLES
PINE, REBEKKA RUTH
WALKER, JORDAN REBEKAH
THORNTON, ZACHARY ROBERT
CHANDRA, SURESH
MERKLIN, TROY RAY
WILKERSON, KARMEN KAY
CUSTABLE, SHERRY LYNN
WALDIE, BRIANNA NICOLE
JEFFERSON, MICHAEL ARDEN
TATUM, DENNIS ALAN
KIM, AILEEN RANESSA
BROWN, STEPHEN GATES
ALESSANDRO, JON DAVID
HAYES, BETSY
GRAY, DEBORAH JEAN
LIPPE, KRISTEN BETH
JAY, TRACI AARON
BROWN, TAMMY SUE

Signer
OAKLEY, LAURA ABBOTT
BLUM, MARC L
SZENDREY, WILLIAM JAMES
CRAIG, JAMES FAGON JR
GIBSON, DANA MARIE
ALESSANDRO, ANN MICHELLE
GODBOLD-JONES, LORI ANN
WATSON, DARRELL RAY
MCCABE, ROBERT EMMETT JR
KRESKY, JOHN PETER III
NORGART, JOHN BRADLEY
BIRD, JAMES DAVID
KLINE, NEELTJE
HARRIS, KITTIE ANNE
HEERMAN, MATTHEW BRANDON
RAMSEY, ANNE MCCOLLOCH
MILLER, ANGELA MARIE
WRIGHT, CHRISTINE BLACK
KENDRICK, JUSTIN SCOTT
TARVER, TERRY JOE
JONES, TOMMY D
NEWMAN, JAY ELLIS
MATHIS, CATHY WIER
LUCAS, JAMES LESLIE
DIXON, ELAINE HOLIFIELD
WERNER, TROY EDWARD
STONE, SKYLER AUSTIN
CHAMBERS, ANTHONY JOSEPH
HOLMES, WENDY JOAN
OPRY, KAITLYN NICOLE
CARY, ERICA MONIQUE
SYNHORST, NICKI ELAINE
WILKERSON, WILLIAM TYLER
CUSTABLE, DAVID DOMINIC
WALDIE, TARA KATHLEEN
JEFFERSON, PATRICIA COMEAUX
JABRI, JAMIL RADWAN
KIM, PAUL KYUNG-PYL
CIVELLO, MICHAEL ANGELO
BROWN, DANIELLE THERESA
GATTS, JORDAN CHAPMAN
ROOT, DAVID FOWLER
LIPPE, LISA KAY
HEFFRON, SCOTT M
JAY, CHRISTOPHER MICHAEL
ELWOOD, MARY SHARON

Signer
GABLE, KARREN GAIL
RENFROW, MANDY ELLEN
DAY, CHRISTOPHER BLAKE
HILLIARD, RACHEL BYERS
HULKA, BRADLEY PAUL
KRIZENESKY, ARLIS L
PARKER, HEATHER DAWN
CHARLTON, ANN KUNITZ
HALVORSON, KATHERINE RUTH
HOLT, MATTHEW CHRISTOPHER
VOLLMER, BRIAN STEVEN
SHANNON, NANCY J
BLATNIK, KAREN LEE
JUDD, KARI ROSE
ANDREWS, GEORGE P
WINKLER, KATHRYN ANN
PIERCE, MARY HELEN
BALLAUER, JAY RYAN
PATRICK, SARAH CHRISTINE
MCCLENDON, ALANE M
ZAMAN, MEHERUNNESSA
GEASLIN, GARY WAYNE
ANWAR, IQBALUL
DEBELLE, RALPH A
KWIATEK, THOMAS ANTHONY JR
DALEBROUX, DAVID ARNOLD
FORBES, CLAUDETTE A
WALGREN, CAROLYN ANN
JOHNSON, LAURA ASHLEY
COLLINS, WILLIAM PATRICK II
GAZTAMBIDE VELEZ, DAVID RUBEN
FRANKS, JEREMY STEPHEN
SMITH, THOMAS MOYHER
BOWMAN, RICHARD DAVID
WEST, BRIAN JOSEPH
WATSON, BRITTANY NICOLE
HURLEY, BRANDON TROY
SACHS, THERESA DIANE
STONE, MELANIE JEANNE
COLLIA, ALFREDO JOSEPH
STRICKLAND, CHRISTOPHER ELLIOT
KYPREOS, MARGARET ANN
BRACHEY, WILLIAM THOMAS
BEHRMANN, LINDA PEERY
MARTINEZ, CINDY DIANE
KEENAN, CAITLIN JOAN

Signer
HATLEY, SHERRIE JO
WILDER, PATRICK JAMES
NOBLE, MARK STEPHEN
COBB, ADAM PRESCOTT
WALL, JONATHAN RUSSELL
PEEBLES, ERICA JEAN
HARPER, TRACY GAIL
SHARP, DEBORAH DENISE
ROESSNER, PETER GEORGE
NEESE, ADAM BENJAMIN
MCADAMS, WENDY WEBSTER
DUPERTUIS, MEGAN HANNAH
JUDD, MICHAEL JAMES
THOMPSON, LAURA M
ANDERSON, STEPHANIE ALLISON
BODISH, SARAH BETH
NIELSON, CARA DIANE
DONAHOE, DUSTIN THOMAS
HARRISON, AUSTIN KEITH
SHELBURG, JOHN PAUL
PURDY, THOMAS SCOTT
STILES, MELANIE
SHIVJI, ABDULRAHMAN
KWIATEK, BRITTANY MAE
DALEBROUX, SUSAN ELIZABETH
HEALY, THOMAS PATRICK
THOMAS, COURTNEY LIN
RICHARDSON, SCOT THOMAS
SCOGGINS, GRANT ALEXANDER
PENNY, SANDRA VALERIO
BROWN, NANCY GAYLE
FRANKS, CALI LAYN
JUSTUS, CARLA CAY
EASLEY, SUNAN SUPSOMRUEY
BRENNAN, MARY THERESA
PAPE, JANET M
BOYLE, MICHAEL DAVID
STONE, EDWARD VERNON
CHOINA, KAILEN MARIE
GIRARD, CONNOR LOUIS
MOLINAR, LOURDES S
AMOS, GEORGE
BEHRMANN, LAUREN ELIZABETH
DAM, STARLA DARR
MARTINEZ, GEORGE HENRY
PHILLIPS, SANDRA D

Signer
MCCARDEL, JOSEPH ANTHONY JR
WALL, LARISSA EMERSON
HILLIARD, SUSANNA
ANDERSSON, SHELLY RHEA
TYLER, LINDA KAY
BASS, ELVA MARY
KERN, SUNSHINE ANN
HOLT, JARED KEVIN
LEE, LINDA DOROUGH
LEWIS, BARRY JAMES
GROSS, BENNETT ALFRED
SCOTCH, GARRETT LOUIS
PICKLER, CLAYTON JOHN
LEVENTIS, JOHN
WINDOM, EDDY JAY
CLEMENT, DAVID DWAYNE
ALTHEIDE, SUSAN EILEEN
RAY, DEREK TYSON
HILBURN, HAILYE
WEYAND, MARY ALICE
SHAVER, JOHN C
MOXLEY, KAREN FARLEY
PRUETT, DANI LEE
NELSON, PATRICE ALEXIS
KITTS, WILLIAM LYNN
LOVE, RYAN MATTHEW
CHANTER, HILDY A
TUBB, NANCY SUZONNE
KRAMER, MONA TERESA
BOLECH, RICHARD ADOLPH
BROWN, CLEOTIS
BOWERSOCK, IAN ROBERT
JOSTEN, MARY ELIZABETH
REEVES, ERIN KENDALL
JACKSON, MELISSA ANN
TORRES, KATHY DAYE
HALL, MARY K
BIDANJIRY, ROYA KAVIANI
MOON, PATRICE ANN
CUCCARESE, ANTHONY JOSEPH IV
BURKHART, SARAH FOX
MCGEHEE, SARA L
ANGELES, ANGELA DEANN
PISZOR, JOHN ALEXANDER
MOORE, MAKAYLA MICHELLE
PALLONE, REBECCA JO

Signer
SMITH, LEE MOYHER
HILLIARD, HOWARD LOUIS
ANDERSSON, JOHN STUART
ARMSTRONG, OFELIA E
TYLER, BRANDON MICHAEL
BASS, JAY MICHAEL
VENABLE, PAULA
HOLT, SHEILA MAY
BRYANT, CHRISTOPHER WESLEY
OGLETREE, WILLIAM BRUCE
PORTER, ARIELLE DAWN
SYKES, JARED ROBERT
PICKLER, WILLIAM ALLEN
EVANS, ARIC JACOB
SWARTZ, JAMES D
BARDIN, JAKE CHRISTOPHER
WATENPAUGH, DAVID LOGAN
BIVINS, KENDAL ELIZABETH
LUMPKIN, NATALIE CHRISTINE
HA, MICHAEL CHI-HAI
TAYLOR, LISA DIANE
DEMERS, DENNIS RICHARD
BROWN, KENNETH RAY
KITTS, LINDSEY ELLEN
HOLMES, TIFFANY BROWN
TURNER, RONALD D
JENSEN, AMY ELIZABETH
HUCHTON, SCOTT TRAVIS
WAGNER, JILL
BROOKS, SHERRY LEE
JOHNSON, DAVID ALAN
HARMAN, CRYSTAL ELIZABETH
LAMB, LAURIE LYNETTE
REEVES, KIM ANN
TORRES, BRENDAN MARK
SMITH, BRIAN HORNE
EDWARDS, CHARLES WILLIAM
MOON, WADE PRESTON
LUEVANO, JIMMY
LUMMUS, DON CRAIG
ROLF, TRACEY P
WILCOX, SAMUEL JOHN SR
WIDEMAN, SARAH ELIZABETH
THOMAS, JENNIFER L
HALL, MICHAEL ANTHONY
BENITEZ, JUAN CARLOS

Signer
SIVAKUMARAN, PUNITHA RANEE
WHITE, LARRY WAYNE
SEKYERE, DEAN OWUSU
SULLIVAN, ALEXANDRA
SHABAN-CORTESE, HEIDI
YOUNG, MARY ELIZABETH
DEMPSEY, DON G
WILKINSON, MATT C
DELEON, BRYAN CHRISTOPHER
PRATT, NADIA VANESSA
MCGUIRE, SEAN WILLIAM
THOMPSON, ELIZABETH K
MEGHANI, ANISA SHOUKAT
MCKINZEY, PHILIP CLARK
PRICE, JOHN RYAN
MCINTYRE, ALISA ANN
RUNGE, KYLE LOGAN
PURSWANI, JAYA MURLI
MCGIBONEY, MICHAEL SCOTT
SNYDER, LACEY BOERDER
MOORE, RICHARD BRYAN
FENLEY, BARBARA SUE
SLOAN, EDWIN EARL
VANHORNE, ADAM PEYTON
WERNICK, MARTIN PAUL
BOSWELL, JOHN MICHAEL
LAPHAM, DEBRA LYNNE
LAPHAM, CASEY MARIE
MEHARG, MARGARET GRACE
CARSTENS, GRETCHEN MARIE
TUGMAN, KIMBERLY LEE
CHINES, ANTHONY C
BAKER, BETTY ANN
OHAIR, CYNTHIA MANN
GRIFFIN, BILLY JOE
ROGOIYO, JOSEPH M
EVENSON, AMYANN FERGUSON
WIEDEMANN, WILLIAM WINSLOW
BARDIN, KEITH MORRIS JR
POST, RICHARD LLOYD JR
RIGGINS, SANDRA LEE
MILLMAN, MILTON R
MACDONALD, JEFFREY RICHARD
HARBAUGH, JOSEPH GERARD
NORTON, STEPHANIE MICHELLE
STACY, KEVIN CORY

Signer
DONOVAN, MEGAN ELIZABETH
COLE, DENNIS A
MUIR, RICHARD H
CORTESE, PAUL A
TRAXLER, CHARLES R
YOUNG, ROBERT C
WILKINSON, VICKIE RENE
MCATEE, MARGARET ELLEN
SCHOFIELD, ROBERT JAMES
PARHAM, HAYLEY HENDRICKSON
MCGUIRE, ROSEANNA MARY
CAWLEY, LAUREN MARIE
MCKINZEY, LEE ANN
DIKE, RICKY LYNN
PRICE, HEATHER ANN
RUNGE, CRIS JON
MCINTYRE, KARA ANN
PROROK, DANIEL VINCENT
WOODCOX-UNRUH, SHELLY ELIZABETH
GRAS, JAVIER
HANDLEY, MARK WALTON
GEMBALA, KIMBERLY ANN
FULTS, AMBER NICOLE
WERNICK, AUTUMN TRACIEMARIE
BOSWELL, CHRISTINE MARIE
BROWN, PAMELA JEAN
LAPHAM, MARK DARREN
MEEHAN, ROBERT EMMET
HRENKO, KERRY LYNN
HRENKO, CHRISTOPHER MICHAEL
HARPER, DALE LAMAR
GRIMES, CLAYTON NAYE
RAMIREZ, ROBERT P
OHAIR, KIRK MARSHAL
KRIZENESKY, LYLE A
MEARS LOPEZ, CONSUELA IDA ANN
MILLS, CHARLES M
AZADPOUR, MOSTAFA ARAM
MARTIN, MARCEL R
EBNER, AMANDA ANN
HIERHAGER, AMY THERESE
SHEK, WINNIE
MACDONALD, DANNA LOUISE
NORTON, BOBBIE J
BIHN, HILBERT DARCY
BAIRD, LISA H

Signer
BAIRD, MICHAEL SHERMAN
WORKS, CANDICE MARTHA
JOHNSON, RONALD WEBSTER
GRAY, DANIEL MARVIN
SMITH, THOMAS EDWARD
LOWE, CYNTHIA MCCOLLUM
CRAWFORD, ANSON LEE II
MITCHELL, DANNY THOMAS
SYNNES, CHERYL ROSEANN
BARRY, DANIEL MICHAEL
VIDRINE, RYAN CULLEN
GOODMAN, KENNETH LON
CARR, KAREN ANN
SMITH, FRANKIE ELTON
FLEET, MICHAEL DARREN
OBRIEN-CASTEEL, KRISTINA MALINDA
TEARMAN, REBECCA MARY
WEBB, DENNIS RYAN
TATE, MICHAEL
EWING, DONALD WAYNE JR
HARNED, JASON DOUGLAS
SLOAN, ELSIE MAGDALENA
MATHE, BRADLEY ALEXANDER
BURNETT, JOHN PAUL JR
KOONTZ, VALERIE JO
ISBELL, NATHANIEL ROSS
SHEPPARD, PATRICIA LOUISE
WAGER, PATRICE MARIE
RAMSEY, DAVID CURTIS
BOLLMAN, LEONARD WADE
ISBELL, ASTIN NICOLE
OSBORNE, JENNIFER LYNN
HOBBS, TAYLOR MARIE
POWELL, JACQUELINE
STACK, MICHAEL DAVID
PIERCE, LACEE SUMR
MCGALLIAN, RACHEL KATHRYN
MARTIN, JAMES CRAIG
TREMAYNE, CAROL
CAMPBELL, LINN J
DECESARE, GLADYS
STANSELL, SCOT ALAN
FANTZ, DEBRA DAWN
CLIFFORD, DEBORAH SUE
MORRISON, EARL KING JR
FARRELL, BRUCE WILLIAM

Signer
LUCE, MARISELA
SMITH, SCOTT MITCHELL
JOHNSON, MARILYN RUTH
GRAY, JACKIE HOYLE
TAYLOR, BRADLEY WADE
SAYRE, JOHN MARQUET
MARINI, THERESA LOUISE
SYNNES, JENNIFER PURBRICK
BARRY, FAY ANN
BEAVER, LAWRENCE SHAWN
VIDRINE, RUTH ANN
GOODMAN, KIMBERLY RENEE
CARR, MICHAEL LOUIS
FLEET, BARBARA DIANE
VANZANT, CHARLES HERBERT
CASTEEL, PHILLIP DEWAYNE
SAMPATH, SHANTHI
HUTTON, SUE
BONVALOT, PASCALE E
EWING, JODY LAINE
THOMAS, SCOTT JEFFERY
HOUSE, KAREN CARRUTH
BOUTIER, PATRICE J
HILSENBECK, STELLA JEAN
GEHLSEN, RITA
BLAZEK, NANCY
ROYALL, RICHARD RAY
WAGER, VERN ANTHONY
VALTMAN, SCOTT ALLAN
BOLLMAN, VELDA JEAN
BLAZEK, RICHARD EDMUND
WINSETT, RONNIE ROY
KING, PAMELA ANNE
HURLEY, KATHRYN ANN
GARZA, FEDERICO SHANE
PRENTICE, JILLIAN KRISTIN
MARTIN, MYNA GAYL
THORSELL, WILLIAM RAGNAR
TREMAYNE, STEVEN ANTHONY
DECESARE, MARC
RAUSCH, NORINE
FANTZ, WILLIAM MICHAEL
ESSARY, JOSHUA DAVID
MORRISON, CATHERINE JAYNE
ENGLISH, ROBERT LEE III
PISENTI, JOSEPH MICHAEL

Signer
PISENTI, MICHAEL JOHN
WHITE-GROSE, LOUISE ANNE
TRIPLETT, PATRICK
DONALDSON, BEVERLY LANETTE
ORPHEY, DAVID BRIAN
OFFENBAKER, DAVID SCOTT
BLAZEVIC, AARON MICHAEL
MASSEY, MARY CHRISTINA
SMITH, DANIEL SCOTT
WALTERS, COURTNEY
KELLY, JOHN TYNAN JR
DAVIS, HENRY ELLIS II
BRIDWELL, BARBARA
RYAN, KATHLEEN TOLBERT
PARDEW, MARGARET AN
GARCIA, CHRISTOPHER LOUIS
ZOOK, DAVID LAWRENCE
STEPHENS, CAROL ANN
TEETER, BROOKE DANIELLE
RIGOULOT, KENNETH GERARD II
AUTREY, FRED RICHARD
NICHOLS, CHRISTOPHER THOMAS
BLACKWELL, SHERRY JEAN
MCELHINNEY, CATHY SANDRA
REINCKE, RODNEY PETER
WILLIAMS, ANGIE DIANA
BOYER, ADAM W
PINNER, RICHARD OVAL
HOLMES, HAL DOUGLAS
FOX, SUSAN STEWART
BIRDSONG, ALICIA ANGELICA
PAGE, JOHN ANTHONY
WILLIAMS, SAMANTHA ALLEY
HARRIS, DONNA JEANNE
ADLEY, COLE ALLEN
MURPHY, BRIAN ALAN
MIZE, MINDY HUTENSKY
HYNDS, JAMES PETER
DECKER, DANNY RAY
VALLEJO, JOSE
GRAHAM, JANICE
MCINTOSH, KAREN ANN
RYAN, PAUL JOSEPH
LAWSON, AMYE MICHAELLE
CLARK, JEFFREY SCOTT
BORNEMANN, WILLIAM ALAN

Signer
PISENTI, KERRY LYNN
PETERSON, DOLORES B
DONALDSON, JAMES ALLEN
ORPHEY, SHARON MICHELE
TICE, CRAIG WILLIAM
STEWART-BLAZEVIC, HILARY JANEL
HARRIS, MADISON CLAIRE
DEAY, CHRISTA
CERPANYA, FAITH CHRISTINE
WACHTEL, KIMBERLY ANN
RITTER, ANNIE IOLA
LUCKETT, LINDSEY ERIN
BOSIGER, KIMBERLY ANN
MASON, IAN S
KUMAR, RASHEE RAJ
GARCIA, MACAILA MARIA
NAGEL, ELIZABETH BOWLIN
WARD, SHARON LEA
BARNEY, ALLISON LORA
FLEMING, BRIGETTE B
MILLER, TRISTAN SCOTT
FORTUNE, KEVIN L
TOWER, DAVID EWING
CANO, ROBIN ANN
ROBBINS, CHRISTEN ROCHELLE
BROOKS, SARAH KATHERINE
HOLMES, SUSAN
FOSTER, KIMBERLY HANCOCK
BUCKNER, AMANDA LOUISE
ZIEGLER, DANIEL ROBERT
VEGA, RANDY TIRSO
ROBBINS, ROBERT EARL JR
BARNES, BRANDI OLIVIER
MURPHY, LISA CATHERINE
RAMOS, SARAH LEMAY
LUX, LORI ANN
DOBBS, TERRY KENNETH
SCHAEFER, HEATHER ANNE
GRANT, SANDRA
FLEMING, JOEL ANDREW
NICHOLS, LINDSAY CARTER
FORTUNE, CRYSTAL DENAE
ROSE, ERIN ELIZABETH
HUFF, TERRIE SHIPP
BLIER, MICHAEL
RIVERA, DAVID ANTONIO

Signer
OAKES, KELSEY ELIZABETH
WEST, STEVEN
LANDES, JULIE LOWRIE
PAGE, COURTNEY NICOLE
CLARK, LORI CHRISTINE PAMPELL
PIRROTTA, MARIO DOMENICK
NORCUTT, CURT WILLIAM
WALKER, AMBER DILLARD
DECKER, MARGIE LUCILLE
LUX, STEVEN THOMAS
CANO, KELLY ANN
GRANT, WAYNE ALLAN III
AMMONS, BARBARA
SIMON, DAVID HERMAN
WAGGENER, IRIS GAY
COPELAND, TIM PAUL
BROWN, DARRELL GLEN
PEEKS, DON MICHAEL
BRADFORD, FRANCINE GWEN
SALIH, SARA ROSE
SPAIN, THOMAS LYNN JR
MORENO, KARIN TATIANA
GRAVES, ASHLEY NICHOLE
DREW, JERRY CLOUD
STONE, SUSAN ANNIE
WHEATON, CAREN LYNN
HASIK, MATTHEW J
MASSEY, LISA KAY
BACA, GARY LANCE
BURCHFIELD, BENITA ANN
ELSEN, BRETT ROBERT
LAMBORN, MARY
HANKINS, DORALINDA MORALEZ
ZAWODNIAK, PAUL
LAWSON, STEVEN GENE
WILCOX, STUART SAMUEL
RUGG, EDIE ANN
MAJOR, EILEEN CATHERINE
GARRETT, DAVID GLENN
ARTHUR, THOMAS JAMES
JOHNSON, JOHN ALDEN
ROBITAILLE, MARY DENISE
RICKMAN, JESSICA LYNN
THIBODEAUX, RENEE LOUISE
WRIGHT, PHILLIP JOSEPH
STRAITON, DAVID LYNN

Signer
NORCUTT, LILIA BEATRIZ
ZIEGLER, TIFFANY LYNNE
EVANS, LINDSEY HANSBROUGH
HUFF, MICHAEL CHRISTOPHER
SOTO, ELIA MARTA
COLE, RONALD DALE
BENNETT, SARAH LINN
GARRETT, REBECCA LYNN
MIZE, JASON DAVID
STEPHENS, CORY ALAN
PLUT, FREDERICK WILLIAM
AMMONS, JOHN J JR
SIMON, DEBORAH LYNE
DIZZINE, PEYTON LEIGH
HEFFRON, ROBBIN LEE
MCCOOL, SANDRA JANE
DAVIS, RAY DOUGLAS
PETERSEN, JEFFREY LEIGHTON
MARTINEZ, ANTONIO GABINO
VERDI, JOHN WILLIAM
LARSON, ERIC MICHAEL
SEE, DAVID WILLIAM
PERESON, THERESA A
RAUCH, LEAH
BUICE, BRAD RAY
SMITH, EDWARD CARL
BRADFORD, DAVID RANDALL
SEMERSKY, SHANNON MARIE
ELSEN, BRIANNA NICOLE
TOSSO, ARIO
NEWBY, PAMELA
LOLLAR, NANCY EDITH
HOLLEY, JERRY LEROY
LAWSON, TANIA RUTH
SEYMOUR, ZANDER W
HANKE, PHYLLIS ANNETTE
MAJOR, ANTHONY STEPHEN
GRAVES, DEBORAH VALERIE
ARNESS, JAMES ALBERT
ROBITAILLE, LAWRENCE DAVID
MCCLENDON, MICHAEL RAY
DRUMMOND, JACQUELINE ANNE
COOKSEY, JO ANNETTE
HART, JAMES BRIAN
CALKINS, JAMES GRANT
FOLEY, EDWARD BEVILLE

Signer
HOLLINS, CHONTANESE JANEE
RENTFROW, RICHARD LEE
PARKER, AMY LEE
RENFRO, TREVOR DYLAN
WALLING, JOHN SCOTT
ADAMS, JAMES LESTER
TEER, GLORIA ADALIA
BLISSETT, TRACEE RACHELLE
ROSE, ELLEN
HUDSON, JASON DAVID
MOWERY, JOY LYNN
BENSON, ELIZABETH ANNE
SIMONSON, MATTHEW THOMAS
KELLER, MICHELE LEE
HECK, HEIDI L
COX, BRIAN THOMAS
DEAN, DENIS JOSEPH
TAYLOR, LISA MARIE
SWILLEY, WAYMAN OWEN JR
NIXON, NELDA JOLINE
MCHARGUE, ALYSON HOPE
WIGGINS, LISA DAWN
ODOM, KELSEY MARIE
DAVIS, CYNTHIA POYO
BIRD, REBECCA HELEN
RIGLER, MARY JULIA
MOXOM, LEONARD V
BYRNE, THOMAS MORRIS
DAUGHERTY, ALEX MICHAEL
WHEATON, WILLIAM ROBERT
BALVIN, MARVIN CARL
STUART, PATRICIA LEIGH
RIGBY, MELINDA JOYCE
JACKSON, BRETT ANTHONY
SKAAR, EVAN ENGAARD
WILLIAMS, ROBERT JAY
LEWIS, BRADLEY WAYNE
NICHTER, CORBETT RONALD
BRIDGES, LAURA KAY
NEUMANN, KIMBERLY JO
CANNON, CYNTHIA L
RIGBY, WILL
JACKSON, LORI ANN
SEE, NICOLE ALINE
ALLEN, REBECCA SNIDER
BLAKE, DAVID BRENT

Signer
LAIN, TAMARA DAWN
HEATH, BEVERLY JEAN
HOWARD, KIRK DAVID
GRIGGS, SHARON LEE
TEER, PHILLIP WAYNE
BAKU, ROBERT MICHAEL
DILLOW, DANIELLE LEIGH
GARNER, KAREN
LACROIX, KRISTEN
ENGLISH, NICHOLAS BARRET
BENSON, PAUL A
ROBINSON, RICKY RAY
HAMILTON, AMANDA NORRIS
JONES, BONNIE COLLEEN
MORRIS, KATHLEEN MARIE
DEAN, PAULETTE EMILIE
TAYLOR, JOSEPH ROBERT
SWILLEY, CYNTHIA
HILLIARD, GARY DON
COBB, PAUL BYRL
GOLLY, RANDALL CHASE
ODOM, ROBERT ERNEST
JOINER, KENNETH MEREDITH
RIGLER, JOHN ANDREW
PARKER, MARK GORDON
HEATH, RICHARD GARY
HOWARD, MICHAEL DAVID
ROGERS, PATRICIA LEE
RATCLIFF, SANDRA MARIE
WILES, AMY ELIZABETH
SMITH, RYAN NICOLE
MULLIS, ELIZABETH ANN
FOWLER, DARYL CLARK
ANDERSON, COLLEEN DANA
MUNSON, JAMES DOUGLAS
BAKER, JANET ELIZABETH
GILMOUR, TRACY T
NICHOLSON, MICHELLE DENISE
MARKHAM, ROXANNE
BEMIS, MARY JANE
SKAAR, DARLENE BIVINS
MEYERS, CARL J
LAMAS, RAMON IGLESIAS
AYAD, AYAD ABDALLA
STORM, MONICA LYNN
TAYLOR, SHERYL LYNN

Signer
MANTZEL, WILLIAM EDWARD
BROTT, WILLIAM BERNARD
SINGLETON, JENNIFER
KEITZER, WALTER BRIAN
BAKU, NANCY MOORE
WALLACE, MAGGIE GLYNN
HARTSFIELD, SARA DIANE
MACK, CRYSTAL MARGUERITE
BRANUM, SCOTT ALLEN
DEFORD, MATTHEW LANDON
WILSON, DAVID NEAL
SHINKLE, ROGER A
KERLEE, KIM M
COBB, SHEILA
ODOM, RHONDA KAY
KEYLOR, PAULA OBLENNESS
RICHARDSON, JASON TODD
GIBSON, TRAVIS LOHMAR
MEJIA, BRANDON SCOTT
PARKER, ROXANNE REED
LAFORTE, MARIO JOSEPH
GOODE, WILSON DAVID
ADELT, DEBRA
WALSH, MYLES JOSEPH III
MCGEE, JOHN HADEN
POLICH, JOSEPH MARTIN JR
BAILEY, KELLY
PRATHER, GIOVANNA MILUSKA
BARRON, MARY BETH
RIPPLEY, GREGORY SCOTT
BETZER, VICTORIA LYNN
KRATZ, MARY JOYCE
FOSTER, DANIEL JAY
EVERETT, DREW STEPHEN
VAN-DEREN, BILLIE JEAN
MITCHELL, JACK LINDSAY
SUBLETT, PENNIE DENISE
MCCALL, LTENA
KEEHN, JEROME LEROY CHARLES
WARD, RICHARD REEVER
TEITELBAUM, JONATHAN NEIL
GREEN, GRETCHEN EISERLOH
MURPHY, WELDON GLENN
DAVIS, ALLEN LYNDON
RANDOW, ALIXANDRA NICOLE
LITES, CHARLOTTE ELAINE

Signer
ADAMS, TRISHA EILEEN
WILLIAMS, CHERYL D
CAMPBELL, SONYA ANN
WALLACE, MARY EVELYN
MUELLER, MARIUS
MATTHEWS, JON GLENN
ESTRADA, HECTOR MANUEL
FAULKNER, JAMES HALBERT
RENFROW, BRANDON DAVID
WILSON, DONA DEE
GREEN, MACIE ANN
KARDOKUS, LESLI SUE
SULAK, STEVEN WAYNE
EBERLEIN, THEA MARIE
SEEBECK, DAVID DAYTON
SZENDREY, WILLIAM CHARLES
DUNN, LAWRENCE JOSEPH
WOOTEN, TERRY EUGENE
LAFORTE, DEBRA JEAN
GOODE, JOCELYN MARIE
ROY, RACHEL
ADELT, JAMES MICHAEL
EDWARDS, RICKY LAMAR
THOMPSON, CHELSEA LYNN
PETROSKY, DAWNA MAE
BUTLER, DIXIE LEE
BLAUSER, NORBYE JUANICE
CARPENTER, LOREN BENNETT
WENBAN, RICHARD BURRELL
LAM, ROSALINDA
AGLER, RICHARD DAVID
ROACH, TERRY WALTON
CATO, CINDY KAY
BLUE-MITCHELL, STEPHANIE ANN
SHARIF, SHIHINTHA SILVIA
MORIARTY, MICHELLE ANNE
MCCALL, DONALD K
MCADAMS, RICHARD MARK
MARTIN, CRAIG ALAN
GREEN, JACK DENNIS
MOSHER, ANNE COLVIN
CRAIG, WILLIAM DOUGLAS
WOOTEN, MICHAEL L
REED, WARREN PHILLIP
HUBMAN, HOPE RENEE
WERMUTH, BRUCE MARSHALL

Signer
LOFTIN, TRISHA KAY
FYDA, KAREN EILEEN
SMITH, TORY GLEN
SLAVEN, AARON JOHN
SPARKS, CHARLES WAYNE
DAVIS, DONNA
HELMS, CHERYL KAYE
KINSEY, TERESA JO
WILLCOX, SHIRLEY
EVERETT, WILLIAM NELSON
MCPHERSON, CAROL JO
STEELE, SHERMAN A
MOORE, TREENA MICHELLE
JOHNSON, LINDA
ALPHA, BRITTANY DANIELLE
CHU, LUCY CHIUE
CLARK, SUSAN MARIE
FERGUSON, TINA MARIE
ADKINS, SHERI RENEE
KING, HAZEL CRAGHILL
RHOADES, THYRSA MARIE
NELSON, SARAH AMARIS
BURNS, ERIC LEE
ABRON, LINDESAY KAMINSKY
HUTTO, EARL LEON JR
CLONTZ, KENNETH MILLER III
HOOVER, JOSEPH CARL
WALLACE, JODEE PAIGE
SABATINO, JOHN TERENTY
BLACKSTONE, MARYELLEN
BECKMANN, CHRISTOPHER M
MCSWAIN, JOSEPH COCHRAN
RAMIREZ, ANNABEL SCIARAFFA
SCHULTZ, JOSHUA DAVID
DAVIS, LEIGH WARREN
SOGAN, MARCI LYNNE
MUNGRA, ODEMARYS
DUNNEWIN, JASON ALAN
APPLEBY, PATRICK JOSEPH
LOVE, KRISTA RENEE
BENDER, DONALD EDWIN
MIR, ARMAN SULTAN
FORSYTHE, MARY ELIZABETH
MCCAULEY, MAGDALENA MARIE
SANDERS, DARRELL WAYNE
HARROP, TIFFANY MARIE

Signer
RADIGONDA, SONDRA JEAN
DAVIS, SANDRA GREEN
RANDALL, LAWRENCE PHILIP
BROWN, KENNETH VICTOR
CRAIG, REBECCA RENAE
ANGELES, DIRUN ALBERT
KINSEY, STACIE ELIZABETH
WILLCOX, BERRY JAMES JR
PISZOR, JOHN ALBERT
STEELE, KYLE P
KIRKLAND, RICHARD LYNN JR
CANTY, JUSTIN FINBAR
ALPHA, SHERRI LYNN
SCOTT, STEPHEN NEIL
BROADWELL, CAVEN THOMAS
OBRIST-LYNAM, DIANE F
CARL, REGINA
DOMINGUEZ, ERIKA
EUDALEY, GRACIE
MOORE, CHARLES GENE
BROWN, TERESA JEANE
GROVES, WENDY LYNN
ROBERTSON, BARBARA JEAN
CLONTZ, CINDY
LONG, ANNE H
ECCARIUS, KELLY MARIE
BIEG, DEANA MANCK
BURGESS, VICTOR CHARLES
BELTMAN, JULIE ELIZABETH
STANFORD, MARY ELIZABETH
PHILLIPS, GLENN KENNON JR
HICKMAN, CHARLES ALBERT
HA, CHI MANH
BARNHART, NANCY ANN
CLARK, SHIRLEY
GORZNEY, CAROLYN MOODY
SINGER, CHRISTIE NICOLE
LOVE, ROY EUGENE
BENDER, MICHELLE RENEE
KOONTZ, GEORGE GERARD
GOSS, CRYSTAL CHERISE
KEMPER, CYNTHIA ANN
SANDERS, ANGELA RENEE
HARROP, CHAD HAMPTON
FOSTER, WILLIAM CARROLL
WESTERN, SCOTT D

Signer
MCDOWELL, RICHARD LEE
LANE, RALPH MICHAEL
WESTERN, MELISSA M
VEDDA, MICHAEL ANGELO
COBB, BRUCE DOUGLAS JR
BARKSDALE, ALISON BEATRICE
STRAITON, KIMBERLY ANN
MYERS, TADD LANDIS
MOLINAR, ARTURO RAMIREZ
BYNO, LAURA ASHTON
PRZYOJSKI, VALERIE STIPP
FERRELL, LISA W
NELSON, NICOLE RENEE
PENUELAS, ALVITA ROSARIO
GRANT, SCOTT JOYNER
HOWE, GERARD JOSEPH
OLOWU, OZIOMA NJIDEKA
ROBISON, BERTHA L
PRICE, CURTIS ROBERT
MORRIS, LARRY DON
ARMISTEAD, JOHN CALHOUN
ROBERTSON, ARTHUR BLAKE
AMUNDSEN, SCOTT WILLIAM
CREEGER, DAVID JESSE
FRICK, JEANETTE ELIZABETH
PRITCHARD, EZEKIEL THOMAS
PACHECO, RAYMOND ARTHUR
BOUTWELL, THOMAS JEFFREY
WEHMAS, EILEEN LOUISE
WEIDNER, JOHN MICHAEL
SMITH, ERIN LORRAINE
ODONNELL, REBECCA LYNN
CARON, LEONE CECILE
SROKOSZ, KATHY ANNE
MICHAELS, BETTY JEAN
PERRY, GREGORY ALLEN
DAVIS, CATHERINE GRACE
FOLGER, JOEL MCQUEEN
MURDOCK, CONSTANCE LOWRY
HUGHES, JAY DARRELL
HERNDON, BOYD KIMBELL
PEIRCE, DANIEL WILLIAM
SWANNER, KENNETH GENE
OVERLY, DONALD JAY
GOEDE, GRACIELA REVELEZ
BIBB, DIANE HARRIS

Signer
HARPER, ALLEN LEE
CASAREZ, RICARDO
KEKICH, NANCY LEE
LUZURIAGA, ALEXANDRA PAOLA
BURGER, GREGORY ALAN
MYERS, REBECCA BEJAR
BENEDETTI, TRACY ANNETTE
WEHMAS, RICHARD SAM
CRANDELL, LESLIE ANN
NELSON, ERIK JON
RIVERS, ANN
CLARK, ANNE ELIZABETH
GRANT, KATE MADISON
WILKIE, THOMAS LEON
TAYLOR, ROBERT WAYNE
BARTON, CHRISTOPHER DALE
STITH, ELIZABETH SUE
BASSUT, TARA LEIGH
DONNELLY, HOLLY
SHRADER, HUGH EDGAR JR
CREEGER, JEAN
LINSON, LAURIN MARTIS
GARRETT, CLIFTON EARL
WALTERSCHEID, DOUGLAS WAYNE
BOUTWELL, SUSAN PATRICIA
WEHMAS, RICHARD SAM
LAW, DAVID BRADLEY
BENSON, PRISCILLA
SMITH, JANA WRIGHT
ODONNELL, THOMAS FRANCIS
GILLHAM, KATHERINE LEE
LEVY, MARK D
PERRY, LENNES M
MARGL, RICHARD ALLAN
JOHNSON, RANDALL LEE
CASNER, CURTIS HOWARD
BENNETT, JUSTIN NOAH
HUGHES, SHERYN ELIZABETH
DAVIDSON, NANCY MARGARET
LEE, LARRY LYNN
OVERLY, CAROL ANN
KANE, CYNTHIA ANNE
GOEDE, JAMES WILLIAM
BIBB, GARRY WAYNE
BOONE, JULIE ELAINE
GLASS, ANTHONY BRENT

Signer
HOUSE, ROBERT FELPS
TIAINEN, HELENA SAARA
DONALDSON, DEBORAH TAYLOR
LOPEZ, EDUARDO
NUGENT, STEPHAN PATRICK
KRUSE, DENNIS RAY
RETA, LARRY JOHN
FAILOR, JOHN ARTHUR
BERDAHL, MICHAEL KENNETH
NUTT, THOMAS REGINALD
SMITH, TELEASHA ANNA
ZIMMERMAN, ALFRED LAMMOT
SCOTT, JOHN KEITH
TURGEON, DONALD LEE
RIVAS, ALFONSO JARA
WILLIAMSON, DENNIS REX
GEORG, MARI ROXANN
EVANS, REBECCA ANN
CALMES, MEGAN MARIE
NICOL, VICTORIE LEE
CARNEVALE, STEVEN GERARD
PAPE, MARNIE LYNN
TELLEZ, MICHAEL THOMAS
KABRANSKI, NENA ILIEVA
KOHRMANN, LARRY GENE
WOGSTAD, GLENN MERWYN
MARTIN, RYAN ARROLL
WAGES, CHERYL LYN
MONAGHAN, EUGENE JOSEPH
ROLLINS, SABRINA RENNE
LINDSEY, LEIGH ANN
DESGRANGE, AMY MARIE
TODORA, DAVID LEE
SCHILDGE, TIFFANY LANE
TODORA, KIMBERLEY SUE
MASON, THERESA NICOLE
MARKEVITCH, KATHLEEN
HEWETT, CAMERON MICHAEL
MORRIS, BRIAN ANDREW
PENLAND, JOHN ROY
MCCORD, TERRY RUTH
SHIUE, WEI-WUU
SANDBERG, TAMARA JO
STEPHENSON, GRACIA VIRGINIA
COCOMANSKI, IVAYLO GEORGIEV
FRANCIS, DENISE MARIE

Signer
TORRES, MYRNA ANDREA
RAYMER, DIANE TERESA
CADDICK, MARGARITA BACTAD
KRUSE, REBECCA FAYE
RETA, JUDITH
BRENNAN, KAREN KONIKOWSKI
BERDAHL, MAE ANNE
BOUTIER, BERNADETTE
ALLEN, JASON JEFFREY
MARGAITIS, TODD JOSEPH
SCOTT, KRISTI
RIVAS, FATIMA
LUPASCU-PRUNA, TAMARA
DUDERSTADT, KEITH ANDREW
KAELIN, DANIEL CRAIG
CALMES, JAMES CLINTON
LEUCK, MONICA ROSE
FLANIGAN, KATHLEEN TERESA
PAPE, CHRISTOPHER ALLEN
MILLER, EDITH MYRTLE
SEVERS, THOMAS R
PARTEE, CHRISTIE LYNN
KOHRMANN, MARIE
VANPELT, DEBORAH
DORSEY, CLINTON KYLE
DUDERSTADT, SUZANNE PATRICIA
NICHOLS, MARY
WOOD, CHRIS
DOBBS, GINA MARIE
PASTAWROS, MONA FADLALLA
WHITE, TRAVIS M
BEYER, FRANK ARTHUR
GUTIERREZ, HOMER
GEORG, STEFAN FULTON
MARKEVITCH, JAMES DAVID
HOBBS, JASON WAYNE
DRAKE, VERLAND JEROME
RUSSELL, RICHARD BURTON
TIDMORE, TRENT MATTHEW
SHIUE, FENG CHIN
LUPASCU PRUNA, DAN
WOOD, CECIL P
FRANCIS, LESTER WAYNE
WOGSTAD, MARILYN MAY
HORNBUCKLE, CALLIE LANGWORTHY
PARTEE, SEAN GRAHAM

Signer
HORNBUCKLE, ALLEN DEAN
MADDEN, CONNIE RAE
PLAEGER, COURTNEY ANN
LOMAS, FRANCISCO
JAIME, DAVID
CHOPPY, LUANNE GILLOTTI
WATT, TRACIE L
BLAKE, JASON BRYAN
TURNER, CATHY FULK
MONTGOMERY, ELLEN E
JENSEN, BRIAN JAMES
KEEN, TIMOTHY LAWRENCE
GARCES, RAQUEL C
SHARRAR, VICKY D
MARTINDALE, ELIZABETH C
DESOUZA, MANOEL PEREIRA
COOK, WAYNE GILBERT
BAKER, ROBERT DEAN
BROWN, CATHY JEAN
ANSELMO, JEFF P
LOUT, ERIN CRENSHAW
AVIRETT, KATHLEEN WALTON
ROBLEDO, ALFREDO
ROESSNER, GREGORY PAUL
HEITZ, PATSY JOYCE
SERIO, GUY CHARLES
DENT, JOSHUA WARREN
SPORL, SUSAN H
GUTIERREZ, JOSE S
BEHRMANN, DAVID MARK
ROCKWELL, FRANCIS BARRY
TITTLE, AARON LEE
HOFFMEYER, CARL LEE
WEINBERGER, DANIEL L
MACKRES, DIANE PATRICIA
VANCE, KELLY LEE
NELSON, MICHAEL PAUL
GOOD, CHRISTINA DAWN
MOODY, JARED B
GARDNER, EDWARD WESLEY
ALLIGRANT, TIMOTHY MICHAEL
FLYNN, CYNTHIA ROSE
GOSSETT, DAVID EDDIE
HINZE, MELISSA JANE
DAVIS, ZARAM MAURICE
MONAGHAN, JOHN MICHAEL

Signer
LOMAS, JUDITH ANN
JAIME, MARTHA
SAINI, RAGHYRVIR SINGH
SNYDER, TODD J
MARTIN, JOHN ARNOLD
WILLIAMS, MICHAEL EDWARD
HYMAN, MARK RICHARD
CHANTER, MARK FREDERICK
DOUD, MERRIS
KEEN, LLANONA JANETTE
QUINN, SUSAN ELIZABETH
CANNON, BRYAN THOMAS
TACKEL, KAREN WILLIAMS
WILLIAMSON, JUNE ANNE
HOLDEN, WILLIAM C III
BAKER, LAURIE ANN
BROWN, DAVID GAYLON
WATTS, MICHELLE DEANNE
NEILL, LINDA ELIZABETH
RHOADES, IAN SHAWN
ROBLEDO, CAROLYN ELIZABETH
HEITZ, HAROLD JOHN
CUMMINGS, KATHLEEN MACIAS
PERRAULT, JOHN
MILLER, DAVID JAMES
HEDGER, LESLIE KAY
LYON, KELLI MICHELE
SHARPE, JERRY ROB
BORNEMANN, CONI
WOOD, STEVE EVETS
HEITZ, VICTORIA ANN
MACKRES, CHARLES JOEL
DEAY, CHERYL DANIELLE
VANCE, STEVEN G
SPEGAR, GARRETT MICHAEL
WILDING, CHRISTOPHER A
ALFORD, BRITANY LEISHAE
ALLIGRANT, JENNIFER ANNE NOLTE
FLYNN, CAITLIN ELIZABETH-ROSE
BOLAR, ERICA JEANICE
TANNERY, NANCY
BLAKELEY, SCOTTY EUGENE
MONAGHAN, ROSHELLE WILLYARD
CAMPBELL, ANTIONETTE
FOUST, MATTHEW JACOB
SPAENY, LESLIE ANN

Signer
LANHAM-BROWN, ANNA MARIE
SPAENY, RYAN WADE
PANOS, PETER SAMUEL JR
FREEMAN, JANA WHITE
HUCHTON, PAMELA
BARNHART-MARSHALL, MELISSA LEE
CRAWFORD, LEONA G
LAWRENCE, MARK LEE
ZAGALA, CLIFFORD JAMES
LAWRENCE, SAWYER JAY
CHARBONNEAU, ANGELA MICHELLE
SMITH, DONOVAN VINCENT
MUNGRA, DANIEL JR
DITTO, JENNIFER LOUISE
RUSH, JEFFREY TALMADGE
STROUP, MATTHEW CHRISTOPHER
GRAHAM, BRIAN RONALD
MUIR, MARY LEE
QUINN, TERESA WILSON
VALUDOS, STEPHEN MARK
OBANNON, RONALD LEE
GARNER, JASON EVERETT
JOHNSON, JOHN CLAYTON
BROWN, JASON H
ALLBRIGHT, MISTY ANN
RHODES, RICHARD GEORGE
DOLGIN, AMY SUZANNE
WILLIAMS, ELIZABETH JOHNSON
ABBY, CHELSEA ANAIS
ROY, ROBERT ALEXANDER
CHAPA, RANDY
DIIBON, DOROTHY
CHARCHAFLIEH, BASIL N
SWAIM, MARY A
BIDANJIRY, ROSTAM M
KIDD, LAURA JEAN
CHRISTIANSEN, HEATHER ANN
WOOTTON, LOUIS ABRAHAM II
PETERS, EDWARD LEE
WALKER, JEAN JOHNSON
LAVENDER, SAMUEL MCKENZIE
MIHALICK, ALEXA MARIE
EBERLEIN, MARTHA MARIA
PARIS, EDWIN EARL JR
BIRD, JONATHAN F
DIMIRACK, ANTHONY EDMUND JR

Signer
PEREZ, SUESHAI RAQUEL
FREEMAN, DANNY JOE
MARSHALL, ROBERT DANFORTH
HOLT, KRISLYN KAYE
RAMIREZ, ROLANDO R JR
ZAGALA, DEBORAH MARIE
RAMIREZ, DANTE LEE
HANSON, THOMAS MOTT
DANIELS, GWENDOLYN YVONNE
WEBSTER, KEVIN THOMAS
EVANS, MAURICE
JOHNSON, JOANNA DENISE
KOBES, JEFFREY WARREN
SHUKIS, ALEXANDER PETER
MIR, IMRAN SULTAN
QUINN, PATRICK K
COLE, DEBORAH LYN
DONOVAN, CYNTHIA
LINCER, REBECCA LOUISE
MUNGRA, DAMARIS
WICKE, JOHN SCOTT
BROWN, DEBORAH ARLENE
WILDBERGH, MARK THEODORE
CZAP, RICHARD JOHN
MARTIN, JEFFREY TODD
BRIDGES, BARBARA A
STEPHENSON, KAREN RAE
BREEN, MICHAELLA SHAWN
GAUDET, SCOTT A
WILLIAMS, LARRY ALLEN
CUNNINGHAM, GREGORY DEAN
LINSS, EDUARDO FRANCISCO
TAVAREZ, RAMON ANTONIO III
LILLMARS, JACKLYN MIKOS
CHRISTIANSEN, GREG
WOOTTON, LINDA BETH
DAVIS, MARK LEE
LAWLESS, JULIE ANN
TIERRAFRIA, JONATHON
HALL, MARILYN
STAPP, MANDY SUE
MA, ZHIQUAN
SWANSON, TERA LEIGH-ANN
CARPENTER, STEPHEN CHASE
HALL, JAMES B
MURES, MARCEL GABRIEL

Signer
CROAK, KELLY MARIE
MURES, ALINA DIANA
FULLER, MICHAEL BRANDON
WILLIAMS, EDITH
BUSH, GLORIA JEAN
MACALI, EILEEN ROSE
THOMAS, JEFFREY SCOTT
CROAK, PHILLIP MICHAEL
GONZALEZ, DIANE MARIE
WEIK, JACQUELINE HENSS
ERVEN, BARBARA MICHELLE
GRIMES, MARK S
CATE, CHERYL YVONNE
RYBACK, JOHN M
RIHELY, KATHLEEN
MORROW, DEBORAH STACEY
BAILEY, MARTHA
CHREST, KAREN MARIE
WEATHERLY, MINDY LYNN
JORDAN, MEGAN ERIN
CRAWLEY, RACHEL AMANDA
MINUCCI, STEPHANIE KAYE
GREENE, DAVID DWAINE
BREEN, JAMES H
CLARKE, NANCY ANN
KELLY, KIMBERLY ANNE
SMITH, WILLARD MONTGOMERY JR
TACCONI, MELISSA KAYE
BROCK, SAMUEL HOWARD
MCKELVEY, JACOB KEITH
SAYLOR, SHERRY KERSEY
BAVA, SALMAN NIZARALI
BATTENFIELD, EZEKIEL JAY
KUNERT, VALERIE ANDERSON
BLATNIK, DARLA JODINE
SILVA, AMY MELINDA
ELDRIDGE, SCOTT ODELL
CLINKENBEARD, DEBORAH JO
MCCAULEY, JEFFREY FRANCIS
RODDEN-STEVENS, ZACHARY DEAN
MOORE-MOONEY, TAMERA SHEA
HUTCHINS, DONALD GENE
EISAN, KEVIN SCOTT
BLACK, JAMIE
BROWN, LYNDA MARISE
CAWLEY, THOMAS PATRICK

Signer
MELTON, CINITHIA ANN
GAUDET, JENNIFER TYANN
BAUER, CURTIS MICHAEL
MENDOZA, LAURA FOOTE
KIMMONS, KURT FREDERICK
BOWMAN, CYNTHIA ANN
WEIK, GARY JOSEPH
ERVEN, JOHNNY
MONK, BEN ALLEN
ROBERTS, GEORGE F
MILLER, STACY L
FAIRCHILD, PATRICK EUGENE
HENDERSON, KIM KELLE
BERRYMAN, GEORGE BRENT
HESTER, CHAD ALLEN
BLEVINS, CARA MAXINE
GOTT, FRANCINE M
LANGE, ROSEMARY
ALLEN, ALTA DEANNE
CHAVEZ, EVAN ANDREAS
DAVIS, ERIC DALTON
RAZA, FARHEEN
CALLIES, ALEXANDRA AAGESEN
CHOATE, LORI HANEY
BARTUNEK, MICHELLE MARIE
KING, EDWINA W
WALLER, SPENCER KIETH
EDWARDS, CHRISTIE LEE
PIERCE, LORENA VASQUEZ
JONES, JENNIFER JILL
SIMMONS, GERALD WAYNE
ALEXANDER, DALE P
TAYLOR, LOUISE
PARR, TAMMY JO
CARMAN, SAM GREGORY
ANDERSON, KIMBERLY LYNN
WALKER, BRYAN ALLEN
WOODS-FELIX, MARGARET ANN
WILLIAMS, WAYNE THOMAS
HUTCHINS, ROBIN LYNN
NEESE, DAVID K
BLACK, GLEN ALAN
ALMAROAD, LARRY DEAN
BEENY, RICHARD ALBERT
MEGHANI, NOSHEEN
PARHAM, VAN EDWARD

Signer
GIRARD, SHAY HENNIG
PEERY, SHARON LEE
WETMORE, SCOTT ANDREW
COX, JEFFREY LYNN
VAN TASSEL, JAIMIE ELIZABETH
CURRIE, BRYANNA ROCHIN
RINGMAN, FRANCES LOUISE
BRODER, CYNTHIA ANN
BLACK, SUSAN KIMBERLY
PRANKE, SUZANNE CLARK
LENCZYCKI, GINA APPLEBY
PEDERSON, GLORIA ANN
TOUPS, DOUG ALBERT
MAGNUSON, JAMES EDWARD
JAMES, SANDRA JO
SMITH, JENNIFER LEE
PAPE, RONALD EDWARD
THOMAS, INGRID SABEL
MAHAN, JULIE DAVISON
LALIM, ROBIN CARL
EASLEY, JIMMIE DAN
BRENNAN, TERRENCE JOSEPH
ZUBILLAGA, JOSEPH RILEY
SNOW, CHANCE LEE
BONNEVIER, VERONICA LYNN
PERRONI-TAYLOR, ELENA
KLINE, DUANE NEIL
DUBOSE, CHARLOTTE KIRL
SCHAFER, JAMES ROBERT
DUNLAP, MICHELLE ANGELA
WARTON, MARIA DICAPRIO
COPELAND, PAMELA DIANNE
HUNNICUTT, PAMELA KAY
RANDOLPH, JEFFREY GUY
VARHOLY, SILVIA M
WHITLEY, LINDA LOUISE
RIDGWAY, NANCY FRANCES
BOYSE, KAREN KOERNER
BROWN, TERRY LYN
TURNER, JACQUELINE DANIS
FITZGERALD, MICHAEL ALBERT
BRANSFORD, JAMES MICHAEL
MARCUM, STEPHANIE JEANNE
COMSTOCK, TERESA JAMIE
HEMME, JILL GREER
VANDERHOFF, MICHAEL

Signer
WETMORE, LYDIA REBECA
DRURY, JACKIE DEWBRE
CURRIE, ROBERT TROY
CURRIE, BRYAN JAMES
LUGEANBEAL, TIMOTHY KEITH
RIEDEL, WHITNEY MONTGOMERY
PRANKE, DANE MASON
KEMP, KENNETH THOMAS
PEDERSON, GARY JAMES
YOUNG, JOANN
PRATT, DAMIAN JOSEPH
VANTASSEL, NATHAN THOMAS
LUGEANBEAL, EMILY JOANNE
MCELROY, MARK ANDREW
MCKERRACHER, ROBERT DANIEL
HADLEY, MARK EDWARD
MAHAN, NICOLAS MICHAEL
BRENNAN, TERESA LYNN
BRENNAN, CAITLIN CAVANAGH
WICHMAN, JEFFERY STEVEN
HURLEY, DEBRA LYNN
BONNEVIER, DOUGLAS BRADLEY
TAYLOR, HOWARD EUGENE
BOTTIGGI, GINA MARIA
DOBBS, BRIAN TIMOTHY
HARRIS, CHARLES JESSE
SCHAFER, RHONDA LYNN
ECKLAND, JAMES DONNELLY
DUNLAP, MITCHELL ALLEN
COPELAND, BRIAN DANA
RICHARDS, DENNIS LEE
NGUYEN, HOAI-HUONG THI
HERNANDEZ, ALEXANDRA BELLE
VARHOLY, DENNIS JOSEPH
HICKS, JOSEPH RONALD
WARRENS, JAMES THOMAS
BROWN, ANGELA M
BROWN, JEANETTE ILENE
CIOFFI, JAMES ANTHONY
FITZGERALD, JILL C
WEATHERFORD, JOE MARK
COMSTOCK, CRAIG STEVEN
HEMME, JUSTIN BRETT
VANDERHOFF, ASSUNTA MARIA
WIDMANN, ROLAND RAFAEL
ROGERS, MARY LYNN

Signer
ROGERS, ROBERT A
CABLE, SANDRA EILEEN
ORTEGA, JOHN E
FEUCHTER, MAX STEPHEN
MILLIKEN, DANIELLE ANN
BAKER, DENNIS PAUL
GIBSON, JANELL EMMALINE
KNUFF, MARY E
MULLINS, JAMES DONALD
MCHUGH, TERRY LEROY
MARTINEZ, LINDA SUE
SANTIAGO, MAXIMO A
CLEMENTS, COURTNEY DRU
GARCIA, ROBERT
NEWTON, KIMBERLY ANN
RODGERS, DENISE
GENTNER HENNING, SUSAN M
WHITNEY, CHARLES WARRICK
HOWMAN, KEITH ALLEN
SULLIVAN, JAMES PATRICK
FARLEY, PATRICIA ANN
CLUTTERBUCK, KEVIN RICHARD GARRISON
JUDYCKI, JUDITH E
GONZALEZ, PEDRO RICARDO
WRIGHT, JANIS D
BERECKA, LINDA LEE
WILCOX, SAMUEL JOHN
REESE, JASON LEE
SMITH, DONNA LOUISE
HERL, DALE BERNARD
BELL, DANIEL JAY
ORTIZ, ELIZABETH ANN
WINTER, TAMMY RAE
COON, JULIE KNOTTER
GIRALDO, MIGUEL ANTONIO
ARASMITH, KELLY YEOMAN
NEILL, DAVID ALEXANDER
TOMCZAK, CHRISTINA MARY
DUNN, LEO ODELL
BEEBE, JOSHUA BYRON
MARSH, ERIC LANE
WILSON, RYAN KEITH
COX, JAMES EDMOND
RISK, JAMES DWIGHT
GAMBINO, ASHLEY JENNIFER
SPILLYARDS, BEVERLY SEARCY

Signer
BARRON, JACK MICHAEL
ORTEGA, CAROLYN SUE
MILLIKEN, MADISON JOHN
FIKE, KAREN JULIE
WALDRUM, MARY CARROLL
GIBSON, JAMES EDWARD
SIMMONS, KEITH EARL
BROADDUS, JACKI LEIGH
DINA, SUSAN BURKS
DINA, DON JOSEPH
JEAN, SHARON LEE
CLEMENTS, FRANK BERNARD
PAYNTER, CARRIE SUE
ALLINGER, DEBRA ALICE
PIERCE, GREGORY JAMES
HIMES, MELODY GRACE
WHITNEY, LINDA LEA
SWEENY, JANET MARILYN
MOON, MEREDITH MICHELLE
CLUTTERBUCK, THERESA MARIE
JUDYCKI, ALAN JAMES
TANNERY, BOBBY DEANE
WRIGHT, ADAM TAYLOR
BERECKA, CASIMIR JAMES III
FROSS, CAROL LEE
BERRY, CHARLENE LEDELLE
REESE, CRYSTAL MARIE
TANNERY, BOBBY DEANE
HERL, RONDA E
PERRELLO, HARRIET JANET
DEWEESE, KRISTIN ANNE
BRAAK, GREGORY WILLIAM
GOURD, ELI
DAVIS, MATTHEW WARREN
HAMILTON, DARIN KEITH
JONES, ALAN DOUGLAS
WEBB, CLARENCE C
PIAZZA, VITO STEVEN JR
MAHONY, MARY HARPER
ANDERSON, LOVELL JR
COX, WANDA
FROSS, DERRELL EUGENE
MONAGHAN, JEFFREY JOSEPH
MAHONEY, TIMOTHY JAMES
TESAR, SHEILA MARIE
THURMAN, MELVIN LAWRENCE

Signer
CAVAZOS, CHRISTOS
THURMAN, JANICE JUNE
BOWDEN, JACQUELYN
FOSTER, DALTON JEREMY
ROSARIO, WILFREDO
LAWRENCE, JULIA MARIE
MASSIE, BILLY DON
BOLECH, LAVON SUE
STULL, BRANDI
SMITH, THOMAS MERLIN
DAVIS, CHERYL ANN
DUNNEWIN, TERRI LEE
HASLE, PAULA LYNN
ANDERSON, CORRINE MAE
MOREY, MICHAEL JONATHAN
KING, PAUL STUART
KING, TERESA LEA
SCHMUELGEN, HENRY A
MARTIN, CHERYL ANN
MCWILLIAMS, LANCE WADE
MILLER, LARRY KYLE
CHANEY, MICHAEL WAYNE
HONEYCUTT, MARTIN LEE
NAKONECHNA, OLENA
DEAN, MARY RUTH
CASILLAS, MANUEL GAIVAN
WHITE, LINDA ANNE
SHUBITZ, COLIN J
HALL, ALISON PAIGE
MUNTZ, GEORGINE ELLEN
BROOKS, PETER LOREN
FARRIS, CYNTHIA ANITA
SMITH, CHASEN MICHAEL
MCNEEL, MOLLIE MYERS
SMITH, MARILYN
MASSIE, ROBIN RENEA
SIMON, MARC BERNARD
RAMIREZ, JASON EDWARD
BALDERS, DALE ANTHONY
LOVE, WHITNEY LARHEA
CLARK, DIANA DAWN
SOEKAMTO, NATHANIA
KROHN, KATHLEEN ANNE
SEKYERE, DELORES O
MIMS, GLEN CHARLES
BROWN, LUCY

Signer
KASPER, ROSEMARY
BLAIR, LEITA MAE
GLASS, CHRISTY LIN
MAYES, DAVID IAN
GUZMAN, SUSANA
KAINE, STEPHEN CRAIG
ROBERTS, CRYSTAL MARIE
RHODES, EMILY DIANE
MORAVEK, IAN ALEXANDER
MCSWAIN, JUANITA HANCOCK
LEEPER, MICHAEL LEWIS
ZORN, JEFFREY GARMAN
ABBOTT, LINDA MARY
PEDEN, ALISON
WELSH, KRISTIN RACHEL
SCHAEFER, PHILIP HENRY
SCHMUELGEN, KATHRYN CLARE
BALZER, VICTORIA GONZALEZ
GREENE, SAMMY KAY
NICHOLS, JAMES LARION
DIVINEY, NORMA DUNN
GRAY, GARY WAYNE
DEAN, HOWARD S
MARTINEZ, VALENE LIRA
LANE, PAMELA
WERTENBERGER, PHILIP HAMILTON
RODRIGUEZ, LUIS EDQARDO
SMITH, AUBREY HOLLEN
STAGNER, MURRAY LLOYD
DAVIS, GARY BRYANT
ASBURY-WISE, JAN
MCNEEL, PHILLIP PAUL
PEREZ RUIZ, ELIA
GLUCK, GEORGE MAYBERRY
ALBRECHT, ANDREW JAMES
DOLGIN, BRYAN K
OCHOA, DEBBIE JEAN
PHILLIPS, SHAYNE DENNIS
LOVE, COURTNEY B
CLARK, CHRISTOPHER LEE
SOEKAMTO, JONATHAN HARVEY
KROHN, DANIEL LEE
HOLT, MICHAEL CLEVELAND JR
MACKAY, ENNA BEATRIZ
DAVIS, NANCY LOUISE
TAYLOR, KATHY RAWLINGS

Signer
TUCKER, LEAH RUSENE
GRIESINGER, JENNIFER ANN
DAVIS, KYLETHIA YVETTE
EDWARDS, NORMA GUTIERREZ
BADGER, SEAN K
DIAZ, RUBEN DAVID
HAMILTON, WAYNE PATRICK
WHYTE, PHOEBE ANTOINETTE
CHAMBERS, DAVID WOODROW
SMITH, PETE WARD
ALONSO, SUSANA
RUMBO, PAUL M
MCMILLAN, RYAN EDWARD
FRIEND, MICHAEL ANTHONY
DERAUD, PAUL THOMAS
SANS, LESLIE ROBIN
PFARR, SEAN THOMAS
POEPPELMEIER, CHRISTIAN MARTIN
KIRCHER, SHARON ANN
SMITH, LAUREN ELIZABETH
SMITH, JERRY DEAN
ROMERO, EDGAR ALLEN
LAROCHELLE, TRACY LEE
HOLT, DEBRA LYNN
HERNANDEZ, JUAN ANTONIO
DAVIS, KYLE LAWRENCE
MEYERS, PETER EDWARD
GRAGG, RONNIE DEAN
LAMBERT, KATHRYN DARLENE
MELGAR, CESAR A
POWERS, LARRY WAYNE
PARKER, GARY JAMES
TRACER, LESA WARREN
GARZA-JUAREZ, REYNALDO JR
ALFORD, MATTHEW KYLE
CORNELIUS, SYNA MONET
JONES, ITZELA LINET
OSBORNE, CLINTON
SANDERS, CRAGG HUNTER
COBB, REBECCA D
RICHARDS, CYNTHIA POWELL
ADAMS, CLAIR CONSTANCE
FISCUS, LAURA CORNETT
CATES, CLINTON ROY
SAGASTUME, PATRICIA V
MOTA, DARIO ESTRADA

Signer
MONAGHAN, PEGGY JO
PANDIT, ARTEE ANAND
PINKERTON, KEITH DORAN
WILLIAMS, TANYA MICHELE
WALKER, TERRI LYNN
SCHAFER, SUSAN ANN
LAY, LAUREN ELIZABETH
TORRES, GREGORY ALAN
SONES, SAMANTHA MICHELLE
TAPLEY, LAURA KATHERINE
MAXWELL, ADRIANA MENENDEZ
GAHAGEN, ROBERT DALE
DERAUD, SARA ELIZABETH
HART, JOANNE JULIUS
WAKEFIELD, DALE RAY
BAILEY, PATRICK WAYNE
IRIZARRY, KELSEY ANN
ELLIS, SHERRY YVONNE
CORLEY, LUISA
SMITH, FRANCES KAY
DILMORE, LORI MARIE
LAROCHELLE, LARRY LYNN
JIMENEZ, FELIPE DEJESUS
BROCK, MEGAN MAVIS
DELUNA, JAMIE HURST
HARRIS, MICHAEL A
PAYNE, LORIE LYNN
DUNAWAY, CYNTHIA ANN
MELGAR, JULIA
GONZALEZ, CARMELITA LARA
SLIGHT, DOUGLAS ALTON
CHAMBERS, DARRICK WAYNE
DENNIS, ERIC CHRISTOPHER
TELLO, CARLOS
WYLIE, CHARLES E
OSBORNE, SUE MCBRIDE
TAGUA, HUMBERTO DEJESUS
KOZICH, TERRENCE JOHN
MOORE, ELSIE M
RICHARDS, DOUGLAS GEORGE
LEWIS, DICKEY RAY
BRADSHER, BRIDGET LYNN
HYMAN, MEGAN ELIZABETH
OLSEN, JENNIFER
PARKER, MARY JILL
CROUSE, JAMES ALAN

Signer
MARTINEZ, TAYLOR LEE
PUENTE, JOSE G
CARMONA, OLGA MARIA
LAVENDER, TRILBY JO
JOHNSON-EKLUND, KRISTEN DENEEN
KELLAM PUENTE, MARY DENISE
DANIEL, JANICE
PHAM, TRACH VAN
BALDING, BETTY
KOLB, DOYCE DAN
ADDINGTON, GLORIA
JOHNSON, JACOB LANCE
MCGUIRE, ANGELA LYNN
UNRUH, KEVIN RAY
CULLING, MELISSA ANN
BENTLEY, HENRY DALE
FOSTER, CLAUDIA CALLIE
GRIFFIN, GARY GLENN
BUCKLEY, MELISSA DAWN
HARRISON-DUCROS, CARLA
MANSFIELD, JANA PAIGE
HAESECKE, MARK HERBERT
HAESECKE, HANNAH ELIZABETH
CLARK, CATHERINE
SELLS, ERVIN RICHARD
LOGUE, NANCY
BARABASH, DARRELL WILLIAM
BEAL, JULIE LASATER
KELLY, PAUL F
KACZMARSKI, RICHARD DAVID
FUNICELLA, VALERIE A
POTTER, ROBERT EDWARD
VAN BUSKIRK, JULIE LYNNE
CULP, BRITTNEY LEE
MCKEE, TRAVIS MATTHEW
STORER, MARK ALYN
BAGWELL, ANNASTASIA CECIL
OBENHAUS, MELINDA JANE
STOLFI, MICHAEL FRANCISCO
MANSFIELD, PATRICK GERALD
POMARO, PATRICIA
BROOKS, GEORGE JOHN
MCMASTER, KEVIN CAREY
STERIE, SALLY ANN
PENZES, TIBOR G
TICKNOR, TANNER KYLE

Signer
SANDERS, ENEIDA VILLARREAL
LAVENDER, JAMES PRICE
EKLUND, MICHAEL BRADLEY
DUNCAN, ELIZABETH
ROGERS, RANDY BRUCE
STEARNS, WARREN ARTHUR JR
PRUIT, BARBARA LEA
GUTIERREZ, MATTHEW ANTHONY
ADDINGTON, RICHARD KEVIN
LORKOWSKI, GAY
HALL, JERRY DON
TRIPP, DEVIN SHAWN
BOGGS, DARLENE MARIE
BARRON, GREG ALAN
FOSTER, RICHARD JOSEPH
RENEAU, GAIL
WOOD, JOHN STEPHEN
ROE, LARRY RYAN
WILLARD, TRACY MARIE
HAWKINS, MARY
HAESECKE, BARBARA SARAH
SMITH, SALENA DIANE
POMARO, LOUIS CARY
SELLS, ANDREW BRENT
MOBLEY, VICKY KAY
BEAL, DAVID COLIN
SWANK, RONALD LEE
PIETROFORTE, CHARLES JOSEPH
KASSNER, RANDAL JAMES
FUNICELLA, DONALD RAY
HAGIST, SHAWN RAYMOND
SHELLEY, JENNIFER LYNN
HANSEN, ANGELA MARIE
ROBERTSON, MELVIN LEON
PENZES, MARIA E
OBENHAUS, RICHARD RAYMOND
STOLFI, SUSAN LYNN
MCCAIN, DEENA KATHRYN
CLARK, JOHN WILLIAM
STEWART, JENNIFER VENISE
ECK, GERALD EUGENE
STERIE, GEORGE
THOMPSON, COLE EVAN
TICKNOR, TRACY MICHELLE
TICKNOR, MICHAEL KEVIN
LACROIX, DONNA MARIE

Signer
LACROIX, RAYMOND LEO
HOLLINGSWORTH, S GRANT
BAGWELL, REGINA MARIE
HENDERSON, MEREDITH KAY
MORGAN, AMANDA BROOKE
KRUZEL, JO BETH
HAUGH, MICHAEL MARK
MITCHELL, BILLIE GOSDIN
WEVODAU, EDWARD NEVIN
GRAVES, JERRY PAUL
BELL, JEREMY DON
GIBBS, STEVE WAYNE
CAMPBELL, STEPHEN THOMAS
PARTIDA, CARLOS
RAY, BENNY LEE
DYER, SANDRA
HARE, CHARLES EDWIN
MILLER, RANDALL KEITH
CONKLE, LARRY KENT
RAY, BENNY LEE
ROSE, JACK EDWARD
FOWLER, TERESA KAYE
SELPH, JOYCE ILENE
ELDER-HONZELL, KIMBERLY DIANE
MOWERY, ROBERT JOSEPH
HUDSON, TERESA LYNN
LINEBARGER, REBECCA F
GRAY, KATHERINE ANN
SAIN, DAVID ALLAN
WILLS, DOUGLAS WAYNE
CHI, PAUL
AHALT, LORI GYNIA
LOZANO, ELI DANIEL
SIMS, LINDA K
BIERYLA-HUTTO, LAUREN THERESA
ROGERS, DON ALBERT
JONES, KEVIN WILLIAM
FELIX, LESLIE JO
CARSON, MAYME
KAVESHAN, PAUL ANDREW
WETSON, SHAWN DAVID
PRIDDY, PAUL RAMON
BLAKE, LESLIE ELLEN
HOLMES, BRIAN EDWARD
ALVES, ROBERT JOSEPH
DELIN, BRYCE JACKSON

Signer
ROTHER, RAMONA JOY
SCHOENDORF, RICHARD ARNOLD
MORGAN, BETH JONES
MORGAN, EMILY GRACE
WEVODAU, KIMBERLY FEKEL
WILLIAMS, ROBERT MARTIN
VRABEL, CHARLES MATTHEW
EASTERDAY, DENISE ANN
SCHAEFER, JUDY
MCFADDEN, JOHN DAVID
MOORE, SETH ALAN
CHERRY, SHARON LYNN
CONKLE, MARILYN
TRENKLE, TAMI L
OBRIEN, EDWARD GUY
RHODEN, LINDSEY MARIE
MCPHERSON, WILLIAM
RAMSEY, SIDNEY ERIC
GIBBS, SHANNON LEIGH
FOWLER, BRADLEY PAUL
LACROIX, DENNIS RAYMOND
HOUCK, PEGGY JEAN
MANION, PATRICK JOSEPH
HUDSON, SCOTT ALAN
LINEBARGER, JAMES JEROME
ZESCHKE, EVAN GLENN
FYDA, JEFF M
HUBMAN, JOHN HOWARD
TURNER, MICHELLE ANN
AHALT, GARY QUINN
WHITE, MOLLY KING
LOZANO, PETE DANIEL
SPEER, DEBRA BROOKS
HUTTO, KELLY JOE
CHAMBERS, JESSICA LYNN
THOMPSON, JAMES EUGENE
PEARCE, JUDITH A
CARSON, RANDALL LEE
WETSON, MICHAEL ALLEN
CRESS, TRICIA ANN
BROWNE, JOYCE MARIE
PARKER, ELIZABETH ANN
ROLF, CRAIG ALAN
PISZOR, YOLANDA ESTER
DELIN, LAURA ROSEANN
BUBA, SHELIA LAMBERT

Signer
RODGERS, RANDAL LEE
MORIN, MANUEL
MEISENHEIMER, DAVID GLENN
SNYDER, RICHARD WILLIAM
MILLER, ANDREW SCOTT
MEYERS, MARY
DAVIS, KENNETH LLOYD JR
SUTHERLAND, JERRY DON
FRITZ, RONALD LEE
BURKS, LARRY LEO
MCCULLOUGH, MATTHEW JAMES
KING, JANET F
DOUD, MICHAEL WALLACE
RIES, JEANNA E
LUTZI, THERESA MARIE
WAGNER, JAMES LEO
MURRAY, JULIE LYNNE
TAYLOR, JOE MICHAEL

Signer
MORIN, FRANCES ROTHENFLUE
MURPHY, ELAINE PERRY
FANNING, DALLAS WAYLON
DRAPER, NORMAN WESLEY
NASH, HEATHER ALLEN
PAVLOVICH, ROGER
SUTHERLAND, BARBARA ANN
DOBSON, JOSEPH
PURVIS, RICHARD LEE
MOXOM, NANCY C
JACKSON, BEVERLY ANN
ZORN, JOHN F
GLASS, NATHANAEL BALLARD
RISKI, CYNTHIA EWING
HUCHTON, KEVIN DALE
TAYLOR, CARRIE
FONSECA, MAGDA MARINA

REJECTED SIGNATURES

Signer	Signer
BUCAOTO, BRANDON JAMES	WATSON, EVELYNE WARREN
ALVAREZ, ROCKY A	PRESCOTT, NATHAN EDMAN
FISHER, CHRISTOPHER BRIAN	SMART, KIMBERLY ANN
CURRY, BETHANY NICOLE	SCHILLING, LEONARD EDWARD JR
KERR, APRIL LYNN ANN	RAGAS, BROOKE NICOLE
CHAVEZ, ROBIN	MANTECON, HRIPSIME DERGALUSTIAN
PARKER, BETHANY ANN	TATE, ROBERT RYAN
MERIGOLD, DANIELLE NICOLE	NORTON, SCOTT FREMONT
BRENNAN, TERRENCE JOSEPH	KHA, VINH
SADLER, JOHN CALVIN	TYLER, AMBER KIARA
EVANS, BARBARA GREENE	LUNDGREN, ANDREW GORDON
RICHARDSON, BENNY LEE	BROWN, RONALD KEITH
ALVAREZ, ROCKY A	VAN ACKEREN, DANIEL L JR
NICHOLS, CHRISTOPHER THOMAS	EMERY, MARY-MARGARET
NOBLE, LESTER ERNEST	HOLMES, SAMUEL JOHN
BASS, KRISTY STINSON	POWELL, JACQUELINE
BOLANOS, ARGELIO JOSE	BROOKS, SUSAN MARIE
WILLIAMS, ROBIN GENE	KISHIYAMA, KEVIN S
WESTERN, SCOTT D	WOODS-FELIX, MARGARET ANN
HICKS, JOSEPH RONALD	LIPSHUTZ, JOY NICOLE
VANDYKE, ROBERT EUGENE	COBB, JASMINE MARIE
MONTGOMERY HALAGAO, ROBIN LYNN	SELINGER, INNA
WALL, CHRISTA LIANNE	GRIFFIN, ALEXANDRA CHRISTINE
WELLS, ROBERT BRENT	MACKENZIE, DOUGLAS DOMINIQUE
BRYDGE, MICHAEL LEE	CLARK, JASON SCOTT
HOPKINS, MONICA LYNN	BENDER, JEFFREY STUART
PETERSON, TIMOTHY BRYAN	LOPEZ, YVETTE
IZZO, LAUREN KLAERNER	RIVERA MARTINEZ, MARTA MARIA
FRANCIS, DAVID JOHN	VARRIALE, JULIE LAVERNE
WALKER, STUART HAYS	MILTON, GEORGE JR
KNIGHT, RICHARD LANTERMAN	GOLDSTEIN, MEYER BARRY
GOSSETT, CHRISTINE MARIA	NAVA, MARIO
BLAISURE, KRISTEN ELIZABETH	LAIRD, JASON THORNTON
ALMQUIST, ANNA KATHRYN	ORDINARIO, ANACLETO TAGORDA
ORDINARIO, EVANGELINE P	BYSTROM, DIANE V
AYLOR, AMY EMERSON	DAVIDSON, TRINA ANN
SACKRULE, ELIZABETH LAFFERTY	CUNNINGHAM, ERIN ELIZABETH
ALLOY, ALEXANDER WILLIAM	RAMIREZ, LINDSAY MICHELLE
HOHENBERGER, TARA MICHELLE	KILLIAN, ASHLEIGH RAVEN
SOPHOS, ELIZABETH THERESA	BROUSSARD, KRISTAN SUSANNE
LUPO, NOVE LORENZA	LAKHANI, KARIMA RAJESH
DEMPSEY, KAREN SUE	WALTERS, ANDREA MICHE
LYNN, JOSHUA RYAN	BAKER, DANA DIANE
VELEZ, OMAR JOAQUIN	HEALY, THOMAS PATRICK
VELEZ, LUIS ARTURO	FLORENCE, MATTHEW DAVID

Signer
SMITH, SHANNON ELIZABETH
FLEAGER, DAVID ANDREW
MURPHY, ERIN LYN
BRUMMER, YANEIRA AIDETH
KEE, VICTORIA LINDSEY
TOLSON, MARY KELLER
GUY, BRANDON WAYNE
MCBRIDE, PATRICK EDWARD
LAMAS, RAMON IGLESIAS
ZIMMERMAN, KIRK WAYNE
SHELTON, ZACHARY DANE
STRIEGLER, DEBORAH E
ZAK, MARGARET
WALSH, CATHERINE CLAIRE
COSGROVE, AMY DANIELLE
DERR, MARI LYSETTE
TODD, MELISSA SUE
MASK, MADISON EUGENE
CLARK, KELSEY RAE
BLAINE, RANDALL ISAAC
GILL, CHRISTOPHER BRUCE
SWINDELL, STEPHEN BURKE
GARDEA, GERMAIN
RAMIREZ, CHRISTINA NICOLE
CAMPBELL, LAURA AMANDA
BALLARD, CHARLES MICHAEL
FERGESON, BRIANNA CHEYENNE
RIVERS, DOUGLAS REED
WANG, SHAOPING
WARD, SHARON LEA
DWYER, THOMAS JAMES
GARDNER, JACQUELINE JEANETTE
ASLIN, KEVIN RAY
HARRIS, WESLEY DAMON
LUCHTMAN, JUDITH ANN
CHIN, SOOK FONG
BLACK, GLEN ALAN
GUPTA, DIVYA
DOZIER, FELIX NEWTON JR
DEZOETE, KELLY BETH
SPOTTS, BETHANY L
RIVAS MARTINEZ, FABIAN
GARCIA, GABRIEL
GRAHAM, ALEXANDER
EBERLEIN, MARTHA MARIA
RHOADS, ALEXIS JEAN

Signer
HARBAUGH, JOSEPH GERARD
JARWAN, SARAH MARIAM
MATTICE, VALERIE ANNE
CUNNINGHAM, MARY MATEISE
BARKER, LINDSEY CHRISTINE
HAMM, KERRI JEAN
SPAIN, THOMAS LYNN JR
WOOD, STACY RENEE
MARSTON, ZACHARY GLENN
HORNE, ELOISE DELORESTE
LOOTS, WILLIAM E
DOBBS-PETERSEN, APRIL H
HARGROVE, CHRISTY MICHELLE
SEWELL, DEBRA SLOAN
SCOGGINS, VALERIE ANN
THOMAS, WILLIAM STEPHEN
CRIBBS, RAYMOND LUKE
FULKERSON, JIMMIE JAYDE
LIVESAY, ANGELA DENISE
HAZARD, PATRICK SEAN
MCCOY, KRISTAN NICOLE
BREEDING, MATTHEW ALAN
SWANZY, DENNIS W
CZYZ, DANIEL JOSEPH
WAGER, PATRICE MARIE
WAGER, VERN ANTHONY
GREGORY, BEAU CHRISTOPHER
GHANDI, ALI Z
BRABHAM, CHRISTOPHER LYNN
DWYER, MARY
HENDRYX, LACIE LEE
ORR, KAMI ELAINE
BRADSHAW, PATRICIA BAKER
NORRIS, MARY JULIE
WHITING, ALBA-JOAN LEGGIERO
SCHONES, TIMOTHY RAY
ZOLLMANN, SHIRLEY LYNN
JAMES, WALTER DUDLEY III
WARE, JAMES CORFIELD
SUTTON, HEATHER NICOLE
BURNETT, MELISSA DIANE
BLAZEK, MELISSA MARGUERITE
RITTER, ANNIE IOLA
GENTRY, SIMON EDWARD
KERLEE, MATTHEW CRAIG
SLOAN, ELIZABETH ANNE

Signer
ROY, ROBERT ALEXANDER
GARDNER, DAPHNE DEMETRIA
ILONZEH, CHRISTIAN OSITA
WILLS, KENNETH JOHN
MCCASLIN, BRENDA
POTEETE, JASON DANIEL
DERDERIAN, KEVIN JOHN
CARRINGTON, KYLE REESE
GOULD, MARY THERESE
SCHOFFLER, ANDREW BARRET
KAESBERGER, EMILY ROSE
DYER, CHRIS
ROWLETTE, DEAN ADAM
WILLIAMS, ALBERT PHILLIP
SENCE, KENDAL KAYE
CIABURRI, VINCENT LOUIS
ELLIS, DOUGLAS SAMUEL
DORMAN, JARED TRAVIS
HERSKOWITZ, KIMBERLY ANN
DUNN, MARY LOIS
THOMPSON, CATHERINE MARIE
DAVENPORT, KATHERINE E
SMITH, SCOT DAVID
GRIFFIN, JON GARRETT
FLUSCHE, SHERRY KATHLEEN
BERNARDO, ADAM ROBERT
GONZALES, ENEDINA A
SCOTT, EMILY ELIZABETH
MOORE, ALLISON KENDALL
BAKER, TODD H
LANDRITH, ELSIE CATHERINE
MORROW, THORA LOUISE
ANDERSON, CHERYL DENISE
OWEN, DELOMA
HALL, SUZANNE RENEE
COOPER, MORGAN JEAN
RODGERS, DENISE
TATE, ROBERT RYAN

Signer
SCOTT, SALLY JANE
RICHARDSON, JAMES EMMETT
CLAY, SHARILYN
PATTERSON, HUGH BENNETT III
HELMS, MICHAEL RAY
CHITWOOD, KYLE EUGENE
CARRINGTON, ERIKA DAWN
CLARK, JAMES DANIEL
SINKLER, DAWN CAROLYN
KAESBERGER, EMILY ROSE
MCDOWELL, MARY ANN
HARRIS, NIKOLAS ADAM
ALMODOVAR, LUIS ANTONIO JR
MCGAUGHY, REX ANDREW
BLOM, MACKENZIE ELIZABETH
TUCKER, WILLIAM SAMUEL
TAYLOR, MELISSA ANNE
BROWN, WILLIAM KENNETH
HADLEY, TRENT DAVID
YOUNG, ESTHER
NEAL, ROCKY LEE
KLINEFELTER, ANDREA CHRISTINE
ANDERSON, TERRY WAYNE
STOWE, JESSICA JOHNSON
VEGA, GLORIA ROCIO
KISHA, MATTHEW LAURENCE
MIR, ATIF SULTAN
BROOKS, MICHELLE HOPE
HAMPTON, JARED COLE
MEYERS, MARY ELAINE
SANCHEZ, JACQUELINE VALENTINE
CHADICK, GUY MORGAN
AYALON, YAEL RUTH
MCCALL, BRIAN DOUGLAS
SMITH, PEGGY JOYCE
MALDONADO LOPEZ, MAGALY
VOLLMER, MEGAN SUZANNE

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MAY 17, 2016

SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF CARPET AND INSTALLATION SERVICES FOR THE LIBRARY EXPANSION

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of carpet and installation services for the Library expansion from Retail Commercial Flooring Services through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard).

FUNDING SOURCE:

Funding for this purchase is currently available in account 174-74004-118-005 (Library Repairs and Maintenance) for an amount not to exceed $43,200.00.

BACKGROUND:

This request is for the replacement of carpet for the Genealogy area and the new Teen Zone expansion in the Library. The cost includes the relocation of books and shelves necessary for carpet replacement. Carpet in this area has not been replaced in 14 years and has become worn and frayed due to customer and employee foot traffic. Carpet color and design were presented to the Facilities Committee and approved.

This purchase will be made in accordance with an existing Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard) as allowed by Texas Local Government Code, Section 271.102, Cooperative Purchasing Program.

Bids were taken by the Cooperative and a contract was awarded to Retail Commercial Flooring Services. The Facility Services Division staff of the Public Works Department and Purchasing reviewed the contract for specification compliance and pricing and determined that the contract would provide the best product, service and pricing for meeting the needs of the City.

Staff recommends approval.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE CARPET AND INSTALLATION SERVICES FOR THE LIBRARY EXPANSION 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. 476-15, Flooring - Indoor/Outdoor and Sports Surfaces with Retail Commercial Flooring Services,; and

WHEREAS, the City of Grapevine, Texas has a need to purchase new carpet and installation services for the Library expansion; 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 in the above preamble are true and correct and are incorporated herein as if copied in their entirety.

Section 2. That the City Council of the City of Grapevine authorizes the purchase of new carpet and installation services for the Library expansion from Retail

Commercial Flooring Services through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard) for an amount not to exceed $43,200.00.

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of May, 2016.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
John F. Boyle, Jr.
City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MAY 17, 2016

SUBJECT: APPROVAL OF A RESOLUTION FOR THE EMERGENCY PURCHASE OF A NEW LIFT STATION PUMP

RECOMMENDATION:

City Council consider adopting a resolution authorizing and ratifying the emergency purchase of a new lift station pump for the Public Works Department for that was made from Pump Solutions, Inc.

FUNDING SOURCE:

Funding for this purchase is currently available in account 200-43370-534-0 (Wastewater Treatment Infrastructure Maintenance) for an amount not to exceed $19,246.00.

BACKGROUND:

The KSB pump being provided by Pump Solutions, Inc. is needed for Dove 1 Lift Station. This station has a three pump set up. Recent lake flooding stressed two of the three pumps. One of the aging pumps was pulled, but cost of repair was more than a new one. Another aging pump will be sent for evaluation after this new purposed pump is installed. Due to the size of the station, it was critical to get this pump purchased and running as soon as possible. An operational concern at the lift station elevated this purchase to an emergency the week of May 9. Based upon a three week time frame to receive the requested pump, staff requested that the purchase order be processed immediately with Council ratification to follow at the next available meeting.

Thorough research was conducted on the best pump, price, and application for this pump purchase and replacement. Informal quotes were taken in accordance with City Purchasing Policy. Three vendors submitted quotations as noted below. IPM Systems, Inc. submitted the lowest responsive and responsible quote.

Pump Solutions, Inc.	$19,246.00
Pierce Pump Co.	$20,718.00
Xylem Water Solutions	$39,189.50

An emergency purchase order was issued to Pump Solutions, Inc. for the new lift station pump on May 11, 2016.

Staff recommends approval.

/LW

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGERS' DESIGNEE TO APPROVE AND RATIFY THE EMERGENCY PURCHASE OF A NEW LIFT STATION PUMP THAT WAS MADE ON MAY 11, 2016 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 252.022 (a) (1) to preserve property; and

WHEREAS, the emergency lift station pump was needed at the Dove Lift Station 1 as soon as possible; and

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

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

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

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

Section 2. That the City Council of the City of Grapevine authorizes and ratifies the emergency purchase of a new lift station pump from Pump Solutions, Inc. on May 11, 2016 in the amount of $19,246.00.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate and ratify the emergency purchase of said lift station pump.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of May, 2016.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
John F. Boyle, Jr.
City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MAY 17, 2016

SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR ELEVATOR MAINTENANCE SERVICES

RECOMMENDATION:

City Council to consider approval to renew an annual contract with ThyssenKrupp Elevator Corporation for elevator maintenance services through an established Cooperative Agreement with the National Joint Powers Alliance (NJPA).

FUNDING SOURCE:

Funding for this purchase is currently available in account 100-43350-118-2 (General Fund/Building Maintenance/Building Services/Maintenance), 115-44540-350-01 (Convention and Visitors Bureau Fund/Professional Services/Convention and Visitors Bureau Administration), and 115-43350-350-003 (Convention and Visitors Bureau Fund/ Building Maintenance/Convention and Visitors Bureau Convention Center) for an annual estimated amount of $20,693.88.

BACKGROUND:

The purpose of this contract is to establish fixed annual pricing for elevator maintenance service including repairs, routine maintenance and safety testing to comply with State code requirements for all elevators located in various City buildings. ThyssenKrupp Elevator Corporation has agreed to renew the contract.

Purchases 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. A resolution considering the initial contract for elevator maintenance services was approved by Council in May of 2012. If approved, this will be for the final renewal.

Bids were taken by the cooperative and a contract was awarded to ThyssenKrupp Elevator Corporation. 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.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MAY 17, 2016

SUBJECT: SANITARY SEWER EASEMENT ABANDONMENT – 404 EAST DALLAS ROAD

RECOMMENDATION:

City Council consider adopting an ordinance abandoning a 50.0' x 70.0' Sanitary Sewer Easement in the center of the property at 404 East Dallas Road, and take any necessary action.

BACKGROUND:

The property owner at 404 East Dallas Road has requested the City to abandon a 50.0' x 70.0' Sanitary Sewer Easement lying in the middle of Lot 1R, Block 2, Hilltop Addition to remove the unnecessary easement. The sanitary sewer easement was dedicated in 1966 for the operation and maintenance of two existing sewer lines. The sanitary sewer lines are no longer in use.

The request to abandon poses no problems for City utility facilities. Staff recommends approval.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ABANDONING AND VACATING A 50.0 FOOT BY 70.0 FOOT SANITARY SEWER EASEMENT ON LOT 1R, BLOCK 2, HILLTOP ADDITION IN THE CITY OF GRAPEVINE, TEXAS AS HEREINAFTER DESCRIBED; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the property owner of Lot 1R, Block 2, Hilltop Addition located at 404 East Dallas Road, City of Grapevine, Tarrant County, Texas has requested that a 50 foot by 70 foot Sanitary Sewer Easement of said lot, as herein after described, be abandoned and vacated; and

WHEREAS, the easement is not needed for public use and will not be needed in the future for public use; and

WHEREAS, abandoning and vacating the said easement will relieve the City of Grapevine, Texas from the cost and expense of maintaining said property; 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 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 50.0 foot by 70.0 foot Sanitary Sewer Easement located on Lot 1R, Block 2, Hilltop Addition described in Exhibit "A" and Exhibit "B", attached hereto and incorporated herein for all purposes, is hereby abandoned and vacated for public use and the same is hereby abandoned and vacated insofar as all public right, title, interest in and to said right of way is concerned.

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

Section 4. The fact that the easement is no longer needed by the public for public usage and would create a hardship or burden upon the City of Grapevine to keep open and

maintain such easement creates an urgency and an emergency for the immediate preservation of the public health, safety, and general welfare which requires that this ordinance shall take effect immediately from and after its passage and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of May, 2016.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
John F. Boyle, Jr.
City Attorney

3,500 S.F. OR 0.0803 AC.
50' SEWER LINE EASEMENT
PART OF LOT 1-R, BLOCK 2
HILLTOP ADDITION
W. DOOLEY SURVEY, ABSTRACT NO. 422
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS.

BEING 3,500 SQUARE FEET (0.0803 ACRE) OF LAND SITUATED IN THE W. DOOLEY SURVEY, ABSTRACT NO. 422, CITY OF THE GRAPEVINE, TARRANT COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND CONVEYED TO VW GRAPEVINE, LTD., A TEXAS LIMITED PARTNERSHIP BY DEED AS RECORDED IN VOLUME 13618, PAGE 325 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING PART OF LOT 1-R IN BLOCK 2 OF HILLTOP ADDITION, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "A", SLIDE 4017 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, SAID TRACT BEING 50' WIDE EASEMENT TO CITY OF GRAPEVINE RESERVED FOR SEWER LINE AS RECORDED IN VOLUME 4314, PAGE 55 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID LOT 1-R, SAID POINT BEING IN THE EAST RIGHT-OF-WAY LINE OF JEAN STREET;

THENCE SOUTH 89° 55' 53" EAST AND DEPARTING THE EAST RIGHT-OF-WAY LINE OF JEAN STREET AND ALONG THE SOUTH LINE OF SAID LOT 1-R FOR A DISTANCE OF 208.36 FEET TO A 5/8" IRON ROD FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF BERRY STREET;

THENCE NORTH FOR A DISTANCE OF 70.00 FEET TO THE **POINT OF BEGINNING** FOR THIS DESCRIPTION;

THENCE WEST FOR A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

THENCE NORTH FOR A DISTANCE OF 70.00 FEET TO A POINT FOR CORNER;

THENCE EAST FOR A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH FOR A DISTANCE OF 70.00 FEET TO THE **POINT OF BEGINNING** AND **CONTAINING 3,500 SQUARE FEET (0.0803 ACRES) OF LAND**, MORE OR LESS.

David Petree

DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

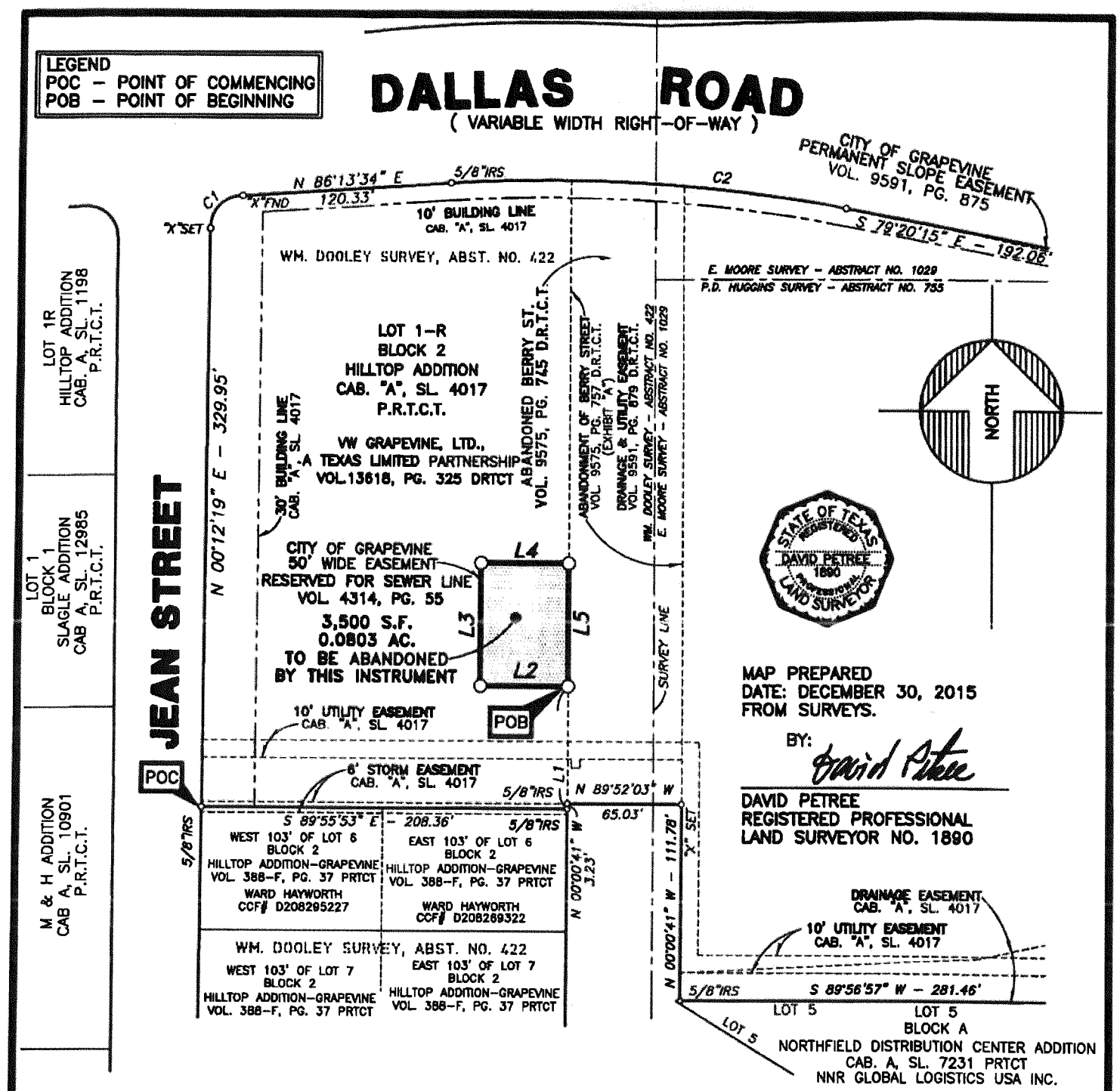
BLUE SKY SURVEYING & MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

EASEMENT ABANDONMENT
50' WIDE SEWER LINE EASEMENT
LOT 1-R - BLOCK 2
HILLTOP ADDITION
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

DATE: DECEMBER 30, 2015
SCALE: 1"=80'
GRAPEVINE/ESMT_ ABANDONMENT.DWG

Exhibit No. B

CC ITEM # 18



MAP TO ACCOMPANY METES AND BOUNDS DESCRIPTION

0 40' 80' 160'

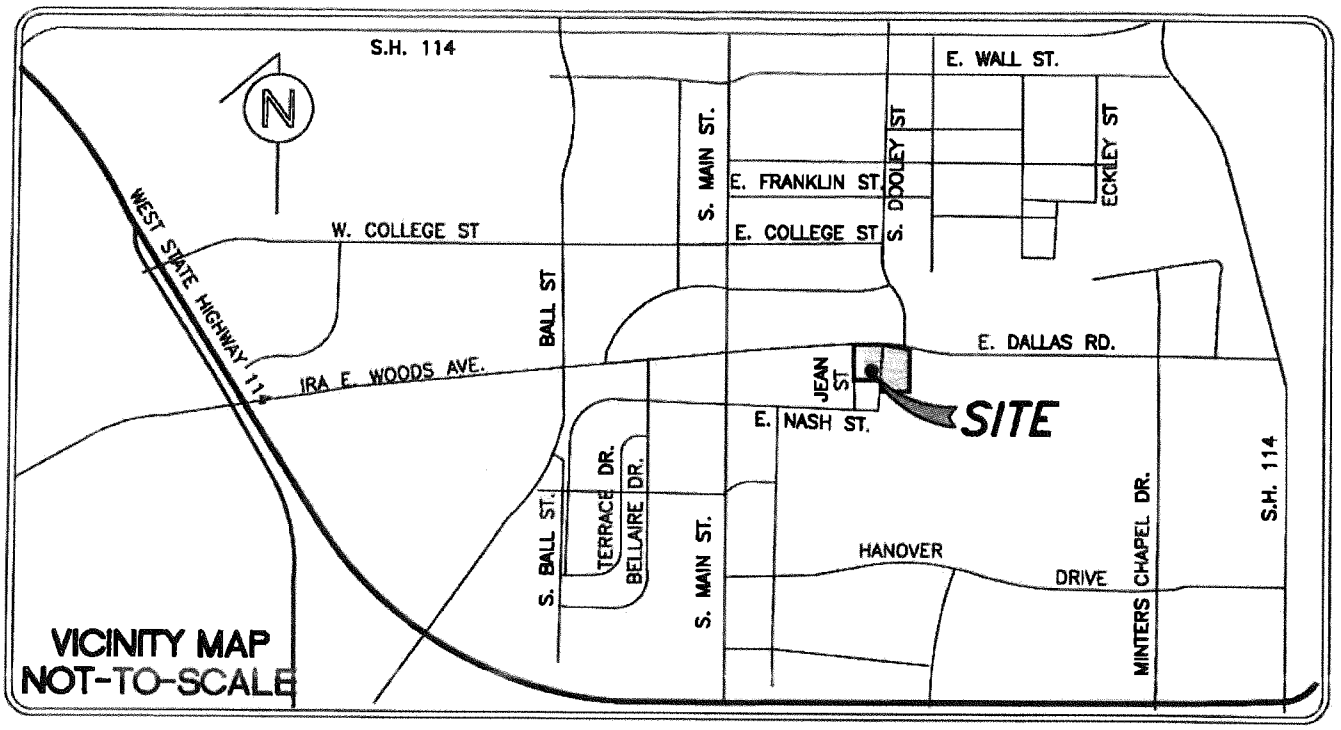
GRAPHIC SCALE: 1"=80'

BLUE SKY SURVEYING & MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

EASEMENT ABANDONMENT
50' WIDE SEWER LINE EASEMENT
LOT 1-R - BLOCK 2
HILLTOP ADDITION
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

DATE: DECEMBER 30, 2015
SCALE: 1"=80'

GRAPEVINE/ESMT_ ABANDONMENT.DWG



~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	NORTH	70.00'
L2	WEST	50.00'
L3	NORTH	70.00'
L4	EAST	50.00'
L5	SOUTH	70.00'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	18.00'	93°51'58"	29.49'	N 44°40'52" E	26.30'
C2	909.93'	14°22'49"	228.38'	S 86°31'40" E	227.78'

BLUE SKY SURVEYING & MAPPING

BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

EASEMENT ABANDONMENT
50' WIDE SEWER LINE EASEMENT
LOT 1-R - BLOCK 2
HILLTOP ADDITION
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

DATE: DECEMBER 30, 2015
SCALE: 1"=80'

GRAPEVINE/ESMT_ ABANDONMENT.DWG

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 3rd day of May, 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
Matthew C.G. Boyle	Assistant City Attorney
Tara Brooks	City Secretary

Call to Order

Mayor Tate called the meeting to order at 6:01 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 to the purchase, exchange, lease, sale or value of City facilities pursuant to Section 551.072, Texas Government Code.

B. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

The City Council recessed to the City Council Conference Room and began the closed session at 6:04 p.m. The closed session ended at 7:43 p.m.

Mayor Tate announced he would recuse himself from a portion of the discussion in Executive Session. Mayor Tate left the closed session at 7:36 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to Section 551.087. City Manager Bruno Rumbelow stated there was no action necessary relative to conference with City Manager and Staff under Section 551.087, Texas Government Code.

Mayor Pro Tem Freed asked if there was any action necessary relative to Section 551.072. City Manager Rumbelow requested City Council approve the 13th Amendment to the Purchase and Sale Agreement with JLB and authorize the City Manager to execute same and all associated documents.

Motion was made to approve the 13th Amendment to the Purchase and Sale Agreement with JLB and authorize the City Manager to execute same and all associated documents.

Motion:	Coy
Second:	Slechta
Ayes:	Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays:	None
Abstains:	Tate
Approved:	6-0-1

NOTE: City Council continued with the Regular portion of the Agenda in open session in the City Council Chambers.

REGULAR MEETING

Call to Order

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

Item 2. Invocation and Pledge of Allegiance

Council Member Paul Slechta delivered the invocation.

Boy Scout Troop 7 led the Pledge of Allegiance.

Item 3. Citizen Comments

No one spoke during the citizen comments.

Item 4. Mayor Tate to present Grapevine Heritage Foundation's 2016 Preservation Advocacy Award Winners.

Mayor Tate presented the 2016 Preservation Advocacy Awards to Judy Daniel, Advocacy Award; Justin Gilmore, Preservation/Conservation Award; Jonathan Chance, Dignity Memorial, Restoration Project Award; Reverend Redmon, Love Chapel Church of God in Christ, Rehabilitation Project Award; Russell Kidd, Sharing the Vision Award; and Neal Cooper, Copper Street Homes, Grapevine Township Award.

Item 5. Melva and Mark Stanfield, Chairpersons, to present Main Street Fest information.

Mark Stanfield updated Council on the events for Main Street Fest that will take place May 20 – 22, 2016.

Item 6. Public Works Director to present departmental update.

Director of Public Works Stan Laster presented this item to Council and described some of the projects the Public Works department undertook in the last year including flood and storm damage repairs, Jenkin Street parking lot and Jenkins Street redevelopment, the fiber project, LED lighting at the Library, Mustang Water Tower renovation, Water Treatment Plant improvements, Public Safety building construction, and the Rustic Drive channel construction.

Item 7. Consider a **resolution** amending the City's Enterprise Zone Program Ordinance No. 2010-38 concerning the nomination of American Airlines Inc. to the Office of the Governor, Economic Development and Tourism, for their second Texas Enterprise Project and take any necessary action.

Economic Development Director Bob Farley presented this item to Council. American Airlines requested the City nominate the airline as a Texas Enterprise Project for their DFW Cargo Facility, as well as various machinery and equipment upgrades.

Motion was made to approve the resolution nominating American Airlines Inc. as a Texas Enterprise Project.

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

RESOLUTION NO. 2016-035

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

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 a **resolution** authorizing the purchase of Microsoft product licenses from SHI Government Solutions, Inc. through an annual contract established by the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program.

City Manager Rumbelow recommended approval of the purchase of 600 Microsoft product licenses for an amount not to exceed $124,935.60.

Motion was made to approve the consent agenda as presented.
Motion: Slechta
Second: Freed
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

RESOLUTION NO. 2016-036

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGERS' DESIGNEE TO PURCHASE MICROSOFT PRODUCT LICENSES THROUGH THE STATE OF TEXAS DEPARTMENT OF INFORMATION RESOURCES (DIR) COOPERATIVE CONTRACT PROGRAM AND PROVIDING AN EFFECTIVE DATE

Item 9. Consider the renewal of annual contracts to BWI Companies, Inc.; Harrell's, LLC; Helena Chemical Company; Innovative Turf Supply; and Winfield Solutions, LLC for horticultural chemicals and fertilizers.

City Manager Rumbelow recommended approval for the purchase of 74 various types of horticultural chemicals and fertilizers for the Parks and Recreation Department and the Grapevine Golf Course in an estimated amount of at $150,000.

Motion was made to approve the consent agenda as presented.
Motion: Slechta
Second: Freed
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

Item 10. Consider an **ordinance** appropriating funds and revising the Fiscal Year 2016 adopted budget for payment of SB 569 DFW Revenue Sharing Agreement.

Chief Financial Officer Greg Jordan recommended approval of an ordinance appropriating funds and revising the Fiscal Year 2016 adopted budget in the amount of $225,271.97. The DFW Revenue Sharing agreement indicates that revenues within the Dallas Fort Worth International Airport are to be shared if they exceed amounts in fiscal year 2000 base year of $5,941,780.48. At the end of Fiscal Year 2015 the revenues exceeded the base year by $337,907.95.

Motion was made to approve the consent agenda as presented.
Motion: Slechta
Second: Freed
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

ORDINANCE NO. 2016-031

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

Item 11. Consider adopt-an-area agreements with North Texas Orthopedics for the north side of Ira E. Woods Avenue, between Kimball Road and continuing ½ mile west; Lake Grapevine Runners and Walkers Club for Horseshoe Trails; Eldridge Family for Hughes Road from State Highway 121 to Baze Road; Glade Cross Neighborhood Association for Baze Road from Hall Johnson/Hughes Road to West Glade Road; Perry Family for Hughes Road from Baze Road to Euless Grapevine Road; and Roy and Alicia Poe for Bear Creek from Pool Road to Old Mill Run.

Parks and Recreation Director Kevin Mitchell recommended approval of the adopt-an-area agreements as presented.

Motion was made to approve the consent agenda as presented.
Motion: Slechta
Second: Freed
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

Item 12. Consider a **resolution** authorizing the purchase of shade systems from The PlayWell Group, Inc. through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard).

Parks and Recreation Director Mitchell recommended approval of the purchase of shade systems for Casey's Clubhouse and the Oak Grove workout station for $69,923.27.

Motion was made to approve the consent agenda as presented.
Motion: Slechta
Second: Freed
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

RESOLUTION NO. 2016-037

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

Item 13. Consider a **resolution** authorizing the purchase of dump trucks from Freightliner of Austin through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard).

Public Works Director Laster recommended approval of the purchase of four 2017 Freightliner M2-106 Dump Body Trucks in an amount not to exceed $332,642.

Motion was made to approve the consent agenda as presented.
Motion: Slechta
Second: Freed
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

RESOLUTION NO. 2016-038

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

Item 14. Consider the minutes of the April 19, 2016 Regular City Council meeting.

City Secretary Tara Brooks recommended approval.

Motion was made to approve the consent agenda as presented.
Motion: Slechta

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

ADJOURNMENT

Motion was made to adjourn the meeting at 8:33 p.m.
Motion: Lease
Second: Spencer
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 17th day of May, 2016.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 19th day of April 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
Dennis Luers	Member
Theresa Mason	Alternate

constituting a quorum with Beth Tiggelaar and 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:

Z16-04, CU16-09, PD16-03	GRAPEVINE BLUFFS
CU16-07	GAYLORD TEXAN
CU16-08	RIFLE DISTILLERY

Chairman Oliver closed the Briefing Session at 7:15 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 2-5 of the Joint Public Hearings were held in the City Council Chambers. The Planning and Zoning Commission recessed to the Planning and Zoning Conference Room, Second Floor to consider published agenda items.

PLANNING AND ZONING COMMISSION REGULAR SESSION

CALL TO ORDER

Chairman Oliver called the Planning and Zoning Commission regular session to order at 8:56 p.m.

ITEMS 6, 7, 8. ZONE CHANGE APPLICATION Z16-04, CONDITIONAL USE APPLICATION CU16-09, PLANNED DEVELOPMENT OVERLAY PD16-03, GRAPEVINE BLUFFS

First for the Commission to consider and make recommendation to City Council was zone change application Z16-04, conditional use application CU16-09 and planned development overlay application PD16-03 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 for a 454 unit multi-family project. The applicant is also requesting a conditional use permit to vary from the district standards relative to density, 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.

At the February 16, 2016 meeting the applicant submitted zone change, conditional use, and planned development overlay requests on the subject property to develop a 472 unit multi-family project. All requests were ultimately denied without prejudice by both the Planning and Zoning Commission and the City Council with specific concerns focused on the western portion of the project relative to the arrangement of buildings and the large areas of parking between buildings and the lack of pedestrian connectivity throughout the site and walkability to future developments outside the project area.

The applicant's intends to develop a 454 unit, gated, multi-family project on the subject property that will have its main access from a yet-to-be-named "east-west" right-of-way located at the southern boundary of the property. A secondary access point will also be provided from another yet-to-be-named "northern" right-of-way that will connect to Grapevine Mills Boulevard North.

The unit mix was proposed as follows:

- 28 efficiency units ranging between 635-675 s.f.
- 258 one-bedroom units ranging between 700-1,090 s.f.
- 98 two-bedroom units ranging between 1,125-1,330 s.f.
- 14 three-bedroom units ranging between 1,600-1,690 s.f.
- 7 one-bedroom "townhouse" style units ranging between 915-995 s.f.
- 43 two-bedroom "townhouse" style units ranging between 1,450-1,595 s.f.
- 6 three-bedroom "townhouse" style units ranging between 2,040-2,095 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 requested not to exceed 24 dwelling units/acre.
- **Front yard setback:** The ordinance established a minimum front yard setback of 40 feet along the street frontage. The applicant requested 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 requested 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 around the courtyard area.
- **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 requested 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 908 spaces. Based on the applicant's parking study a proposed 1.8 spaces per unit was requested (821 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 proposed 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 proposed 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 proposed to eliminate this requirement.

In the Commission's regular session Theresa Mason moved to approve zone change application Z16-04. B J Wilson seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Luers and Mason
Nays: None

Theresa Mason moved to approve conditional use application CU16-09. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Luers and Mason
Nays: None

Theresa Mason moved to approve planned development overlay application PD16-03. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Luers and Mason
Nays: None

ITEM 9. FINAL PLAT APPLICATION LOT 1, BLOCK 1, GRAPEVINE BLUFFS

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. The applicant was final platting 22.354 acres for the development of a multi-family complex.

In the Commission's regular session Dennis Luers moved to approve the Statement of Findings and Final Plat Application of Lot 1, Block 1, Grapevine Bluffs. Theresa Mason seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Luers and Mason
Nays: None

ITEM 10. CONDITIONAL USE APPLICATION CU16-07 GAYLORD TEXAN

Next for the Commission to consider and make recommendation to City Council was conditional use application CU16-07 submitted by RHP Property GT LP for property located at 1501 Gaylord Trail and platted as Lot 1, Opryland Addition. The applicant was requesting conditional use permit to amend the previously approved site plan of

CU13-30 (Ord. 2013-57) for a planned commercial center with a hotel and convention center, specifically to allow a nine story, 344,000 square foot hotel and ballroom expansion comprised of 90,500 square feet of conference area and 303 rooms.

The applicant intended to construct a nine story (approximately 112 feet in height) guest tower comprising 303 rooms and a 90,500 square foot ballroom/conference center space in an area between the existing north parking garage and the hotel proper.

In the Commission's regular session Monica Hotelling moved to approve conditional use application CU16-07. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Luers and Mason
Nays: None

ITEM 11. CONDITIONAL USE APPLICATION CU16-08 RIFLE DISTILLERY

Next for the Commission to consider and make recommendation to City Council was conditional use application CU16-08 submitted by Justin Jackson for property located at 541 Industrial Boulevard #C and platted as Lot 4R, Grapevine Industrial Park. The applicant was requesting to allow the manufacture, possession, storage, sales and on-premise consumption of alcoholic spirits in conjunction with a distillery.

The applicant intended to develop a 4,500 square foot distillery (Rifle Distillery) within a portion of an existing 12,000 square foot single story industrial structure. The applicant envisioned opening the facility to the public for tours and tastings Monday through Friday 8:00 a.m. - 6:00 p.m. and Saturday 8:00 a.m. – 12:00 noon. Required parking for the proposed use is 21 - parking spaces; 35 parking spaces are provided.

In the Commission's regular session Dennis Luers moved to approve conditional use application CU16-08. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Luers and Mason
Nays: None

ITEM 12. FINAL PLAT APPLICATION LOTS 1-2, BLOCK 1, KIMBALL GLEN

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 1-2, Block 1, Kimball Glen. The applicant was final platting 0.88 acres for the development of two residential lots.

In the Commission's regular session Theresa Mason moved to approve the Statement of Findings and Final Plat Application of Lots 1-2, Block 1, Kimball Glen. B J Wilson seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Luers and Mason
Nays: None

ITEM 13. PRELIMINARY PLAT APPLICATION LOTS 1 & 2, BLOCK 1, MERCEDES BENZ

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Preliminary Plat Application of Lots 1 & 2, Block 1, Mercedes Benz. The applicant was preliminary platting 50.579 acres for the development of Mercedes Benz distribution center and training facility.

In the Commission's regular session B J Wilson moved to approve the Statement of Findings and Preliminary Plat Application of Lots 1 & 2, Block 1, Mercedes Benz. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Luers and Mason
Nays: None

ITEM 14. FINAL PLAT APPLICATION LOT 1, BLOCK 1, MERCEDES BENZ

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, Mercedes Benz. The applicant was final platting 31.211 acres for the development of Mercedes Benz distribution center and training facility.

In the Commission's regular session B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lot 1, Block 1, Mercedes Benz. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Luers and Mason
Nays: None

ITEM 15. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the March 15, 2016, Planning and Zoning Meeting.

B J Wilson moved to approve the March 15, 2016 Planning and Zoning Commission Meeting as written. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Martin and Mason
Nays: None
Abstain: Fechter and Luers

Next for the Commission to consider were the minutes of the March 24, 2016, Planning and Zoning Workshop.

Dennis Luers moved to approve the March 24, 2016 Planning and Zoning Commission Workshop as written. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling and Luers
Nays: None
Abstain: Wilson, Fechter, Martin and Mason

Next for the Commission to consider were the minutes of the March 29, 2016, Planning and Zoning Workshop.

Gary Martin moved to approve the March 29, 2016 Planning and Zoning Commission Workshop as written. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Wilson, Fechter, Martin and Mason
Nays: None
Abstain: Oliver, Hotelling and Luers

ADJOURNMENT

With no further business to discuss, Monica Hotelling moved to adjourn the meeting at 9:08 p.m. B J Wilson seconded the motion which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Luers and Mason
Nays: None

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 17TH DAY OF MAY 2016.

APPROVED:

_____
CHAIRMAN

ATTEST:

_____
PLANNING TECHNICIAN

041916