



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, JULY 19, 2016

GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

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

CALL TO ORDER: 6:30 p.m. – City Council Chambers

EXECUTIVE SESSION:

1. City Council to recess to the City Council Conference Room to conduct a closed session relative to:
 - A. Real property relative to deliberation 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

2. Invocation and Pledge of Allegiance: Commissioner BJ Wilson

JOINT PUBLIC HEARINGS

3. Zoning Application **Z16-03** (Shady Brook Addition) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Avondale Development requesting to rezone four acres from “R-MF-2” Multifamily District and 7.7 acres from “PRD-12” Planned Residential Medium Density District to “R-5.0” Zero-Lot-Line District for the development of 52 residential lots and one home owners’ association lot. The subject property is located at 993 Shady Brook Drive.

4. Special Use Permit **SU16-03** (Verizon Wireless) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Crown Castle requesting a special use permit to amend the previously approved site plan SU02-01 (Ordinance No. 2002-022), specifically to expand the ground lease and allow an additional wireless carrier on an existing monopole. The subject property is located at 525 Industrial Boulevard and is zoned “LI” Light Industrial District.
5. **Final Plat** of Lots 7R1 and 7R2, Block 1, Dove Pointe – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Jeff and Karen Avery requesting to replat Lot 7R, Block 1, Dove Pointe. The subject property is located at 1300 Worthington Drive and is zoned “R-7.5” Single Family District.

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

6. 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.

NEW BUSINESS

7. Consider a **resolution** adopting the Strategic Plan and take any necessary action.
8. Consider a **resolution** authorizing a reimbursement agreement with the Texas Department of Transportation (TXDOT) for the operation and maintenance of traffic signals along TXDOT controlled access facilities and take any necessary action.
9. Consider appointments to the City boards and commissions; Mayor to make chairman appointments to the Convention and Visitors Bureau Board, the Grapevine Heritage Foundation, Parks and Recreation Advisory Board and the Senior Citizens Advisory Board; Mayor to make City Council liaison and committee appointments 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.

10. Consider the award of an informal request for quote for roof repairs at the Concourse facility from American Home Improvements. Convention and Visitors Bureau Director recommends approval.
11. Consider a **resolution** authorizing the purchase of fiber optic cable from Senior Consultants, Inc. through a contract established by the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program and an **ordinance** appropriating funds to the from the Tax Increment Financing (TIF) District Zone One to the Capital Project General Facilities Fund. Public Works Director recommends approval.
12. Consider an **ordinance** abandoning a 0.1037 acre portion of County Road 3030 right of way south of Sky Harbor Addition. Public Works Director recommends approval.
13. Consider the minutes of the July 5, 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

14. Zoning Application **Z16-03** (Shady Brook Addition) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
15. **Preliminary Plat** of Lots 1-14, Block A; Lots 1-38, Block B; and HOA Lot x1, Shady Brook Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
16. Special Use Permit **SU16-03** (Verizon Wireless) – Consider the recommendation of the Planning and Zoning Commission and a subsequent **ordinance**, if applicable.
17. **Final Plat** of Lots 7R1 and 7R2, Block 1, Dove Pointe – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on July 15, 2016 by 5:00 p.m.

Tara Brooks

Tara Brooks
City Secretary



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



AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, JULY 19, 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 BJ Wilson
3. Zoning Application **Z16-03** (Shady Brook Addition) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Avondale Development requesting to rezone four acres from “R-MF-2” Multifamily District and 7.7 acres from “PRD-12” Planned Residential Medium Density District to “R-5.0” Zero-Lot-Line District for the development of 52 residential lots and one home owners’ association lot. The subject property is located at 993 Shady Brook Drive.
4. Special Use Permit **SU16-03** (Verizon Wireless) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Crown Castle requesting a special use permit to amend the previously approved site plan SU02-01 (Ordinance No. 2002-022), specifically to expand the ground lease and allow an additional wireless carrier on an existing monopole. The subject property is located at 525 Industrial Boulevard and is zoned “LI” Light Industrial District.
5. **Final Plat** of Lots 7R1 and 7R2, Block 1, Dove Pointe – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Jeff and Karen Avery requesting to replat Lot 7R, Block 1, Dove Pointe. The subject property is located at 1300 Worthington Drive and is zoned “R-7.5” Single Family District.

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

6. Zoning Application **Z16-03** (Shady Brook Addition) – Consider the application and make a recommendation to the City Council.
7. **Preliminary Plat** of Lots 1-14, Block A; Lots 1-38, Block B; and HOA Lot x1 Shady Brook Addition – Consider the application and make a recommendation to the City Council.
8. Special Use Permit **SU16-03** (Verizon Wireless) – Consider the application and make a recommendation to the City Council.
9. **Final Plat** of Lots 7R1 and 7R2, Block 1, Dove Pointe – Consider the application and make a recommendation to the City Council.
10. Consider the minutes of the June 21, 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 July 15, 2016 by 5:00 p.m.


Tara Brooks
City Secretary



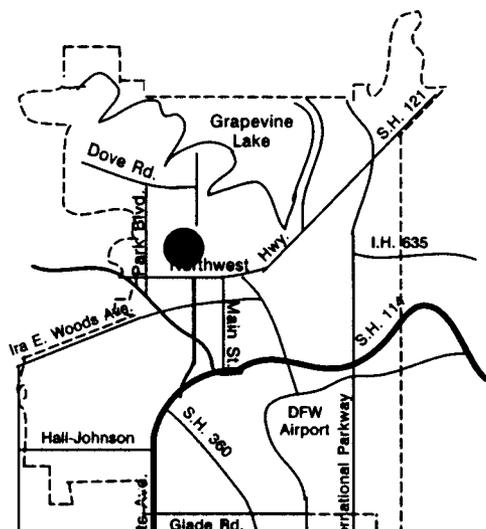
If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary's Office at 817.410.3182 at least 24 hours in advance of the meeting. Reasonable accommodations will be made to assist your needs.

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: JULY 19, 2016

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF ZONE
CHANGE APPLICATION Z16-03 SHADY BROOK ADDITION



APPLICANT: Avondale Development

PROPERTY LOCATION AND SIZE:

The subject property is located at 993 Shady Brook Drive and is proposed to be platted as Shady Brook Addition. The property contains 11.79 acres and has approximately 1,088.76 feet of frontage along Shady Brook Drive.

REQUESTED ZONE CHANGE AND COMMENTS:

The applicant is requesting a zone change to rezone 4.00 acres from "R-MF-2" Multifamily District and 7.79 acres from "PRD-12" Planned Residential Medium Density District to "R-5.0" Zero-Lot-Line District for the development of 52 residential lots.

It is the applicant's intent to develop 52 single family lots on the subject property with one point of access from Shady Brook Drive. Average lot size for the proposed fifty two lots is 7,337 square feet. The largest lot is 12,380 square feet and the smallest lot is 5,200 square feet. Density is 4.410 dwelling units per acre; maximum density allowed is eight dwelling units per acre. The single Home Owner Association lot is within a floodplain. As a result of the proposed development exceeding 30 dwelling units and only providing one point of access, the Fire Department is requiring that each dwelling unit be equipped throughout with an approved automatic sprinkler system. The south one half of subject site is encumbered by a 60-foot in width east/west orientation Oncor utility easement.

PRESENT ZONING AND USE:

The property is currently zoned "R-MF-2" Multifamily District and "PRD-12" Planned Residential Medium Density District and is undeveloped.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was zoned "S-P" Specific Use Permit prior to the 1984 City Rezoning. The property to the east was zoned "MH" Mobile Home Dwelling District prior to the 1984 City Rezoning. The properties to the north and west were zoned "R-1" Single Family Dwelling District and "R-3" Multiple-Family Dwelling District prior to the 1984 City Rezoning.

SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: "R-7.5" Single Family Residential District, "R-3.5" Two Family District and "GU" Governmental Use District—Brookhollow Estates and Grapevine Service Center
- SOUTH: "R-MF-2" Multifamily District—unplatted, Hilltop Apartments
- EAST: "R-MH" Manufactured Home District—Shady Oaks Mobile Home Park
- WEST: "R-7.5" Single Family Residential District—W.C. Lucas Addition, single family residences

AIRPORT IMPACT:

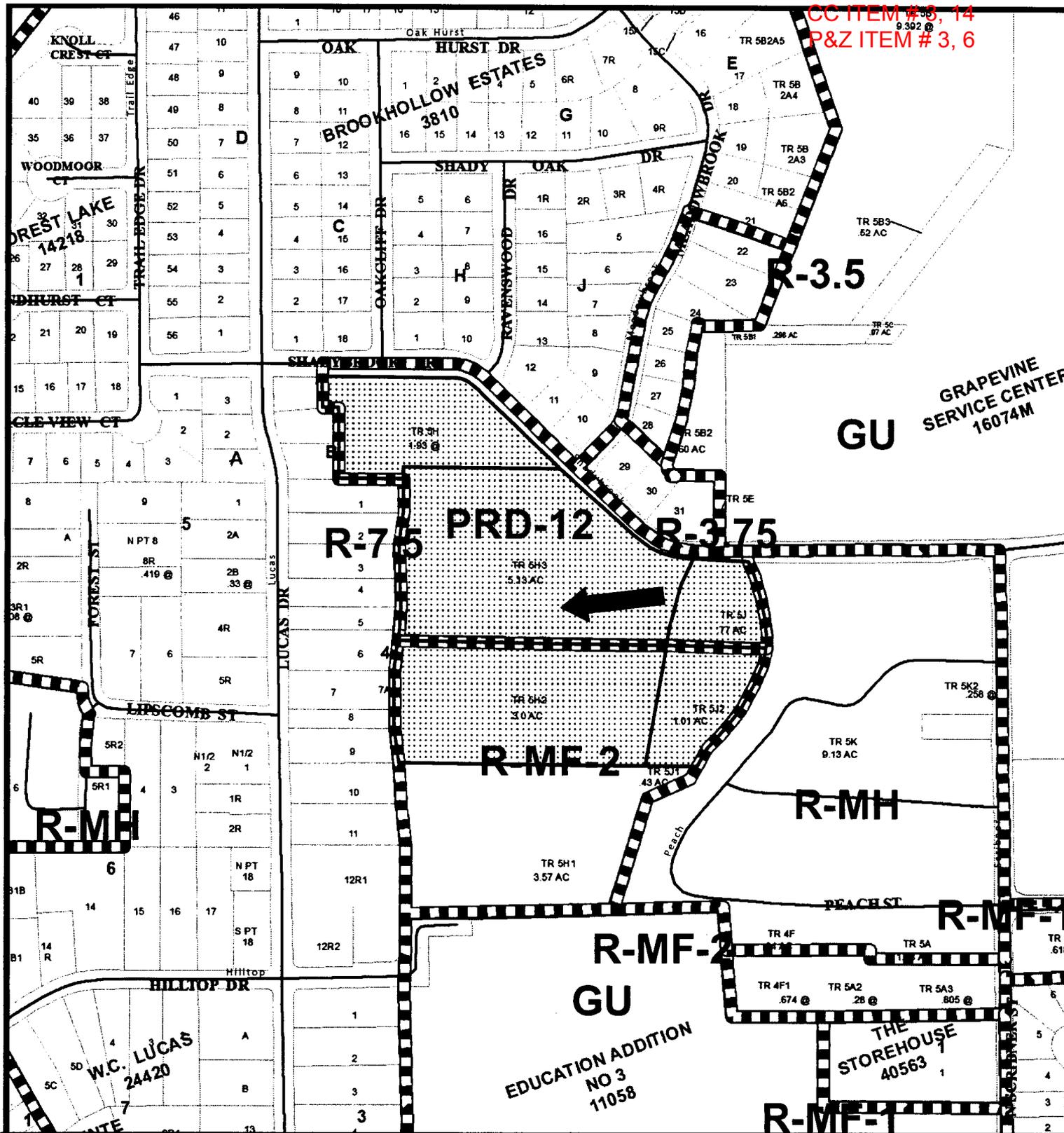
The subject tract is not located within any of the noise zones as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" map.

MASTER PLAN APPLICATION:

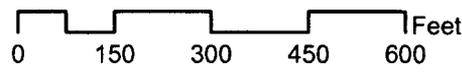
The Master Plan designates the subject property as a Commercial land use. The applicant's proposal is in compliance with the Master Plan.

/at

CC ITEM # 3, 14
P&Z ITEM # 3, 6



GRAPEVINE SERVICE CENTER
16074M



Z16-03 Shady Brook Addition

Date Prepared: 7/5/2016

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



CITY OF GRAPEVINE

ZONE CHANGE APPLICATION

PART 1. APPLICANT INFORMATION

Applicant Name: Avalade Development Group

Applicant Address: 5751 Kinger D suite 293

City/State/Zip: Keller, TX 76244

Phone No: 817-881-0454 Fax No:

Email Address: Scott@SterlingAval.com Mobile Phone: 817-881-0454

Applicant's interest in subject property: Residential Development

PART 2. PROPERTY INFORMATION

Street Address of subject property: 1005 unit 933 Studybrook D.

Legal Description: Lot Block Addition

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

Size of subject property: acres 11.9 square footage

Present zoning classification: RMF-2, PRO-12 Requested zoning district: RS-C

Present use of property: Vacant Land

Proposed use of property: 50 Lot Residential Subdivision

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

Minimum/Maximum District size for requested zoning

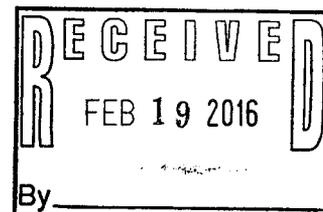
PART 3. PROPERTY OWNER INFORMATION

Property Owner: FRANK S MONACO

Prop Owner Address: 1030 HILLTOP DRIVE

City/State/Zip: GRAPEVINE TX 76051

Phone No: 817-481-1040 Fax No:



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

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

Avondale Development Group
Print Applicant's Name

[Signature]
Applicant's Signature

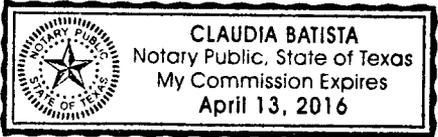
The State of Texas

County of Tarrant

Before me (notary) Claudia Batista on this day personally appeared (applicant) Scott Schambacher

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 19th day of February, A.D. 2016



[Signature]

Notary In and For State of Texas

Frank S. Monaco
Print Property Owner's Name

[Signature]
Property Owner's Signature

The State of New Jersey

County of Union

Before me (notary) Theresa Duralek on this day personally appeared (applicant) Frank S Monaco

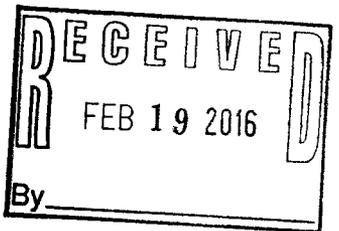
known to me (or proved to me on the oath of card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

(Seal) Given under my hand and seal of office this 16th day of February, A.D. 2016

[Signature]

Notary In and For State of New Jersey

**THERESA DURALEK
NOTARY PUBLIC OF N.J.
EXPIRES NOV. 14, 2020**



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.

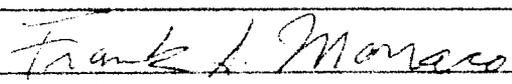
Signature of Applicant



Date

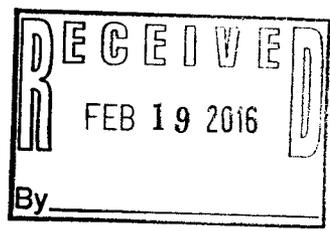
2/16/16

Signature of Property Owner



Date

2/16/2016





June 21, 2016

City of Grapevine, Texas

Reference: Oncor Electric Delivery Company Right of Way near Shady Brook Drive, Grapevine, Tarrant County Texas.

To Whom It May Concern:

Oncor Electric Delivery Company ("Oncor") right-of-way affecting a tract of land containing 11.79 acres, more or less, situated in the Thomas Mahan Survey, Abstract number 1050 and the B.B. Johnson Survey, Abstract number 869, described in deed to Frank S. Monaco by deed recorded in Volume 6945, Page 353, Deed Records, Tarrant County, Texas, is sixty (60') feet in width, being thirty (30') feet either side of the centerline of described line.

Should you have any questions, please contact me at 817-215-6262.

Sincerely,



Oncor R.O.W. Agent

Curt Sharp

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 Z16-03 ON A TRACT OF LAND OUT OF THE THOMAS MAHAN SURVEY, ABSTRACT NO. 1050 AND THE B.B. JOHNSON SURVEY, ABSTRACT NO. 0869, 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 "PRD-12" PLANNED RESIDENTIAL MEDIUM DENSITY DISTRICT AND "R-MF-2" MULTIFAMILY DISTRICT REGULATIONS TO "R-5.0" ZERO LOT LINE DISTRICT REGULATIONS; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

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

amended and changed by Zoning Application Z16-03 to rezone the following described property to-wit: being a 7.79 acre tract of land out of the Thomas Mahan Survey, Abstract No. 1050 and a 4.00 acre tract of land out of the B.B. Johnson Survey, Abstract No. 0869, Tarrant County, Texas (993 Shady Brook Drive) more fully and completely described in Exhibit "A", attached hereto and made a part hereof, which was previously zoned "PRD-12" Planned Residential Medium Density District and "R-MF-2" Multifamily District Regulations is hereby changed to "R-5.0" Zero Lot Line District Regulations, all in accordance with Comprehensive Zoning Ordinance No. 82-73, as amended. Condition: Section D107 of the 2006 International Fire Code requires each dwelling unit to be equipped throughout with an approved automatic sprinkler system.

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

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of July, 2016.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

John F. Boyle, Jr.
City Attorney

7.79 ACRE TRACT ZONED PRD-12

All that certain lot, tract or parcel of land lying and being situated in Tarrant County, Texas and being a part of the Thomas Mahan Survey, Abstract number 1050 and the B.B. Johnson Survey, Abstract number 869, and also being the called 7.807 acre tract described as Tract two in deed to Frank S. Monaco by deed recorded in Volume 6945, Page 353, Deed Records, Tarrant County, Texas and being more fully described by metes and bounds as follows;

BEGINNING at Southwest corner of said 7.807 acre tract and also being the Northwest corner of a called 4.00 acre tract as described in deed to Frank S. Monaco as Tract one by deed recorded in Volume 6945, Page 353, Deed Records, Tarrant County, Texas and also being in the East line of Block 4, Lucas Addition, an addition to the City of Grapevine, according the plat recorded in Volume 388-I, Page 84, Plat Records, Tarrant County, Texas;

THENCE North 00 degrees 43 minutes 04 seconds West, 398.30 feet to the Northwest corner of said Tract one;

THENCE North 89 degrees 12 minutes 14 seconds East, 771.56 feet to a capped iron rod found stamped "MSI4224" at an ell corner of said 7.807 acre tract and the Northeast corner of Lot 1, Block 4, of said Lucas Addition;

THENCE along the common line of said Lot 1 and this tract, South 89 degrees 29 minutes 18 seconds West, 133.68 feet to a capped iron rod found at the Southeast corner of Lot 1, Block B, Brookhollow Estates, an addition to the City of Grapevine, according to the plat recorded in Volume 388-45, Page 54, Plat Records, Tarrant County, Texas;

THENCE along the common line of said Block B and this tract, North 00 degrees 47 minutes 41 seconds West, 160.07 feet to a 5/8 inch iron rod found at the Northeast corner of Lot 2, Block B;

THENCE continuing along said common line, North 89 degrees 51 minutes 16 seconds West, 34.61 feet to a 5/8 inch iron rod found at the Southeast corner of Lot 3, Block B;

THENCE continuing along said common line, North 01 degrees 29 minutes 35 seconds West, 65.24 feet to a capped iron rod found stamped "4224" at the Northeast corner of said Lot 3 and in the South line of Shady Brook Drive;

THENCE along said South line North 89 degrees 10 minutes 19 seconds East, 269.86 to a 5/8 inch iron rod found at the P.C. of a curve to the right whose long chord bears, South 68 degrees 20 minutes 21 seconds East, 77.44 feet;

THENCE continuing along said South line and along said curve whose radius is 99.60 feet and an arc length of 79.54 feet to a 1/2 inch iron rod found at the P.T. of said curve;

THENCE continuing along said South line, South 45 degrees 28 minutes 00 seconds East, 465.00 feet to a capped iron rod set stamped "KAZ" at the P.C. of a curve to the left whose long chord bears, South 69 degrees 27 minutes 41 seconds East, 177.59 feet;

THENCE continuing along said South line and along said curve whose radius is 230.00 feet and an arc length of 182.32 feet to a capped iron rod found stamped "MSI" at the P.T. of said curve;

THENCE continuing along said South line, North 89 degrees 39 minutes 46 seconds East, 92.05 feet to a capped iron rod set stamped "KAZ";

THENCE South 32 degrees 42 minutes 46 seconds East, 35.10 feet to a point for corner;

THENCE South 09 degrees 42 minutes 16 seconds East, 92.50 feet to an "X" cut set;

THENCE South 12 degrees 34 minutes 29 seconds West, 80.37 feet to the Southeast corner of the aforementioned 7.807 acre tract;

THENCE South 89 degrees 12 minutes 14 seconds West, 771.56 feet to the PLACE OF BEGINNING and containing 7.79 acres of land more or less;

4.00 ACRE TRACT ZONED R-MF-2

All that certain lot, tract or parcel of land lying and being situated in Tarrant County, Texas and being a part of the Thomas Mahan Survey, Abstract number 1050 and also being the called 4.00 acre tract described as Tract one in deed to Frank S. Monaco by deed recorded in Volume 6945, Page 353, Deed Records, Tarrant County, Texas and being more fully described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod found at the Southwest corner of said 4.00 acre tract and also being the Northwest corner of a called 4.00 acre tract as described in deed to Harold Cantrell by deed recorded in Volume 7359, Page 907, Deed Records, Tarrant County, Texas and also being in the East line of Block 4, Lucas Addition, an addition to the City of Grapevine, according the plat recorded in Volume 388-I, Page 84, Plat Records, Tarrant County, Texas;

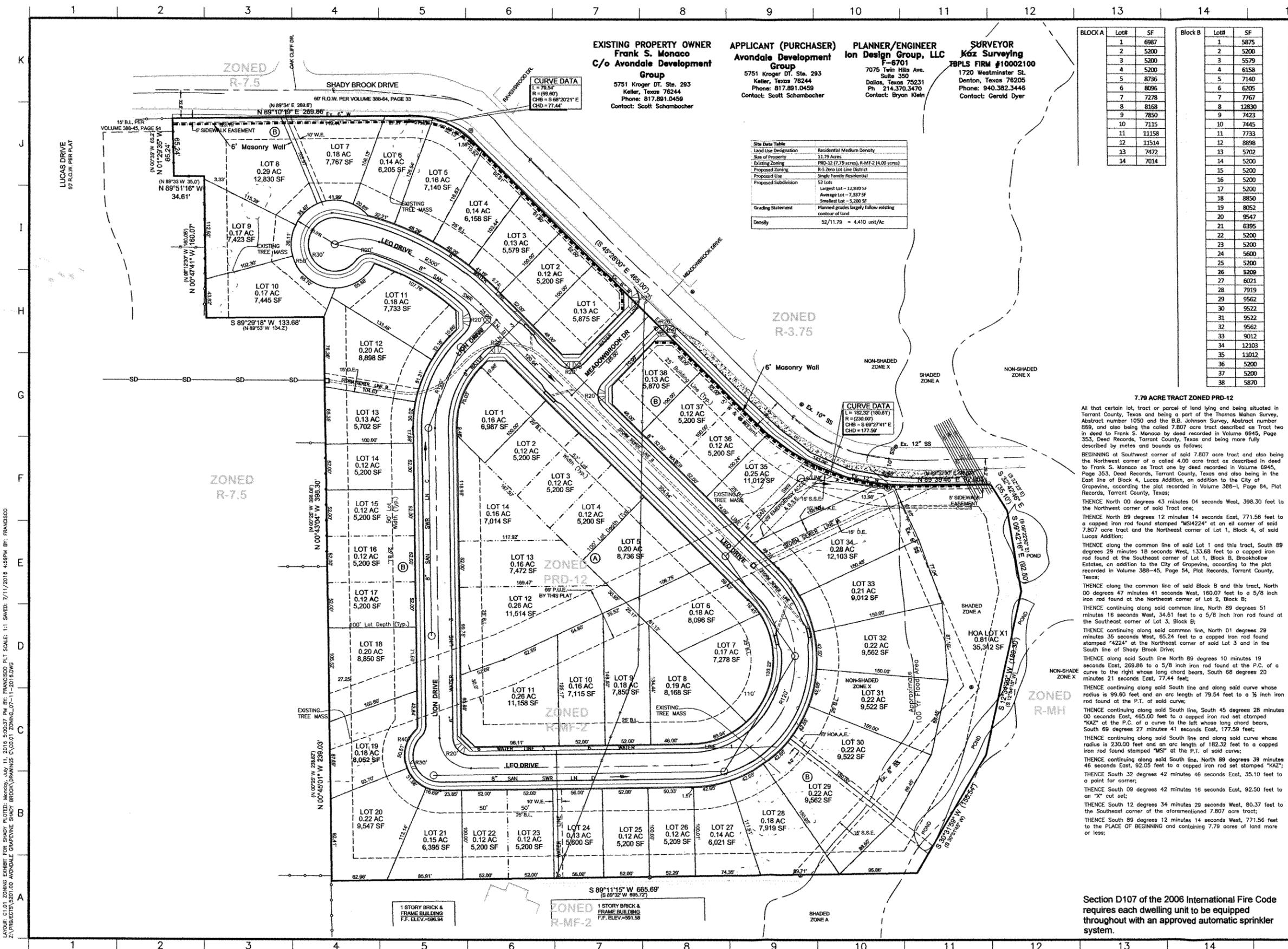
THENCE North 00 degrees 45 minutes 01 seconds West, 239.03 feet to the Northwest corner of said Tract one;

THENCE North 89 degrees 12 minutes 14 seconds East, 771.56 feet to the Northeast corner of said Tract one;

THENCE South 12 degrees 34 minutes 29 seconds West, 108.93 feet to a point;

THENCE South 30 degrees 31 minutes 59 seconds West, 155.54 feet to the Southeast corner of said Tract one and the Northeast corner of said Cantrell tract;

THENCE along the common line of said Cantrell tract and this tract, South 89 degrees 11 minutes 15 seconds West, 665.69 feet to the PLACE OF BEGINNING and containing 4.00 acres of land more or less;



EXISTING PROPERTY OWNER
Frank S. Monaco
C/o Avondale Development Group
5751 Kroger Dr. Ste. 293
Keller, Texas 76244
Phone: 817.891.0459
Contact: Scott Schambacher

APPLICANT (PURCHASER)
Avondale Development Group
5751 Kroger Dr. Ste. 293
Keller, Texas 76244
Phone: 817.891.0459
Contact: Scott Schambacher

PLANNER/ENGINEER
Ion Design Group, LLC
F-6701
7075 Twin Hills Ave.
Suite 350
Dallas, Texas 75231
Ph 214.370.3470
Contact: Bryan Klein

SURVEYOR
Kaz Surveying
78PLS FIRM #10002100
1720 Westminister St.
Denton, Texas 76205
Phone: 940.382.3446
Contact: Gerald Dyer

Site Data Table

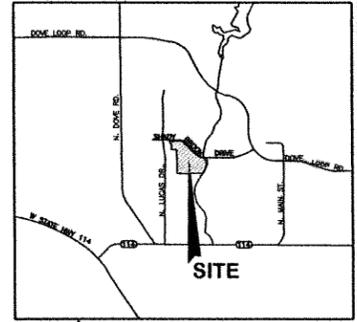
Land Use Designation	Residential Medium Density
Size of Property	11.79 Acres
Existing Zoning	PRD-12 (7.79 acres), R-MF-2 (4.00 acres)
Proposed Zoning	R-5 Zero Lot Line District
Proposed Use	Single Family Residential
Proposed Subdivision	52 Lots
Largest Lot	12,830 SF
Average Lot	7,397 SF
Smallest Lot	5,200 SF
Grading Statement	Planned grades largely follow existing contour of land
Density	52/11.79 = 4.410 unit/Ac

BLOCK A

Lot#	SF
1	6967
2	5200
3	5200
4	5200
5	8736
6	8096
7	7278
8	8168
9	7850
10	7115
11	11158
12	13514
13	7472
14	7014

Block B

Lot#	SF
1	5875
2	5200
3	5579
4	6158
5	7140
6	6205
7	7767
8	12830
9	7423
10	7445
11	7733
12	8898
13	5702
14	5200
15	5200
16	5200
17	5200
18	8850
19	8052
20	9547
21	6395
22	5200
23	5200
24	5600
25	5200
26	5200
27	6021
28	7919
29	9562
30	9522
31	9522
32	9562
33	9012
34	12103
35	11012
36	5200
37	5200
38	5870



VICINITY MAP
NOT TO SCALE

4.00 ACRE TRACT ZONED R-MF-2

All that certain lot, tract or parcel of land lying and being situated in Tarrant County, Texas and being a part of the Thomas Mahon Survey, Abstract number 1050 and also being the called 4.00 acre tract described as Tract one in deed to Frank S. Monaco by deed recorded in Volume 6945, Page 353, Deed Records, Tarrant County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the Southwest corner of said 4.00 acre tract and also being the Northwest corner of a called 4.00 acre tract as described in deed to Harold Cantrell by deed recorded in Volume 7359, Page 907, Deed Records, Tarrant County, Texas and also being in the East line of Block 4, Lucas Addition, an addition to the City of Grapevine, according to the plat recorded in Volume 388-1, Page 84, Plat Records, Tarrant County, Texas;

THENCE North 00 degrees 45 minutes 01 seconds West, 239.03 feet to the Northwest corner of said Tract one;

THENCE North 89 degrees 12 minutes 14 seconds East, 771.56 feet to the Northeast corner of said Tract one;

THENCE South 12 degrees 34 minutes 29 seconds West, 108.93 feet to a point;

THENCE South 30 degrees 31 minutes 59 seconds West, 155.54 feet to the Southeast corner of said Tract one and the Northeast corner of said Cantrell tract;

THENCE along the common line of said Cantrell tract and this tract, South 89 degrees 11 minutes 15 seconds West, 665.69 feet to the PLACE OF BEGINNING and containing 4.00 acres of land more or less;

7.79 ACRE TRACT ZONED PRD-12

All that certain lot, tract or parcel of land lying and being situated in Tarrant County, Texas and being a part of the Thomas Mahon Survey, Abstract number 1050 and also being the called 7.807 acre tract described as Tract two in deed to Frank S. Monaco by deed recorded in Volume 6945, Page 353, Deed Records, Tarrant County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at Southwest corner of said 7.807 acre tract and also being the Northwest corner of a called 4.00 acre tract as described in deed to Frank S. Monaco as Tract one by deed recorded in Volume 6945, Page 353, Deed Records, Tarrant County, Texas and also being in the East line of Block 4, Lucas Addition, an addition to the City of Grapevine, according to the plat recorded in Volume 388-1, Page 84, Plat Records, Tarrant County, Texas;

THENCE North 00 degrees 43 minutes 04 seconds West, 398.30 feet to the Northwest corner of said Tract one;

THENCE North 89 degrees 12 minutes 14 seconds East, 771.56 feet to a capped iron rod found stamped "MS4224" at an ell corner of said 7.807 acre tract and the Northeast corner of Lot 1, Block 4, of said Lucas Addition;

THENCE along the common line of said Block B and this tract, South 89 degrees 18 minutes 18 seconds West, 133.68 feet to a capped iron rod found at the Southeast corner of Lot 1, Block B, Brookhollow Estates, an addition to the City of Grapevine, according to the plat recorded in Volume 388-45, Page 54, Plat Records, Tarrant County, Texas;

THENCE along the common line of said Block B and this tract, South 89 degrees 18 minutes 18 seconds West, 133.68 feet to a capped iron rod found at the Southeast corner of Lot 1, Block B;

THENCE continuing along said common line, North 89 degrees 51 minutes 16 seconds West, 34.61 feet to a 5/8 inch iron rod found at the Southeast corner of Lot 3, Block B;

THENCE continuing along said common line, North 01 degrees 29 minutes 35 seconds West, 65.24 feet to a capped iron rod found stamped "4224" at the Northeast corner of said Lot 3 and in the South line of Shady Brook Drive;

THENCE along said South line North 89 degrees 10 minutes 19 seconds East, 269.86 feet to a 5/8 inch iron rod found at the P.C. of a curve to the right whose long chord bears, South 68 degrees 20 minutes 21 seconds East, 77.44 feet;

THENCE continuing along said South line and along said curve whose radius is 99.60 feet and an arc length of 79.54 feet to a 1/2 inch iron rod found at the P.T. of said curve;

THENCE continuing along said South line, South 45 degrees 28 minutes 00 seconds East, 465.00 feet to a capped iron rod set stamped "KAZ" at the P.C. of a curve to the left whose long chord bears, South 69 degrees 27 minutes 41 seconds East, 177.59 feet;

THENCE continuing along said South line and along said curve whose radius is 230.00 feet and an arc length of 182.32 feet to a capped iron rod found stamped "MSF" at the P.T. of said curve;

THENCE continuing along said South line, North 89 degrees 39 minutes 46 seconds East, 92.05 feet to a capped iron rod set stamped "KAZ";

THENCE South 32 degrees 42 minutes 46 seconds East, 35.10 feet to a point for corner;

THENCE South 09 degrees 42 minutes 16 seconds East, 92.50 feet to an "X" cut set;

THENCE South 12 degrees 34 minutes 29 seconds West, 80.37 feet to the Southeast corner of the aforementioned 7.807 acre tract;

THENCE South 89 degrees 12 minutes 14 seconds West, 771.56 feet to the PLACE OF BEGINNING and containing 7.79 acres of land more or less;

PLANNING AND ZONING COMMISSION

Date Approved: _____

Chairman: _____

Secretary: _____

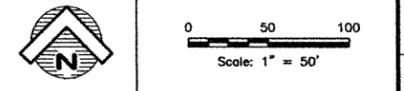
GRAPEVINE CITY COUNCIL

Date Approved: _____

Mayor: _____

City Secretary: _____

NO.	REVISIONS / SUBMISSIONS	DATE



Ion Design Group
7075 Twin Hills Ave
Suite 350
Dallas, Texas 75231
Firm TX F6701
214.370.3470 Ph

SHADY BROOK
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

DRAWING TITLE
C1.01 ZONING EXHIBIT FOR SHADY BROOK ADDITION

PRELIMINARY REVIEW DOCUMENT

THIS DRAWING WAS PREPARED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

NAME: JASON TRANTON	DATE: 07.11.2016
PROJECT NO.: 5201.00	

DATE: 07.11.2016

PROJECT NO.: 5201.00

SCALE: H: 1" = 50'

CHECKED: FM

REVIEWED: JT

DATE: 07.11.2016

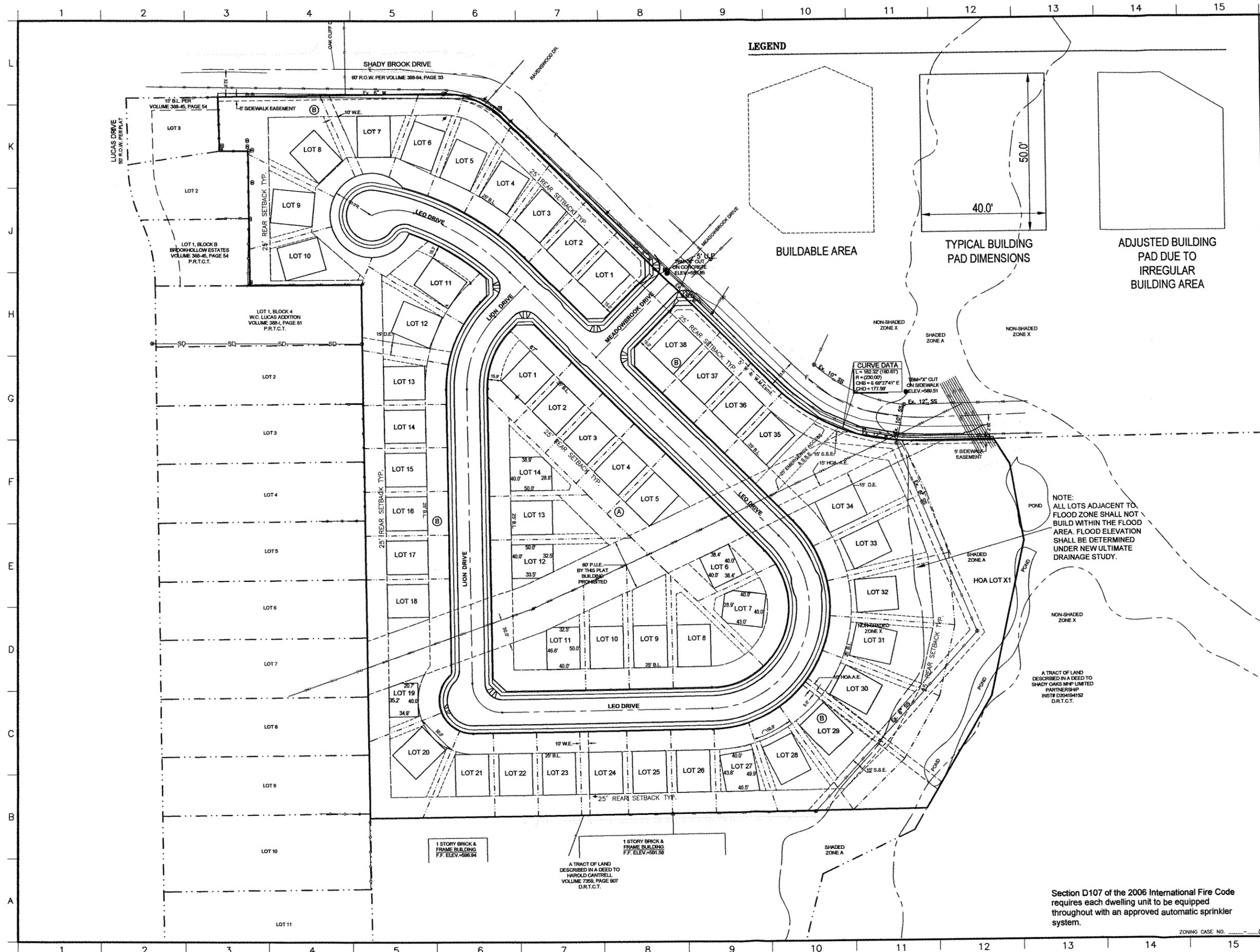
PROJECT NO.: 5201.00

DRAWING NO.: C1.01

of 26

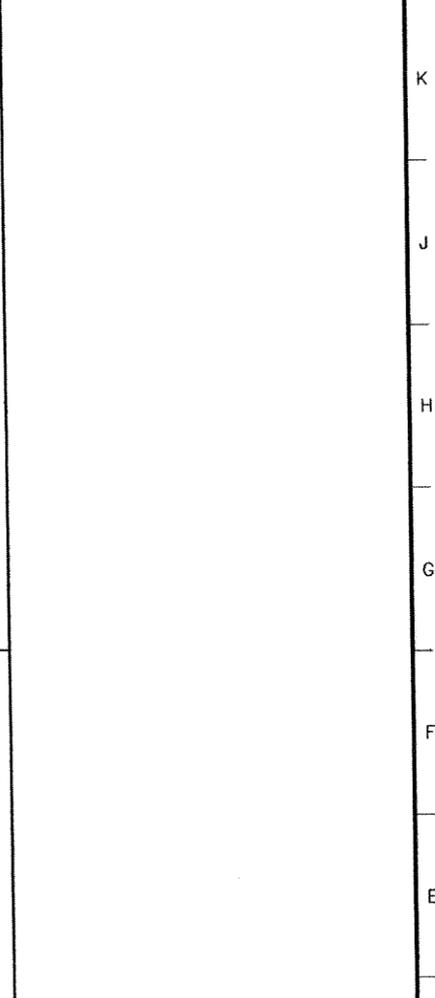
Section D107 of the 2006 International Fire Code requires each dwelling unit to be equipped throughout with an approved automatic sprinkler system.

LAYOUT: C1.01 ZONING EXHIBIT FOR SHADY BROOK ADDITION, GRAPEVINE CITY, TEXAS
 DATE: 07/11/2016
 SCALE: 1" = 50'
 DRAWN BY: FRANCISCO P. L. SCALE: 1" = 50'
 CHECKED BY: FRANCISCO P. L. SCALE: 1" = 50'
 PROJECT NO.: 5201.00

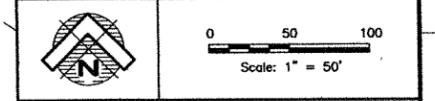


SETBACKS

FRONT	25'
REAR	25'
SIDE	6'



NO.	REVISIONS / SUBMISSIONS	DATE



Ion Design Group

7075 Twin Hills Ave
Suite 350
Dallas, Texas 75231
Firm TX F6701
214.370.3470 Ph

JOB NAME: **Shady Brook**
CITY OF GRAPEVINE TARRANT COUNTY TEXAS

DRAWING TITLE: **DEVELOPMENT EXHIBIT**

SEAL	DRAWN: FM	SCALE: H: 1" = 50'
	CHECKED: JT	FILENAME:
	REVIEWED: BK	DRAWING NO.:
	DATE: 07.08.2016	
	PROJECT NO.:	
	5201.00	1 of 1

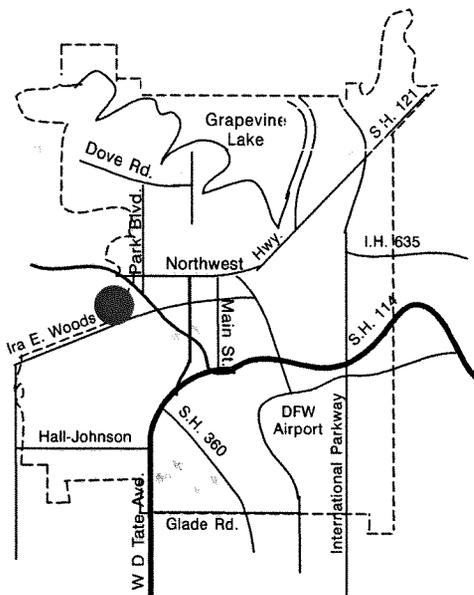
Section D107 of the 2006 International Fire Code requires each dwelling unit to be equipped throughout with an approved automatic sprinkler system.

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: JULY 19, 2016

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF SPECIAL
USE APPLICATION SU16-03 VERIZON WIRELESS



APPLICANT: Crown Castle

PROPERTY LOCATION AND SIZE:

The subject property is located at 525 Industrial Boulevard and is platted as Lot 3, Grapevine Industrial Park. The addition contains 1.45 acres and has approximately 243 feet of frontage along Industrial Boulevard.

REQUESTED SPECIAL USE AND COMMENTS:

The applicant is requesting a special use permit to amend the previously approved site plan of SU02-01 (Ord. 2002-22) to allow the collocation of a wireless facility, specifically to expand the ground lease and allow an additional wireless carrier on an existing monopole.

With this request the applicant intends to expand an existing lease area 240 square feet (from 600 square feet to 840 square feet), add ground equipment and an antenna array on an existing monopole. The subject property is zoned "LI" Light Industrial District and is developed with three office/warehouse buildings and cellular communications equipment. A 75 foot monopole is located approximately 175 feet east of Industrial Boulevard within the parking lot of the development. The applicant intends to add ground equipment including a nine foot in height canopy to cover a generator and equipment cabinets mounted on a concrete slab. The ground equipment will support an antenna array of six

antenna located at the 60 foot point on the monopole. The proposed expanded equipment/lease area is located west of the existing ground equipment and monopole. A six foot in height chain link fence is proposed around the perimeter of the 840 square foot lease site. The expanded lease area will require the reduction of two existing parking spaces. Required parking for the existing office/warehouse/manufacturing use is 25 parking spaces and 40 spaces are provided.

PRESENT ZONING AND USE:

The property is currently zoned "LI" Light Industrial District and developed with three office/warehouses which are occupied by industrial and warehouse users and the cellular communications monopole and equipment area.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and immediate area is zoned "LI" Light Industrial District. Buildings "A" and "B," located on the northern half of the subject tract, were developed before 1984 under the previous Zoning Ordinance and are considered non-conforming. Building "C," a 12,000 square foot office/warehouse development on the southern portion, was approved via case SP95-29 in April 1996.

Three Special Use Permit requests for the property have been considered by the Planning and Zoning Commission and City Council in the past. A 100 foot high monopole proposed by Nextel was approved in this location in June 1995, via case SU95-02 (Ord. 95-46). However, the Special Use Permit expired one year later as development of the tower had not commenced. In February 1997, the City Council denied case SU96-12 for the same Nextel 100 foot high monopole, recommending collocation on facilities at Baylor Medical Center. In December, 2001, City Council denied without prejudice a proposal for this same 75-foot Cingular Wireless monopole via case SU01-08, stating that more information and analysis regarding alternative sites in the proposed service area would be required. Special Use Permit SU02-01 (Ord. 2002-22) was approved by the City Council at the February 19, 2002 meeting to allow for a 75 foot high monopole and an equipment shelter. South of the subject site Conditional Use Permit CU16-08 (Ord. 2016-030) was approved by the City Council on June 21, 2016 to allow for the manufacture, possession, storage, sale and on-premises consumption of alcoholic spirits in conjunction with a distillery.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "LI," Light Industrial District—Dunbar Armored Trucks, GT Products
SOUTH: "LI," Light Industrial District—Astra Tools Co. and Impact Designs
EAST: "LI," Light Industrial District – Caliber Collision

WEST: "LI," Light Industrial District – Four Seasons

AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

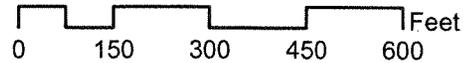
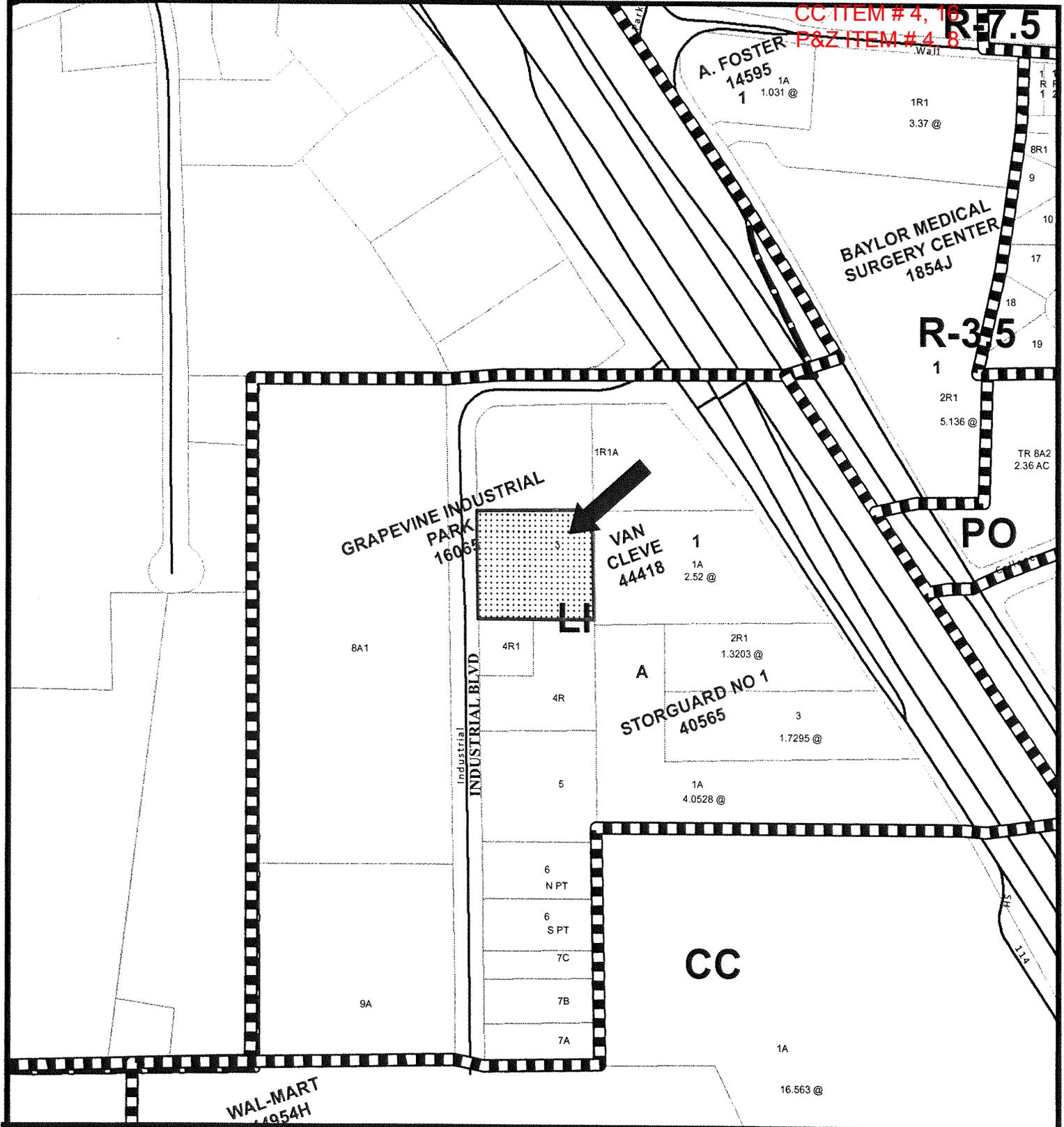
The Master Plan designates the subject property as Industrial land use. The applicant's proposal is in compliance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

Industrial Boulevard is not designated on the City of Grapevine Thoroughfare Plan.

/at

CC ITEM # 4, 16
P&Z ITEM # 4, 8



SU16-03 Verizon Wireless

Date Prepared: 7/5/2016

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



CITY OF GRAPEVINE
SPECIAL USE APPLICATION
WIRELESS FACILITY SITING
Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent/company/contact
applicant: Verizon Wireless / authorized agent: Haley Peck with Crown Castle

Street address of applicant / agent:
600 E. John Carpenter Fwy. #300

City / State / Zip Code of applicant / agent:
Irving, TX 75062

<i>Telephone number of applicant / agent:</i> 972-374-4281	<i>Fax number of applicant / agent:</i> 972-374-4270
<i>Email address of applicant / agent</i> haley.peck@crowncastle.com	<i>Mobile phone number of applicant / agent</i>

Applicant's interest in subject property:
leasing space from existing cell tower (monopole) located on property

PART 2. PROPERTY INFORMATION

Street address of subject property
525 Industrial Blvd., Grapevine, TX 76051

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

Lot 3	Block	Addition	Grapevine Industrial Park
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Size of subject property

1.45	Acres	63,162	Square footage
------	-------	--------	----------------

<i>Present zoning classification:</i> Light Industrial	<i>Proposed use of the property:</i> Addition of new carrier, Verizon Wireless, to existing monopole on property.
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Minimum / maximum district size for special use request:
N/A

Zoning ordinance provision requiring a special use:
Section 49.B.1 (Communication Uses)

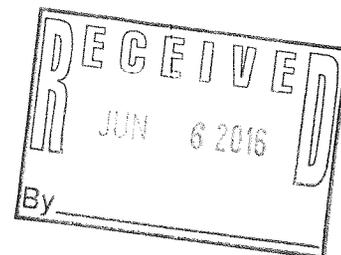
PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:
LT2 Properties LLC (Tim Lancaster)

Street address of property owner:
4100 Heritage Ave. #105

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

<i>Telephone number of property owner:</i> 817-358-8600	<i>Fax number of property owner:</i>
--	--------------------------------------



- 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

Haley Peck
Print Applicant's Name:

Haley Peck
Applicant's Signature:

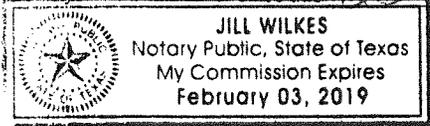
The State Of TEXAS

County Of DALLAS

Before Me Jill Wilkes (notary) on this day personally appeared Haley Peck (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 25th day of May, A.D. 2016.



Jill Wilkes
Notary In And For State Of Texas

LTZ Properties LLC
Tim Lancaster, manager
Print Property Owners Name:

Tim Lancaster, Manager
Property Owner's Signature:

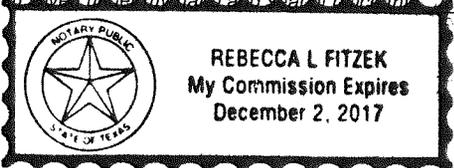
The State Of TEXAS

County Of TARRANT

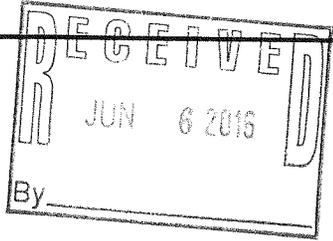
Before Me Rebecca L. Fitzek (notary) on this day personally appeared Tim Lancaster (property owner)

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 17 day of May, A.D. 2016.



Rebecca L. Fitzek
Notary In And For State Of Texas



ACKNOWLEDGEMENT

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

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

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

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

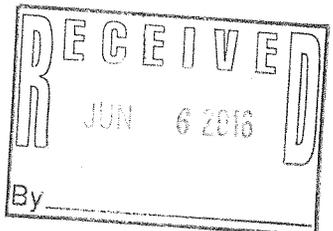
I have read and understand all of the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.

Signature of Applicant Wiley Poole

Date: 5/25/16

Signature of Owner LTZ Properties, LLC Tim Hammett, mgr

Date: 5/17/16





CC ITEM # 4, 16
P&Z ITEM # 4, 8
Sub 6-03

Crown Castle
600 East John Carpenter Freeway, Suite 300
Irving, TX 75062

June 3, 2016

City of Grapevine
Planning and Zoning Department
200 S. Main St.
Grapevine, TX 76051

To Whom It May Concern:

As you may be aware, on February 22, 2012, Congress enacted "collocation-by-right" legislation preempting delays in the process of zoning the collocation of transmission equipment on existing wireless communications facilities ("Section 6409(a)").¹ Section 6409(a) mandates that local governments must approve any eligible facilities request for the modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station. More recently, the Federal Communications Commission (the "FCC") adopted rules to implement and enforce the provisions of Section 6409(a).² Under the FCC's rules, if a local government fails to issue a decision within 60 days on an application submitted pursuant to Section 6409(a), the application is deemed granted.³

Enclosed herein please find the application materials required for zoning approval of the modification to the wireless tower located at 525 Industrial Blvd., Grapevine, TX 76051. Please note that: (i) the modification involves the collocation of new transmission equipment; and (ii) such modification will not substantially change the physical dimensions of such tower. As such, it is an "eligible facilities request" as defined in the FCC's rules, and City of Grapevine must therefore approve this request within 60 days.

The proposed modification complies with all federal, state, and local zoning and permitting requirements. It is our expectation that this application will be processed without any undue delay and in a manner consistent with the newly enacted federal legislation. Thank you in advance for your anticipated cooperation.

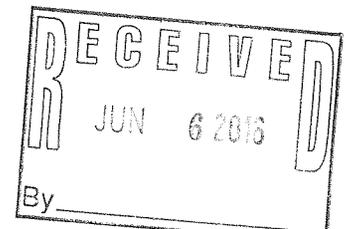
Sincerely,

Haley Peck
Real Estate Specialist

¹ Middle Class Tax Relief and Job Creation Act of 2012, Pub. L. No. 112-96, § 6409 (2012)

² Acceleration of Broadband Deployment by Improving Wireless Facility Siting Policies, 80 Fed. Reg. 1238-01 (Jan. 8, 2015)(to be codified at 47 C.F.R. 1 and 17) (the "FCC Infrastructure Order")

³ See FCC Infrastructure Order at para. 115.





CC ITEM # 4, 16
P&Z ITEM # 4, 8
SULLIVAN 03

Crown Castle
600 East John Carpenter Freeway, Suite 300
Irving, TX 75062

June 3, 2016

City of Grapevine
Planning and Zoning Department
200 S. Main St.
Grapevine, TX 76051

RE: Project Description

To Whom It May Concern:

Verizon Wireless is proposing to collocate on the existing wireless communications tower (monopole) located at 525 Industrial Blvd., Grapevine, TX 76051. The existing tower is 70'-6" tall and is currently being occupied by one other carrier, AT&T. Verizon Wireless is proposing to install (6) antennas at the 60' level, below AT&T's existing antennas. No additional height increase for the tower is required. Verizon Wireless is also proposing the installation of a new 10' x 15' concrete pad within Crown Castle's lease area for the location of their ground equipment. Verizon Wireless will be installing (1) generator and (2) equipment cabinets. The cabinets will be placed under a new canopy and the area will be enclosed by chain link fence.

The proposed collocation of Verizon Wireless on this existing cell tower will not cause substantial harm to the value, use, or enjoyment of other property in the neighborhood. The cell tower is pre-existing on the property without any issues. Verizon Wireless is proposing their antennas to be located below the existing antennas, so there will only be a very minimal aesthetic change to the look of the tower. It will not cause any changes to the surrounding area. The proposed ground equipment is the minimal amount needed so that Verizon Wireless's site is able to function and will be unobtrusive.

The proposed collocation of Verizon Wireless on this existing cell tower will add to the value, use, or enjoyment of other property in the neighborhood. Adding a site for Verizon Wireless at this location will increase their coverage to the surrounding area without the need for the installation of a new tower. Collocation is favored and encouraged by the City of Grapevine and presently, there is only one carrier on this tower. The proposal would enhance the site by allowing another carrier to locate by the least intrusive means.

Thank you in advance for your review and consideration of this application. We look forward to working with the City of Grapevine on this and future wireless communications efforts.

Sincerely,

Haley Peck
Real Estate Specialist

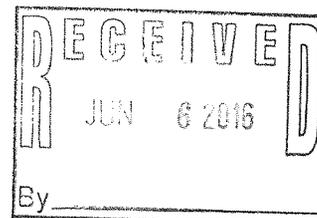


Exhibit 2.03.1 – Section 6409(a) Eligible facility request for modification that does not substantially change the physical dimensions of an existing tower or base station

Section 6409(a) applies to this project as it meets the applicable requirements as set forth in FCC Rules, 47 CFR 1.40001 Wireless Facility Modifications (FCC Rules).

- (1) The project is an “eligible facility” as a “tower” as defined in FCC Rules. The tower is a monopole that was built for the sole purpose of supporting Commission-licensed/authorized antennas and their associated facilities. It currently (and only) supports AT&T as a carrier. The tower was originally approved by City of Grapevine for Cingular Wireless (later acquired by AT&T) through SUP #SU02-01 on 2/19/2002.
- (2) The tower to be modified as the Project meets the definition of “existing” in FCC Rules, as it has been reviewed and approved through the City of Grapevine SUP process. It was approved by SUP #SU02-01 on 2/19/2002. Copies of previous approvals are attached. There were no City required conditions besides conformance to the approved site plans.
- (3) The “site” of the tower to be modified by the Project is a 55’ x 16’ space leased by Crown Castle from the Property Owner, LT2 Properties LLC. Verizon Wireless will then lease a 15’ x 16’ portion of the site from Crown Castle for placement of their equipment. Please see the zoning drawings for a map and location/boundaries.
- (4) Does not apply, not located in public ROW
- (5) The request to modify is a “collocation” as defined in FCC Rules, as Verizon Wireless is proposing to install their antennas and other equipment on the existing monopole, that is an eligible support structure (as described above). The purpose of Verizon Wireless’s installation is transmitting and/or receiving radio frequency signals for communications purposes.
- (6) The modification Project does not include or require replacement in the form of “hardening” of the tower.
- (7) The requested modification of the tower to be modified by the Project does not “substantially change the physical dimensions” of the existing tower, as those terms are defined in FCC rules, specifically:
 - a. There is no increase in tower height proposed. Verizon Wireless’s antennas will be installed below the existing antennas.
 - b. There is no increase in the width and/or protrusions of appurtenances and/or transmission equipment from the tower to be modified. The proposed antennas will protrude no further from the tower than the existing antennas, which is approximately 3.3’.
 - c. Verizon Wireless does propose an increase in transmission equipment/cabinets on the ground of the site of the tower to be modified, but it will not be more than the standard number of new equipment cabinets for the technology involved and will not exceed four cabinets. They are proposing two equipment cabinets and one generator.
 - d. There will be no proposed excavations or deployment outside the current site. Verizon Wireless’s proposed ground equipment will be installed within Crown Castle’s lease area. The current site is defined as the leasehold or other property interest. The portion

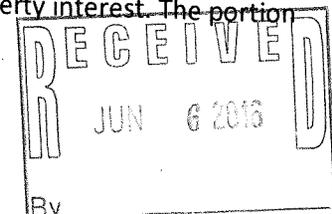
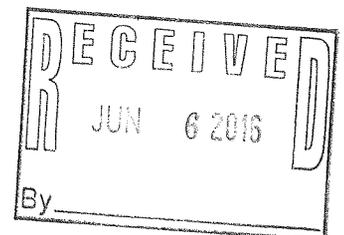


Exhibit 4.01 – Existing zoning regulations or other City requirements at the Project site and requested variances/waivers

4.01.1: The applicable City of Grapevine Zoning Ordinance section is 49.B.1 – Special Use Permits, Authorized Special Uses, Communication Uses. The Project is subject to review and approval of a SUP. A monopole is one of the antenna support structure types listed to be regulated and governed by this section. One accessory equipment building is allowed per antenna support structure. There is already one shelter at the site and no new shelter or building is proposed. There are no proposed commercial signs, flags, lights and attachments other than those required for communications operations or structural stability. The Project is in full compliance with the existing zoning regulations or other City requirements. There were no previously required conditions of prior permits at the Project site, besides conformance to the approved site plans. This SUP is needed for changes to the site plan. This is a qualified Section 6409(a) application.

4.01.2: There were no previously required City conditions from prior permits, besides conformance to the approved site plans. The proposed changes to the previously approved site plans are allowed by the “substantial change” thresholds identified in FCC Rules and explained above. The Project is in full compliance with the existing zoning regulations or other City requirements.



TERMS USED IN THIS APPLICATION:

"Applicant" -- This is the person or entity that will actually utilize the Project, with the permit in the Applicant's name.

"Applicant's Agent" -- Applicant's Agent is the agent for the Applicant in connection with this application and is authorized to sign and submit the application on the Applicant's behalf.

"FCC 2009 Declaratory Ruling" --- Federal Communication Commission Order, *In the Matter of Petition for Declaratory Ruling to Clarify Provisions of Section 332(c) (7) (B)*, 24 FCC Rcd 13994 (2009).ⁱ

"FCC 2014 Wireless Infrastructure Order" -- Federal Communication Commission Order, *In the Matter of Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies*, WT Docket No. 13-238, ___ FCC Rcd ___ (Adopted Oct. 17, 2014, Released Oct. 27, 2014) [For Effective dates see end note, but for Section 6409 (a) rules, no earlier than April 8, 2015]. Interpretation of Section § 6409(a) (47 U.S.C. § 1455(a)).ⁱⁱ

"FCC Rules" -- FCC Rules, 47 C.F.R. § 1.40001 Wireless Facility Modifications, *et al.*

"Property Owner" -- Is the underlying owner of the property on which the Project is located.

"Project" -- For purposes of this application, the new site or modification/addition to an existing wireless facilities site will be termed the "Project".

"Section 322 (c) (7)" -- Federal law, 47 U.S.C. § 332 (c) (7).

"Section 6409 (a)" -- Federal law, 47 U.S.C. § 1455(a) (Section 6409(a) of the Middle Class Tax Relief Act of 2013).

SECTION 1.00: APPLICANT INFORMATION

1.01. Applicant Information:

1.01.1: Full Legal Name of Applicant: Including full name of individuals, corporate name, LLC, LLP, as applicable.):

1.01.2: Principal Applicant Contact Name: Ashley Fowler
Title: Project Manager

Firm Name (If applicable): Verizon Wireless

Address: 11710 FM 2661

City: Tyler State: TX Zip: 75709

Tel: 817-770-2101 Ext:

Work Fax: 817-394-1210

(Optional) Mobile Tel:

Email Address: ashley.fowler@cabass.net

(Optional) Website:

1.01.3: If applicable, Applicant's Agent Name: Haley Peck

Title: Real Estate Specialist

Firm Name: Crown Castle

Address: 600 E. John Carpenter Fwy. #300

City: Irving State: TX Zip: 75062

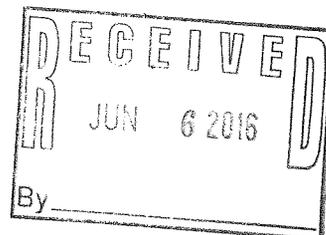
Tel: 972-374-4281 Ext:

Work Fax: 972-374-4270

(Optional) Mobile Tel:

Email Address: haley.peck@crowncastle.com

(Optional) Website:



1.02: Underlying Property Owner Information.

1.02.1: If the underlying owner of the property on which the Project is located ("Property Owner") is not the same as the Applicant, please include information on the Property Owner's name, company or firm, title, address, email and telephone number. included on application

1.02.2: If the underlying Property Owner is not the same as the Applicant and does not sign the application acknowledging its consent to file the Application for the Project, please attach a letter of agency appointing the Applicant, or the Applicant's representative or Applicant's Agent, as applicable, as the agent for the Property Owner in connection with this Application and as being fully authorized to sign the Application on the Property Owner's behalf acknowledging the Property Owner's consent to file the Application for the Project. Property owner has signed application

Designate this as "Exhibit 1.02.2, Property Owner's Letter of Agency".

1.02.3: If the Project is located in the public right-of-way, describe in detail the governmental authority and/or statutory authority, or other legal authority that granted the Applicant the privilege to use the rights-of-way for a wireless facility. Not located in public ROW

Designate this as "Exhibit 1.02.3, Permission to use ROW for wireless facility".

1.02.4: If the Project is located in the public right-of-way, and will be placed in infrastructure not owned or controlled by the Applicant, such as an existing wireless antenna support tower or utility pole, street light pole, or traffic signal pole, describe in detail the legal basis for the use of that infrastructure, providing copies of pole attachment or other agreements with the owner of the infrastructure. Not located in public ROW

Designate this as "Exhibit 1.02.4, Permission to use ROW infrastructure".

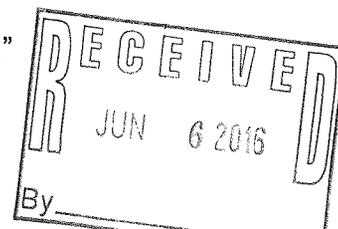
1.03: Representations on submitting the Application:

1.03.1: If the Applicant is an individual, they must sign their full name on the cover page to the Application, representing that: 1.) they have read and understand the Application and; 2.) to the best of their knowledge the answers and information submitted with the Application are true and correct. Application has been signed

1.03.2: If the Applicant is not an individual, an Applicant's in-house representative must sign their full name on the cover page to the Application, representing that: 1.) they have the authority to act for the business entity of the Applicant; 2.) they have read and understand the Application; and 3.) to the best of their knowledge the answers and information submitted with the Application are true and correct.

1.03.3: If neither the Applicant nor the Applicant's in-house representative signs the application form, please attach a letter of agency appointing the above named Applicant's Agent as the agent for the Applicant in connection with this application and as being fully authorized to sign and submit the application on the Applicant's behalf. The Applicant's Agent must sign their full name on the cover page to the Application, representing that: 1.) they have the authority to act for the business entity of the Applicant; 2.) they have read and understand the Application; and 3.) to the best of their knowledge the answers and information submitted with the Application are true and correct.

Designate this as "Exhibit 1.03.3: Applicant's Letter of Agency."



SECTION 2.00: TYPE OF WIRELESS FACILITIES APPLICATION FOR PURPOSES OF FEDERAL LAW: SECTION 332(C) (7) OR SECTION 6409 (A).

The type of wireless facility Project determines the review time under federal law for the City to act in deciding to grant or deny a permit. The three possible City review periods, depending on type of project, are:

- 150 days is the default, but rebuttable presumptive time for the City to review and act on all new wireless facility sites and projects that do not qualify as either a Section 322 (c) (7) “collocation” on an existing tower or a Section 6409 (a) modification to an “eligible” existing tower or existing base station.
- 90 days is the default, but rebuttable presumptive time for the City to review and act on a Section 322 (c) (7) “collocation” on an existing tower, when supported by complete documentation submitted with the application.
- 60 days is the time allowed for the City to review and act on a Section 6409 (a) “eligible facilities request” for modification of an existing tower or existing base station, when supported by complete documentation submitted with the application.

Both a Section 322 (c) (7) “collocation” on an existing tower and a Section 6409 (a) modification to eligible an existing tower or existing base station have detailed restrictions to qualify. If the Applicant is asserting that the Project qualifies for either of those two types of projects, complete the below questions, and provide the requested information in full to avoid a delay in you application’s review for incompleteness.

The City review times start when the application is filed, but can be tolled (not counted) if the application is incomplete. Section 332 (c) (7) presumptive times are rebuttal by the City, and the City does not waive, but reserves its right to rebut those times as not reasonable under the circumstances.ⁱⁱⁱ All of the City review times may be extended by the Applicant, with mutual, written agreement.^{iv}

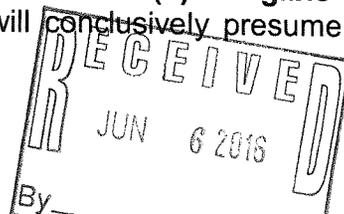
30 day review for completeness of the application for purposes of the City review period:

If the City determines the application is incomplete it will provide written notice to the Applicant within 30 days of filing of the application that the application is incomplete, detailing the missing information and citing where that information was required. The remaining time for the City to review the application does not start again until the supplemental information has been provided to the City in full.

For the maps and drawings required, the following standards apply in the City’s determination of completeness. The size of each submitted map, drawing, Project elevation renderings and/or photographs and photo simulations must be no smaller than 11” by 8.5.” Each must use the same streets names and legends.

Please provide following information in complete detail:

2.01: Presumption that the Application is for a project that does not qualify as either a Section 322 (c) (7) “collocation” on an existing tower or a Section 6409 (a) “eligible facility” modification to an existing tower or base station: The City will conclusively presume that the



Application's Project is neither a collocation project qualified under Section 322 (c) (7) nor is it an "eligible facility" request for modification under Section 6409 (a), unless the Applicant clearly asserts that it is, providing the below requested information in Section 2.02 or Section 2.03, as applicable, in full and in complete detail.

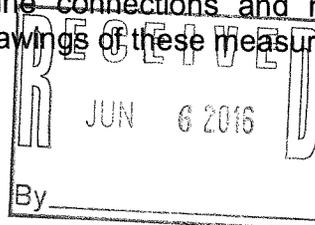
If the above presumption is correct, please check here _____, indicating yes, and go to Section 3.

If the above presumption is not correct, complete Section 2.02 or Section 2.03, as applicable.

2.02: 47 U.S.C. § Section 332 (c) (7) collocation project: If the Applicant asserts that this Project is eligible and fully qualifies as a 47 U.S.C. § 332 (c) (7) collocation project request as defined in *FCC 2009 Declaratory Ruling*,^v attach a detailed written statement describing the reasons upon which the applicant believes that that the Project is eligible for 47 U.S.C. § 332 (c) (7) collocation treatment, to include at a minimum complete answers to the below questions in 2.02.1 below:

2.02.1: Detailed engineer sealed drawings of the measurements described below:

- (1) Detailed information on the existing tower where the collocation is to be placed, to include but not be limited to copies of the initial application and permit, and any subsequent modification applications and permits, even if denied.
- (2) Detailed information on the existing tower where the collocation is to be placed as to whether the mounting of the proposed antenna on the tower increases the existing height of the tower by more than 10%, or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater? Explain in detail. Please provide detailed engineer sealed drawings of these measurements.
- (3) Detailed information on the existing tower where the collocation is to be placed as to whether the mounting of the proposed antenna involve adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater? Explain in detail. Please provide detailed engineer sealed drawings of these measurements.
- (4) If the mounting of the proposed antenna exceeds the size limits set forth in (2) (height) and/or (3) (width/protrusions), is it asserted it was necessary to either avoid interference with existing antennas or to shelter the antenna from inclement weather or to connect the antenna to the tower via cable? Explain in detail. Please provide detailed engineer sealed drawings of supporting these asserted claims.
- (5) Detailed information on the existing tower where the collocation is to be placed as to whether the mounting of the proposed antenna involve the installation of more than the standard number of new equipment cabinets for the technology involved, not to exceed four, or more than one new equipment shelter? Explain in detail. Please provide detailed engineer sealed drawings of these measurements.
- (6) Detailed information on the existing tower where the collocation is to be placed as to whether the mounting of the proposed antenna involve excavation outside the current tower site, defined as the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site, including any physical, wireline, interconnections to other locations, noting existing wireline connections and new ones? Explain in detail. Please provide detailed engineer sealed drawings of these measurements.



- (7) Please include a detailed map depicting the sites' boundary of the property owned or leased for purposes of the tower Project, and the location of the tower Project within that boundary, and depicting the tower Project as it is at the time of the application, and after the requested collocation, in both an overhead format, and in elevations from each side. Please provide detailed engineer sealed drawings of this depiction.

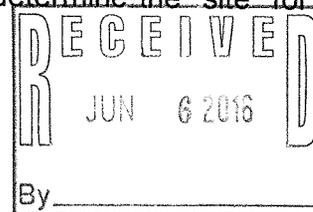
Designate this attachment as "Exhibit 2.02.1, Section 332 (c) (7), Eligible Collocation Project".

Go to Section 3.

2.03: Section 6409 (a) eligible facilities request for modification: If the Applicant asserts that this Project is an eligible facility request for modification under Section 6409 (a) as it does not "substantially change the physical dimensions" of an existing tower or base station, as those terms are defined in *FCC 2014 Wireless Infrastructure Order* and FCC Rules, please attach a detailed written statement describing the basis of the assertion that Section 6409 (a) applies to this Project and why it meets the applicable requirements as set for in FCC Rules, 47 C.F.R. § 1.40001 Wireless Facility Modifications, *et al*, to include complete answers to the questions in 2.03.1 below:

2.03.1. Provide detailed information and detailed engineer sealed drawings of the measurements described to answer the questions below, at a minimum providing documentation or information to the extent reasonably related to the request for modification to allow the City to determine whether the request for modification meets the detailed requirements set for in FCC Rules, 47 C.F.R. § 1.40001 Wireless Facility Modifications, *et al*:

- (1) Is the Project an "eligible facility" as either a "tower" or a "base station" as defined in FCC Rules, 47 C.F.R. § 1.40001 (b) (1) and (9)? Explain in detail.
- (2) Provide detailed information on how the tower or base station to be modified as the Project meets the definition of "existing" in FCC Rules, 47 C.F.R. § 1.40001 (b) (5). Include with this explanation copies of the initial application and permit of the tower or base station, and any subsequent modification applications and permits, even if denied, and of any City required conditions placed on the initial or subsequent permits, such as, but not limited to, safety, setbacks, fencing, landscaping, and concealment or stealth requirements.
- (3) Provide detailed information and documents on the "site" of the tower or base station to be modified by the Project as "site" is defined in FCC Rules, 47 C.F.R. § 1.40001 (b) (6), to allow the City to determine the "site" for purposes of compliance with Section 6409 (a) eligibility. Please include a detailed map depicting the sites' boundary of the property owned or leased for purposes of the Project, and the location of the Project within that boundary, and depicting the tower or base station as it is at the time of the application, and after the requested modifications, in both an overhead format, and in elevations from each side.
- (4) If the Project is located in the public right-of-way, describe by providing maps and drawings to fully depict the area asserted to be in proximity to the structure and to other transmission equipment already deployed on the ground, to include the location of the tower or base station and transmission equipment already deployed on the ground within that proximity area, depicting the tower or base station as it is at the time of the application, and after the requested modification, in both an overhead format, and in elevations from each side. Include the basis of the assertion as to the area in proximity to the eligible structure.^{vi} Explain in full detail to include maps and drawings to allow the City to determine the "site" for purposes of compliance with Section 6409 (a) eligibility.



- (5) Is the request to modify a "collocation", as defined in FCC Rules, 47 C.F.R. § 1.40001 (b) (2), or a removal or replacement of "transmission equipment", as defined in FCC Rules, 47 C.F.R. § 1.40001 (b) (8)? Explain in detail.
- (6) To the extent the modification Project includes replacement in the form of "hardening" of the tower or base station, please provide analysis by a licensed engineer as to why this hardening is necessary for an eligible Section 6409 (a) collocation, replacement, or removal of transmission equipment, and percentage of the structure that is being replaced.^{vii}
- (7) Provide detailed information on how the requested modification of the tower or base station to be modified by the Project does not "substantially change the physical dimensions" of the existing tower or base station, as those terms are defined in FCC Rules, 47 C.F.R. § 1.40001 (b). Explain in detail, specifically, including detailed licensed engineer sealed drawings, on how the requested modification of the tower or base station Project is to be modified, to include:
 - a. Increases in the height of the tower or base station to be modified;
 - b. Increases in the width and/or protrusions of appurtenances and/or transmission equipment from the tower or base station to be modified;
 - c. Increases in the transmission equipment/cabinets on the ground of the site of the tower or base station to be modified;
 - d. Detail on any excavations and deployment outside the current site including any physical, wireline, interconnections to other locations, noting existing wireline connections and new ones.
 - e. How the requested modification of the tower or base station does not defeat any previously required concealment (stealth) conditions from prior permits;
 - f. How the requested modification of the tower or base station complies with any other previously required City conditions from prior permits, other than those allowed by the "substantial change" thresholds identified in FCC Rules, 47 C.F.R. § 1.40001(b)(7)(i)-(iv).

What constitutes a "substantial change" are detailed in the definition in FCC Rules, 47 C.F.R. § 1.40001 (b) (8), including how each item listed above is measured (i.e., height, width, protrusions of appurtenances, number of cabinets). Please provide all documents and information to the extent reasonably related to the request for modification to allow the City to determine whether the request for modification meets the detailed requirements set for in FCC Rules, 47 C.F.R. § 1.40001 Wireless Facility Modifications, *et al*.

Designate this attachment as "Exhibit 2.03.1, Section 6409(a) Eligible facility request for modification that does not substantially *change* the physical dimensions of an existing tower or base station"

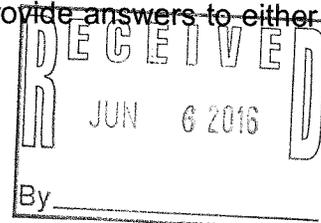
Go to Section 3.

SECTION 3.00: GENERAL PROJECT INFORMATION

3.01: Project Street or other Physical Address designation used to locate: 525 Industrial Blvd., Grapevine, TX 76051

3.01.1: Project Description: Collocation of Verizon Wireless to existing cell tower.

To the extent not answered in detail in Section 2 above, please provide answers to either 3.01.2 and 3.01.2 or 3.01.3 and 3.01.4, as applicable:



3.01.1 Detailed map depicting the boundary of the property owned or leased for purposes of the Project, and the location of the proposed Project within that boundary including street names, addresses of buildings or residences in at least 300 yards of proximity to that area including any physical, wireline, interconnections to other locations, noting existing wireline connections and new ones. zoning drawings provided

3.01.2 Detailed to scale drawings depicting the existing wireless facilities structure as it is at the time of the application, as applicable, and as the Project will be after the requested modification, in both an overhead format, and in elevations from each side including any physical, wireline, interconnections to other locations, noting existing wireline connections and new ones. zoning drawings provided

3.01.3 If the Project is located in the public right-of-way, describe the location by providing maps to depict the area with 200 feet of the Project, including street names, addresses of buildings or residences and the area asserted to be in proximity to the Project, to include the location of the Project structure within that area, including any physical, wireline, interconnections to other locations, noting existing wireline connections and new ones.

3.01.4 Detailed to scale drawings depicting the existing wireless facilities structure as it is at the time of the application, as applicable, and as the Project will be after completion, in both an overhead format, and in elevations from each side including any physical, wireline, interconnections to other locations, noting existing wireline connections and new ones. Maps and drawings are to be prepared and sealed by a licensed Texas professions Engineer.

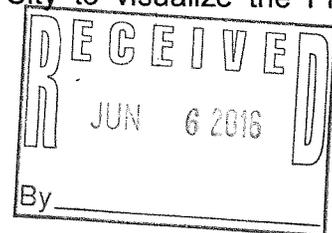
Designate the maps and drawings as "Exhibit 3.01.1, Project description, maps and drawings."

3.02: Requested photo/elevation renderings to be submitted with the Application: *(Not applicable for a fully qualified Section 6409 (a) eligible facility's request to modify.)* N/A

3.02.1: Project Elevation Renderings and/or Photographs and Photo Simulations.

- (1) To the extent not provided in other responses, where the Project as proposed by the Applicant can be seen at ground level from the street, or from the 1st floor within or on buildings within 500 feet of the Project provide four elevation renderings and/or photographs and/or photo simulations of the Project, including its tower, base station, antennas, antenna concealment/stealth coverings, equipment cabinets, back-up generators, and lights, as applicable.
- (2) A map detail showing each location where that elevation renderings and/or photographs and/or photo simulations were taken, together with the Project site, and the direction to the site from each elevation renderings and/or photographs and/or photo simulations must be included.

The Applicant should submit elevation renderings and/or photographs and/or photo simulations as set out above, and may be requested by the City to provide additional elevation renderings and/or photographs and/or photo simulations to allow the City to visualize the Project as completed.



By their submittal with the application, Applicant represents that the elevation renderings and/or photographs and/or photo simulations are accurate and reliable representations of the current project site and the proposed Project to be constructed or modified, and that the Applicant is fully aware that the City will rely on all of the elevation renderings and/or photographs and/or photo simulations provided when it considers granting or denying the Application for this Project.

Designate as "Exhibit 3.02.1, Project elevation renderings and/or photographs and photo simulations."

SECTION 4.00: EXISTING ZONING REQUIREMENTS AND ANY VARIANCES/WAIVERS REQUESTED.

4.01.1: Provide information on the existing zoning regulations or other City land use and/or safety code requirements at the Project site that may be applicable to the Project.

4.01.1: If the Project is not in full compliance with the existing zoning regulations or other City requirements or conditions of prior permits at the Project site provide detail as to how it is non-compliant, and if a variance and/or waiver is requested by the Applicant for each instance of non-compliance, and why the variance/waiver is requested, except for qualified Section 6409 (a) Applicants. N/A

4.01.2: For qualified Section 6409 (a) Applicants, to the extent not answered above in Section 2.03.1 (7) f. above, provide details if the Project complies with any other previously required City conditions from prior permits, and/or existing zoning regulations or other City requirements at the Project site other than those allowed by the "substantial change" thresholds identified in FCC Rules, 47 C.F.R. § 1.40001(b)(7)(i)-(iv), and if not, and if a variance and/or waiver is requested by the Applicant for each instance on non-compliance, and why the variance/waiver is requested.

Designate this as "Exhibit 4.01, Existing zoning regulations or other City requirements at the Project site and requested variances/waivers."

SECTION 5.00: PROJECT USE AND PURPOSE (Not applicable for a fully qualified Section 6409 (a) eligible facility's request to modify.) N/A

5.01: Principal Use of the Project: (One or more, as applicable)

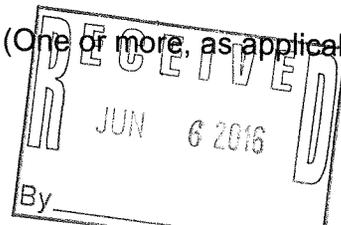
If for private use, such as an amateur radio, describe generally in a written statement.

If for broadcast radio, broadcast TV, or satellite connectivity for data or cable television, describe generally in a written statement.

If for commercial public cellular telephone, to include, but not limited to a network for "personal wireless services" as defined in Section 322 (c) (7) (C), or a network for "commercial mobile service", as defined in 47 U. S.C. § 332 (d), Enhanced Specialized Mobile Radio, Specialized Mobile Radio, Microwave, PCS telephone, Small Cell, or a Distributed Antenna System (DAS), describe generally in a written statement.

If for other uses, (e.g., Wi-Max or Wi-Fi), describe generally in a written statement.

5.02: If applicable, indicate whether the purpose of the Project is: (One or more, as applicable)



___ Adding commercial cellular network without adding significant new radio frequency coverage area to a network for "personal wireless services", as defined in Section 322 (c) (7) (C) and/or to a network for "commercial mobile service", as defined in 47 U. S.C. § 332 (d).

___ Providing significant new radio frequency coverage in an area not already served by radio frequency coverage to a network for "personal wireless services", as defined in Section 322 (c) (7) (C) and/or to a network for "commercial mobile service", as defined in 47 U. S.C. § 332 (d).

___ Increasing the existing radio frequency signal level in an area with existing radio frequency coverage to a network for "personal wireless services", as defined in Section 322 (c) (7) (C) and/or to a network for "commercial mobile service", as defined in 47 U. S.C. § 332 (d).

___ Intended to close or reduce an asserted "significant gap" in a wireless telecommunications cellular network, including to a network for "personal wireless services", as defined in Section 322 (c) (7) (C) and/or to a network for "commercial mobile service", as defined in 47 U. S.C. § 332 (d).

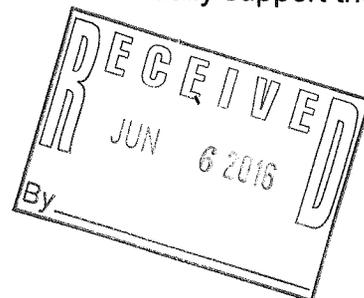
___ Other. Attach a written statement fully describing all portions or elements of the "Other" dominant purpose of this Project.

Designate this exhibit as "Exhibit 5.02, Other purpose of this Project."

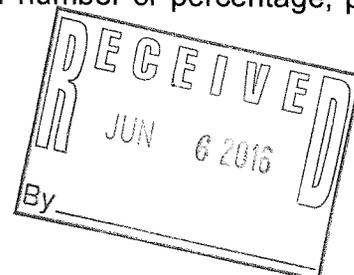
SECTION 6.00 "SIGNIFICANT GAP" QUESTIONS, IF APPLICABLE: *(Not applicable for a fully qualified Section 6409 (a) eligible facility's request to modify.) N/A*

6.01: Is this Project intended to close or reduce an asserted "significant gap" in a wireless telecommunications network, to include a network for "personal wireless services", as defined in Section 322 (c) (7) (C) and/or for "commercial mobile service", as defined in 47 U. S.C. § 332 (d) (sometimes referred to collectively as "cellular network")? If the answer is yes, attach a written statement, signed and sealed by an engineer licensed in Texas, including his or her designated primary area of engineering practice, and if it is not electrical engineering, then include a copy of his or her Supplementary Experience Record (SER) as filed with the Texas Board of Professional Engineers, Rule 133.97 (j), and explaining why he or she is competent without a designated primary area in the engineering branch area of electrical engineering concerning Radio Frequency (RF) engineering analysis. In such written statement provide full details describing the following:

- (1) Geographic boundary of the claimed significant gap area, attaching a street-level map showing that geographic boundary of the claimed significant gap.
- (2) Describe the size of the claimed significant gap area in square miles; and
- (3) Set out and explain the definition of and/or what constitutes a "significant gap" as used by Applicant in this Project.
- (4) If the term or of what constitutes a significant gap as set out above is different than the term significant gap is used or applied by the wireless industry generally, if known, and/or the FCC, if known, explain the differences and the reasons for the differences.
- (5) Where the Applicant has relied on external data sources to factually support the claimed significant gap area, identifying those sources and:



- a. Whether the claimed significant gap affects a significant number of commuters on particular roadways, and if so, name each roadway, and include addresses by blocks, and how affected; and
 - b. Describe the number of potential cellular network users in the claimed significant gap area; and
 - c. Describe the number of potential cellular network users in the claimed significant gap area who may be affected by the claimed significant gap; and
 - d. Describe whether the proposed Project is needed to improve weak signals in a cellular network or to fill a complete void in coverage in a cellular network, and provide Radio Frequency (RF) engineering analysis proof of either; and
 - e. If the claimed significant gap covers roads on which the cellular network users lack roaming capabilities, identify such roads by name and block address within the claimed significant gap area and provide road use information about each such road; and
 - f. If one or more "drive tests" was conducted within the claimed significant gap area, discuss in detail the methodology of how the test(s) were conducted, including details about the test equipment by manufacture, model numbers and years in service, if more than 2 years, and calibration maintenance records, if applicable, and location of the test equipment, including any antennas in or on the test vehicle. Provide the objective data collected during the drive test in standard portable spreadsheet format; and
 - g. If the claimed significant gap affects a retail commercial district, show the boundaries of the district on the map; and
 - h. If the claimed significant gap poses a public safety risk, describe in detail the claimed risk, and the basis for this claim, including any correspondence (email or in writing) from or to the public, if any; and to or from any public safety officials (fire, police, others), if any, concerning or relating to this claimed public safety risk; and
- (6) If the claimed significant gap is based in whole or in part on factors related to switching center capacity; dropped calls; failed hand-offs; interference from or to other cell sites; site hopping; degraded cellular radio frequency signals; and/or any failure to meet any carrier transmission goal or percentage goal, attach at least the most recent twelve months of historical data by month documenting at least:
- a. The results or numerical data of each claimed metric and range of each parameter;
 - b. the wireless carrier's numerical and percentage requirements for each such claimed perimeter;
 - c. the total number of calls attempted for each month both successfully and unsuccessfully completed;
 - d. the total number of calls that were not completed including failed originations; failed hand-offs; and non-normal call terminations; and (5) for every such claimed parameter that is not categorized by way of number or percentage, provide the data in the way kept by the carrier.



Designate this exhibit as "Exhibit 6.01, Basis of "significant gap" closing as a purpose of this Project."

6.02: Alternative Candidate sites to close the significant gap, if applicable (Not applicable for a fully qualified Section 6409 (a) eligible facility's request to modify.) N/A

6.02.1: Did the Applicant, or anyone working on behalf of the Applicant, secured or attempted to secure any leases or lease-options or similar formal or informal agreements in connection with this Project for any sites other than the proposed Project site? If yes, please provide the physical address of each such other location(s), and provide a narrative with technical explanation, to include a Radio Frequency (RF) engineering analysis, as to why each such other site was not used as the project site, including identifying and discussing all alternative sites considered to close the significant gap.

6.02.2: Are there any sites in lieu of the site proposed by Applicant that could either close the significant gap claimed or reduce the significant gap to be less than significant, with less impact on the community as compared with a single site? If yes, please provide the physical address of each such other location(s), and provide a narrative with technical explanation to include a Radio Frequency (RF) engineering analysis, as to why each such other site was not used as the project site, including identifying and discussing all alternative sites considered to close the significant gap. If the answer is no, please explain in narrative format the basis for that answer.

6.02.3: If there were no alternative sites were reviewed by the Applicant, or anyone working on behalf of the Applicant, please answer why in technical detail to include a Radio Frequency (RF) engineering analysis.

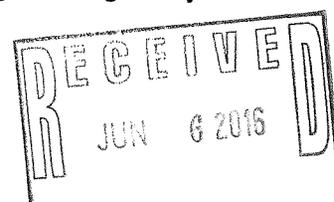
Designate these Responses to 6.02.1 to 6.02.3 as "Exhibit 6.02, Alternative Candidate site to close the significant gap information".

6.02.4: If the City required the Applicant to designate one or more sites as alternative sites to the proposed site for the Project, would that requirement "unreasonably" discriminate against the Applicant from among providers of functionally equivalent services, or prohibit or have the effect of prohibiting the provision of "personal wireless services", as defined in Section 322 (c) (7) (C) and/or "commercial mobile service", as defined in 47 U. S.C. § 332 (d)? If the Applicant's response asserts that either unreasonable discrimination or a prohibition or effective prohibition would occur, explain in detail in narrative form the technical, to include a Radio Frequency (RF) engineering analysis, why it would do so.

Designate this Response as "Exhibit 6.02.4, City requirement of the Applicant to designate alternative sites to the proposed site for the Project will prohibit or have the effect of prohibiting the Applicant from providing any interstate or intrastate telecommunications service".

6.03: Proposed site, as the one and only one location to close the significant gap, if applicable (Not applicable for a fully qualified Section 6409 (a) eligible facility's request to modify.) N/A

6.03.1: Does the Applicant considered the proposed site as the one and only one location within or outside of the City that can close the significant gap? If yes, provide a technically detailed explanation supported by comprehensive radio frequency data and other necessary information fully describing why the proposed site is the one and only one location within or outside of the City that can possibly close the significant gap to include a Radio Frequency (RF) engineering analysis.



Designate this Response as "Exhibit 6.03.1, Proposed site as the one and only one location to close the significant gap information".

6.03.2.: If the City denied the application at the site proposed for the Project, would that denial "unreasonably" discriminate against the Applicant from among providers of functionally equivalent services, or prohibit or have the effect of prohibiting the provision of "personal wireless services", as defined in Section 322 (c) (7) (C) and/or "commercial mobile service", as defined in 47 U. S.C. § 332 (d)? If the Applicant's response asserts that either unreasonable discrimination or a prohibition or effective prohibition would occur, explain in detail in narrative form the technical, and other reasons why it would do so to include a Radio Frequency (RF) engineering analysis.

Designate this Response as "Exhibit 6.03.2, City denial of this Project at this site will prohibit or have the effect of prohibiting the Applicant from providing any interstate or intrastate telecommunications service".

6.04: Least intrusive means to close the significant gap, if applicable (Not applicable for a fully qualified Section 6409 (a) eligible facility's request to modify.) N/A

6.04.1: Is the proposed Project the least intrusive means to close the significant gap claimed and described above? If yes, attach a written statement describing at a minimum, why this project is the least intrusive means to close the significant gap claimed, to include a Radio Frequency (RF) engineering analysis and other information you relied on in reaching your affirmative determination in above.

Designate this Response as "Exhibit 6.04, Proposed Project as the least intrusive means to close the significant gap information".

6.04.2: If the City required the Applicant to have a less intrusive Project, to include a reduction in height and/or width, or to have concealment or stealth requirements, would those requirements would any of those requirements "unreasonably" discriminate against the Applicant from among providers of functionally equivalent services, or prohibit or have the effect of prohibiting the provision of "personal wireless services", as defined in Section 322 (c) (7) (C) and/or "commercial mobile service", as defined in 47 U. S.C. § 332 (d)? If the Applicant's response asserts that either unreasonable discrimination or a prohibition or effective prohibition would occur, explain in detail in narrative form the technical, and other reasons why it would do so to include a Radio Frequency (RF) engineering analysis.

Designate this Response as "Exhibit 6.04.2, City requirement of the Applicant to have a less intrusive Project, to include a reduction in height and/or width, or to have concealment or stealth requirement, will prohibit or have the effect of prohibiting the Applicant from providing any interstate or intrastate telecommunications service".

SECTION 7.00: WIRELINE PHYSICAL INTERCONNECTIONS BETWEEN THE PROPOSED SITE AND OTHER SITES THAT USE THE PUBLIC RIGHTS-OF-WAY:

7.01: If the Project is to be physically interconnected by new wireline "back haul" on, over or under public rights-of-way, please provide the following, as applicable: N/A



- (1) Identify by physical street address of the public rights-of-way, and the managing jurisdiction of the public-rights-of-way (City, County, or State).
- (2) Technical detail of the proposed method of the physical wireline interconnection, including, but not limited to: overhead, underground, conduits, leased capacity of others, *noting existing wireline connections and new ones.*
- (3) Detailed maps and drawings depicting the connections between the proposed Project site and the other sites where they are to be on, over or under public rights-of-way, *noting existing wireline connections and new ones.*
- (4) Detailed information as to the Applicant's governmental grant of authority to use such public-rights-of-way for this purpose of physically interconnecting the Project to any other site or sites by the name of the approving governmental authority, including related documents (e.g., ordinances, franchise, agreements, license or permits), and/or applicable statutes by citation or other means of granting the Applicant (or others) the privilege to place private facilities in the public rights-of-way for private use to connect wireless facilities' sites.

Designate this as "Exhibit 7.01, Wireline/backhaul interconnections in the Public Rights-of-Way Information."

SECTION 8.00: LEASE ALLOWANCE OF ADDITIONAL WIRELESS FACILITIES AND/OR PROVIDERS: *(Optional response, at Applicant's sole discretion.) N/A*

8.01: To the extent not confidential, will the Proposed Site be available for use by other wireless providers?

8.02: To the extent not confidential, does the lease agreement require written consent from the landowner/landlord to allow other wireless providers and/or additional wireless facilities?

8.03: To the extent not confidential, does the lease agreement have any limitations as to:

- (1) size- length, width, height, weight of facilities on the tower, or limitations as to the exact placement of the wireless antenna array and/or its "footprint"; or
- (2) any limitations of any other any additional wireless facilities to be placed on the tower by applicant or other wireless providers on the site at ground level or on the tower?

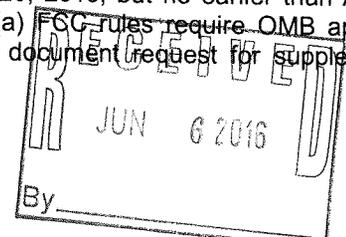
ⁱ FCC 2009 Declaratory Ruling is downloadable at: https://apps.fcc.gov/edocs_public/Query.do?mode=advance&rpt=cond

ⁱⁱ FCC 2014 Wireless Infrastructure Order is downloadable at: <http://www.fcc.gov/document/wireless-infrastructure-report-and-order>.

Effective dates of the FCC 2014 Wireless Infrastructure Order:

April 8, 2015: Section 6409 (a) rules are effective April 8, 2015 (90 days after the Jan. 8, 2015 publication in the Federal Register (FR). 2014 Wireless Infrastructure Order, ¶ 242), except to the extent Office of Management and Budget (OMB) approval is required, 2014 Wireless Infrastructure Order, ¶ 286.

Sections requiring OMB approval are to be effective sometime after Jan. 20, 2015, but no earlier than April 8, 2015: The FCC determined the following portions of the Section 6409 (a) FCC rules require OMB approval before they are effective: 47 C.F.R. §§ 1.40001 (c) (3) (i) [detailed city document request for supplemental



information to toll the 60 days "shot clock" due to 30 day notice of incompleteness]; 1.40001 (c) (3) (iii) [City 10 day review of supplemental information, and subsequent request to submit information to further toll the "shot clock"]; and 1.40001 (c) (4) [60 day failure to act "deemed granted"].

The link to the FCC's OMB approval request is: FR Notice. OMB action on this will be some time after Jan. 20, 2015, when comments are due. Until the OMB acts and the FCC publishes a notice of that OMB approval, those parts of the FCC Rules are not effective. *2014 Wireless Infrastructure Order*, ¶ 289. See FR also Jan. 8, 2015, at page 1238, <http://www.gpo.gov/fdsys/pkg/FR-2015-01-08/pdf/2014-28897.pdf>

Feb. 9, 2015: The balance of the Order on NHPA, NEPA and clarification of *FCC 2009 Declaratory Ruling* and Section 332 (c) (7) are effective 30 days from FR publication. *2014 Wireless Infrastructure Order*, ¶ 289, or Feb. 9, 2015. See FR also Jan. 8, 2015, at page 1238.

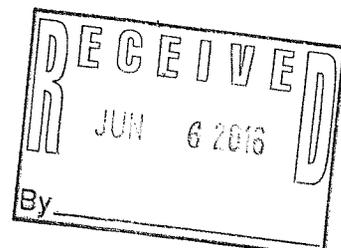
ⁱⁱⁱ See *2009 Declaratory Order* ¶¶ 32 and 42, and FN 99; *FCC 2014 Wireless Infrastructure Order*, ¶ 216.

^{iv} 47 C.F.R. § 1.40001(c).

^v *2009 Declaratory Ruling*, ¶ 46. A Section 332 (c) (7) "collocation" project is one that does not "substantial increase in the size of a tower". *2009 Declaratory Ruling*, footnote 146 states that a "substantial increase in the size of a tower" occurs when: (1) [t]he mounting of the proposed antenna on the tower would increase the existing height of the tower by more than 10%, or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater, except that the mounting of the proposed antenna may exceed the size limits set forth in this paragraph if necessary to avoid interference with existing antennas; or (2) [t]he mounting of the proposed antenna would involve the installation of more than the standard number of new equipment cabinets for the technology involved, not to exceed four, or more than one new equipment shelter; or (3) [t]he mounting of the proposed antenna would involve adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater, except that the mounting of the proposed antenna may exceed the size limits set forth in this paragraph if necessary to shelter the antenna from inclement weather or to connect the antenna to the tower via cable; or (4) [t]he mounting of the proposed antenna would involve excavation outside the current tower site, defined as the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site."

^{vi} 47 C.F.R. § 1.40001 (b) (6).

^{vii} *FCC 2014 Wireless Infrastructure Order*, ¶ 180-81. Replacement may be of "transmission equipment", and may include hardening of the structure as a whole "where such hardening is necessary for a covered collocation, replacement, or removal of transmission equipment, but does not include replacement of the underlying structure."



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 SU16-03 TO AMEND THE SITE PLAN SU02-01 APPROVED BY ORDINANCE NO. 2002-022 AS AMENDED, TO EXPAND THE GROUND LEASE AND ALLOW AN ADDITIONAL WIRELESS CARRIER ON AN EXISTING MONOPOLE IN A DISTRICT ZONED "LI" LIGHT INDUSTRIAL DISTRICT REGULATIONS UNDER CITY OF GRAPEVINE ORDINANCE NO. 82-73 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 special 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 special 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 special 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 49 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, 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 special 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 special 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 special 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 special 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 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 SU16-03 to amend the previously approved site plan of SU02-01 (Ordinance No. 2002-022) as amended, to expand the ground lease and allow an additional wireless carrier (Verizon Wireless) in a district zoned "LI" Light Industrial District, under City of Grapevine Ordinance No. 82 -73 within the following described property: Lot 3, Grapevine Industrial Park (525 Industrial Boulevard), all in accordance with a site plan approved pursuant to Section 49 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 special use permit.

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

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

Section 5. 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 passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE on this the 19th day of July, 2016.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

NOTE:
SPECIAL USE PERMIT SU16-03 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVE SITE PLAN SU02-01 (ord. 2002-22) TO ALLOW THE COLLOCATION OF A WIRELESS FACILITY, SPECIFICALLY TO EXPAND THE GROUND LEASE AND ALLOW AN ADDITIONAL WIRELESS CARRIER ON AN EXISTING MONOPOLE.

CALLED LOT 1 & 2
FIRST SECTION OF GRAPEVINE INDUSTRIAL PARK
VOL. 388-140, PG. 84 D.R. T.C.T
GEM TECH, INC.
(NO RECORDING FOUND)
(TAX ID#09285075)
N 89°49' E 260.00'

SITE CALCULATIONS CHART

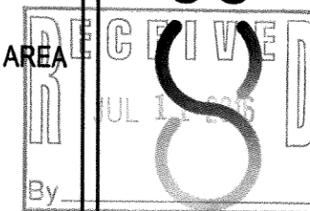
GROUND LEASE AREA = 825 SF
BUILDING (1) = 5,034 SF
BUILDING (2) = 3,794 SF
BUILDING (3) = 11,843 SF
TOTAL BUILDING AREA = 20,671 SF
TOTAL LOT AREA = 63,180 SF
TOTAL OPEN SPACE = 42,509

PARKING ANALYSIS

TOTAL # OF PARKING SPACE PROVIDED = 40

TOTAL BUILDING AREA
11,843 SF + 5,034 SF + 3794 SF =
(3) BUILDING = 20,671 SF
INDUSTRIAL - LIGHT
(LIGHT MANUFACTURING)

MANUFACTURING
1 PARKING SPACES PER 1,000 SQ. FT. OF FLOOR AREA
21 SPACES REQUIRED
ACCESSIBLE PARKING SPACE REQUIRED
1 PER 1 TO 25 =
1 ACCESSIBLE REQUIRED
(E) ONE WILL NEED TO BE REPLACED ♿



PROJECT DESCRIPTION

(E) 70'-6" MONOPOLE, (N) 10'-0"X15'-0"
CONCRETE PAD WITH EQUIPMENT IN (E)
LEASE AREA, INSTALL (6) (N) ANTENNAS
AT 60' AGL.

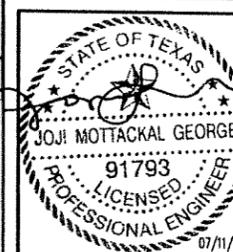
LIGHTING LEVEL WON'T EXCEED 5.0 FOOT CANDLES
AT PROPERTY LINE

ACGI NO: 16-1590

DRAWN BY: J. STATSER

CHECKED BY: JG

A 05/05/16 FOR REVIEW
B 05/13/16 FOR REVIEW
D 05/31/16 FOR FINAL
1 06/27/16 FOR REVIEW
2 07/05/16 FOR REVIEW
3 07/07/16 FOR FINAL

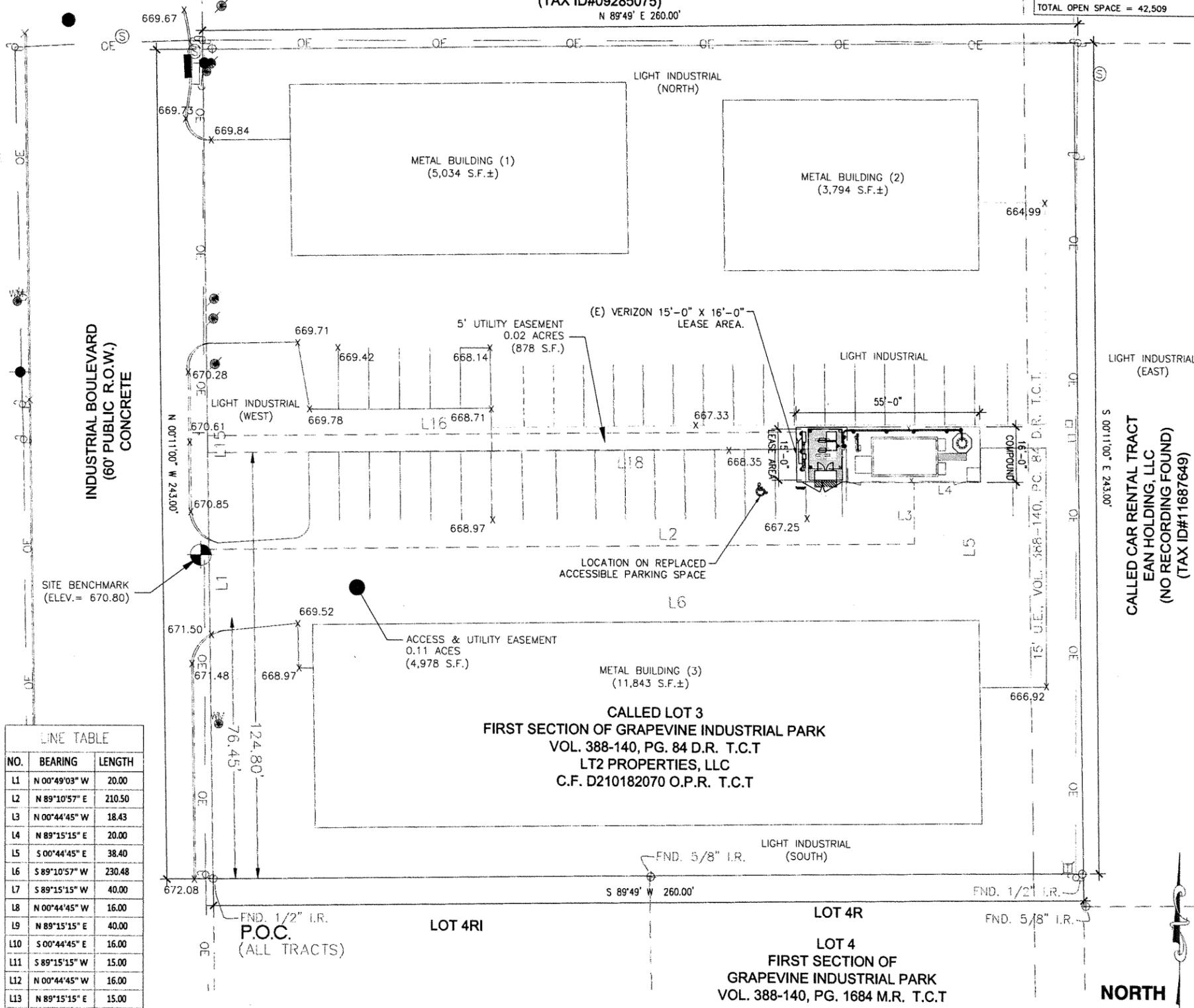


CROWN BU#
840235

BAYLOR PARKWAY

525 INDUSTRIAL BLVD.
GRAPEVINE, TX 76051

SHEET NUMBER
1 of 4



NO.	BEARING	LENGTH
L1	N 00°49'03" W	20.00
L2	N 89°10'57" E	210.50
L3	N 00°44'45" W	18.43
L4	N 89°15'15" E	20.00
L5	S 00°44'45" E	38.40
L6	S 89°10'57" W	230.48
L7	S 89°15'15" W	40.00
L8	N 00°44'45" W	16.00
L9	N 89°15'15" E	40.00
L10	S 00°44'45" E	16.00
L11	S 89°15'15" W	15.00
L12	N 00°44'45" W	16.00
L13	N 89°15'15" E	15.00
L14	S 00°44'45" E	16.00
L15	N 00°49'03" W	5.00
L16	N 89°15'48" E	175.54
L17	S 00°44'12" E	5.00
L18	S 89°15'48" W	175.54

1 DIMENSIONAL CONTROL SITE PLAN

FULL SIZE PLOT: SCALE: 1/16" = 1'-0"
HALF SIZE PLOT: SCALE: 3/64" = 1'-0"
0 4' 8' 16' 32'

ZONING EXHIBIT

APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

LAND OWNER
LT2 PROPERTIES LLC
4100 HERITAGE AVE #105
GRAPEVINE, TX. 76051-5716 R019
CONTACT: TIM LANCASTER
PHONE: 817-358-8600

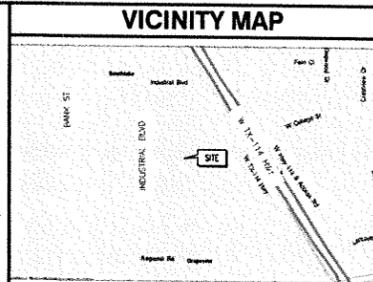
SITE INFORMATION
JURISDICTION: CITY OF GRAPEVINE
OCCUPANCY: UNMANNED
ZONING: SF-9

TOWER OWNER / PETITIONER
CROWN CASTLE
600 E. JOHN CARPENTER FWY
IRVING, TX 75062
CONTACT: KELLI WALSH
PHONE: 512-652-2107

CONSULTANT ENGINEERING
ALLPRO CONSULTING GROUP, INC.
9221 LYNDON B. JOHNSON FREEWAY
SUITE 204
DALLAS, TX 75243
OFFICE: 972-231-8893
FAX: 866-364-8375
CONTACT: JOJI M. GEORGE P.E.

SURVEY
TOWN & COUNTRY SURVEYORS, LLC
25307 NORTH FREEWAY, SUITE 100
THE WOODLANDS, TX 77380
PHONE: 281-465-8730

APPLICANT
VERIZON WIRELESS
1301 SOLANA BLVD
BLDG 2 SUITE #2400
WESTLAKE, TX 76262
PHONE: (817) 961-2572



CASE NAME: VERIZON WIRELESS
CASE NUMBER: SU16-03
LOCATION: 525 INDUSTRIAL BOULEVARD

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

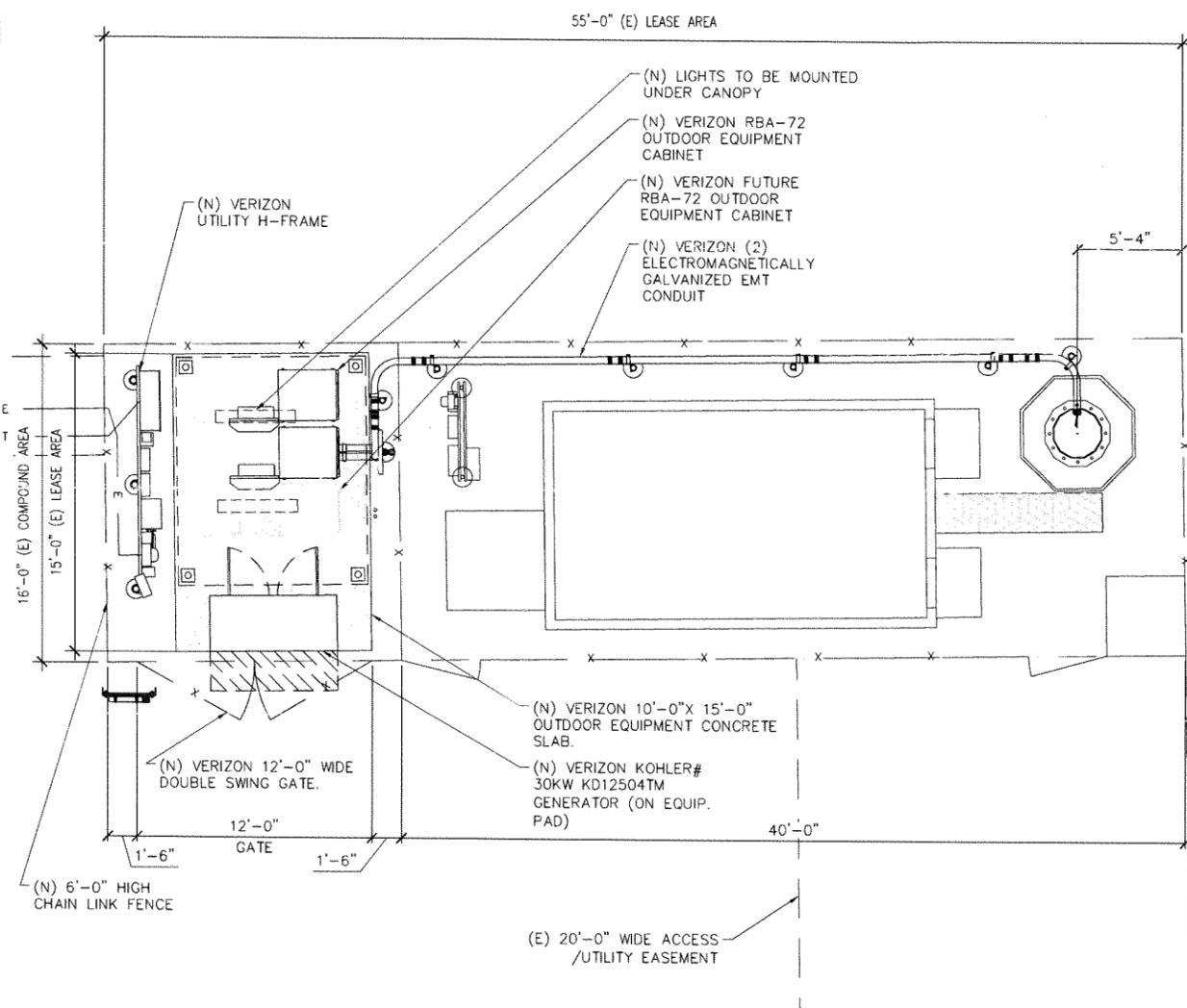
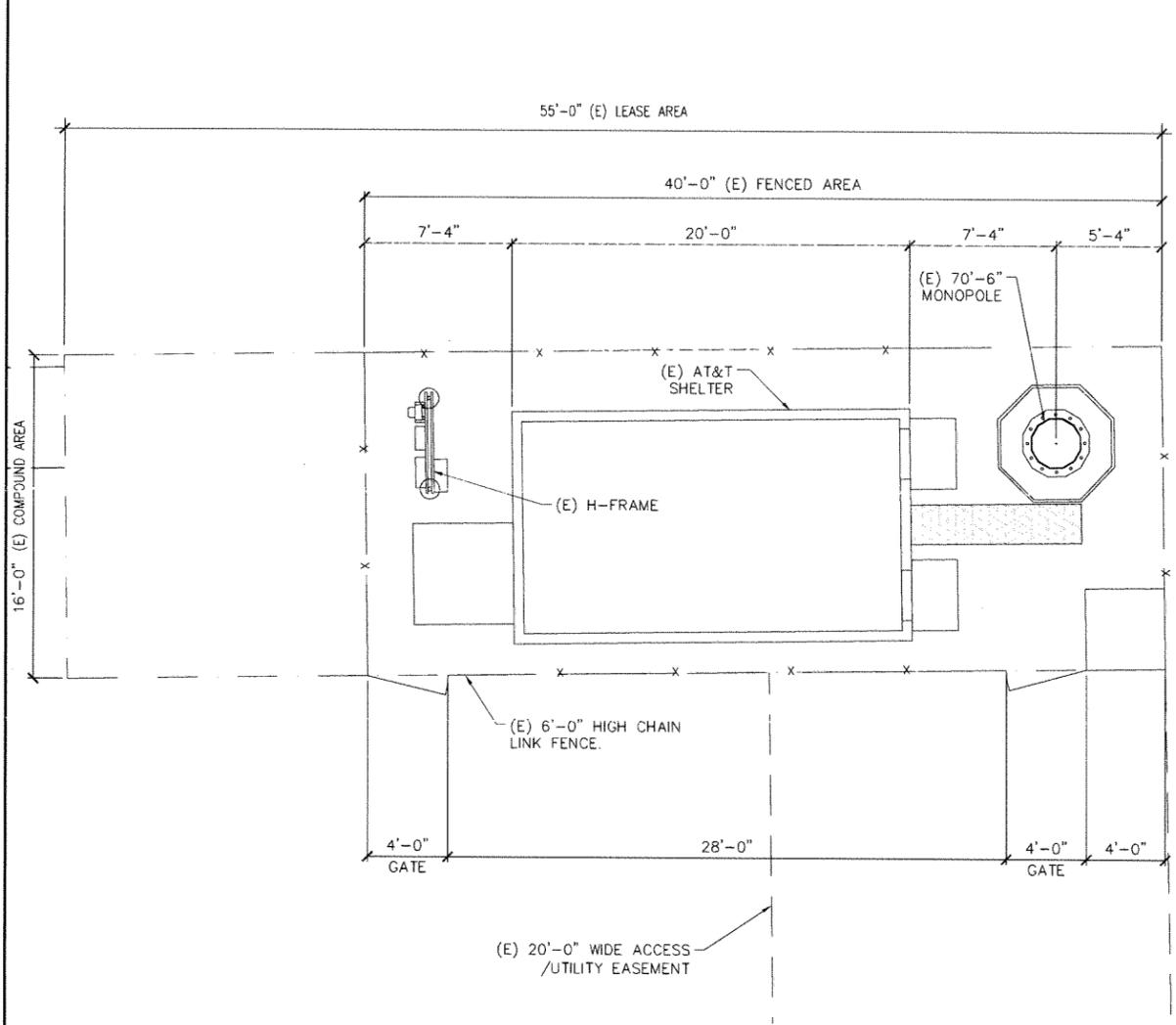
DATE: _____

SHEET: _____ OF: _____

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

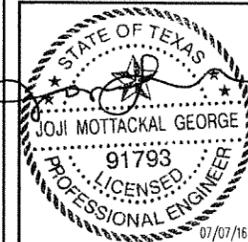
DEPARTMENT OF DEVELOPMENT SERVICES

NOTE:
SPECIAL USE PERMIT SU16-03 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVE SITE PLAN SU02-01 (ord. 2002-22) TO ALLOW THE COLLOCATION OF A WIRELESS FACILITY, SPECIFICALLY TO EXPAND THE GROUND LEASE AND ALLOW AN ADDITIONAL WIRELESS CARRIER ON AN EXISTING MONOPOLE.



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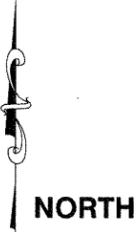


CASE NAME: VERIZON WIRELESS
CASE NUMBER: SU16-03
LOCATION: 525 INDUSTRIAL BOULEVARD
MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____
DATE: _____
SHEET: _____ OF: _____
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODE OR ORDINANCES
DEPARTMENT OF DEVELOPMENT SERVICES

CROWN BU#
840235
BAYLOR PARKWAY
525 INDUSTRIAL BLVD.
GRAPEVINE, TX 76051

1 ENLARGED SITE PLAN (EXISTING)
FULL SIZE PLOT: SCALE: 1/4" = 1'-0"
HALF SIZE PLOT: SCALE: 1/8" = 1'-0"

2 ENLARGED SITE PLAN (PROPOSED)
FULL SIZE PLOT: SCALE: 1/4" = 1'-0"
HALF SIZE PLOT: SCALE: 1/8" = 1'-0"





ACGI NO: 16-1590

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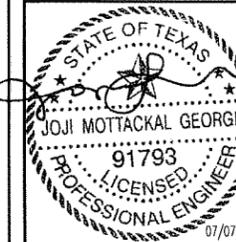
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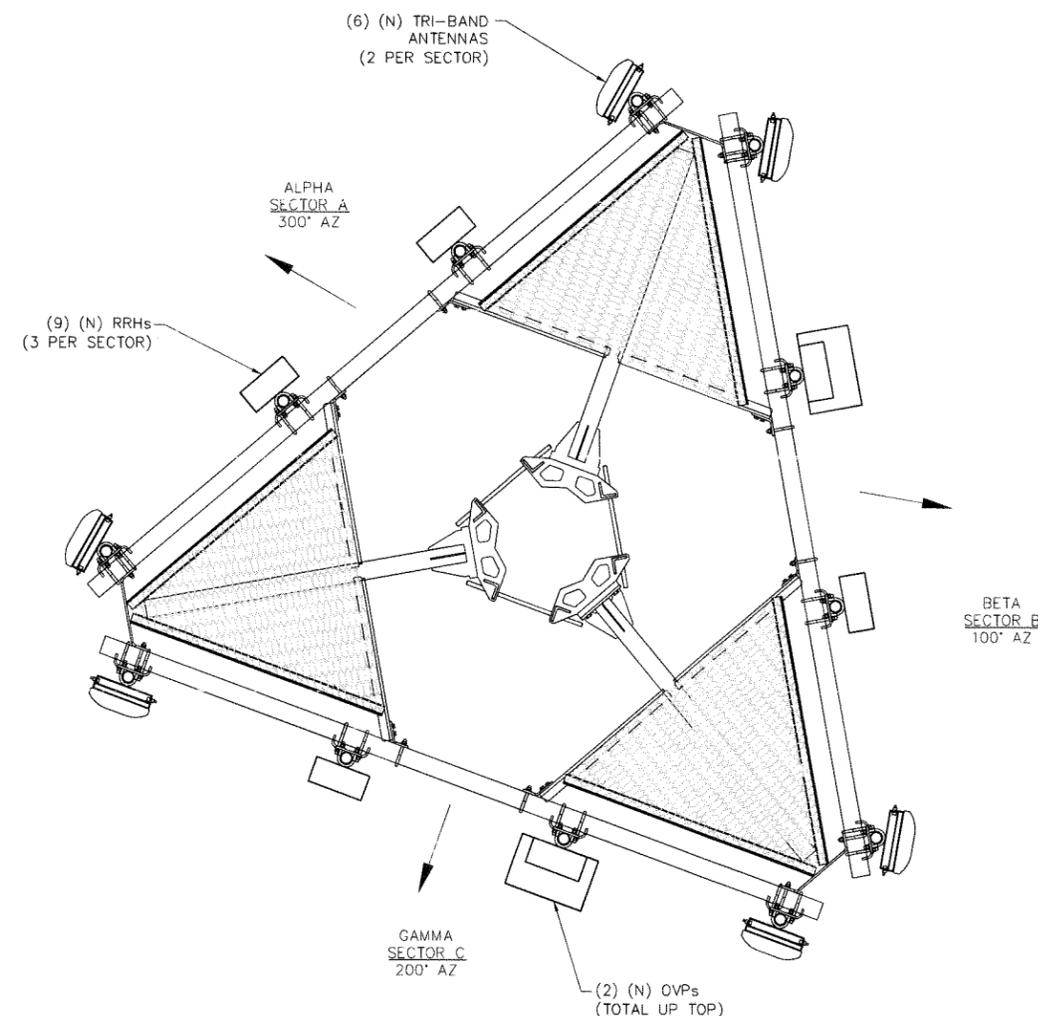
BAYLOR PARKWAY

525 INDUSTRIAL BLVD.
GRAPEVINE, TX 76051

SHEET NUMBER

3 of 4

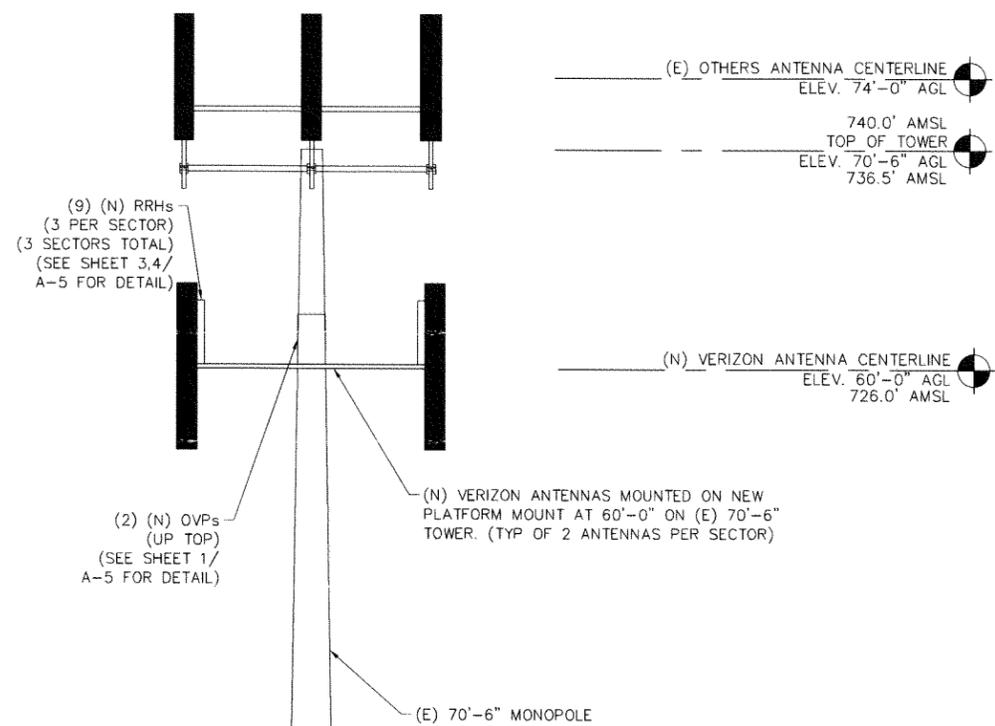
NOTE:
SPECIAL USE PERMIT SU16-03 IS A REQUEST TO
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SU02-01 (ord. 2002-22) TO ALLOW THE
COLLOCATION OF A WIRELESS FACILITY, SPECIFICALLY
TO EXPAND THE GROUND LEASE AND ALLOW AN
ADDITIONAL WIRELESS CARRIER ON AN EXISTING
MONOPOLE.



CASE NAME: VERIZON WIRELESS
CASE NUMBER: SU16-03
LOCATION: 525 INDUSTRIAL BOULEVARD
MAYOR SECRETARY
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN
DATE: _____
SHEET: _____ OF: _____
APPROVAL DOES NOT AUTHORIZE ANY WORK
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ORDINANCES
DEPARTMENT OF DEVELOPMENT SERVICES

2 ANTENNA LAYOUT (PROPOSED)

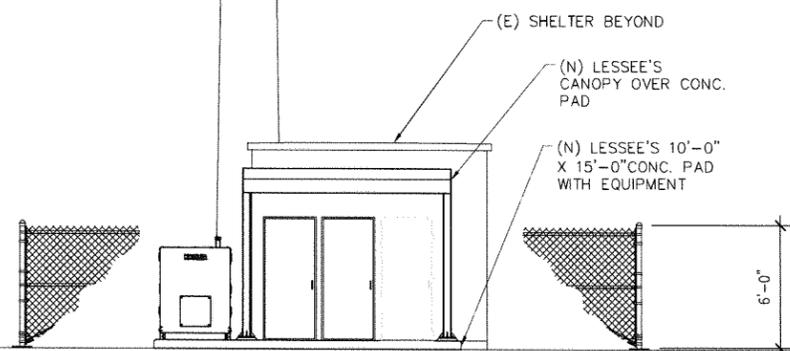
FULL SIZE PLOT: SCALE: 3/4" = 1'-0"
HALF SIZE PLOT: SCALE: 3/8" = 1'-0"
0 6" 1" 2"

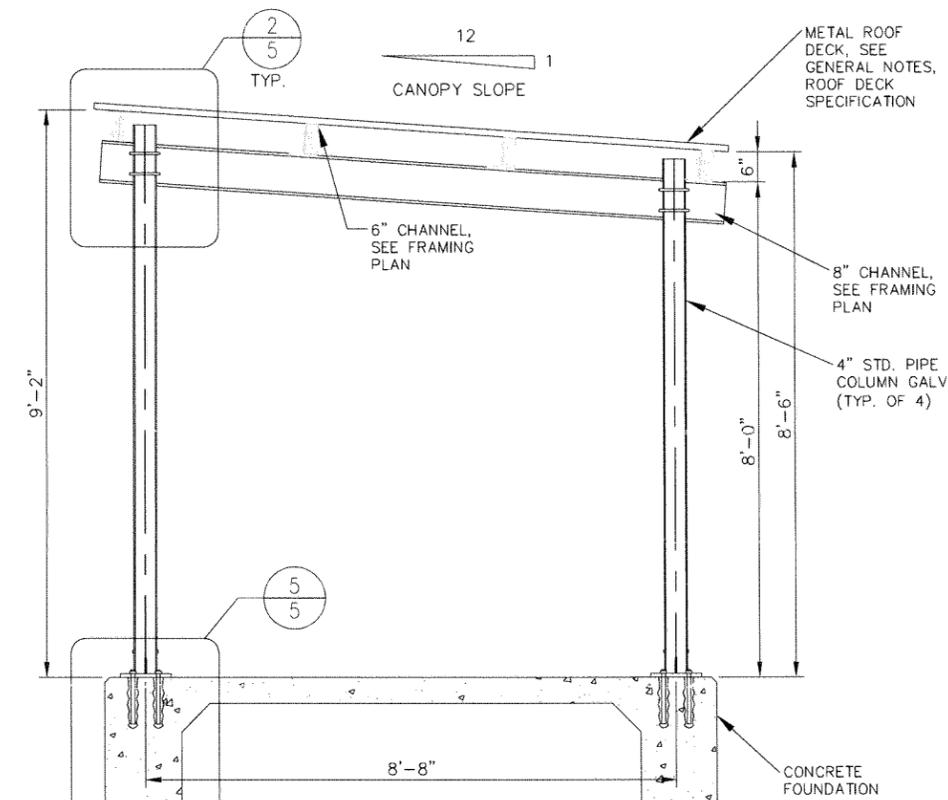


1 TOWER ELEVATION

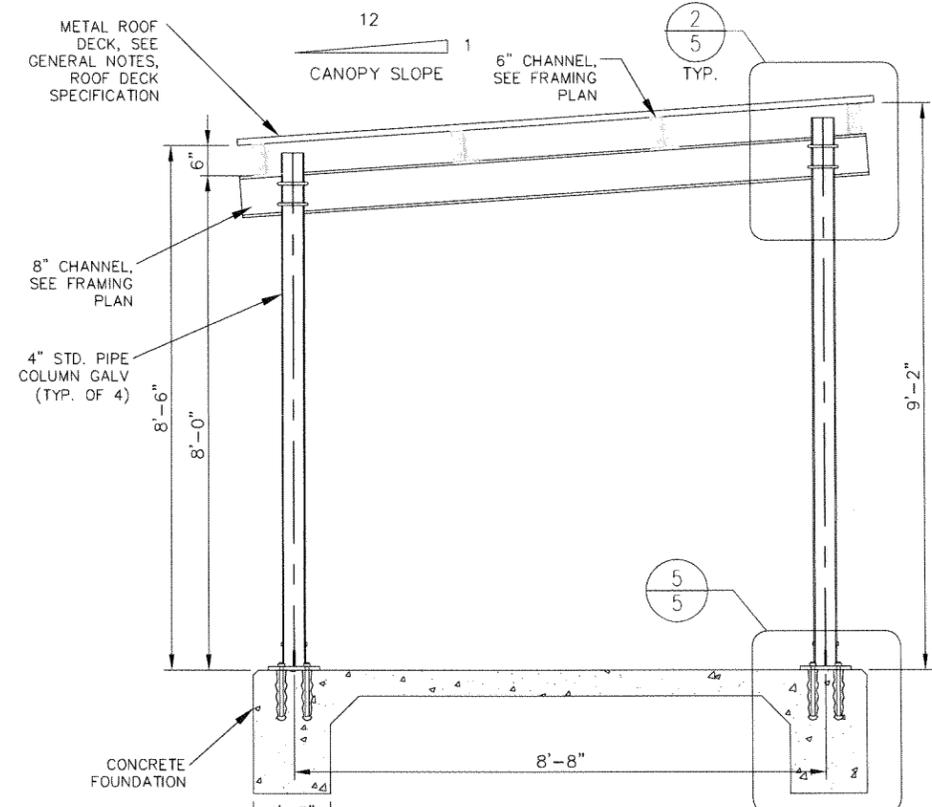
FULL SIZE PLOT: SCALE: 1/4" = 1'-0"
HALF SIZE PLOT: SCALE: 1/8" = 1'-0"
0 1" 2" 4" 8"

NORTH





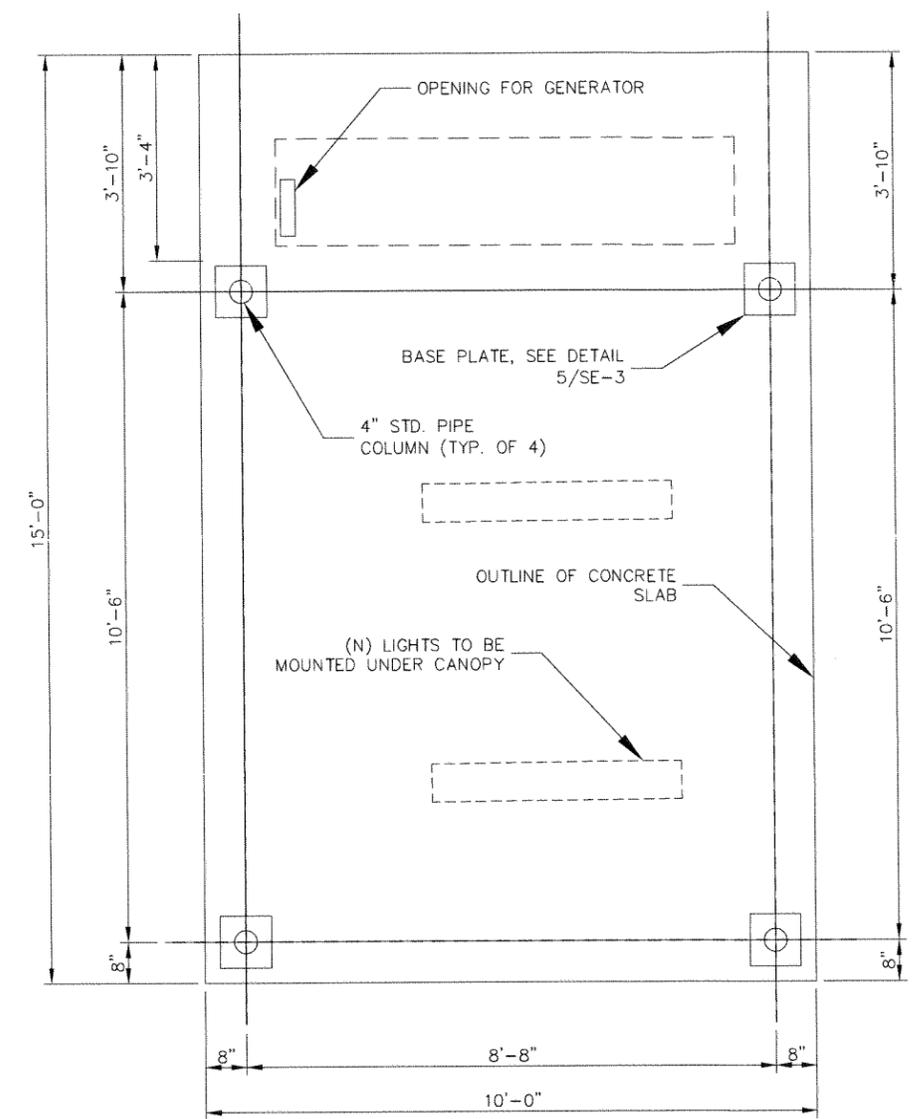
2 CANOPY SECTION
FULL SIZE PLOT: SCALE: 3/4" = 1'-0"
HALF SIZE PLOT: SCALE: 3/8" = 1'-0"
0 6" 1' 2'



3 CANOPY SECTION
FULL SIZE PLOT: SCALE: 3/4" = 1'-0"
HALF SIZE PLOT: SCALE: 3/8" = 1'-0"
0 6" 1' 2'

LIGHTING LEVEL WON'T EXCEED 5.0 FOOT CANDLES AT PROPERTY LINE

CANOPY IS DESIGNED FOR ULTIMATE WIND SPEED = 140 MPH. EXPOSURE = "C". NOTIFY ALLPRO CONSULTING GROUP, INC. FOR A REDESIGN IF WIND SPEED IS DIFFERENT THAN NOTED.



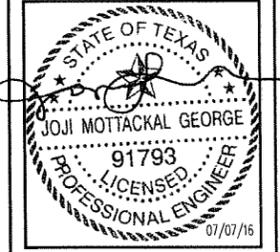
1 CANOPY BASE PLAN
FULL SIZE PLOT: SCALE: 3/4" = 1'-0"
HALF SIZE PLOT: SCALE: 3/8" = 1'-0"
0 6" 1' 2'

NOTE:
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BAYLOR PARKWAY
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CASE NAME: VERIZON WIRELESS
CASE NUMBER: SU16-03
LOCATION: 525 INDUSTRIAL BOULEVARD
MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____
DATE: _____
SHEET: _____ OF: _____
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODE OR ORDINANCES
DEPARTMENT OF DEVELOPMENT SERVICES

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JULY 19, 2016

SUBJECT: FINAL PLAT APPLICATION
LOTS 7R-1 AND 7R-2, BLOCK 1, DOVE POINTE
(BEING A REPLAT OF LOT 7R, BLOCK 1, DOVE POINTE)

PLAT APPLICATION FILING DATE..... July 12, 2016

APPLICANT.....Jeff Avery

REASON FOR APPLICATIONReplatting one (1) lot into two (2)

PROPERTY LOCATION..... 1300 Worthington Drive

ACREAGE1.15 acre

ZONING..... R-7.5

NUMBER OF LOTS.....2

PREVIOUS PLATTING.....2013

CONCEPT PLAN..... No

SITE PLAN No

OPEN SPACE REQUIREMENTYes

AVIGATION RELEASE.....Yes

PUBLIC HEARING REQUIRED.....Yes

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOTS 7R-1 & 7R-2, BLOCK 1, DOVE POINTE
(BEING A REPLAT OF LOT 7R, BLOCK 1, DOVE POINTE)**

I. GENERAL:

- The applicant, Jeff Avery is replatting the property into two (2) lots to build residential homes. The property is located at 1300 Worthington Drive.

II. STREET SYSTEM:

- The development has access to Worthington Drive.
- ALL abutting roads: are on the City Thoroughfare Plan:
 are not on the City Thoroughfare Plan:

Periphery Street Fees are due as follows:

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

Periphery Street Fees are not due:

TOTAL

III. STORM DRAINAGE SYSTEM:

- The site drains to the north property line of Lot 7R-1 and into an existing 24" storm sewer.
- The developer will be required to design for onsite as well as offsite drainage in accordance with the requirements of the City of Grapevine's Code of Ordinances.

IV. WATER SYSTEM:

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

V. SANITARY SEWER SYSTEM:

- The existing sanitary sewer collection system bordering the subject site is adequate to serve the development.
- The existing sanitary sewer collection system bordering the subject site is not adequate to serve the development.

VI. MISCELLANEOUS:

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

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

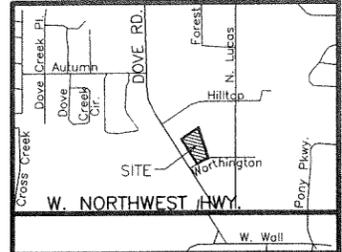
VII. STATEMENT OF FINDINGS:

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

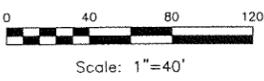
- B. The City further finds that the required dedication is related both in nature and extent to the impact of the proposed development as follows:
- The right-of-way is necessary to provide for future widening of public streets that will serve the development of this site.
 - The onsite utility easements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

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lots 7R-1 and 7R-2, Block 1, Dove Pointe."



Vicinity Map



Owner/Developers:
 Jeffrey G. & Karen A. Avery
 1314 Worthington Street
 Grapevine, TX 76051
 Voice: 214.212-0558
 Email: jeff@averyhomesdfw.com

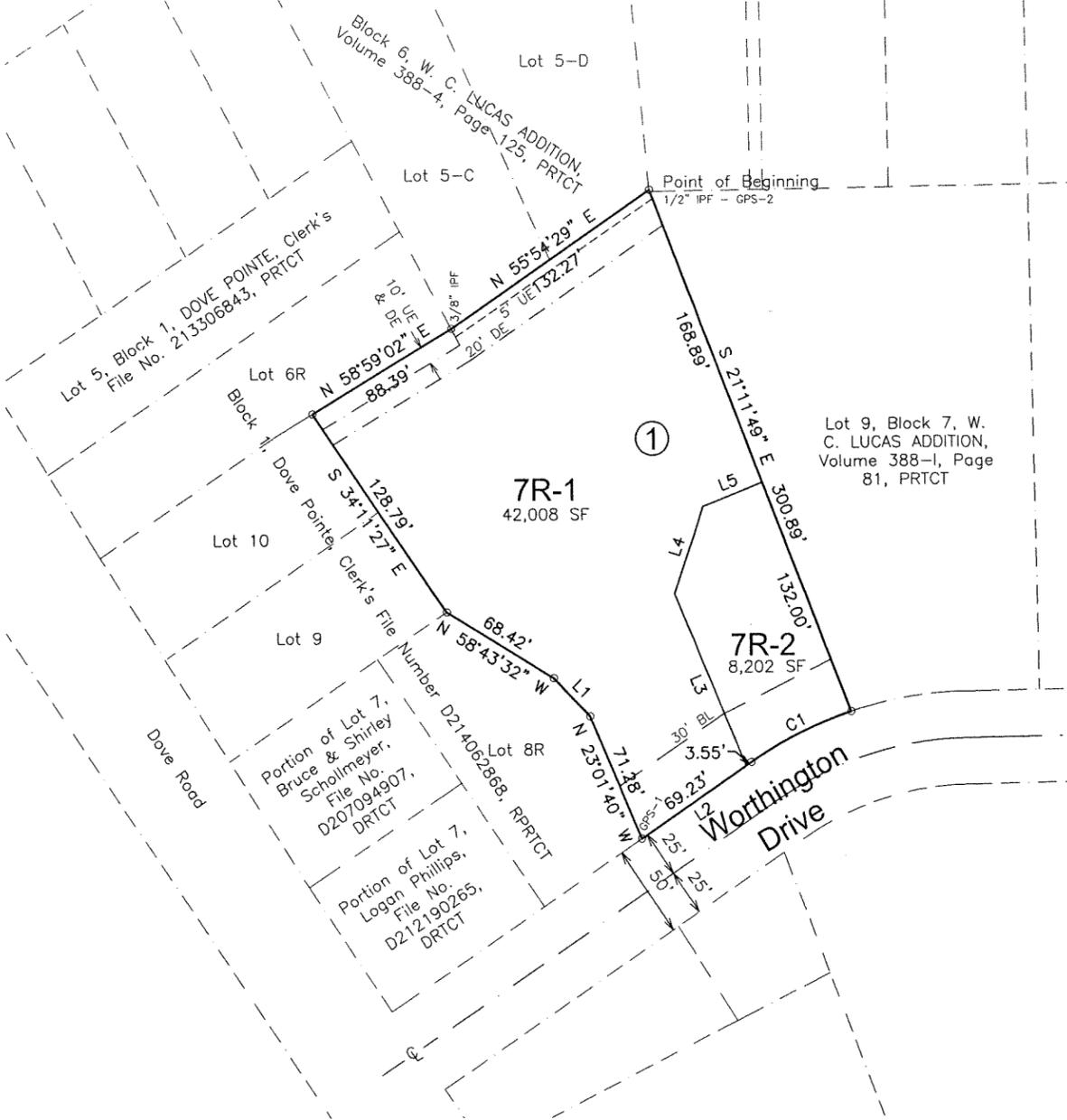
Surveyor
 Roger W. Hart, RPLS
 Area Surveying, Inc.
 6080 S. Hulen St., Suite 360 #226
 Fort Worth, TX 76132
 Voice: 817.294.4490
 Email: roger@areasurveying.com

- Notes:**
- Bearings based on the Texas State Plane Coordinate System, North Central Texas Zone.
 - According to Flood Insurance Rate Map Number 48439C0105K, dated 09/25/2009, this property does not lie in a 100-year flood plain.
 - Except as noted, 1/2" iron pins with yellow caps stamped "AREA SURVEYING" were found at all perimeter corners.
 - Upon completion of the construction of the infrastructure, all interior lot corners shall be marked with 1/2" iron pins with yellow caps stamped "AREA SURVEYING".
 - Abbreviations:
 BL = Building Line
 UE = Utility Easement
 DE = Drainage Easement
 ROW = Right Of Way
 IPF = Iron Pin Found
 PRCT = Plat Records, Tarrant County, Texas
 DRTCT = Deed Records, Tarrant County, Texas
 RPRCT = Real Property Records, Tarrant County, Texas

Project Summary:
 Total Platted Area: 50,210 SF
 Net Platted Area: 50,210 SF
 Right of Way Dedication: 0 SF
 Easement Dedication: 4,367 SF

GPS NAD-83 Coordinates		
Point	Northing	Easting
1	7028773.50	2401453.38
2	7029121.47	2401460.05

Line Table		
LINE	BEARING	DISTANCE
L1	S 43°56'12" E	28.65'
L2	S 56°05'55" W	72.78'
L3	N 22°34'56" W	100.00'
L4	N 18°51'04" E	49.53'
L5	S 68°48'12" W	35.00'



Curve Table					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	216.68'	61.46'	61.25'	S 64°00'37" W	16°15'05"

Avigation Release
 STATE OF TEXAS §
 COUNTY OF TARRANT §

WHEREAS Jeffrey G. Avery, and Karen A. Avery, hereinafter called "Owner" (whether one or more), are the owners of those certain parcels of land situated in the City of Grapevine, Tarrant County, Texas, being more particularly described as shown on this plat.

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

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

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

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

 Jeffrey G. Avery, owner

 Karen A. Avery, owner

THE STATE OF TEXAS §
 COUNTY OF TARRANT §

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

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

 Notary Public in and for the State of Texas

My Commission Expires: _____

Surveyor's Certification:
 I, Roger W. Hart, of Area Surveying, Inc. a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the State of Texas and the City of Grapevine. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

 Roger W. Hart, RPLS No. 4484
 Area Surveying, Inc.

Owner's Certificate
 STATE OF TEXAS §
 COUNTY OF TARRANT §
CC ITEM # 5, 17
P&Z ITEM # 5, 9

WHEREAS, Jeffrey G. and Karen A. Avery are the owners of a 1.152 acre tract of land in the Thomas Mahan Survey, Abstract Number 1050, situated in the City of Grapevine, Tarrant County, Texas and being 7R, Block 1, of Dove Pointe, an Addition to the City of Grapevine, Tarrant County, Texas, and being described as one (1) tract by metes and bounds as follows:

BEGINNING at a 1/2" iron pin found for the most northerly corner of Lot 7R;
 THENCE South 21 degrees 11 minutes 49 seconds East a distance of 300.89 feet to a 1/2" iron pin found with yellow cap stamped "AREA SURVEYING" in the north line of Worthington Drive, for the most easterly corner of Lot 7R, said pin lying in a curve, concave to the south, having a radius of 216.68 feet, and a long chord which bears 61.25 feet, South 64 degrees 00 minutes 48 seconds West;
 THENCE Southwesterly along the southerly line of Lot 7, the northerly line of Worthington Drive, and along said curve, a distance of 61.46 feet to the end of said curve;
 THENCE South 56 degrees 05 minutes 55 seconds West a distance of 72.78 feet along the northerly line of Worthington Drive, to a 1/2" iron pin found with yellow cap stamped "AREA SURVEYING" for the most southerly corner of Lot 7R;
 THENCE the following courses and distances along the southwesterly line of Lot 7R:
 North 23 degrees 01 minute 40 seconds West a distance of 71.28 feet to a 1/2" iron pin found with yellow cap stamped "AREA SURVEYING";
 North 43 degrees 56 minutes 12 seconds West a distance of 28.65 feet a 1/2" iron pin found with yellow cap stamped "AREA SURVEYING";
 North 58 degrees 43 minutes 32 seconds West a distance of 68.42 feet a 1/2" iron pin found with yellow cap stamped "AREA SURVEYING";
 North 34 degrees 11 minutes 27 seconds West a distance of 128.79 feet a 1/2" iron pin found with yellow cap stamped "AREA SURVEYING" for the northwest corner of Lot 7R;
 THENCE North 58 degrees 59 minutes 02 seconds East a distance of 88.79 feet to a 3/8" iron pin found for an angle point in the northwesterly line of Lot 7R;
 THENCE North 55 degrees 54 minutes 29 seconds East a distance of 132.27 feet along a northwesterly line of Lot 7 to the Point Of Beginning.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT Jeffrey G. and Karen A. Avery do hereby adopt this plat of Lots 7R-1 and 7R-2, Block 1, Dove Pointe, an addition to the City of Grapevine, Tarrant County, Texas, and do hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The maintenance of paving on the easements is the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. We have reviewed the City's findings concerning dedications and we do agree that the statements are true and correct. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Grapevine, Texas. Witness our hands this the _____ day of _____, 20__.

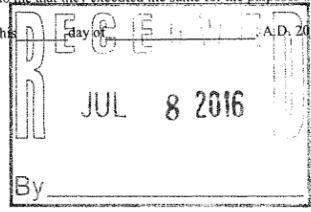
 Jeffrey G. Avery

 Karen A. Avery

THE STATE OF TEXAS §
 COUNTY OF TARRANT §

Before me _____ on this day personally appeared Jeffrey G. Avery, and Karen A. Avery, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this _____ day of _____, A.D. 20__

 Notary Public



PLANNING & ZONING COMMISSION: _____ GRAPEVINE CITY COUNCIL: _____
 Date Approved: _____ Date Approved: _____
 Chairman: _____ Mayor: _____
 Secretary: _____ City Secretary: _____

Dove Pointe

Being a revision of Lot 7R, Block 1, Dove Pointe, according to the plat recorded in Clerk's File Number D214062868, Real Property Records, Tarrant County, Texas.
 To the City of Grapevine, Tarrant County, Texas.

Two Lots - 1.15 Acre
 Existing & Proposed Zoning: R-7.5

July, 2016



This Plat Filed on _____
 Instrument # D _____

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: JULY 19, 2016
SUBJECT: RESOLUTION ADOPTING CITY COUNCIL STRATEGIC PLAN

RECOMMENDATION:

City Council to consider a resolution adopting the City Council's Strategic Plan.

BACKGROUND:

City Council held two Council workshops on May 31 and June 2, 2016 to work on a strategic vision so that a plan could be developed and put in place to serve as a roadmap for outlining the City's strategic priorities. This plan will provide direction to allow for the allocation of resources and planning that align with the City's priorities.

Staff recommends approval.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
GRAPEVINE, TEXAS, ADOPTING THE CITY'S STRATEGIC
PLAN AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine, Texas desires a strategic plan to serve as a roadmap for outlining the City's strategic priorities; and

WHEREAS, the City of Grapevine Strategic Plan will provide direction to allow for the allocation of resources and planning in ways that align with the strategic priorities as laid out in the Plan; and

WHEREAS, the City Council of the City of Grapevine, Texas conducted a strategic visioning workshop on May 31, 2016 and June 2, 2016; and

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

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

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

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

Section 2. That the City Council of the City of Grapevine adopts the Strategic Plan attached as "Exhibit A".

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 19th day of July, 2016.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

John F. Boyle, Jr.
City Attorney



DRAFT

Grapevine City Council Strategic Visioning Workshop Final Report

The Grapevine City Council held a strategic visioning workshop on May 31, 2016 and on June 2, 2016 for the purpose of developing a strategic vision that could serve as a roadmap for the priorities of the future and to help give the staff direction. All Council Members and the Mayor were present for both sessions, as well as the City Manager and the Assistant City Manager. The workshop was facilitated by Mike Mowery of Strategic Government Resources (SGR). This report is a summary of the salient points of the discussion and the conclusions that were reached. It is highly recommended that the Council formally adopt the report at a regularly scheduled City Council Meeting.

Process

The process followed during the workshop was to have the Council discuss strategic questions in small groups and then to share the essence of their discussion with the entire group. As new questions or exercises were introduced, the groups were re-formed so that the same Council Members were not in groups together every time.

Based on advanced interviews that were done one-on-one with each Council Member and the Mayor, the Council identified several strategic questions that they wanted to address during the workshop. These formed a backdrop to insure that the exercises were focused on addressing the issues that the Council deemed to be important. Some of those issues included:

- How to have a process that allows for high level strategic conversations to take place
- How to maximize the strengths of the Council Members
- How to develop a consensus on a strategic vision
- How to improve the Boards and Commissions in the City
- Addressing the issue of liquor package stores and zoning impacts
- Discussing the possible need for a bond program
- Discussing access to the City
- Discussing relationships with the airport

Reputation

The Council discussed the question of what kind of reputation they wanted the City to have in the future. Among the items identified as important to the City's reputation, the things below stood out.

- Charming small town
- Clean and safe
- Great place to live
- Financially healthy
- Low tax rate
- Great tourism
- Family atmosphere
- Perpetuating great leadership
- The place where hometown meets world class
- Forward thinking
- Business friendly
- Low tax rate with high service levels
- World class facilities
- Private and public redevelopment continuously happening

Strategic Priorities

The Council agreed to focus upon 5 Key Strategic Priorities as they moved forward. Those were:

1. Updating the Land Use Master Plan
2. Developing the Train District/Dallas Road
3. Completing the 185 and focusing on undeveloped large tracts
4. Execution of the Quality of Life Fund Projects
5. Capital Improvement Planning

Discussion of Strategic Priorities

The Council identified some key steps related to each of these Strategic Priorities. Those issues are below.

1. **Updating the Land Use Master Plan**
 - a. Holding Council Workshops to discuss the 5 key sites
 - b. Holding a workshop(s) with Planning and Zoning Commission
 - c. Creating a mutual calendar or timeline for steps and events
 - d. Considering if other sites and areas need to be addressed as well

- 2. Developing the Train District/Dallas Road**
 - a. Gaining clarity on zoning issues, parameters, standards, and options, etc.
 - b. Identifying what is there now and what can be created
 - c. Land use and possible rezoning options
 - d. Gaining ordinance clarity, including possible architectural standards
 - e. Addressing West Hudgins

- 3. Completing the 185 Project**
 - a. Leveraging the value that has been added to the land so that the City can attract the kinds of things it wants to the 185
 - b. Making sure that the profit gained is satisfactory
 - c. Discussing the potential of acquiring more land
 - d. Including private developers in the discussions related to the 185

- 4. Execution of the Quality of Life Fund Projects**
 - a. Excellent communication about the projects from the beginning to the end
 - b. Disconnect the Quality of Life Fund Projects from the budget cycle
 - c. Consider the survey results
 - d. Provide good signage on projects that are in progress
 - e. Consider making signage required by ordinance
 - f. Market the success of the Quality of Life Fund more aggressively

- 5. Capital Improvement Planning**
 - a. Receive recommendations from the Staff
 - b. Disconnect Capital Improvement Planning from the budget cycle
 - c. Have staff divide the lists prioritized from severe needs to wants
 - d. Consider the ramifications of the extensive flooding upon the roads
 - e. Revisit the Thoroughfare Master Plan
 - f. Create a timeline
 - g. Address the Fire Stations needs
 - h. Address the Animal Shelter needs
 - i. Include all departments in the process

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: JULY 19, 2016
SUBJECT: TxDOT TRAFFIC SIGNAL MAINTENANCE REIMBURSEMENT

RECOMMENDATION:

City Council consider approving a resolution, authorizing the City Manager to enter into a Reimbursement Agreement with TxDOT for the operation and maintenance of traffic signals along TxDOT Controlled Access Facilities.

BACKGROUND:

City Staff approached TxDOT for the reimbursement of operating costs associated with the maintenance of traffic signals along freeway interchanges. Public Works staff operates and maintains four warning flashers and traffic signals at 18 interchanges along FM2499, SH114, SH121, and SH360 for TxDOT.

TxDOT will reimburse the City of Grapevine the estimated annual cost of operation and maintenance of the 21 traffic signals (\$65,515.76).

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 EXECUTE A REIMBURSEMENT AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) FOR THE OPERATION AND MAINTENANCE OF TRAFFIC SIGNALS WITHIN THE MUNICIPALITY ALONG FREEWAY FACILITIES

WHEREAS, the City of Grapevine, Texas is operating and maintaining traffic signals along roadways on the State Highway System; and

WHEREAS, motorist delay and congestion on our regional / local thoroughfare network are expected to double in the next 25 years; and

WHEREAS, the efficient operation and maintenance of traffic signals is an important strategy in reducing motorist delay and congestion; and

WHEREAS, TxDOT will reimburse the City \$65,515.76 annually for operating and maintaining traffic signals along roadways on the State Highway System; and

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

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

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

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

Section 2. That the City Council of the City of Grapevine, Texas authorizes the City Manager or the City Manager's designee to execute a reimbursement agreement with the TxDOT for the operation and maintenance of traffic signals along FM 2499, State Highway 114, State Highway 121, and State Highway 360.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE,
TEXAS on this the 19th day of July, 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: JULY 19, 2016

SUBJECT: BOARDS AND COMMISSIONS APPOINTMENTS

RECOMMENDATION:

City Council to consider appointment of members to the City's boards and commissions; Mayor Tate to make Chairman appointments to the Convention and Visitors Bureau Advisory Board, the Grapevine Heritage Foundation, Parks and Recreation Advisory Board and the Senior Citizens Advisory Board; and Mayor's appointment of City Council liaisons to the boards and City Council committees.

BACKGROUND:

Each year, the City Council reviews and considers appointments to the various boards and commissions. New applicants were interviewed by the City Council on July 18, 2016.

According to the respective ordinance or resolution, the Mayor appoints the Chairman to the following boards:

- Convention and Visitors Bureau Advisory Board pursuant to the Grapevine Code of Ordinances, Chapter 21, Section 21-28
- Grapevine Heritage Foundation pursuant to Resolution No. 90-17
- Parks and Recreation Advisory Board pursuant to the Grapevine Code of Ordinances, Chapter 16 Parks & Recreation, Section 16-3
- Senior Citizens Advisory Board pursuant to Resolution No. 2000-39

Mayor Tate will also appoint the City Council liaisons and committee appointments.

TAB

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
 FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
 MEETING DATE: JULY 19, 2016
 SUBJECT: APPROVAL FOR THE AWARD OF AN INFORMAL REQUEST
 FOR QUOTE FOR ROOF REPAIRS AT THE CONCOURSE
 FACILITY

RECOMMENDATION:

City Council to consider approval for the award of an informal request for roof repairs at the Concourse facility from American Home Improvements.

FUNDING SOURCE:

Funding for this repair in the amount of \$18,284 is available in account 174-74004-118-019 (Insurance Claims). The funding for the remaining \$916.00 is currently available in account 115-43350-351-01 (Building Maintenance).

BACKGROUND:

This purchase is for the Concourse facility roof repairs due to age and hail damage from storms in March 2016.

Informal quotes were taken in accordance with the City Purchasing Policy. Formal bids and advertisements are not required for purchases under \$50,000.00. Four quotes were submitted as noted below. American Home Improvements submitted the lowest quote meeting specifications.

American Home Improvements	\$19,200.00
Great American Roofing	\$26,400.00
SEI Roofing	\$30,109.60
Mayfield Roofing, Inc.	\$37,800.00

Staff recommends approval.

SJ/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}

MEETING DATE: JULY 19, 2016

SUBJECT: APPROVAL OF A RESOLUTION AND APPROPRIATION
ORDINANCE FOR THE PURCHASE OF FIBER OPTIC CABLE

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of fiber optic cable from Senior Consultants, Inc. through a contract established by the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program.

FUNDING SOURCE:

Funding for this purchase is currently available in account 177-48870-101-002-2015 (Fiber Optic Program) in the amount not to exceed \$102,800.00.

BACKGROUND:

This is fiber optic cable as part of the joint project between the City and GCISD. This cable will be used to connect City Hall to the Public Safety Building, Public Safety Building to the Library and GCISD Schools to the GCISD Administration building.

This purchase will be made in accordance with a contract established with Senior Consultants, Inc. 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 Senior Consultants, Inc. The Purchasing and Public Works staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best service, product and pricing for meeting the needs of the City.

Staff recommends approval.

FB/BS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE FIBER OPTIC CABLE 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-SDD-1902 with Senior Consultants, Inc. for IT Products and Related Services; and

WHEREAS, The City has a need for fiber optic cable; and

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

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

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

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

Section 2. That the City Council of the City of Grapevine authorizes the purchase with Senior Consultants, Inc. for fiber optic cable for an amount not to exceed \$102,800.00.

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

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 19th day of July, 2016.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

John F. Boyle, Jr.
City Attorney

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROPRIATING \$500,000 FROM THE TAX INCREMENT FINANCING (TIF) DISTRICT REINVESTMENT ZONE NUMBER ONE; AUTHORIZING THE TRANSFER OF FUNDS TO THE CAPITAL PROJECT GENERAL FACILITIES FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine continues to perform work on the fiber optic capital project connectivity throughout the City; and

WHEREAS, funding for improvements is not currently included in the Tax Increment Financing (TIF) District Zone One appropriation; and

WHEREAS, fiber optic connectivity will provide connection between all city facilities and schools via 57 miles of fiber; and

WHEREAS, fiber optic connectivity will provide better public safety communication throughout the City; and

WHEREAS, fiber optic connectivity will provide unlimited bandwidth for the City and Grapevine Colleyville Independent School District; and

WHEREAS, fiber optic connectivity will provide increase options for wifi in public spaces; and

WHEREAS, fiber optic connectivity will improve security camera options in facilities and public spaces; and

WHEREAS, fiber optic connectivity will connect all schools and major city buildings; and

WHEREAS, fiber optic connectivity will improve synchronization of traffic signals; and

WHEREAS, fiber optic connectivity will integrate City-wide irrigation systems; and

WHEREAS, fiber optic connectivity will provide direct benefit to Tax Increment Financing (TIF) District Reinvestment Zones One and Two; and

WHEREAS, 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 in the preamble of this ordinance are true and correct and are hereby incorporated into the body of this ordinance as if copied in their entirety.

Section 2. That the City Council hereby authorizes the appropriation of \$500,000 appropriation from the Tax Increment Financing (TIF) District Zone One and authorizes the transfer of funds to the Capital Project General Facilities Fund.

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

Section 4. That the fact that the present ordinances and regulations of the City of Grapevine, Texas are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety, and general welfare which requires that this ordinance shall take effect immediately from and after its passage and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of July, 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: JULY 19, 2016
SUBJECT: STREET RIGHT OF WAY ABANDONMENT – COUNTY ROAD
3030

RECOMMENDATION:

City Council consider adopting an ordinance abandoning a 0.1037 acre portion of County Road 3030 right-of-way south of Sky Harbor Addition extending over a length of approximately 143 linear feet (LF), and take any necessary action.

BACKGROUND:

The owner of Lot 8, Block 6, Sky Harbor Addition, located adjacent to the 0.1037 acre parcel has requested the City to abandon and vacate this street right-of-way.

The parcel is being retained as a public utility easement.

The Public Utilities have all agreed to the request.

Staff has reviewed the request and has no objections.

Staff recommends approval.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ABANDONING AND VACATING THE CITY OF GRAPEVINE'S RIGHTS IN A SEGMENT OF COUNTY ROAD 3030 RIGHT OF WAY IN THE CITY OF GRAPEVINE, TEXAS AS HEREINAFTER DESCRIBED; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the property owner of Lot 8, Block 6, Sky Harbor Addition Section B in the William Dooley Survey, Abstract No. A 422, Grapevine, Tarrant County, Texas has requested that the right of way of County Road 3030 bordering the subject tract, as herein after described, be abandoned and vacated; and

WHEREAS, the right of way is not needed for City use and will not be needed in the future for City use; and

WHEREAS, abandoning and vacating the said right of way will relieve the City of Grapevine, Texas from the cost and expense of maintaining said property.

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

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

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

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

Section 2. That the City of Grapevine's rights in the street right of way located adjacent to the subject property described in Exhibit "A", attached hereto and incorporated herein for all purposes, is hereby abandoned and vacated for City use and the same is hereby abandoned and vacated insofar as all City right, title, interest in and to said right of way is concerned, subject to the retention by the City of said right of way as a public utility easement.

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 right of way 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 right of way 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 19th day of July, 2016.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

John F. Boyle, Jr.
City Attorney

LEGAL DESCRIPTION

BEING 0.1037 acres of street Right-Of-Way situated in Sky Harbor Addition, Section B, an addition to the City of Grapevine, Tarrant County, Texas, according to the Plat recorded in Volume 388-Q, Page 125, Plat Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of East line of Airline Drive (50' R.O.W.) and the North line of Lot 1R1, Block 1 of First National Bank Addition, an addition to the City of Grapevine according to the Plat recorded in Document number D210070422 of Plat Records, Tarrant County, Texas;

THENCE N00°00'00"W, along the said East line of Airline Drive a distance of 31.47 feet to a 1/2 inch iron rod found at the Southwest corner of Lot 8, Block 6 of said Sky Harbor Addition;

THENCE N90°00'00"E, along the South line of said Lot 8, a distance of 143.54 feet to a 1/2 inch iron rod found at the Southeast corner of said Lot 8, said point also being in the West line of a tract of land conveyed to Grace Bible Church - North Texas, according to the deed recorded in the instrument number D214212727 of Tarrant County, Texas;

THENCE S00°12'47"E a distance of 31.47 feet to a 1/2 inch iron rod found in the said North line of Lot 1R1, Block 1;

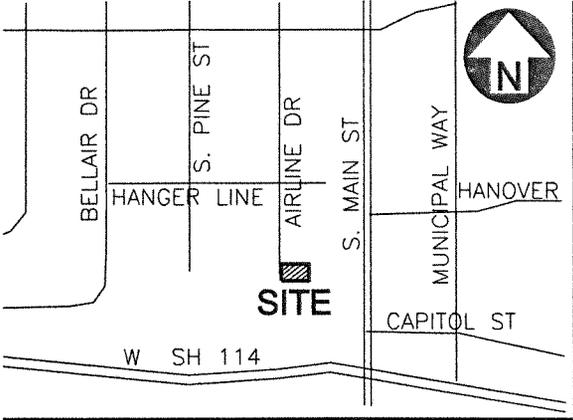
THENCE S90°00'00"W, along the said North line of Lot 1R1 for a distance of 143.65 feet to the POINT OF BEGINNING and containing 4,519 square feet or 0.1037 acres of land more or less.

I, ERNEST HEDGCOTH, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2804, OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND BY MYSELF OR BY PERSONNEL UNDER MY DIRECT SUPERVISION AND CONTROL. THIS PLAT WAS MADE IN ACCORDANCE WITH THE CURRENT PROCEDURES AND PRACTICES ESTABLISHED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT, AS AMENDED.

ERNEST HEDGCOTH,
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 2804

**STREET RIGHT-OF-WAY
ABANDONMENT**

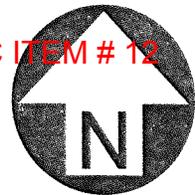
4519 SQUARE FEET
SKY HARBOR ADDITION
SECTION B
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS



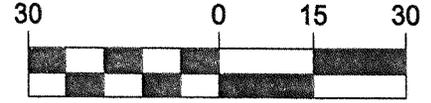
VICINITY MAP
NTS

EXHIBIT NO. B
"ATTACHMENT"

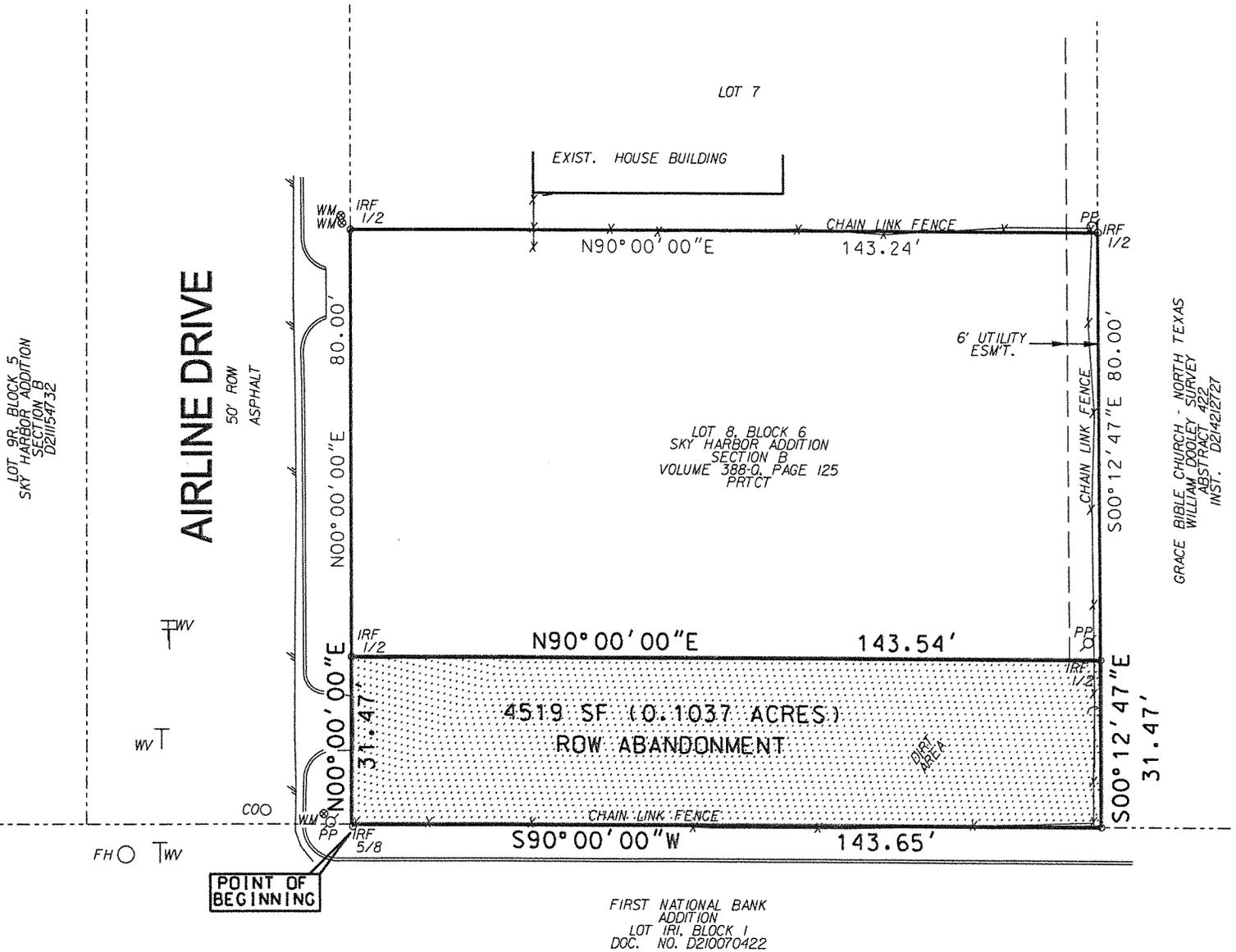
CC ITEM # 12



GRAPHIC SCALE



1 inch = 30 ft.



BASIS OF BEARING:
Basis of Bearing is based on the North line of Lot 1, Block 1, of the First National Bank Addition, an Addition to the City of Grapevine, Texas, according to the plat thereof recorded in Volume 388-197, Page 5, of the Map Records of Tarrant County, Texas.

**STREET RIGHT-OF-WAY
ABANDONMENT**

FOR:
SASAN HEMATI
121 NASH CT.
COPPELL, TEXAS

4519 SQUARE FEET
SKY HARBOR ADDITION
SECTION B
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS

ERNEST HEDGCOTH,
RPLS, NO. 2804

MORI'S ENGINEERING, INC.
2616 PICKWICK LANE PLANO, TEXAS 75093
CONTACT: MORI AKHAVAN 972-816-2626
moriakhavan@mhce.com

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 5th day of July, 2016 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present to-wit:

William D. Tate	Mayor
Darlene Freed	Mayor Pro Tem
Sharron Spencer	Council Member
Mike Lease	Council Member
Chris Coy	Council Member
Duff O'Dell	Council Member
Paul Slechta	Council Member

constituting a quorum, with the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
John F. Boyle, Jr.	City Attorney
Tara Brooks	City Secretary

Call to Order

Mayor Tate called the meeting to order at 6:30 p.m.

EXECUTIVE SESSION

Mayor Tate announced the City Council would recess to the City Council Conference Room to conduct a closed session regarding:

Item 1. Executive Session

- A. Real property relative to deliberation 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 6:34 p.m. The closed session ended at 7:17 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to Section 551.072 or Section 551.087. City Manager Bruno Rumbelow stated there was no action necessary.

NOTE: City Council continued with the Regular portion of the Agenda in open session in the City Council Chambers.

Item 2 was moved to follow item 6 on the agenda.

REGULAR MEETING

Call to Order

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers.

Item 3. Invocation.

Council Member Sharron Spencer delivered the invocation.

Item 4. Posting the Colors and Pledge of Allegiance.

Boy Scout Troop 28 Posted the Colors and led the Pledge of Allegiance.

Item 5. Citizen Comments

Adair Foust, 121 East College Street, Grapevine spoke in favor of Item 8 amendment to the Grapevine Code of Ordinances, prohibiting parking on a portion of East College Street.

Chad Harris, 3603 Grandview, Grapevine spoke on Section 16-14(b) of the Grapevine Code of Ordinances relating to the closing of Lakeview Park.

PRESENTATIONS

Item 6. Mayor Tate to recognize Grapevine High School baseball team for winning State Baseball Championship.

Mayor Tate recognized Coaches Steven Hutcherson, Tommy Maddox and Darien Mooney along with the Grapevine High School baseball team for winning the State 5A Baseball Championship.

Item 2. Chief Financial Officer to present Fiscal Year 2017 budget preview.

Chief Financial Officer Greg Jordan previewed the Fiscal Year 2017 budget by highlighting the budget priorities and economic outlook. The Fiscal Year 2017 budget is a status quo budget due to an expected decline in sales tax. Mr. Jordan gave a brief synopsis of the budgets for the General Fund, Crime District Fund, CVB Fund, Golf Fund

and Lake Parks Fund. City Manager Rumbelow and Chief Financial Officer Jordan answered questions from City Council.

NEW BUSINESS

Item 7. Consider a lease agreement with First United Methodist Church to lease the former Senior Citizen's Center building at 421 Church Street and take any necessary action.

Assistant City Manager Jennifer Hibbs presented this item to City Council. First United Methodist Church will lease the former Senior Citizen's Center for five years and two months at a net rent of \$2,950 per month. The Church will deed to the City the property at 427 Ball Street, and the two residential lots on College Street will be platted into residential lots. City Manager Rumbelow and Assistant City Manager Hibbs answered questions from City Council.

Motion was made to approve the lease agreement adding language that the two houses at the corner of Church Street and College Street be platted as residential lots.

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

Item 8. Consider an ordinance amending the Grapevine Code of Ordinances Chapter 23 Traffic, Article V Parking, prohibiting parking on the north side of East College Street from South Main Street 60 feet east of South Main Street and from 170 feet east of South Main Street to 260 feet east of South Main Street and take any necessary action.

Public Works Director Stan Laster presented this item and answered questions from City Council.

Motion was made to approve the ordinance amending the Grapevine Code of Ordinances Chapter 23 Traffic, Article V Parking.

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

ORDINANCE NO. 2016-049

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING THE GRAPEVINE CODE OF ORDINANCES BY AMENDING CHAPTER 23 TRAFFIC, ARTICLE V RELATIVE TO PARKING; AUTHORIZING THE ERECTION OF TRAFFIC REGULATION SIGNS; REPEALING CONFLICTING ORDINANCES; PROVIDING A

PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00); PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Consent Agenda

Consent items are deemed to need little Council deliberation and will be acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion. No items were requested to be removed.

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

Item 9. Consider renewal of an annual contract for Ethernet 200 MBPS Internet Circuit services from Quest Communications Company, LLC. dba CenturyLink through a contract established by the State of Texas Department of Information Resources (DIR), Communications Technology Services (CTS) Cooperative Contracts Program.

City Manager Rumbelow recommended approval of the renewal of the annual contract in an amount of \$62,696.16 for Ethernet 200 MBPS Internet Circuit services to be used for all incoming and outgoing e-mail as well as for all incoming and outgoing FTP transfers, DNS services and publishing websites.

Motion was made to approve the consent agenda as presented.

Motion: Spencer

Second: O'Dell

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

Nays: None

Approved: 7-0

Item 10. Consider renewal of an annual contract for Cisco software maintenance from Netsync Network Solutions through a contract established by the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program.

City Manager Rumbelow recommended approval of the annual contract for Cisco software maintenance in an amount not to exceed \$17,973.89.

Motion was made to approve the consent agenda as presented.

Motion: Spencer

Second: O'Dell

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

Nays: None

Approved: 7-0

Item 11. Consider acceptance of a Local Option Election Petition for the purpose of allowing the legal sale of all alcoholic beverages for off-premise consumption only.

City Secretary Tara Brooks recommended the acceptance of the Local Option Election petition. On May 27, 2016, the City received a petition with 4,590 verified signatures requesting a Local Option Election to consider the legal sale of all alcoholic beverages for off-premise consumption only. The list of signatures is attached as part of the minutes in accordance with Section 501.033 of the Texas Election Code.

Motion was made to approve the consent agenda as presented.

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

Item 12. Consider a **resolution** calling a Special Local Option Election for Tuesday, November 8, 2016 for the purpose of considering "Legal sale of all alcoholic beverages for off-premise consumption only."

City Secretary Brooks recommended approval of a resolution calling a Special Local Option Election for November 8, 2016.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2016-054

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, PROVIDING FOR A LOCAL OPTION ELECTION TO CONSIDER LEGALIZING "THE LEGAL SALE OF ALL ALCOHOLIC BEVERAGES FOR OFF-PREMISE CONSUMPTION ONLY" TO BE HELD ON NOVEMBER 8, 2016; DETERMINING THE POLLING PLACE; PROVIDING SPECIFIC INSTRUCTIONS FOR THE CONDUCTING OF SAID ELECTION; REPEALING INCONSISTENT RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE

Item 13. Consider declaring certain items as surplus property and authorizing their sale through public auction.

Chief Financial Officer Jordan recommended declaring certain items surplus and authorizing their sale.

Motion was made to approve the consent agenda as presented.

Motion: Spencer
Second: O'Dell

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

Item 14. Consider contracts to reappoint Brad Bradley as First Alternate Municipal Court Judge to substitute in the temporary absence of the Presiding Municipal Court Judge and Terry Leach as Second Alternate Municipal Court Judge to substitute in the temporary absence of the Presiding Municipal Court Judge and the First Alternate Judge.

Chief Financial Officer recommended approval of the appointment of Brad Bradley as First Alternate Municipal Court Judge and Terry Leach as Second Alternate Municipal Court Judge.

Motion was made to approve the consent agenda as presented.

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

Item 15. Consider renewal of an annual contract with the Huguley Assessment Center to provide medical physicals for the Fire and Police Departments.

Fire Chief Darrell Brown recommended approval of the contract to provide medical physicals in an amount not to exceed \$70,145 that will include providing a "Pass/Fail Fit for Duty Assessment" to the Chief of each department with respect to each of its employees.

Motion was made to approve the consent agenda as presented.

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

Item 16. Consider the award of an informal request for quote for a trailer, with modifications, from North Texas Trailers.

Fire Chief Brown recommended approval of the award of an informal request for quote for a for a Command/First Aid trailer for a total cost of \$27,645. Baylor Scott and White Grapevine and North Central Texas Trauma Regional Advisory Council contributed to the cost of the trailer in a total amount of \$21,335 in grant funds.

Chief Financial Officer Jordan and Fire Chief Brown answered questions from Council regarding this item.

Motion was made to approve the consent agenda as presented.

Motion: Spencer

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

Item 17. Consider the award of an informal request for quote for a utility vehicle from Grapevine Kawasaki.

Fire Chief Brown recommended approval of the award of informal request for quote for a utility vehicle in an amount not to exceed \$27,635. A Kawasaki 6X6 firefighting ATV can respond into the urban interface around the lake, vast park lands and miles of trails to mitigate emergencies and fires in those areas.

Chief Financial Officer Jordan and Fire Chief Brown answered questions from Council regarding this item.

Motion was made to approve the consent agenda as presented.

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

Item 18. Consider the award of an informal request for quote for emergency call software and training from APCO Institute.

Police Chief Eddie Salame recommended approval of the award of an informal request for quote for emergency call software and training in an amount not to exceed \$23,879.43. This purchase is for new emergency medical dispatch instruction cards and dispatch software.

Motion was made to approve the consent agenda as presented.

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

Item 19. Consider a **resolution** authorizing the purchase and installation of fueling station equipment through a contract established by the Federal General Services Administration Cooperative Purchasing Program.

Public Works Director Laster recommended approval of the purchase and installation of fueling station software and equipment in an amount not to exceed \$125,324.17.

Motion was made to approve the consent agenda as presented.

Motion: Spencer
Second: O'Dell

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

RESOLUTION NO. 2016-055

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGERS' DESIGNEE TO PURCHASE FUELING STATION EQUIPMENT, WITH INSTALLATION, THROUGH THE FEDERAL GENERAL SERVICES ADMINISTRATION COOPERATIVE PURCHASING PROGRAM AND PROVIDING AN EFFECTIVE DATE

Item 20. Consider a **resolution** authorizing the Second Amendment to the Ground and Tower Lease Agreement with T-Mobile West LLC for the purpose of installing, operating and maintaining a communications facility on the Mustang Water Tower located at 3051 Ira E. Woods Avenue.

Public Works Director Laster recommended approval of the Second Amendment to the Ground and Tower Lease Agreement for the Mustang Water Tower. The City of Grapevine and Grapevine Colleyville Independent School District will each receive \$27,500 annually for the lease.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2016-056

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROVING THE SECOND AMENDMENT TO THE GROUND AND TOWER LEASE AGREEMENT WITH GRAPEVINE-COLLEYVILLE INDEPENDENT SCHOOL DISTRICT AND T-MOBILE WEST LLC, FOR THE INSTALLATION OF COMMUNICATIONS EQUIPMENT INCLUDING ANTENNAS, CABLES AND OTHER COMMUNICATION INSTRUMENTS ON THE MUSTANG WATER TOWER AND PROVIDING AN EFFECTIVE DATE

Item 21. Consider a **resolution** authorizing an Advanced Funding Agreement with Texas Department of Transportation (TxDOT) for the construction of the Kubota Drive connection to State Highway 121 southbound frontage road and an **ordinance** appropriating funds in the Street Capital Project Fund.

Public Works Director Laster recommended approval of the Advanced Funding Agreement for the construction of Kubota Drive in an amount of \$146,482.36. This connection requires fill by both the TxDOT contractor for the planned frontage road configuration, the added lane to improve connection for Kubota Drive and Kubota Drive itself extending northeast from the planned connection.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2016-057

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AUTHORIZING A LOCAL TRANSPORTATION PROJECT ADVANCE FUNDING AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION ADDRESSING FUNDING PARTICIPATION AND PROJECT SCOPE FOR A DRIVEWAY TIE TO STATE HIGHWAY 121 SOUTHBOUND FRONTAGE ROAD NEAR GRAPEVINE MILLS BOULEVARD NORTH ALONG STATE HIGHWAY 121 FROM THE TARRANT/DALLAS COUNTY LINE TO BUSINESS 121H WITHIN THE CITY OF GRAPEVINE AND PROVIDING AN EFFECTIVE DATE

ORDINANCE NO. 2016-050

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS TO APPROPRIATE \$146,482.36 IN THE STREET CAPITAL PROJECT FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 22. Consider the minutes of the June 21, 2016 Regular City Council meeting.

City Secretary Brooks recommended approval of the minutes as presented.

Motion was made to approve the consent agenda as presented.

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

ADJOURNMENT

Motion was made to adjourn the meeting at 8:14 p.m.

Motion: Coy
Second: Slkechta
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 21st day of June, 2016.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

*Signatures on petition received May 27, 2016***ACCEPTED SIGNATURES**

Signer	Signer
FAHIM, AHMAD ART	GARZA, JANE EARLY
DOWLING, MEGAN DIANE	SMITH, ERIC VAUGHN
PRESTON, GREGORY STEPHEN	OAS, WHITNEY PRESTON
COX, RONALD WAYNE	HEMMELGARN, ALTON HERMAN
POVEDA, LARISA LUDEKE	POVEDA, JUAN ANTONIO
MANLEY, TIMOTHY WILLIAM	PARRISH, TAYLOR ANDREW
HEMMELGARN, ANDREW LEE	HOLBERT, ANDREW THAO JR
CURB, SANDRA GOODIER	LOWER, HYRUM THOMAS
JUSTICE, WILLIAM MARTI	KELLY, JAY DUANE
BARTKUS, CAROLYN T	HOWARD, RICHARD LEON
TUTTLE, JOHN WILLIAM	YORK, MARSHA
BROWN, SUSAN	CRESSWELL, COLIN SUSAN
CRESSWELL, LEDA SUSAN	RYAN, MELISSA RYAN
LONG, GREGORY BRUCE	BROGDON, WESLEY DALE
BURNS, DAVID	BREWER, GILLIAN ALYS
KENDALL, KENDALL ANNE	BLATNIK, DARLA JODINE
MCILVAIN, TED LYNN	MCILVAIN, SANDRA
SALAS, ROSA DELCARMEN	DUPERTUIS, SUSAN LYNNE
WILKINSON, MATTIE ELIZABETH	HELMS, CHERYL KAYE
HELMS, MICHAEL RAY	SHANNON, DONALD LEWIS
TREFZGER-TIETZ, LAURIE	PATTERSON, HUGH BENNETT III
TUCKER, KENNETH ARLEN	BRODRICK, JAMES DARRELL
CAMPBELL, PAUL FOSTER	HARRIS, MARK SEARS
DEAY, CHERYL DANIELLE	DEAY, WILLIAM RUSSELL
DEAY, CHRISTA	MORELAND, JAMES HORACE
HANSON, REXANNA HOOD	HANSON, PAUL GEORGE
BROADHURST, JAMES STEVEN	MCKINNON, CYNTHIA NORRIS
MCKINNON, JESSE NEAL	GIBSON, JAN JONES
FRAUSTO, GUADALUPE IV	BRYAN, BEVERLY
BERRY, BRENT LANCE	NEAL, SHERRY ANN
AVERY, BRIAN ROSS	QUEEN, JERRI
WINZEN, KENNETH ROBERT JR	WINZEN, KYLE JOSEPH
YATES, DOMINICK COLE	RODRIGUEZ, RAFAEL OLMOS
RODRIGUEZ, GRACIELA RUIZ	SALINAS, MARISIO LUIS
SWEEK, CATHERINE IMOGENE	HUNT, ERIC REECE
HUNT, AHOORA-DA-DEH ZEEBA	GOMES, MARILYN CHONDONA
BASS, KIRSTEN HODEL	BYERS, DANIEL ELZY
COCHRAN, LARRY JOHN	BASS, JAMES EARL
COMPAS, ANGELA VERLIE	COCHRAN, BRANDI DENISE
PARKER, JODI RAY	WIELAND, DANIEL JOHN
BINGHAM, TIMOTHY JAMES	MCGOUGH, MELINDA ANNE
GARRETT, CATHERINE JEAN	BELLINGHAUSEN, TERRENCE E
DAWSON, DOUGLAS W	VEDDA, MICHAEL ANGELO
SILVA, ESTAFANE JUSTINE	BOGGS, JEFF ROBERT

ACCEPTED SIGNATURES**Signer**

HEINZE, ALVIN DAVID
 HASSENPFUG, DENNIS HAROLD
 WILLIAMS, MATTHEW
 WORKS, CANDICE MARTHA
 BOGGS, MOLLY JANE
 MEHNERT, ALEXANDER ERIC
 FORREST, NANCY LEE
 BIRD, LARRY WILLIAM
 CAPUANO, JOSEPH ANTHONY
 CLUTTERBUCK, KEVIN RICHARD GARRISON
 GIBBONS, SUSAN
 BEASLEY, KAREN VERBURG
 BROWN, LENTON ROSS
 LUZURIAGA, PEDRO PABLO
 STRAITON, KIMBERLY ANN
 HUGHES, JANE ALICE
 FOLEY, AILEEN C
 SPRINGER, SUSAN
 SMITH, SCOTT MITCHELL
 JONES, SARAH LILLIAN
 DUGAN, MIA K
 PENNEL, CHASE WILLIAM
 BROWN, JASON H
 LEEPER, MICHAEL LEWIS
 MCSWAIN, JOSEPH COCHRAN
 DUNNEWIN, LARRY ALAN
 OCHOA, DEVIN DOUGLAS
 SCHULTZ, JOSHUA DAVID
 HUDGINS, JAMES D
 STROUP, MATTHEW CHRISTOPHER
 BOLECH, LAVON SUE
 GRAHAM, BRIAN RONALD
 BUTLER, JOAN
 SUMCIZK, MONIKA
 COX, JULIE RENEE
 COLEMAN, KATHLEEN ANNE
 CONNER, SAMANTHA MAY
 MANKIN, COLE THOMAS
 BERRYMAN, GEORGE BRENT
 JOLLEY, LINDA ANN
 ZAK, JERRY
 CHILLINGWORTH, JEREMY WILLIAM
 MAHAN, THOMAS EDWARD
 MICHEL, BRIAN PATRICK
 SALINAS, PALMIRA

Signer

AGUIRRE, JASON
 FAY, DANA C
 SILVA, RACHEL ELISSABETH
 DONEY, THOMAS PATRICK JR
 VEDDA, TERESA ROSE
 HOLLINS, CHONTANESE JANEE
 GROTH, KENNETH DAVID
 ECKBERG, DANIEL MILTON
 MAJOR, EILEEN CATHERINE
 GOLLY, SHERI LEE
 MUSSEY, DANIELLE MARIE
 DEMBSKI, FRED
 WALKER, TERRI LYNN
 CALKINS, JAMES GRANT
 STRAITON, DAVID LYNN
 HOWARD, LEANNA MICHELLE
 COOK, NANETTE TAYLOR
 DUBOIS, JUNELL COURTNEY
 HASSENPFUG, KATHY
 SMITH, MONICA JO
 BLAYLOCK, VICTOR SHAWN
 DUGAN, JAMES PATRICK
 PENNEL, RYNE H
 WICKE, JOHN SCOTT
 NEWELL, FRANK GIBSON
 MCSWAIN, JUANITA HANCOCK
 RAMIREZ, DANTE LEE
 EHRESMANN, DONNA JEAN
 FAIL, JEREMY RAY
 WHITAKER, KAREN HILL
 MIR, IMRAN SULTAN
 QUINN, TERESA WILSON
 BENDER, MICHELLE RENEE
 SCHMIDT, ROBYN ELISE
 THURSTON, DEREK PAUL
 CROCKETT, CHARLES H JR
 PRIDDY, MICHAEL DAVID
 OSGERBY, RANDAL CRAIG
 BUBA, SHELIA LAMBERT
 ELDER, NATHAN MARK
 FAHIM, ELAHE AZADPOUR
 SEATON, STEPHEN ASHLEY
 CHILLINGWORTH, KELLY KRISTIN
 CERNICEK, JOHN PAUL
 ACOSTA, MARTIN MANUEL

ACCEPTED SIGNATURES

Signer	Signer
NICHOLAS, WILLIAM CARL	WARNER, JESSE WILLIAM
BENTMAN, BRETT ALAN	MCGINN, SCOTT LAURANCE
MAULDIN, DAVID JULIAN	REBER, HAROLD JOHN JR
STALLINGS, DAVID SAMUEL	BROWN, DEBORAH ARLENE
DITTO, RICHARD WILLIAM	STALLINGS, ERICA JOSH LIN
STAGER, MAUREEN B	DITTO, JENNIFER LOUISE
PRATT, DAMIAN JOSEPH	SCHOFIELD, DAVID BERNARD
TOUPS, DOUG ALBERT	PARHAM, VAN EDWARD
MCGUIRE, JOHN JOSEPH	PEERY, SHARON LEE
HARRIS, KITTIE ANNE	VAN TASSEL, JAIMIE ELIZABETH
SPRINKLE, MISTY MARYSSA	DUBOSE, CHARLOTTE KIRL
WITTEN, JANELLE MISTY	KLINE, DUANE NEIL
BONNEVIER, DOUGLAS BRADLEY	BAIRD, MICHAEL SHERMAN
HARER, JANE MARIE	BONNEVIER, VERONICA LYNN
LOVE, ROY EUGENE	CLARK, DIANA DAWN
WAGNER, JAMES LEO	LOVE, KRISTA RENEE
STULL, BRANDI	MCTIGHE, KRISTINA MARIE
TUBB, NANCY SUZONNE	HUCHTON, KEVIN DALE
DAVIS, LORI ELIZABETH	ZORN, JOHN F
SMITH, THOMAS MERLIN	LAWRENCE, MARK LEE
HUEY, LAWRENCE ROBERTS	ALLBRIGHT, MISTY ANN
RHODES, RICHARD GEORGE	RHODES, EMILY DIANE
HOOKS-PENNEL, KIMBERLY	HACKEL, PAMELA W
HESTER, DERVIN JOE	ZAGALA, CLIFFORD JAMES
BURKHARDT, DANIEL RAY	WHITE, LINDA ANNE
PALLONE, REBECCA JO	PALLONE, JAMES C
CHANTER, MARK FREDERICK	FREEMAN, JANA WHITE
CHANDLER, PAULA ANN	HYMAN, MARK RICHARD
DEHONEY, TRENT	BLACK, CHRISTOPHER CHARLES
WOOD, JOHN STEPHEN	GONZALEZ, MARGARITA
MCCAIN, DEENA KATHRYN	OBENHAUS, MELINDA JANE
OZUNA, MANDY DANIELL	NASSAR, VICKI LYNN
PADGETT, KATHRYN DIANE	RUSSELL, JULIE ANN
SHIUE, EDWARD SHENG	PERESON, JEFFREY CRUSE
SHUKIS, ALEXANDER PETER	MIR, ARMAN SULTAN
ZAGALA, DEBORAH MARIE	BOLECH, RICHARD ADOLPH
HALL, ALISON PAIGE	WHITE, LARRY WAYNE
KROHN, KATHLEEN ANNE	ROBBA, RICHARD A
DUNNEWIN, BRYAN DANIEL	CHANTER, HILDY A
RAMIREZ, JASON EDWARD	YOUNG, MELISSA JAN
OCHOA, DEBBIE JEAN	RAMIREZ, ANNABEL SCIARAFFA
HICKMAN, CHARLES ALBERT	OCHOA, MISAEL DOUGLAS
MASSIE, BILLY DON	SEE, BUD S
HALVORSON, LUKE WILLIAM	MASSIE, ROBIN RENE A
ACOSTA, BRIAN	MCPHERSON, CAROL JO

ACCEPTED SIGNATURES

Signer

HALVORSON, JANET
 BARTLETT, STEPHANIE ELLEN
 COX, JAMES EDMOND
 RUMBO, MARY ANN
 PARKER, MARILYN
 LONG, AMELIA KING
 WOOLBAUGH, HARRY JOSEPH
 PAGE, AARON COOPER
 HICKEY, DAVID J
 ARASMITH, GARRY LEE
 CHOATE, LORI HANEY
 HUGHES, ALLAN GENE
 WILCOX, DONALD E
 KELLY, MARK J
 FROSS, CAROL LEE
 FOREHAND, BETTY JO
 BRISSMAN, ANNA KATHRYN
 MESSER, JAMES FOY
 HASSE, STAR KLEIN
 BERRY, IAN GARDNER
 ALLIGRANT, JENNIFER ANNE NOLTE
 WOODWARD, RICHARD CHASE
 HINOJOS, MELISSA DAWN
 MARGAITIS, TODD JOSEPH
 HINKSON, JOSEPH R
 RIVAS, FATIMA
 ADRIAN, KAMI LYNN
 WOODWARD, ROBIN NEAL
 GUERTIN, FRANCES
 OMAN, JEFFERY TYLER
 HICKEY, JANET LYNNE
 WILCOX, SAMUEL JOHN
 FLYNN, CYNTHIA ROSE
 ARASMITH, KELLY YEOMAN
 COHEN, NANCY
 KENDLE, TOM LESLEY
 STOCKIN, ASHLEE CAMILLE
 SOLIS, STEPHEN LAWRENCE
 SINDLE, PATRICIA
 FITZGERALD, JAMES DEVIN
 PENLAND, JOHN ROY
 NAYLOR, KATHRYN JENKINS
 DAVENPORT, ROBERT L
 HINES, VICTORIA LYNN
 CATHCART, MARK JAY

Signer

LING, PAULA KAY
 MEDCALF, RUSSELL EUGENE
 LANGSTON, TERESA ANN
 BERECKA, CASIMIR JAMES III
 FISHER, RONNIE CARL
 PARKER, ELIZABETH ANN
 BARTHOLOMEW, PAUL W
 WOOLBAUGH, LAURA
 MONTGOMERY-FITZ, PAMELA SUE
 AGNEW, JEFFREY N
 COHEN, ROBERT CHARLES
 FLANAGAN, BEN LEYLAND
 CARPENTER, JOSEPH EDWARD
 WILCOX, SAMUEL JOHN SR
 JUDYCKI, JUDITH E
 LAMBERT, CONSTANCE LYNN
 FOREHAND, DANNY ADRIAN
 MESSER, SUSAN ROEBUCK
 STEVULAK, CHRISTINA MARIE
 PERKINS, NANCY
 ALLIGRANT, TIMOTHY MICHAEL
 NEAL, ROCKY LEE
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 ZIMMERMAN, ALFRED LAMMOT
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 JACKSON, LAURA MAE

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TARRANT, CLARISSA	BREWER, BRIANNA LASHAWN

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MCCALL, LTENA	WALKER, BRYAN ALLEN
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KILLEBREW, TERESA JEANNE	CRAIG, WILLIAM DOUGLAS

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REVUELTO, LESLEY CAROL	RAISANEN, SUVI SIRKKU

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 HARMER, EUGENE PAUL
 HILLS, CHRISTOPHER RAY
 MENDOZA, ERCILIA MARI
 KELLEY, BONNIE LYN
 BUFORD, KRISTA SUZANNE
 FRANCIS, CLARENCE NICHOLAS
 COSTA, MARC ANTHONY
 SCHUTT, MAKENZIE ANNE

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CHERRY, WILLIAM TERRELL III	CREEGER, DAVID JESSE
DUNAWAY, CYNTHIA ANN	LAMBERT, KATHRYN DARLENE
ROSE, DEBBIE	ROSE, KYNDAL KAY
SLIGHT, CAROL SUE	SERRANO, FRANCISCO J
BAILEY, MARTHA	WILKINSON, MICHELLE PETERS
DANIEL, JANICE	STEARNS, WARREN ARTHUR JR
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JONES, ALYSSA DANIELLE	RAHN-DENNIS, STACY LYNN
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NEAL, LINDA DULLNIG	STINSON, SHERYL LEA
STINSON, DALE TODD	DIVINEY, CLIFFORD DALE
VANDEVENTER, JOHN RICHARD	KNOUSE, LORI E
BOYCE, NANCY ANN	AMOS, GLORIA SAVAGE
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PORTER, JAMES WILLIAM	WALTERSCHEID, LEIGH ANN
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KODA, MAJID	AFSHAR, MOHAMMAD REZ
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VILLA, JESSE O	BAKER, TERESA KELLY
BAKER, STEPHEN SCOTT	PETERS, COURTNEY NICOLE
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JOHNSON, MICHAEL AUGUSTUS	MADDEN, BREANNA RAE

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SEVERS, MEGAN M	LINDSEY, GARY L
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HADLEY, DENISE MARIE	VARDELL, KEVIN PAUL
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HURST, LEE TODD	SIMS, JAMES PRESTON

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 JENKINS, LOGAN STEPHEN
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 HINZE, MELISSA JANE
 HARE, DAVID EMERSON
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 BUCKNER, BRITTNEY DENEEN

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 ROBINSON, FLOYD WREN
 CANTRELLE, NICHOLAS JOSEPH

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DORSEY, CHRISTINA MORRINE	VANPELT, DEBORAH
GADDY, CHARLES PAUL	DANNELS, STACY LYN
SNEAD, JON WAYNE	HOUGHTON, BRENDA LEA
ZACCA, JANELLE DENISE	BROUSSARD, KRISTAN SUSANNE
BROUSSARD, ROBERT JAMES	MOORE, ALAN BRIAN
MOORE, DEANNA S	TAMEZ, DARLA MARIE
KORTZ, JAMES STEPHEN	HERRON, KIRBY WAYNE
DALEBROUX, SUSAN ELIZABETH	REESER, WILLIAM TED
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LEE, CAROLE	ANDERSON, DANI MICHELLE
DODD, JAY	WOODS, TIMOTHY WAYNE
HORAK, DAWN MARIE	LEARY, BRENDA LEE
DEL MAR, PELAGIO M	WARD, MIRIAM ILEY
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JOHNSON, JOHN HERBERT	HARRISON, WAYNE ERIC
CHITWOOD, JEFFREY VINCENT	SPEER, DEBRA BROOKS
HILLARD, JOSEPH ALEXANDER	CHITWOOD, KYLE EUGENE
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ALVAREZ, ARIC CRUZ	CASTILLO, STEVEN ALLAN
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SANDERS, RONALD CONWAY	WILLIAMS, THOMAS EZEKIEL
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REYNOLDS, SHARON BILSHA	JOHNSON-EKLUND, KRISTEN DANEEN
KAVANAGH, STEVE WALTER	BOGGS, DARLENE MARIE
CORLEY, MICHAEL LYN	CORLEY, LUISA
CORLEY, DANIEL HOLLAND	VITEK, MICHAEL DAVID

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RICKER, NINA MICHELE
 LAROCHELLE, TRACY LEE
 REYNOLDS, JUSTIN TRAVIS
 POWERS, MILDRED ANN
 POWERS, LARRY WAYNE
 RIGBY, WILL
 CARON, LEONE CECILE
 COHOON, OLIVIA ELIZABETH RAE
 DAVIS, MICHAEL CLIFFORD
 GONZALEZ, MICHAEL ALLEN
 JOHNSON, TIMOTHY LYNN
 BROOKHART, VICKI ANN
 BULNES, LINA MARIA
 KUMAR, CHITRA
 CALLIES, SHANNON GEORGE
 BROWN, CHRISTINE HELEN
 WASSERMAN, LEWIS MICHAEL
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 GALANTE, ANDREA ELLEN
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BOWLING, HENRY P
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 RAMOS, JOSEPH ALBERT
 HESSLING, ALAN JOSEPH
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 BURDETTE, LYNNE MARIE
 GLEGHORN, KENNETH BRUCE
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 LAWSON, CURT WALTER

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CASEY, PATRICIA M	KRUSE, DEBORAH LEE
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POPE, DONNA L	ELSAESSER, AMANDA DIANE
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CHAPMAN, YVETTE MARIE	DUMONT, JERRY ALLEN
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FILIAGGI, KIMBERLY LYNN	CALLAWAY, TONIA DENISE

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 GILES, WADE PATRICK DUNBAR
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 HEITKAMP, STEPHANIE GOGOS
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 WAUHOB, AMY KRISTAN
 HALLBERG, KATHLEEN BUCKLEY
 LACROIX, DONNA MARIE
 MURRAY, KEITH DAVID

Signer

ELGUEZABAL, LUIS E
 HEITKAMP, ERIC KONRAD
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 COURTNEY, MARK WILLIAM
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EUSTACE, STEPHEN EDWARD	PIEDRA, AMIE MICHELLE
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DROUIN, ARACELI	BEGLEY, MICHAEL TODD
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SINKLER, WILLIAM RILEY	CAPLINGER, JEFFREY LYNN
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DEJACIMO, PAIGE LYNNE	HOLMBLAD, PATRICIA ANN
MCCAULEY, ROBIN LEE	KREILACH, TIMOTHY DAVID
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DROUIN, MICHAEL DALTON	HEMPEL, CHRISTOPHER JAMES
HEMPEL, AMANDA BLAIR	FULLER, KAREN ELIZABETH

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 STREHLOW, STEVIE LYNN
 THURMAN, LEAH DAWN
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 DAVIS, THOMAS LEONARD
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 SEAY, DONNA BETH
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 BROWN, RAYMOND LEE
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 GOOD, CHRISTINA DAWN
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 WHISENHUNT, JAMIE LYNN
 ROSS, KAMI
 DENTON, JEROMY ROSS
 WALSH, SHANNON MARIE
 JENNINGS, ANTHONY STEVEN

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KOTRAS, JOHN F
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 BRACHEY, CYNTHIA HALSEY
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 PISZOR, YOLANDA ESTER

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TAXTER, THOMAS PETER	SHILLER, EDWIN BARRY
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RUSSELL, GREGORY SCOT	BUSBEE, DONNA ANN
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KREBS, MARIA JOSE	JENSEN, JAMES CHRISTOPHER
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INGRAM, MARK ALLEN	FOX, CAMERON MICHAEL
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PHILLIPS, DORA ELIZABETH	POWERS, JAMES BELL
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PIKULINSKI, JAMES ANDREW	STRANGE, DONNA MECHELLE
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WOODWARD, BRUCE PAGUE	ROBBINS, STEVEN RAY

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GILLHAM, KATHERINE LEE	WOHLFERD, JESSICA LYNN

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MCSELFRESH, JAMES HAROLD	ALLEN, JAMES CODY
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WEIDNER, JOHN MICHAEL	MURDOCK, CARRIE BUSCH

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WILSON, SHARON LYNN	HARRISON, ALLISON ELISE

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 COLEMAN, TYRUN ROYCE
 LINDSEY, ALICE FAYE
 WALKER, SHARON
 FERGUSON, TONYA R
 NAKONECHNA, OLENA
 SHELBY, MARY ELIZABETH
 MARTINEZ, MARCO A
 GARNER, THEODORE E
 SZYMANKIEWICZ, VIRGINIA
 LAJI, AMIR DAVID
 COX, SUSAN MAY
 ISMAIL, MOHAMED A
 HANSEN, HOLLY NICOLE
 BEECH, KAREN CLAIRE
 BEECH, TERRY GLEN
 WILKINSON, CRAIG WAYNE
 PORTER, WILLIAM PAUL
 CLARRISSIMEAUX, ANNE M

Signer

STAHN, CLAYTON WADE
 WILSON, DEBORAH MURDOCK
 PAYAN, LAWRENCE PATRICK
 MCHUGH, BONNIE J
 WHEELER, PAUL KEITH
 PATTERSON, ALLANA LOU
 JACOBS, JUDITH HELEN
 CURTIS, MICHAEL THOMAS
 MARTIN, MICHAEL J
 CORNEJO, MICHAEL
 GRIFFIN, LANCE ALLEN
 PERRYMAN, CAITLIN CLEA
 BRITTON, BONNIE LOU
 ODNEAL, ABBY LEE
 JAYNES, TRACEY LYNN
 HINDT, ALLISON AINES
 CHIUE, NANCY MEI-CHIAN
 CONNELLY, JOAN FRANCES
 EASTMOND, WAYNE STANLEY
 BENNEYWORTH, MATTHEW DAVID
 VILLAREAL-NAAR, DIANA M
 LYONS, JUDITH EMILY
 DUFFY, ASHLEY NICOLE
 DUNCAN, DUSTIN SHANE
 HAMILTON, BRENDA GAYLE
 BLAKLEY, MICHELLE RENEE
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 BAFO, ANTOINETTE
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 MORRISON, BENJAMIN TOM JR
 WINTERS, BRIAN EVAN
 ZOUARI, ELISABETH DANIELLE
 LAJI, STACI MELISSA
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 KELLY, RILEY SHEA
 KLASING, AMANDA NICOLE
 BEECH, TIFFANY NICOLE
 GRAY, JUNE ANISE
 WILKINSON, ANDREA LEA
 FRANCIS, LESTER WAYNE
 CLARRISSIMEAUX, PATRICIA LEE
 CARLSON, ERICK GABE

ACCEPTED SIGNATURES

Signer

CORNISH, BARBARA BRUNO
 WALTERSCHEID, CHRISTOPHER DOUGLAS
 FOREMAN, DEBRA L
 ROSE, ROBERT GAYLORD
 STRICKLAND, BEVERLY KAYE
 LIANG, GUOSHENG
 VANCE, DENNIS EMMETT
 TILOTTA, NICKY CARL
 BADGER, LUCYNA ANNA
 DIEHL, LOANNA ANDREEVA
 BOYCE, WILLIAM LEO
 BARNEY, TED DOUGLAS
 MASSARO, BEVERLY ANN
 ELSEEWI, SUE ANNA
 HALL, JOHN DUDLEY
 SUAREZ, OSCAR
 BLASER, NORMA CATHERINE
 COX, BRIAN THOMAS
 FURGERSON, VICKI LYNNE
 CHAPPELL, KODY N
 MCLEAN, SANDRA LUZ
 SANDERS, RYAN JOSEPH
 LAUER, SCOTT DAVID
 WILMORE, VICTORIA ROSE
 CLENDANIEL, JENNIFER ELIZABETH
 GREEN, SUSAN CAROLE
 LILES, MICHELLE MARIE
 BISBOCCI, BRANDY MICHELLE
 HAWKINS, HOLLIE LYNN
 RUSSELL, HELEN LOUISE
 HAWKINS, WILLIAM GUY
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 SHERMAN, AMY DIANE
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 PETERSON, HEATHER LEONA
 LEFF, JAMES PAUL
 PAFFORD, PAULA
 COMSTOCK, CRAIG STEVEN
 ARNOLD, JOHN LESLIE
 NAEBERS, JOSEPH WAYNE
 HALL, DAVID ALEXANDER
 MOORE, RYAN HOWARD
 EHMANN, THOMAS WILLIAM
 HARMON, HAROLD EUGENE JR
 CABALLERO, DERRICK WERNER

Signer

BAILEY, MELISSA DAWN
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 PETOSA, LUCY ALICE
 LI, CHING-HSIEN
 TALIAFERRO, SAMANTHA NELL
 MEACHAM, PETE LYNN
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 MAY, MAGGIE
 PLUT, FREDERICK WILLIAM
 RIGOULOT, LESLIE
 GUVERNATOR, JULIE ELAINE
 TOWER, RUSSELL RAY
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 HALL, ERIC RYAN
 COX, ANDREA LORRAINE
 FURGERSON, ROGER LEE
 FARBISZ, KIMBERLY ELAINE
 LAMAS, CHRISTOPHER JOHN
 REYHER, PATRICIA ANTIONETTE
 TURNER, MATTHEW ALLEN
 RINDBOEL, APRIL NICOLE
 HART, ANGELA KATHLEEN
 BENALI, MOHAMED
 KEHOE, BALEIGH KATHRYN
 KRATZ, MARY JOYCE
 FIFFICK, CURTIS JAMES
 POSTEMA, KAREN BETH
 MOLLER, KATHLEEN
 PROBST, CINDY MUHL
 TAPP, RONNIE CORDELL
 ERICKSTAD, KARA ELIZABETH
 PERKINS, KARI KAE
 CHANDLER, ADAM WESLEY
 CENSULLO, SYDNEY ELIZABETH
 CRARY, WILLIAM A JR
 WILLIAMS, SUSAN
 GUY, BRANDON WAYNE
 LAUER, KIMBERLY GAYLE
 DUQUE-MIYASHITA, SONIA MARIA
 HUTCHENS, ANDREA FRANCIS
 MIERS, MITCHELL SLATE
 ESTABROOK, JOANIE
 DUVALL, BOYCE RAND
 CHEVIER, GARY FREDERICK

ACCEPTED SIGNATURES

Signer

GRAVES, JERRY PAUL
 CHEVIER, JANE AUSTIN
 HOLMES, KEVIN DOYLE
 MARSHALL, MARK SCOTT
 WRIGHT, AUBREY RENEE
 MANION, PATRICK JOSEPH
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 SCOTT, JOHN KEITH
 SWINARSKY, DERRICK JASON
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 WATSON, WALTER RAY
 SCHMUELGEN, HENRY A
 MILLER, LARRY KYLE
 NICHOLS, JAMES LARION
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 SCOTCH, LOUIS JOHN
 BHARWANI, GULAMALI
 MOZAHAB, HASSAN
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 MCCARLEY, ANN LAUREN
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 GARDNER, EUGENE RAY
 SANCHEZ, SUSAN M
 WUOLLET, PAMELA LEACH
 BHARWANI, ROZILA

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 DILLOW, DAVID MICHAEL
 GAMBRELL, RICHARD VICTOR
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 YATES, JENNIFER JEAN
 SMITH, CHANDLER KAY
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 GARRETT, JONATHAN ROME
 CONKLE, MARILYN
 HOLMES, TIFFANY BROWN
 ENGLE, JEFFERSON TERRIS
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 MCWILLIAMS, LANCE WADE
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 WILSON, RICHARD HIRAM
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 BROWN, NORMA JEAN
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 MITCHELL, CHRISTOPHER STANTON
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 KRIZ, LINDA SCHMIDT
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 NEVIN, KIRI ELIZABETH
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 FERGUS, HOLLY RAE
 BEHN, SUSAN DRISKELL
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 CUNNINGHAM, NEVIN NEIL
 KRAUSE-GRANT, JANICE MAE

ACCEPTED SIGNATURES

Signer	Signer
SKINNER, THERESA ANN	YARRITO, MICHAEL HAROLD
GELDART, TIMOTHY AUSTIN	ADAIR, LAURA JEAN
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CHRISTIAN, RORY DEAN	SANDERS, KRISTI LEIGH CASEY
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HERZIK, CHRISTOPHER TODD	HAMILTON, MICHAEL WAYNE
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CAMPOS, AISHA	ALEXANDER, VICTORIA RAE
DAVIS, JACQUELINE ANTOINETTE	FILLERS, KATHERINE GRACE
WALDMAN, MICHAEL LEO	CHRISTENSON, MARILYN J
CHRISTENSON, KEITH D	WEBRE, ZOE LYNETTE

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PHILLIPS, GERTRUD MARIA	PINTO, TREVIN KIYOSHI
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TRAN, DANH VINH	RAJAGOPAL, SENTHILKUMAR
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JEFFERSON, PATRICIA COMEAUX	WALDIE, TARA KATHLEEN
BUTLER, KENDALL L	HAMILTON, DENISE KAY
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EIBEL, DAVID ROBERT	RHOADES, THYRSA MARIE
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EYSTER, TERESA GARNER	KIRKSEY, BENNY JOE
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FITZGERALD, LAUREN BLAIR	GIGGLEMAN, GENE FELTON JR
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GIGGLEMAN, KATHERINE LOWE	LAPHAM, DEBRA LYNNE
HUBING, MATTHEW JAMES	GRAS, JAVIER
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STAGE, TAMBRA LYNN	EZELL, WENDY LYNN
GLEN, KATHLEEN GAILE	WARD, CHRISTINE MARY
PAULSON, MICHAEL ANTHONY	NICHOLS, MARY A
WARD, JAMES M	GEPPERT, THOMAS DAVID
NICHOLS, RICHARD A	PAULSON, RACHAEL LUCY
JESSUP, LINDA	CHERIYAMATTATHIL, LATHA
THOMPSON, ANDREA MICHELLE	ROBILLIARD, GUY MICHEAL
ROBILLIARD, MARY JANE	KERR, ZACKARY DAN
MALDONADO, ANTONIO II	REESE, SHANNON J
KERR, SUSAN ALLEN	KNUFF, MARY E
GOSNEY, SUE ANNE	SIFUENTES, JOHN MANUEL
RUSH, JON ROBERT	SIFUENTES, CHRISTINE MARY
SIFUENTES, ALEXANDER MANUEL	WARD, DALTON ZACHARY
WARD, PHILLIP AUSTIN	GILLETTE, JERRY DANIEL
GATLIN, BRENDA SUE	CALVERT, JONATHAN DAVID
CARLSON, BRYAN DALE	FERRI, MILDRED GOULDEY
FERRI, ROBERT	THORNBURG, KELLY LYNN
TOMAINO, DAVID WAYNE	NICHOLS, GEORGE CARL
NICHOLS, LINDELLE ERNST	HUEBNER, RALPH EDWARD JR
CARLSON, KAREN	QUICK, NANCY ARVIDSON
QUICK, SHAWN JAMES	FRUNZI, VERONICA GENNIE
STAFFORD, WADE ALLEN	KRUGER, CURTIS MATTHEW
COUTEE, JOHN ELBERT	GIBSON, CLOYDE EDWARD
WILLIAMS, MIKE GLENN	GIBSON, PATRICIA
WILLIAMS, KAREN MARIE	OFLAHERTY, JAMES P
SACKRISON, ANNETTE EILEEN	ALLEN, ROBERT JORY

ACCEPTED SIGNATURES

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GERSCHICK, MICHAEL THOMAS	TAYLOR, VICKI EDWARDS
TAYLOR, WAYNE LEE	FERRI, BRYAN GEORGE
HARBERS, STEVEN WAYNE	PEREZ, OLIVIA
FERRI, MICHAEL ROBERT	ARRIGAN, FRANCA SICIRUCA
PACLIBARE, ANDREW M	REYNOLDS, JULIE MUZYKA
CARY, SYLVIA GAIL	PATTON, GARY DON
PATTON, DONNA DALE	FLORES, FAUSTINA M
MARTINI, JOHN	BRYANT, GRANT LEVI
CRANFORD, TIMOTHY DUANE	MULLANEY, SUSAN AILEEN
BRYANT, ABBY NICOLE	BREEN, JAMES H
CARROLL, BRADLEY THOMAS	MASSIE, JOSEPH PATRICK
MASSIE, AMY LEE	SMITH, HUNTER STEVEN
VEIGA, LUIZ BRAND	NELSON, KERRIE SPAULDING
SMITH, MOLLY E	ANGRISANI, LORI ANN
NELSON, MICHAEL PAUL	SHELTON, BRADLEY RAY
CHOATE, DENA GALE	DITTBURNER, BARBARA ANN
DITTBURNER, JEFFREY LEE	LEDET, DEBRA SUE
LAW, RICHARD JAMES	EDGAR, MICHAEL THOMAS
EDGAR, DONNA BAGGETT	BETTIS, MARK R
WOOD, GLEN WAYLON	SANTOS, ARMANDO HECTOR
STATHAM, JILL ANN	MACIULEWICZ, ELIZABETH LOUISE
GROULX, DANIEL THOMAS	JACKSON, ALLISON ANN
JACKSON, JUSTIN MATTHEW	BELL, JEFFREY RYAN
EDELMAN, SUSAN LYNN	CAVANAUGH, SANDRA LOUISE
LEWIS, DAWN RENEE	WEILMUENSTER, JEROME QUINTER
RALEY, JEFFERY GLEN	STEWART, MICHAEL DARREL
HOCKER, PAIGE MITCHELL	KOEWING, JOHN ROBERT JR
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HARRIS, RAYMOND EDWARD	BANKS, WOODRUFF ASBURY
LIVENGOOD, CELESTE DIANE	POWER, ANDREW JACKSON
GARNER, MARY KATHRYN	HOCKER, JESSE SHY IV
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TAYLOR, URSULA BROOKE	NOBLE, LESTER ERNEST
MAUK, KIMILIA	SNYDER, CONNIE JOY
NOBLE, CATRIONA TRAVIS	DUPUIS, CONNIE SUE
SNYDER, RICHARD WILLIAM	TETZLAFF, ROBIN E
DUPUIS, TODD MICHAEL	LISENBEE, BRANDON ALAN
TETZLAFF, BROOKE E	PERKINS, CATHEY RAE
LISENBEE, LAURA MONICA	GARCIA, JAKE FERNANDEZ
PERKINS, BRYCE GENE	TATE, CHARISSE WILSON
WILSON, MAURICE VALENTINO	LANDAUER, HOLLY LEE
LANDAUER, MICHAEL E	BRAUDAWAY, MARGARET MARY
HELPERT, CHARLES WILLIAM	KONTELIS, JESSICA RENAY
CARLSON, KRISTIN	GRIM, JASON ELLIOT
TAN, CHUAN SENG	DICKSON, RICHARD SHELTON

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Signer	Signer
BERARDUCCI, DOROTHY	BURNAM, CYNTHIA SLATTON
WHYTE, DANIELLE ANTOINETTE	STEWART, BARBARA A
MOLINA, HELLEN ARNAZ	POLLEY, DEBORAH ANN
POLLEY, MICHELLE JANE	HAMRICK, BRENDA JOYCE
WILLIAMS, ANNA MARIE	CLARK, WILLIAM LEE
SEPULVEDA, ANTONIO MARTINS	CASTRO, VANESSA LAURA
THOMAS, MARION CRAIG	HEINLE, MAXWELL NICHOLAS
ADAMS, BRADLEY DANIEL	KIRKMAN, MERRITTE R
SCHULD, KIMBERLY M	HARMON, CLINTON ANDREW
MELROSE, TONY LEE	KRATZ, CHARLES EUGENE
LANCASTER, DAVID WILLIAM	ROBINSON, KIMBERLY FLORA
ROBINSON, DOUGLAS JAMES	BURGESS, JULIE ELIZABETH
ROSEWELL, CYNTHIA KAY	OVERTON, LINDSEY MORRIS
HALL, REBECCA LYNN	OZBIRN, CLARK DOUGLAS
RAIMER-HALL, DAWN LESLIE	SAMRA, EMILE LOUIS
CORLEY, JAMES SHELTON	MINNICH, LINDSAY ANNE
NICKS, JERRY ARNOLD	SMITH, NICHOLAS RYEN
LETOURNEAU, JOHNNY FRANCIS	TRIGG, BETHE WORD
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MURPHY, TINA LOUISE	SULLIVAN, ROBERT THOMAS
ONEAL, SEAN DOUGLAS	SEROKA, DAVID LAWRENCE
CAMERON, TAMLYNN	TREPINSKI, MAHEALANI MALIA
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BROWN, WILLIAM MORRIS	STEVENSON, KELLEY SLOAN
STEVENSON, MICHAEL THOMAS	COCHRAN, CHRISTIE LEE
KIMMONS, JAIME	MCMAHAN, BRENT HAYNES
MASSARO, RONALD ANTHONY SR	TILOTTA, CAMALA
COLTRIN, WILLIAM ROBERT	LAZEAR, EDWARD HAROLD
CRUMPTON, KRISTINA MARIE	DUNCAN, TEDD
ZACCA, DARREN LESTER	BRAGGS, WALTER HENRY JR
MOON, LISA GAIL	BILLMAN, KAREN D
CURTIS, TODD MICHAEL	PINEDA, GLORIA LOPEZ
SLAUGHTER, LACY RENEE	REGEN, MARY
JACOBS, ASHLEE ELIZABETH	JAKALA, DREW WILLIAM
RAIMONDI, KAMMY	CLAY, MICHAEL
GODBOLD-JONES, LORI ANN	MOORE, JAY DEAN
MIDDLETON, MICHAEL EUGENE	CARTER, JAMES DALTON
ALCALA, LETICIA	ALLEN, JAMES HAROLD
DALY, MELISSA KATHRYN	ARDREY, TAMERA
ALLEN, SANDY GAIL	SUMERAUER, CHRISTA LEA
PHILPOTT, STEPHEN ROBERT	ASLIN, KEVIN RAY
KACALA, JULIE ANN	HOWARD, KIRK DAVID
ASLIN, ANGIE R	UPTON, CYNTHIA JOANNE
UPTON, MICHAEL BRUCE	CAMPBELL, MELISSA KATE

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RHINE, ANTHONY LEE

FANNING, DALLAS WAYLON

HODGES, DALE PATRICK

Signer

MILLER, RANDY EUGENE

CARSON, MELISSA LYNN

FRAZIER, KAREN

REJECTED SIGNATURES

Signer	Signer
CURB, DOUGLAS MAC	DONNER, CHRISTOPHER MARTIN
EDWARDS, BETHANY ANN	BROGDON, AMY DAWN
ARMSTRONG, LOIS ELAINE	BARGE, DIANE CHERYL
HARMON, ANDREA LYNNE	HENDERSON, DARBY GRAY
GOOD, THOMAS RYAN	WALLS, ROBERT THOMAS JR
RAMANOUSKAYA, VOLHA	KROHN, DANIEL LEE
GAST, KATELYN ROSE	FULLERTON, IAN SCOTT
RUMBO, PAUL M	ARMACK, JOSEPH J
LAMBERT, JAMES BRODIE	CASSAS, ROY DALE
HOLLOWAY, DOUGLAS GLENN	RHEINGANS, ROBERT LOUISE
DAVIS, ARIEL MARIE	WOLFE, COMER CURTIS
HANSEN, LAURA ANN	BICKNELL, GREGORY DON
CORWIN, JAYLEN MICHEAL CHRISTOPHER	HOLLIDAY, KATHLEEN
BURNS, DAVID	YBARRA, SUSIE
MCSWAIN, ANN MARIE	VITITOE, TIFFANI-NOELLE MARIE
REESE, JAMES NATHAN	NICHOLS, MARY A
MAINZ, PATRICIA ANN	CARMAN, SAM GREGORY
VONBLOHN, DAVID LARRY	SHAW, LINDSAY NICHOLE
RUSSELL, HELEN LOUISE	CHEEK, JAY B III
RODGERS, MARJORIE KAY	JAWADWALA, MUSTAFA KHOZEM
HARPER, CHRISTI LYNNE	LEMOINE, A JOSEPH
MORTON, KEVIN GREGORY	MCCREADY, DANIEL FORREST
HARN, AUSTIN MATTHEW	CAIRNS, ERIN
RICHARD, JANICE ERLENE	PADILLA, JOSE
BELLANCA, ERIC JOSEPH	WIDEMAN, THOMAS ARNOLD
HUXFORD, JACLYN KATHLEEN	LYNCH, LUCAS RANDOLPH
MOLINA, CATARINO	KOTRAS, JOHN F
ALMQUIST, ANNA KATHRYN	HORST, WILLIAM LAWRENCE
STJOHN, JOHN VINCENT	TAYLOR, BRADLEY WADE
WILKERSON, WILLIAM TYLER	LYNN, JOSHUA RYAN
OTOYA, RAFAEL CLIEFVERTH	JACKSON, DENNIS J
WICKHAM, TERESA KIMBEL	ARTHUR, ALEXANDRA DOVE
ALLOY, ZACHARY THOMAS	MORIARTY, BRIAN RICHARD
GENTRY, SIMON EDWARD	LOAR, MARY
COCKRELL, SANDRA JO	CHACON, GUSTAVO HUMBERTO
WOOTTON, DRAKE KRSUL	LEACH, SUSAN BLAIR
KLECK, JON ERIC	WESLEY, STEVEN ERIK
BARRON, ANTONY GABRIEL	HILL, CHANCELLOR ORMON
LAUER, ALEXANDER DAVID	LACEN, ROSA CATALINA
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YACKEL, AUDREY LIGRIVIAN	BRUNKER, MATTHEW LANE
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GIBSON, TRACY LOUISE	ALMENDAREZ, LINDA RUIZ
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MURRAY, KAREN LEE	DAVIS, JAMES EDWARD
HADLEY, TRENT DAVID	JAMES, WALTER DUDLEY III
FOSTER, WILLIAM CARROLL	STAPLETON, DENITSA SIMEONOVA

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Signer	Signer
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STEVENSON, JOAN RUTH	NGUYEN, HOAI-HUONG THI
MIR, ATIF SULTAN	KEMP, JODY ATTEMA
FLANIGAN, AMBER	RIORDAN, CHLOE MAREE
MIYASHITA, GLENN RAY	JOHNSON, JOYCE FAYE
BROPHY, PAMELA ANN	HAMILTON, CYNTHIA ANN
MARTIN, WENDY	FOUT, BARBARA LEE
HARVEY, RACHEL ANN	GENTRY, BRANDON ROBERT
UNDERWOOD, BRUCE ALLEN	RINDBOEL, APRIL NICOLE
STEIN, MICAELA JUNE	LIPSHUTZ, JOY NICOLE
NICHOLS, STANLEY JAY	TATE, ROBERT RYAN
DAVIS, MEGAN BYRNS	BRANHAM, JOSEPHINE
LEWALLYN, GINA CHERYL	LEWALLYN, RUSSELL SCOTT
NEDVED, JOSEPH PATRICK III	RUSSELL, ELIZABETH KRAUS
LOINETTE, MARVIN DOUGLAS	TAYLOR, KELLY LYNN
SCHOPPE, KURT ALTON	KORTZ, YOUN SUK
BRADFORD, BRYAN RICHARD	DALTON, MELISSA LEA
VONPLONSKI, JOSHUA MORGAN	ECKLER, GREGORY JOE
MURPHY, CATHERINE RITA	CREEGER, JEAN
CAMACHO, SYLVIA FLORES	VERVIL, MARIE C
FITZ, LOUIE DEAN	HICKS, XAVIER ANTONIO
NEDVED, HOLLIE IRENE	HUTTON, TONJA ALICIA
MULL, CHRISTOPHER V	HINKSON, JOSEPH R
MAXWELL, TAMARA MARIE	VARDAMAN, PAMELA A
TA, TUONG TRAN	FRYE, TYLER DEAN
BAKER, LAURA JANE	REESE, JASON LEE
SONES, WILLIAM ALLEN	PENNINGTON, BRYAN ANTHONY
MADDEN, PHILIP LYNN JR	STEFFEN, ERIN MARIE
PEACOCK, EDWARD BRYAN	ELY, ALAN SHANE
DOWNS, JUNE ELAINE	BARBOSA, RONALD ADRIAN
PEREZ, FRANCISCO	ELSEN, BLAKE CHRISTIAN
ELSEN, BRETT ROBERT	WALDRUP, JAMES ALLISON
MONAGHAN, JEFFREY JOSEPH	PEACOCK, NICHOLA YVONNE
KIMMONS, JAIME	MCGUIRE, KERRY LYNN
FOSTER, MORGAN ELIZABETH	ENGLISH, KRISTI MICHELLE
JONES, RICHARD EARL	DIEGEL, GEORGE LEONARD
MCSELFRESH, JAMES HAROLD	FROST, TERRI LYNN
KING, CHRISTOPHER JOSEPH	MIKEL, BELINDA LOU
PYNES, ROSS P	VENTERS, CANDICE NICOLE
HOTCHKISS, LACEY PORTER	DIEHL, ADAM NATHANIEL
FINDLAY, DEBRA CASSANDRA	GRAFTON, KEVIN KENNETH
REYNOLDS, MONTGOMERY LEE	PARKER, COURTNEY ELIZABETH
UNRUH, GRACE ELIZABETH	CLARK, JAMES DANIEL
SRABIAN, HALEY ROSE	HERSKOWITZ, THOMAS V
ALLEN, HEATHER RENEE	SIMON, ROBERT SCOTT
SUTTON, GIDGET MARIE	SPEHAR, MEGGAN FLORENCE
JAKUBOWSKI, KELLY CHRISTINE	STANDLEE, JOEANN H
HESTERBERG, TRAVIS WAYNE	KING, JOSHUA RYAN

REJECTED SIGNATURES

Signer	Signer
OCONNOR, JAMES M	FISHER, RONALD RICHARD
JONES, MONICA LYNN	TRUAN, LAWRENCE ALFRED
CASS, APRIL VICTORIA	RIGGS, JOHN WAYNE
KOLBERG, KOLEY G	TRUAN, RHONDA SUE
MARTINDALE, MICHAEL TODD	GATLIN, LINDA KAY
MCKEEN, KEVIN SCOTT	PAPENDORF, DONALD RAY
LUNDON, SHANNON MARIE	SMITH, DAWN ONEAL
LANGELER, DEBORAH JEAN	GOLDSTEIN, JAYDAN VICTORIA
LEBRIJA, ALEXIS LEIGH	MELGAR, JULIA
MENDOZA, JENNIFER	BAY, COURTNEY LOUISE
KRAUSE, ALYSE RACHEL	ALEXANDER, MICHELLE RENE
MACDONALD, DANNA LOUISE	CORNISH, SHANDREKA
DUHON, VINCENT PAUL	VERVER, LAURIE LEE
BASS, CONNOR THOMAS	KRENN, JOHN DAVID
NOVAK, RALPH SCOTT	LOOTS, GREGORY WILLIAM
STEWART, JAMES BROCK	TOWERY, RUSSELL RAY
MAYES, MITCHELL MONROE	MAYES, MITCHELL MONROE
JACOME, MIGUEL E	WALLACE, CAROLYN SUE
KIZAUR, JULIE A	COOPER, LEAH BROOKE
MCINTOSH, THOMAS GEORGE	SMITH, JULIENNE MICHELENE
BEGLEY, TODD ERIC	FRAZIER, ANNA
FRAZIER, SHANNON GREY	TORRES, DEANGELO
FRAZIER, MICHAEL LANCE	UNDERHILL, ALAN EDWARD
WEEMS, CHARLES FREDERICK	COMMISKEY, VINCENT DOBBS
WILSON, MARK BENNETT	SHELTON, ZACHARY DANE
DOWLING, IAN LOUIS	MAYKUS, EASON PRICE
SMITH, SHANNON RHEA	BORUTTA, DAN
NELSON, JANET	CROSTHWAIT, DOLORES
KAMINSKI, MONICA ANNE	STACK, MICHAEL DAVID
VERNALE, ANDREA MARIE	HARRELL, CHARLES DONALD
BURDETTE, DONALD ROGER	WARMAN, VALERIE JEAN
MORRISON, CHELSA MARQUELLE	KUNKEL, MLYNN JANE A
PRYOR, AUSTIN ETHAN ALLEN	ALVAREZ, ROCKY A
WEIK, GARY JOSEPH	PERRY, LENNES M
RIOS, RINA CATHY	NGUYEN, MINH HOA THI
TILLEY, CYNTHIA	KNOX, JOHN R
GOURLAY, MICHAEL JOSEPH	HENDRYX, LACIE LEE
FLETCHER, MARK DENNIS	BACHMAN, JEFFERY DOUGLAS
LUFT, THEODORE GERARD	MURPHY, ERIN LYN
HALL, STEPHEN B	KALBERER, SAVANNAH JEAN
GALLOWAY, TRENT KEENE	RIEFENSTAHL, EDWARD GERALD
GAVLICK, DORIS IMOGENE	HOOTON, KEVIN RICHARD
WEST, SHAWNA GAY	KYGER, CHELSEA DAWN
CITIZEN, ERVIN JOSEPH	TATUM, LILLIAN U
SMITH, MICHAEL DOUGLAS	SMITH, TRACEY JEAN
SMITH, ELIZABETH	HAYGOOD, RYAN PAUL
SNYDER, DANA ALLYSON	CATRON, AMANDA RAE
HANEY, LESLIE BREANNE	JACQUET, HEATHER NICOLE

REJECTED SIGNATURES

Signer	Signer
RUNCKEL, DENNIS EMIL	MCGOWAN, LORI LYN
JANECEK, LINDSEY KAY	ALEXANDER, CURTIS RENARD JR
HERNANDEZ, DIANA	CHEEK, CAROLINE HERNANDEZ
JOHNSON, LEROY TERRANCE	LINCOLN, CORNELIUS MARTEZ
KAPLAN, BELLA MARIA	GREEN, PRINCE LEON JR
PARRIETTE, TANNER MAKADE	DRUMMOND, JACQUELINE ANNE
POWELL, KATHARINE ELIZABETH	POWELL, JACQUELINE
BAKER, EMILY CHRISTINE	JOHNG, JOHNNY JOOYONG
HANSON, PAUL GEORGE	BROWN, NORMAN JAMES
HICKS, MARCUS TERE	HANSON, REXANNA HOOD
HORN, CHRISTINE	YORK, STACY NICOLE
MESTRE, IRMA GLORIA	DUNNING, JAMES BLAKE
VASQUEZ, AMANDA	GREEN, BYRON D JR
FULLER, ROBERT RUSSEL	HAYDEN, REBECCA FAYE
BAUGHMAN, MICHAEL STEIN IV	GAMILL, RYAN EMERSON
HARVEY, DONALD DEAN	AGUAYO, ANDREW DIONIZIO
FISHER, BRANDON DAVID	KROM, ASHTON GORDON
BROWN, SANDRA JO	FISHER, KATHRYN RENAE
FARHAT, YOUSEF H	RHODES, SARAH KATE
WINTERS, REBECCA DYAN	MORRISON, JAMIE LYNN
POWERS, SUNDRY KAY	HOUSTON, ANN
HERREMAN, TERCEL JEAN	RHODES, JUDITH CROW
POSTEMA, CORY LYNN	POSTEMA, ANDREW BLAKE
HUGHES, CARRIE ANN	POSTEMA, NOAH ROBERT
DUNCAN, ZOE CAGLE	VENTURA, JASON ANTHONY
DAFFRON, RICHARD ALLEN	ROBERTSON, BRIAN STEWART
WEISSMANN, EMILY ANN	RAMSEY, DEENA ANN
MULL, CHRISTOPHER V	WEISSMANN, MARK A
KOENIG, LYNN WROBLE	HAMMERSTAD, CAROL LEE
WEIGEL, CHARLENE B	DIXON, RODNEY DAMON
MOTT, DAVID JAMES	POWELL, THOMAS PATRICK
FRIDAY, TRACY LYNN	DILLOW, LINDA
KRIZ, ROBERT WILLIAM	KLEIN, DORI JEAN
RATHIE, KIRTI KULKARNI	KRUMWIEDE, GARY HENRY
THARP, DAVID W	STOCKTON, JORDAN PERRIS
MACHAK, TULA	CROAK, CONNOR MICHAEL
MOANA, HENRY	MARTINEZ, KIMBERLY MARIE
STOKLAS, PATRICK J	ARMBRUSTER, JEFFREY PAUL
SMITH, DANIEL CHARLES	WIMBISH, WADE RICHARD
GANN, LISA MARIE	HADNOT, AIMEE NICOLE
LEWIS, JEFFREY AARON	KEIL, MATTHEW BRIAN
LEAK, KANDY BEACHAM	HUEBNER, KARIN
VINCENT, MARY LOU	SALAZAR, PATRICIA LUIS
STATHAM, JERRY EUGENE	ANGRISANI, RALPH
BEDRICH, JAMES ROBERT	BALL, NANCY WOOLERY
MCENTIRE, KENNETH LEE	BROWN, KALA BREANNE
SHIVJI, ABDULRAHMAN	RIDGWAY, NANCY FRANCES
MCANEAR, KATHERINE MARGARET	BASSICHIS, ELLIOTT BERYL

REJECTED SIGNATURES

Signer

MCNEESE, CHRISTOPHER DARYL

WELLENDORF-WOFFORD, JULIE ANNE

Signer

JAKALA, LYNDA CAROL

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JULY 19, 2016

SUBJECT: PRELIMINARY PLAT APPLICATION
LOTS 1-14, BLOCK A, LOTS 1-38, BLOCK B & LOT X1
SHADY BROOK ADDITION

PLAT APPLICATION FILING DATE July 12, 2016

APPLICANT Scott Schambacher, Avondale Development Group

REASON FOR APPLICATION Preliminary platting tracts of land
into 52 residential lots and one (1) HOA lot

PROPERTY LOCATION Shady Brook

ACREAGE 11.79 acres

ZONING Existing R-MF-2 & PRD-12
Proposed R-5.0

NUMBER OF LOTS 52 residential & one (1) HOA

PREVIOUS PLATTING No

CONCEPT PLAN No

SITE PLAN Z16-03

OPEN SPACE REQUIREMENT Yes

AVIGATION RELEASE Yes

PUBLIC HEARING REQUIRED No

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOTS 1-14, BLOCK A, LOTS 1-38, BLOCK B AND LOT X1,
SHADY BROOK ADDITION**

I. GENERAL:

- The applicant, Scott Schambacher with Avondale Development Group is preliminary platting 11.39 acres into 52 residential lots with one (1) HOA lot. The property is located south of Shady Brook Drive between N. Lucas Drive and the creek.

II. STREET SYSTEM:

- The development has access to Shady Brook Drive.
- ALL abutting roads: are on the City Thoroughfare Plan:
 are not on the City Thoroughfare Plan:

Periphery Street Fees are due as follows:

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

Periphery Street Fees are not due:

Development is required to construct sidewalk, curb, gutter and asphalt pavement along its frontage on Shady Brook Drive.

TOTAL

III. STORM DRAINAGE SYSTEM:

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

IV. WATER SYSTEM:

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

V. SANITARY SEWER SYSTEM:

- The existing sanitary sewer collection system bordering the subject site is adequate to serve the development.
- The existing sanitary sewer collection system bordering the subject site is not adequate to serve the development.

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for:
- Water and Wastewater Impact Fees are due prior to the issuance of building permits: Lots 1-14, Block A, Lots 1-38, Block B and Lot X1, Shady Brook Addition
 - Single Family Residential (\$ 2,191/ Lot)
 - Multifamily (\$ 1,026 / Unit)
 - Hotel (\$ 38,107/ Acre)
 - Corporate Office (\$ 18,847/ Acre)
 - Government (\$ 4,037/ Acre)
 - Commercial / Industrial (\$ 5,209 / Acre)
- Open Space Fees are not required for:
- Open Space Fees are required for: Lots 1-14, Block A, Lots 1-38, Block B, Shady Brook Addition
 - R-5.0, Zero Lot District (\$ 1,416.00 / Lot)
 - R-7.5, Single Family District (\$ 1,146.00 / Lot)
 - R-12.5, Single Family District (\$ 1,071.00 / Lot)
 - R-20.0, Single Family District (\$ 807.00 / Lot)

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

VII. STATEMENT OF FINDINGS:

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

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

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Preliminary Plat of Lots 1-14, Block A, Lots 1-38, Block B and Lot X1, Shady Brook Addition."

APPLICATION FOR PLATTING
CITY OF GRAPEVINE, TEXAS

TYPE OF PLAT: Preliminary Final Replat Amendment

PROPERTY DESCRIPTION:

Name of Addition: Shady Brook

Number of Lots: 50 Gross Acreage: 11.79 Proposed Zoning: R-5.0 Zero Lot

Location of Addition: LINE DISTRICT

PROPERTY OWNER:

Name: Frank S Monaco

Contact: Frank

Address: 1030 Hilltop Dr.

City: Grapevine

State: Tx Zip: 76051

Phone: (817) 481-1040

Fax:

Signature: _____

Email: HilltopApts@aol.com

APPLICANT:

Name: Avondale Development Group

Contact: Scott Schambacher

Address: 5751 Kruger Dr #293

City: Keller

State: Tx Zip: 76244

Phone: (817) 881-0459

Fax:

Signature: _____

Email: Scott@Avondale@gmail.com

SURVEYOR:

Name: KAZ SURVEYING

Contact: GERALD DYER

Address: 1720 WESTMINSTER ST

City: DENTON

State: Tx Zip: 76205

Phone: (940) 382-3446

Fax: (940) 382-3447

Email: GERALD@KAZSURVEYING.COM

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

Application Received: 3/14/2010

Fee Amount: \$380.00

By: Vezir Ajro + Gordze
Check Number: 1365 Ajro

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

TRACT 1
WHEREAS Frank S. Monaco is the owner of all that certain lot, tract or parcel of land lying and being situated in Tarrant County, Texas and being a part of the Thomas Mahan Survey, Abstract number 1050 and also being the called 4.00 acre tract described as Tract one in deed to Frank S. Monaco by deed recorded in Volume 6945, Page 353, Deed Records, Tarrant County, Texas and being more fully described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod found at the Southwest corner of said 4.00 acre tract and also being the Northwest corner of a called 4.00 acre tract as described in deed to Harold Cantrell by deed recorded in Volume 7359, Page 907, Deed Records, Tarrant County, Texas and also being in the East line of Block 4, Lucas Addition, an addition to the City of Grapevine, according to the plat recorded in Volume 388-1, Page 84, Plat Records, Tarrant County, Texas;

THENCE North 00 degrees 45 minutes 01 seconds West, 239.03 feet to the Northwest corner of said Tract one;

THENCE North 89 degrees 12 minutes 14 seconds East, 771.56 feet to the Northeast corner of said Tract one;

THENCE South 12 degrees 34 minutes 29 seconds West, 108.93 feet to a point;

THENCE South 30 degrees 31 minutes 59 seconds West, 155.54 feet to the Southeast corner of said Tract one and the Northeast corner of said Cantrell tract;

THENCE the common line of said Cantrell tract and this tract, South 89 degrees 11 minutes 15 seconds West, 665.69 feet to the PLACE OF BEGINNING and containing 4.00 acres of land more or less;

TRACT 2
All that certain lot, tract or parcel of land lying and being situated in Tarrant County, Texas and being a part of the Thomas Mahan Survey, Abstract number 1050 and the B. B. Johnson Survey, Abstract number 869, and also being the called 7.807 acre tract described as Tract two in deed to Frank S. Monaco by deed recorded in Volume 6945, Page 353, Deed Records, Tarrant County, Texas and being more fully described by metes and bounds as follows;

BEGINNING at Southwest corner of said 7.807 acre tract and also being the Northwest corner of a called 4.00 acre tract as described in deed to Frank S. Monaco as Tract one by deed recorded in Volume 6945, Page 353, Deed Records, Tarrant County, Texas and also being in the East line of Block 4, Lucas Addition, an addition to the City of Grapevine, according to the plat recorded in Volume 388-1, Page 84, Plat Records, Tarrant County, Texas;

THENCE North 00 degrees 43 minutes 04 seconds West, 398.30 feet to a capped iron rod found stamped "MS14224" at an ell corner of said 7.807 acre tract and the Northeast corner of Lot 1, Block 4, of said Lucas Addition;

THENCE along the common line of said Lot 1 and this tract, South 89 degrees 29 minutes 18 seconds West, 133.68 feet to a capped iron rod found at the Southeast corner of Lot 1, Block B, Brookhollow Estates, an addition to the City of Grapevine, according to the plat recorded in Volume 388-45, Page 54, Plat Records, Tarrant County, Texas;

THENCE along the common line of said Block B and this tract, North 00 degrees 47 minutes 41 seconds West, 160.07 feet to a 5/8 inch iron rod found at the Northeast corner of Lot 2, Block B;

THENCE continuing along said common line, North 89 degrees 51 minutes 16 seconds West, 34.61 feet to a 5/8 inch iron rod found at the Southeast corner of Lot 3, Block B;

THENCE continuing along said common line, North 01 degrees 29 minutes 35 seconds West, 65.24 feet to a capped iron rod found stamped "4224" at the Northeast corner of said Lot 3 and in the South line of Shady Brook Drive;

THENCE along said South line North 89 degrees 10 minutes 19 seconds East, 269.86 to a 5/8 inch iron rod found at the P.C. of a curve to the right whose long chord bears, South 68 degrees 20 minutes 21 seconds East, 77.44 feet;

THENCE continuing along said South line and along said curve whose radius is 99.60 feet and an arc length of 79.54 feet to a 1/2 inch iron rod found at the P.T. of said curve;

THENCE continuing along said South line, South 45 degrees 28 minutes 00 seconds East, 465.00 feet to a capped iron rod set stamped "KAZ" at the P.C. of a curve to the left whose long chord bears, South 69 degrees 27 minutes 41 seconds East, 177.59 feet;

THENCE continuing along said South line and along said curve whose radius is 230.00 feet and an arc length of 182.32 feet to a capped iron rod found stamped "MS1" at the P.T. of said curve;

THENCE continuing along said South line, North 89 degrees 39 minutes 46 seconds East, 92.05 feet to a capped iron rod set stamped "KAZ";

THENCE South 32 degrees 42 minutes 46 seconds East, 35.10 feet to a point for corner;

THENCE South 09 degrees 42 minutes 16 seconds East, 92.50 feet to an "X" cut set;

THENCE South 12 degrees 34 minutes 29 seconds West, 80.37 feet to the Southeast corner of the aforementioned 7.807 acre tract;

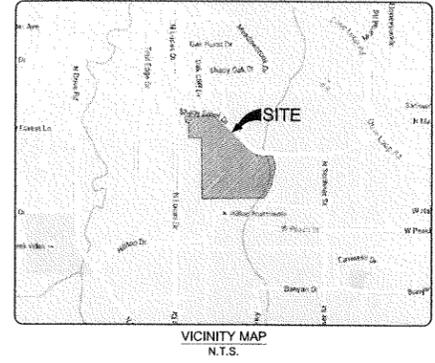
THENCE South 89 degrees 12 minutes 14 seconds West, 771.56 feet to the PLACE OF BEGINNING and containing 7.79 acres of land more or less;

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	99.60	79.54	77.44	S 68°20'21" E	45°15'18"
C2	230.00	182.32	177.59	S 69°27'41" E	45°25'06"
C3	115.41	78.60	77.68	S 71°19'00" E	39°01'22"
C4	68.82	52.27	51.01	S 85°39'40" W	43°38'33"
C5	300.00	136.40	135.23	N 58°29'32" W	26°00'03"
C6	120.00	282.00	221.45	S 21°51'38" W	134°39'15"
C7	35.00	55.04	49.54	N 45°45'54" W	90°05'40"
C8	120.00	54.77	52.33	N 21°54'28" E	45°15'04"
C9	40.00	98.79	75.53	N 20°03'38" W	141°30'11"
C10	235.00	43.83	43.76	N 86°48'31" W	10°41'07"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°10'19" E	269.86
L2	N 70°29'26" E	52.89
L3	N 01°14'55" W	20.92
L4	N 89°32'00" E	21.21
L5	N 00°28'00" W	21.21
L6	N 89°32'00" E	21.21
L7	N 00°28'00" W	21.21
L8	N 89°32'00" E	21.21
L9	S 21°51'22" W	35.24
L10	N 45°45'54" W	21.20
L11	N 42°33'49" E	290.36
L12	N 22°35'44" W	238.91
L13	N 83°57'28" W	82.30
L14	S 83°57'28" E	23.06
L15	S 11°52'40" W	2.47
L16	S 22°35'44" E	246.82
L17	S 42°33'49" W	285.71
L18	N 70°29'26" E	198.48
L19	N 65°01'24" E	431.32
L20	S 65°01'24" W	534.64
L21	S 70°29'26" W	222.72
L22	N 64°58'53" W	52.18
L23	S 89°59'22" W	59.33
L24	S 46°24'24" W	52.00
L25	S 05°25'55" W	53.00
L26	S 49°03'35" E	83.45



- GENERAL NOTES
- TOTAL PLATTED AREA: 513,783 SQUARE FEET
 - RIGHT-OF-WAY DEDICATION AREA: 204,504 SQUARE FEET
 - EASEMENT DEDICATION AREA: 21,320 SQUARE FEET
 - NET PLATTED AREA: 513,783 SQUARE FEET
 - ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
 - I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF GRAPEVINE, COMMUNITY NUMBER 480598 EFFECTIVE DATE 9-25-2009 AND THAT MAP INDICATES AS SCALED, THAT A PORTION OF THIS PROPERTY IS WITHIN "NON-SHADED ZONE A" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR) AND A PORTION OF THIS PROPERTY IS WITHIN "SHADED ZONE A" DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR); WITH NO BASE FLOOD ELEVATIONS DETERMINED" AS SHOWN ON PANEL 105 K OF SAID MAP.
 - THE PURPOSE OF THIS PLAT IS TO CREATE 52 RESIDENTIAL LOTS AND 1 HOA "X" LOT.
 - BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

PLANNING & ZONING COMMISSION:

Date Approved: _____

Chairman: _____

Secretary: _____

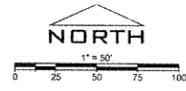
GRAPEVINE CITY COUNCIL:

Date Approved: _____

Mayor: _____

City Secretary: _____

- LEGEND
- R.O.W. = RIGHT OF WAY
 - 1/2" IRF = 1/2" IRON ROD FOUND
 - S.S.E. = SANITARY SEWER EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - A & D.E. = ACCESS & DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - W.E. = WATER EASEMENT
 - B.L. = BUILDING LINE
 - A.C. = ACRE
 - POB = POINT OF BEGINNING
 - IRF = IRON ROD FOUND
 - CAPRIF = CAPPED IRON ROD FOUND
 - CAPRIS = CAPPED IRON ROD SET
 - P.R.D.C.T. = PLAT RECORD DENTON COUNTY TEXAS
 - D.R.D.C.T. = DEED RECORD DENTON COUNTY TEXAS
 - = ROAD CENTERLINE
 - = SURVEY LINE



OWNER:
FRANK S. MONACO
C/O:
AVONDALE DEVELOPMENT GROUP
5751 KROGER DRIVE, SUITE 293
KELLER, TX 76244
CONTACT: SCOTT SCHAMBACHER
PHONE: (817) 981-0459

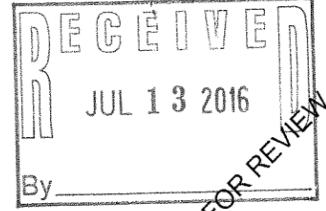
SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TX 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

ENGINEER:
ION DESIGN GROUP, LLC
7075 TWAIN HILLS AVENUE, SUITE 350
DALLAS, TX 75231
PHONE: (214) 370-3470
TBPE FIRM #F-6701

KAZ SURVEYING
www.kazsurveying.com

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 150914 PP
DRAWN BY: TK
DATE: 7-12-2016
R.P.L.S.
KENNETH A. ZOLLINGER



PRELIMINARY PLAT
LOTS 1 - 14, BLOCK A,
LOTS 1 - 38, BLOCK B,
HOA LOT X1, BLOCK B
SHADY BROOK ADDITION
BEING 11.79 ACRES IN THE THOMAS MAHAN SURVEY,
ABSTRACT NUMBER 1050, AND THE B. B. JOHNSON SURVEY,
ABSTRACT NUMBER 869, CITY OF GRAPEVINE,
TARRANT COUNTY, TEXAS
(EXISTING ZONING: RMF-2 & PRD-12)
(PROPOSED ZONING: R-5 ZERO LOT LINE DIST.)

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 21st day of June 2016 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
B J Wilson	Vice-Chairman
Monica Hotelling	Member
Jimmy Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Theresa Mason	Alternate
Bob Tipton	Alternate

constituting a quorum with Dennis Luers absent and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
John Robertson	Manager of Engineering
Albert Triplett, Jr.	Planner II
Susan Batte	Planning Technician

CALL TO ORDER

Chairman Oliver called the meeting to order at 6:00 p.m.

BRIEFING SESSION

ITEM 1.

Planning Consultant, Scott Polikov of Gateway Planning discussed and answered questions regarding land use study efforts and multi-family use in future developments.

ITEM 2.

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

Z16-06	J J HALL ADDITION
CU16-14 & PD16-05	GRAPEVINE PORCHE
SU16-02	CHESAPEAKE ENERGY
HL16-03	622 EAST WALL STREET

HL16-04	626 EAST WALL STREET
HL16-05	503 EAST WORTH STREET
HL16-06	701 EAST WALL STREET

Chairman Oliver closed the Briefing Session at 7:25 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 3-11 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 8:22 p.m.

ITEM 12. ZONE CHANGE REQUEST Z16-06 - J J HALL ADDITION

First for the Commission to consider and make recommendation to City Council was zone change application Z16-06 submitted by Briar Pointe LP for property located at 210 & 216 North Starnes Street and platted as Lots L & M, J J Hall Addition. The applicant was requesting to rezone 0.642 acres from PO Professional Office District to R-5.0 Zero-Lot-Line District for the development of two single family homes.

Mr. Jeff Avery assured the City Council and Planning and Zoning Commission that they would make any new buyers aware of the new Braum's being built to the south.

In the Commission's regular session Monica Hotelling moved to approve zone change application Z16-06. Theresa Mason seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Mason
Nays: None

ITEMS 13 & 14. CONDITIONAL USE APPLICATION CU16-14, PLANNED DEVELOPMENT OVERLAY PD16-05 - GRAPEVINE PORSCHE

Next for the Commission to consider and make recommendation to City Council was conditional use application CU16-14 and planned development overlay application PD16-05 submitted by gff Architects for property located at 1280 and 1300 Texan Trail and platted as Lots 1R and 2R, Block 1, Park Place Mercedes. The applicant was requesting a conditional use permit to amend the previously approved site plan of

CU13-15 (Ord. 13-33) for a planned commercial center in conjunction with an automotive dealership with sales and service of new and used vehicles specifically to include an additional dealership and allow for a 20 foot pylon sign. The applicant was also requesting a planned development overlay to deviate from, but not be limited to, a reduction in the masonry requirement from 70 % to 0%.

The applicant proposed to establish a new automotive dealership within the expanded parking area that was approved in 2013. Specifically a 61,755 s.f. Porsche dealership would be established on the site along with a 20 foot pylon sign (36 s.f. in size) along Texan Trail. With this phase of development, 317 parking spaces are required—the applicant has provided 1,098 spaces that will be utilized for inventory/display, service, customer, and employee parking. The applicant was also requesting a planned development overlay to reduce the 70 percent masonry requirement from 70 percent to zero percent. A combination of aluminum composite material (ACM) and pre-finished corrugated aluminum is proposed.

In the Commission's regular session, B J Wilson moved to approve conditional use application CU16-14. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Mason
Nays: None

Gary Martin moved to approve planned development overlay application PD16-05. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Mason
Nays: None

ITEM 15. FINAL PLAT APPLICATION LOTS 1R AND 2R, BLOCK 1, PARK PLACE MERCEDES ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 1R and 2R, Block 1, Park Place Mercedes Addition. The applicant was final platting 34.479 acres for the development of a Porsche dealership.

In the Commission's regular session B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 1R & 2R, Block 1, Park Place Mercedes Addition. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Mason
Nays: None

ITEM 16. SPECIAL USE APPLICATION SU16-02 - CHESAPEAKE ENERGY

Next for the Commission to consider and make recommendation to City Council was special use application SU16-02 submitted by Chesapeake Energy for property located at 3015 East Grapevine Mills Circle and platted as Lots 1 A & 1B, Block 1, Grapevine Mills Wells Addition. The applicant was requesting a special use permit to amend the previously approved site plan of SU09-06 (Ord. 09-48) for gas well drilling and production in a nonresidential zoning district, specifically to allow the "frac" pond (fresh water pond) to be re-designated as a fresh water pond and be allowed to remain on site.

Since June 2012 the Site Plan Review Committee has on an annual basis, as allowed by ordinance, allowed the frac pond to remain. With this request the applicant was asking for the frac pond to be re-classified as a fresh water pond and be separated from any association with the drilling process and therefore eliminate the need for annual consideration by the Site Plan Review Committee. The applicant is currently marketing the remaining property and if the pond is re-classified, it will be left to the new owner to decide the fate of the pond, i.e. whether it can be considered an amenity to remain, or drained and reclaimed for future development. If the request to re-classify the pond is approved, no future fracturing operations will be permitted without the approval of a special use permit by the City Council.

In the Commission's regular session Monica Hotelling moved to deny special use application SU16-02. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Mason
Nays: None

ITEM 17. HISTORIC LANDMARK SUBDISTRICT HL16-03 - 622 EAST WALL STREET

Next for the Commission to consider and make recommendation to City Council was historic landmark subdistrict application HL16-03 submitted by Copper Street Homes for property located at 622 East Wall Street and platted as Lot 6, Block 101, College Heights. The applicant was requesting a historic landmark subdistrict designation.

In the Commission's regular session Monica Hotelling moved to approve historic landmark subdistrict designation application HL16-03. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Mason
Nays: None

ITEM 18. HISTORIC LANDMARK SUBDISTRICT HL16-04 - 626 EAST WALL STREET

Next for the Commission to consider and make recommendation to City Council was historic landmark subdistrict application HL16-04 submitted by Copper Street Homes for property located at 626 East Wall Street and platted as Lot 7, Block 101, College Heights. The applicant was requesting a historic landmark subdistrict designation.

In the Commission's regular session Theresa Mason moved to approve historic landmark subdistrict designation application HL16-04. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Mason
Nays: None

ITEM 19. HISTORIC LANDMARK SUBDISTRICT HL16-05 – 503 EAST WORTH STREET

Next for the Commission to consider and make recommendation to City Council was historic landmark subdistrict application HL16-05 submitted by Neil & Lorie Payne for property located at 503 East Worth Street and platted as Lots 1, 2 and West ½ of 3, Block 108, College Heights. The applicant was requesting a historic landmark subdistrict designation.

In the Commission's regular session B J Wilson moved to approve historic landmark subdistrict designation application HL16-05. Theresa Mason seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Mason
Nays: None

ITEM 20. HISTORIC LANDMARK SUBDISTRICT HL16-06 – 701 EAST WALL STREET

Next for the Commission to consider and make recommendation to City Council was historic landmark subdistrict application HL16-06 submitted by Maykus Custom Homes for property located at 701 East Wall Street and legally described as Tracts 51A & 51C1, Abstract 946, Archibald F Leonard Survey. The applicant was requesting a historic landmark subdistrict designation.

In the Commission's regular session B J Wilson moved to approve historic landmark subdistrict designation application HL16-06. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Mason
Nays: None

ITEM 21. FINAL PLAT APPLICATION LOT 1R, BLOCK 1, MUSTANG ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 1R, Block 1, Mustang Addition. The applicant was final platting 7.46 acres to allow additional parking for the apartment complex.

In the Commission's regular session B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lot 1R, Block 1, Mustang Addition. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Mason
Nays: None

ITEM 22. FINAL PLAT APPLICATION LOT 1, BLOCK 1, TST IMPRESO ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 1, Block 1, TST Impreso Addition. The applicant was final platting 34.479 acres for the development of a Porsche dealership.

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, TST Impreso Addition. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Mason
Nays: None

ITEM 23. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the May 17, 2016, Planning and Zoning Meeting.

Beth Tiggelaar moved to approve the May 17, 2016, Planning and Zoning Commission Meeting as written. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Martin, Tiggelaar and Mason
Nays: None
Abstain: Fechter

ADJOURNMENT

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 8:27 p.m. Monica Hotelling seconded the motion which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Mason
Nays: None

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 19TH DAY OF JULY 2016.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN