



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, NOVEMBER 15, 2016

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

5:30 p.m.	Dinner - City Council Conference Room
6:00 p.m.	Joint Workshop - City Council Conference Room
7:00 p.m.	Call to Order of City Council Meeting - City Council Chambers
7:00 p.m.	Executive Session - City Council Conference Room
7:30 p.m.	Joint Regular Meeting - City Council Chambers

JOINT CITY COUNCIL AND PLANNING AND ZONING COMMISSION WORKSHOP:

6:00 p.m. – City Council Conference Room

1. City Council and Planning and Zoning Commission to conduct a Joint Workshop to discuss proposed amendments to the Comprehensive Master Plan and Future Land Use Map and possible amendments to the zoning ordinance relative to the application process.

CALL TO ORDER: 7:00 p.m. – City Council Chambers

EXECUTIVE SESSION:

1. City Council to recess to the City Council Conference Room to conduct a closed session relative to:
 - A. Real property relative to deliberation to the purchase, exchange, lease, sale or value of real property (City facilities, Public Works, and the 185 acres) pursuant to Section 551.072, Texas Government Code.
 - C. 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 Dennis Luers

JOINT PUBLIC HEARING

3. Conditional Use Permit **CU16-26** (Texas Gun Experience) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by DFW Shooting Sports requesting a conditional use permit to amend previously approved site plan CU00-26 (Ordinance No. 2000-62) for a planned commercial center, specifically to allow for a two-story 34,900 square foot indoor shooting range and office space. The subject property is located at 1901 South Main Street and is zoned “CC” Community Commercial District. *This item was tabled from the October 18, 2016 Joint Meeting.*
4. Historic Landmark District **HL16-08** (Harrington House) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Charles Donofrio requesting designation as a historical landmark sub-district. The subject property is located at 713 East Texas Street and is zoned “R-7.5” Single Family District.

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

5. 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.

CITY COUNCIL PUBLIC HEARINGS

6. City Council to conduct a public hearing to consider amendments to the Land Use Assumptions and Water and Wastewater Capital Improvements Plan from which amended water and wastewater impact fees may be imposed, consider a **resolution** approving the Amended Land Use Assumptions and Water and Wastewater Capital Improvements Plan, and take any necessary action.
7. City Council to conduct a public hearing to consider amended water and wastewater impact fees, consider first reading of **ordinance** approving the water and wastewater impact fees, and take any necessary action.

PRESENTATIONS

8. Grapevine Rotary Club to present the dedication of a street clock for Main Street in commemoration of the Rotary Club’s 50th anniversary in Aril of 2017.

9. Craig Melde of ArchiTexas to present Dallas Road/Transit Oriented Development strategy.
10. Public Works Director to present an update on Hudgins Street extension project.

OLD BUSINESS

11. Consider an **ordinance** amending the Grapevine Code of Ordinances, Chapter 11 Fire Code, relative to the adoption of the 2015 International Fire Code, with local amendments, and take any necessary action. *This item was tabled from the November 1, 2016 meeting. Staff requests to table this item to the December 6, 2016 meeting.*

CONSENT AGENDA

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

12. Consider renewal of an annual contract for janitorial supplies with Empire Paper Company. Chief Financial Officer recommends approval.
13. Consider renewal of an annual contract with for emergency notification services with Emergency Communications Network, LLC. Fire Chief recommends approval.
14. Consider renewal of an annual contract for book leasing services with Brodart Company through an Interlocal Agreement with the County of Brazoria, Texas. Library Director recommends approval.
15. Consider a **resolution** authorizing an annual contract for portable toilet rental and maintenance with MMG Building and Construction Services through an Interlocal Agreement with the City of Arlington, Texas. Parks and Recreation Director recommends approval.
16. Consider an **ordinance** appropriating funds from the Quality of Life Fund to construct Bear Creek Dog Park. Parks and Recreation Director recommends approval.
17. Consider renewal of an annual contract for the Taser warranty plan with Taser International Inc. Police Chief recommends approval.
18. Consider a **resolution** authorizing the purchase of an excavator from Kirby-Smith Machinery through an Interlocal Agreement with The Local Government Purchasing Cooperative (BuyBoard). Public Works Director recommends approval.

19. Consider a **resolution** authorizing the purchase of a loader/backhoe from RDO Equipment Co. through an Interlocal Agreement with The Local Government Purchasing Cooperative (BuyBoard). Public Works Director recommends approval.
20. Consider approving the Tarrant County contract with Reyes Group for the 41st Year Community Development Block Grant street reconstruction project for the 800 block of East Texas Street. Public Works Director recommends approval.
21. Consider Revised License Agreements for city fiber crossing of the DART Railroad right-of-way. Public Works Director recommends approval.
22. Consider a **resolution** for a professional service contract for project management oversight from Thinkbox Technology Group. Chief Technology Officer recommends approval.
23. Consider a **resolution** authorizing the purchase of data center hardware from Anixter through an Interlocal Agreement with the State of Texas Department of Information Resources (DIR) and for a sole source purchase of a computer room air conditioner from Humphrey and Associates, Inc., a **resolution** expressing intent to finance expenditures to be incurred for these purchases, and a **resolution** authorizing the sole source purchase of three power system from Brandt Electric. Chief Technology Officer recommends approval.
24. Consider the minutes of the November 1, 2016 Regular City Council meeting. City Secretary recommends approval.

Pursuant to the Texas Open Meetings Act, Texas Government Code, Chapter 551.001 et seq, one or more of the above items may be considered in Executive Session closed to the public. Any decision held on such matter will be taken or conducted in open session following conclusion of the executive session.

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

25. Conditional Use Permit **CU16-26** (Texas Gun Experience) – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
26. Historic Landmark District **HL16-08** (Harrington House) – 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 November 11, 2016 by 5:00 p.m.

Tara Brooks
Tara Brooks
City Secretary



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



AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, NOVEMBER 15, 2016

GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

-
- 5:30 p.m. Dinner - City Council Conference Room
6:00 p.m. Joint Workshop - City Council Conference Room
7:00 p.m. Briefing Session - Planning and Zoning Commission Conference Room
7:30 p.m. Joint Meeting with City Council - City Council Chambers
7:30 p.m. Regular Session - Planning and Zoning Commission Conference Room
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JOINT CITY COUNCIL AND PLANNING AND ZONING COMMISSION WORKSHOP:

6:00 p.m. – City Council Conference Room

1. City Council and Planning and Zoning Commission to conduct a Joint Workshop to discuss proposed amendments to the Comprehensive Master Plan and Future Land Use Map and possible amendments to the zoning ordinance relative to the application process.

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 MEETING WITH CITY COUNCIL: 7:30 p.m. - City Council Chambers

2. Invocation and Pledge of Allegiance: Commissioner Dennis Luers

JOINT PUBLIC HEARING

3. Conditional Use Permit **CU16-26** (Texas Gun Experience) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by DFW Shooting Sports requesting a conditional use permit to amend previously approved site plan CU00-26 (Ordinance No. 2000-62) for a planned commercial center, specifically to allow for a two-story 34,900 square foot indoor shooting range and office space. The subject property is located at 1901 South Main Street and is zoned "CC" Community Commercial District. *This item was tabled from the October 18, 2016 Joint Meeting.*

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

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

NEW BUSINESS

5. Conditional Use Permit **CU16-26** (Texas Gun Experience) – Consider the application and make a recommendation to the City Council.
6. Historic Landmark District **HL16-08** (Harrington House) – Consider the application and make a recommendation to the City Council.
7. Consider the minutes of the October 18, 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 November 11, 2016 by 5:00 p.m.

Tara Brooks

Tara Brooks
City Secretary



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

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

MEETING DATE: NOVEMBER 15, 2016

SUBJECT: DISCUSSION OF POSSIBLE AMENDMENTS TO THE COMPREHENSIVE MASTER PLAN/FUTURE LAND USE MAP AND POSSIBLE AMENDMENTS TO THE ZONING ORDINANCE RELATIVE TO THE APPLICATION PROCESS

RECOMMENDATIONS:

Staff recommends the Planning and Zoning Commission and the City Council consider the proposed amendments to the Comprehensive Master Plan and Future Land Use Map and possible amendments to the zoning ordinance relative to the application process and take any action necessary.

BACKGROUND INFORMATION:

Comprehensive Master Plan/Future Land Use Map amendments:

Staff has been asked to provide suggestions for amendments to the Future Land Use Map category designations, to accommodate mixed use projects. Therefore, City Council and the Planning and Zoning Commission may wish to add a "C/MU" (Commercial/Mixed Use) category to the Future Land Use Map, along with a brief description of the types of uses that would be appropriate. A suggested amendment to the Comprehensive Master Plan is attached.

The Future Land Use Map itself contains draft amendments of areas that might be considered for the "C/MU" designation, as suggested in Scott Polikov's study. The proposed boundaries of the Commuter Rail District are tentatively shown as "C/MU", although it is understood that this area will most likely require much additional study before any changes to the Future Land Use Map are made.

Zoning Ordinance amendment(s) relative to multiple applications:

At the September 20 and October 18 meetings, the Commission and Council considered multiple applications on a 52 acre tract of land with discussion centering on a multi-faceted development consisting of an expansion to an existing hotel, the construction of a new hotel, and the development of a 359 unit multi-family complex. These three development proposals required seven different applications (one zoning change application, three conditional use applications, and three planned development overlay applications) for

property that was intended to be developed as one project. Although the property owner/developer intended to construct this project as one “development,” each portion of the project required individual advertising, property owner notification, and discussion during the public hearing which may have inhibited the developer’s ability to present the case as one large, multifaceted development.

In the future, for development requests of a similar nature whereby a sizeable tract of land is proposed to be developed with multiple components that would require several or more applications, the Commission and Council may want to consider several options such as:

- Amending sections of the zoning ordinance that allow the planned commercial center concept to include specific “uses” along with language that gives clear direction on submittal requirements relative to the multiple components of a request. For example, amending the planned commercial center language in the “CC” Community Commercial District to include multi-family uses would have allowed consideration of the project previously mentioned under one application which would allow both specific discussion where necessary but also allow consideration of the entire project/property as a whole. This could add clarity to future proposals of similar size and complexity and allow an applicant/developer the ability to present a project with multiple aspects as a “whole” project rather than a compilation of individual parts.
- Creating an entirely new zoning district within the ordinance that would allow consideration of multiple uses within a given tract of land with its own separate guidelines relative to density, height, bulk, open space, setbacks, etc., as required for any other zoning district established within the zoning ordinance.

COMPREHENSIVE MASTER PLAN LAND USE CATEGORIES

Residential Low Density	Residential Medium Density
"R-20" Single Family	"R-5.0" Zero-Lot-Line
"R-12.5" Single Family	"R-3.5" Two Family District
"R-7.5" Single Family	"R-3.75" Three & Four Family
	"R-MH" Mobile Home
	"R-TH" Townhouse
	"R-MODH" Modular Home
	"PRD-6" Planned Residential Low Density
	"PRD-12" Planned Residential Medium Density

Residential High Density	Governmental Use
"R-MF-1" Multifamily	"GU" Governmental Use
"R-MF-2" Multifamily	"RA" Recreation/Amusement

Central Business District	Flood Plain
"CBD" Central Business District	Any District

Low Intensity Commercial	Commercial
"LB" Limited Business	"CC" Community Commercial
"GV" Grapevine Vintage	"HC" Highway Commercial
"CN" Neighborhood Commercial	"HCO" Hotel/Corporate Office
"PO" Professional Office	"PCD" Planned Commerce Development
	"BP" Business Park
	"RA" Recreation/Amusement

Industrial	Industrial/Commercial
"LI" Light Industrial	All the zoning districts listed under Industrial and Commercial Land Uses
"PID" Planned Industrial Development	
"BP" Business Park	

Mixed Use	
One or more of the following:	
"R-5.0" Zero-Lot-Line	
"R-3.5" Two Family District	
"R-3.75" Three & Four Family	
"R-TH" Townhouse	
"CC" Community Commercial	
"GV" Grapevine Vintage	
"CN" Neighborhood Commercial	
"PO" Professional Office	
"HC" Highway Commercial	
"HCO" Hotel/Corporate Office	
"PCD" Planned Commerce Development	
"BP" Business Park	
"RA" Recreation/Amusement	

PROPOSED COMPREHENSIVE MASTER PLAN LAND USE CATEGORY

Commercial/Mixed Use	
One or more of the following:	Two or more of the following: (residential uses are only appropriate when they are a component of a non-residential development)
"CC" Community Commercial	"R-5.0" Zero-Lot-Line
"GV" Grapevine Vintage	"R-3.5" Two Family District
"CN" Neighborhood Commercial	"R-3.75" Three & Four Family
"PO" Professional Office	"R-TH" Townhouse
"HC" Highway Commercial	"R-MF" Multifamily
"HCO" Hotel/Corporate Office	"CC" Community Commercial
"PCD" Planned Commerce Development	"GV" Grapevine Vintage
"BP" Business Park	"CN" Neighborhood Commercial
"RA" Recreation/Amusement	"PO" Professional Office
	"HC" Highway Commercial
	"HCO" Hotel/Corporate Office
	"PCD" Planned Commerce Development
	"BP" Business Park
	"RA" Recreation/Amusement

Development Study Area #1 - Proposed Future Land Use

Total Acreage: 170.53

STUDY AREA 1

OPTIMUM LAND USE (In order of preference)

Northern parcel: Multifamily, professional office, retail, industrial, multifamily
 Southern parcel: Multifamily, professional office, retail

EXPLANATION

A lack of current and likely lack of future demand for significant retail and corporate/professional office due to site location in sub-market and neighborhood context to west justifies addition of well-designed multifamily or aging-in-place residential in case office or major commercial never materializes.

DESCRIPTION

Two separate parcels with the northern property of 101.29 acres adjacent to existing industrial and bounded by State Highway 360 and Eules Grapevine Road, and the southern property of 69.24 acres along the State Highway 360 service road directly north of Glade Road.

SITE ADVANTAGES

Access from State Highway 360 and Eules Grapevine Road

SITE CHALLENGES

Southern property is very narrow with significant topography, flowage easement, no water service, location of off ramp from State Highway 360, adjacency to airport, fire training and shooting range facilities.

CURRENT DESIGNATION ON FUTURE LAND USE MAP

Northern parcel: IC Industrial/Commercial, CO Commercial
 Southern parcel: CO Commercial

PROPOSED CHANGES TO FUTURE LAND USE MAP

Northern parcel: Residential High Density, if multifamily is desired
 Southern parcel: Residential High Density, if multifamily is desired

CURRENT ZONING

Northern parcel: R-7.5 Single Family District, PID Planned Industrial Development
 Southern parcel: PCD Planned Commerce Development, LI Light Industrial

PROPOSED ZONING

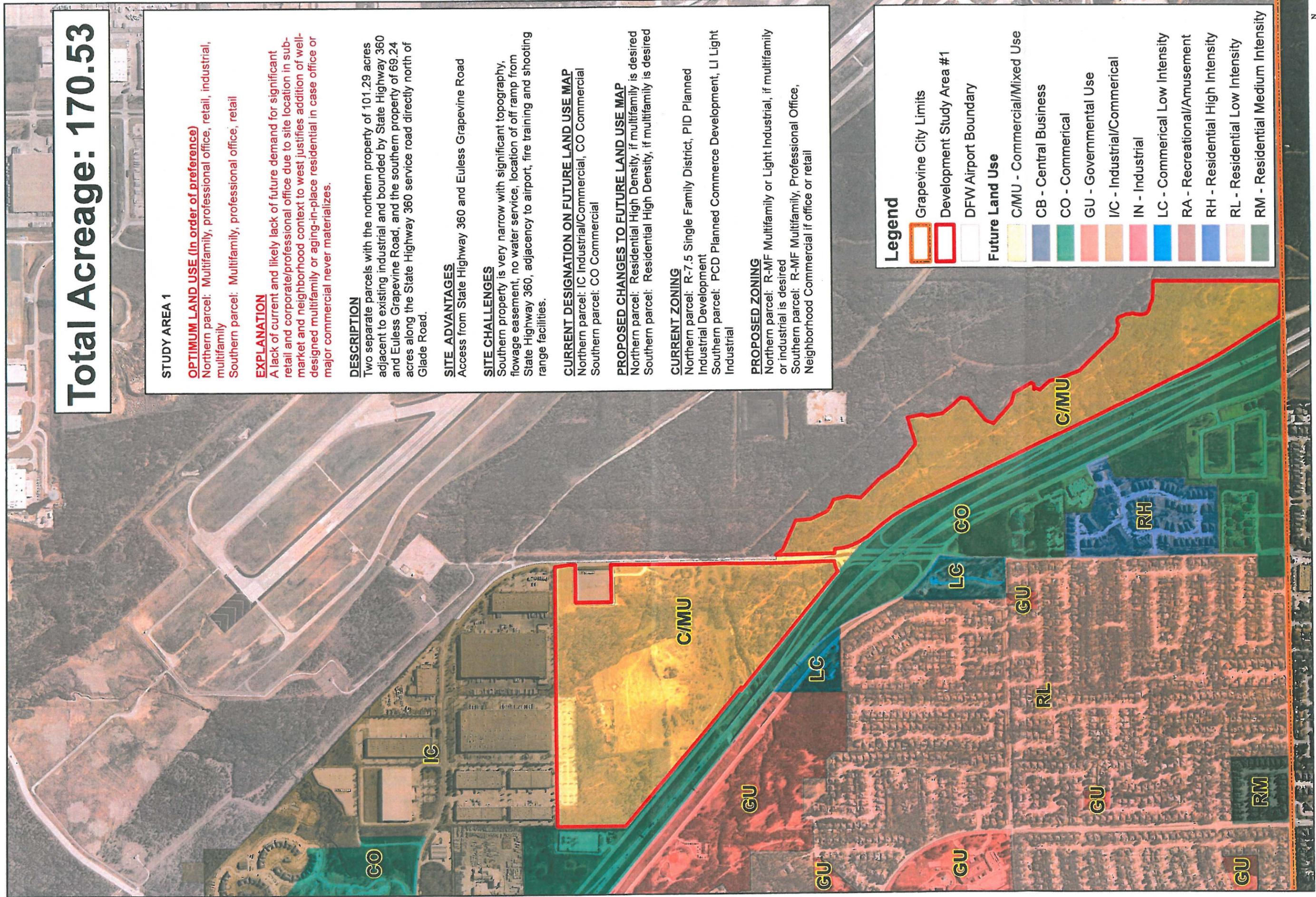
Northern parcel: R-MF Multifamily or Light Industrial, if multifamily or industrial is desired
 Southern parcel: R-MF Multifamily, Professional Office, Neighborhood Commercial if office or retail

Legend

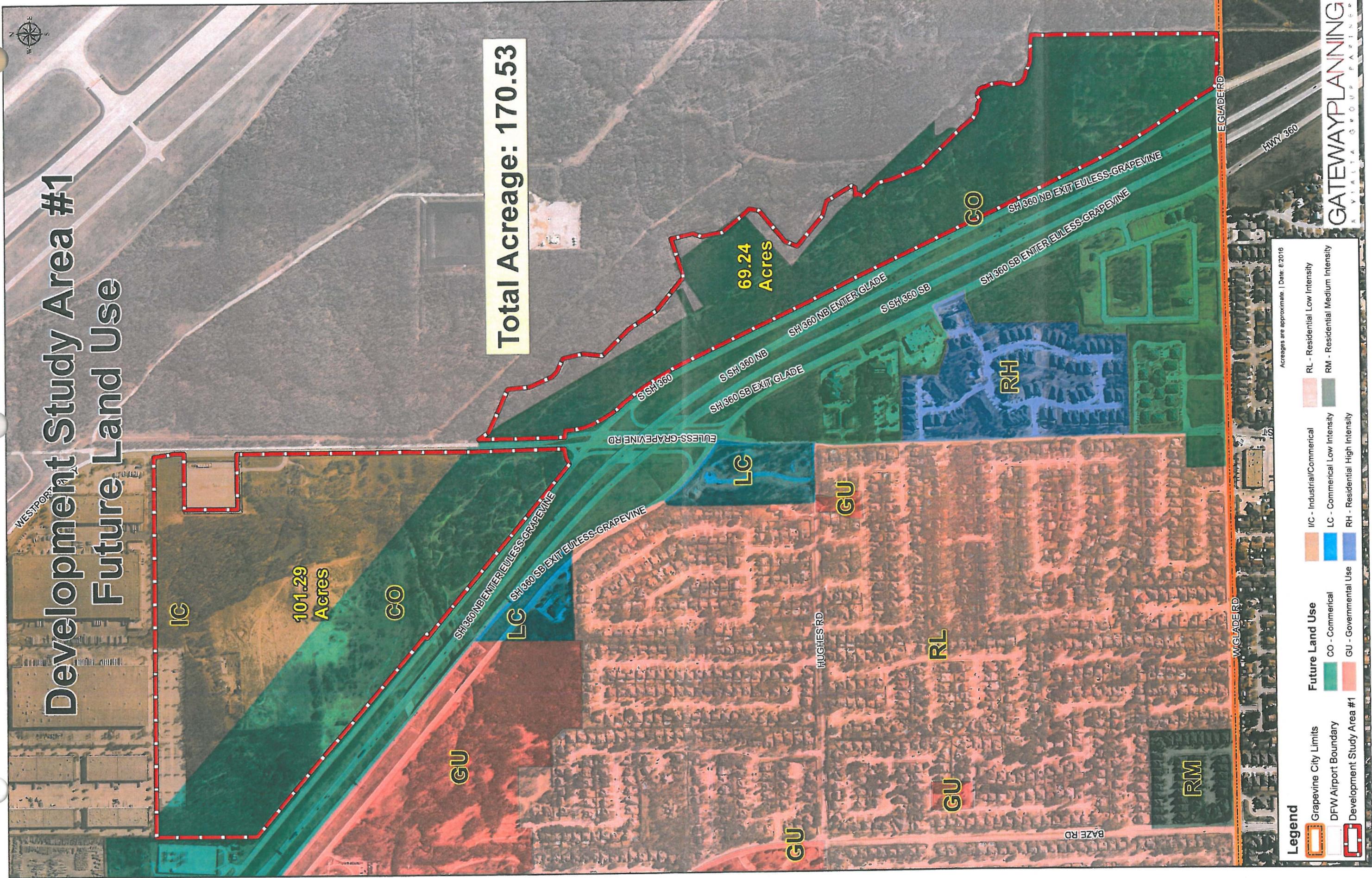
- Grapevine City Limits
- Development Study Area #1
- DFW Airport Boundary

Future Land Use

- C/MU - Commercial/Mixed Use
- CB - Central Business
- CO - Commercial
- GU - Governmental Use
- I/C - Industrial/Commercial
- IN - Industrial
- LC - Commercial Low Intensity
- RA - Recreational/Amusement
- RH - Residential High Intensity
- RL - Residential Low Intensity
- RM - Residential Medium Intensity



Development Study Area #1 Future Land Use



Total Acreage: 170.53

101.29
Acres

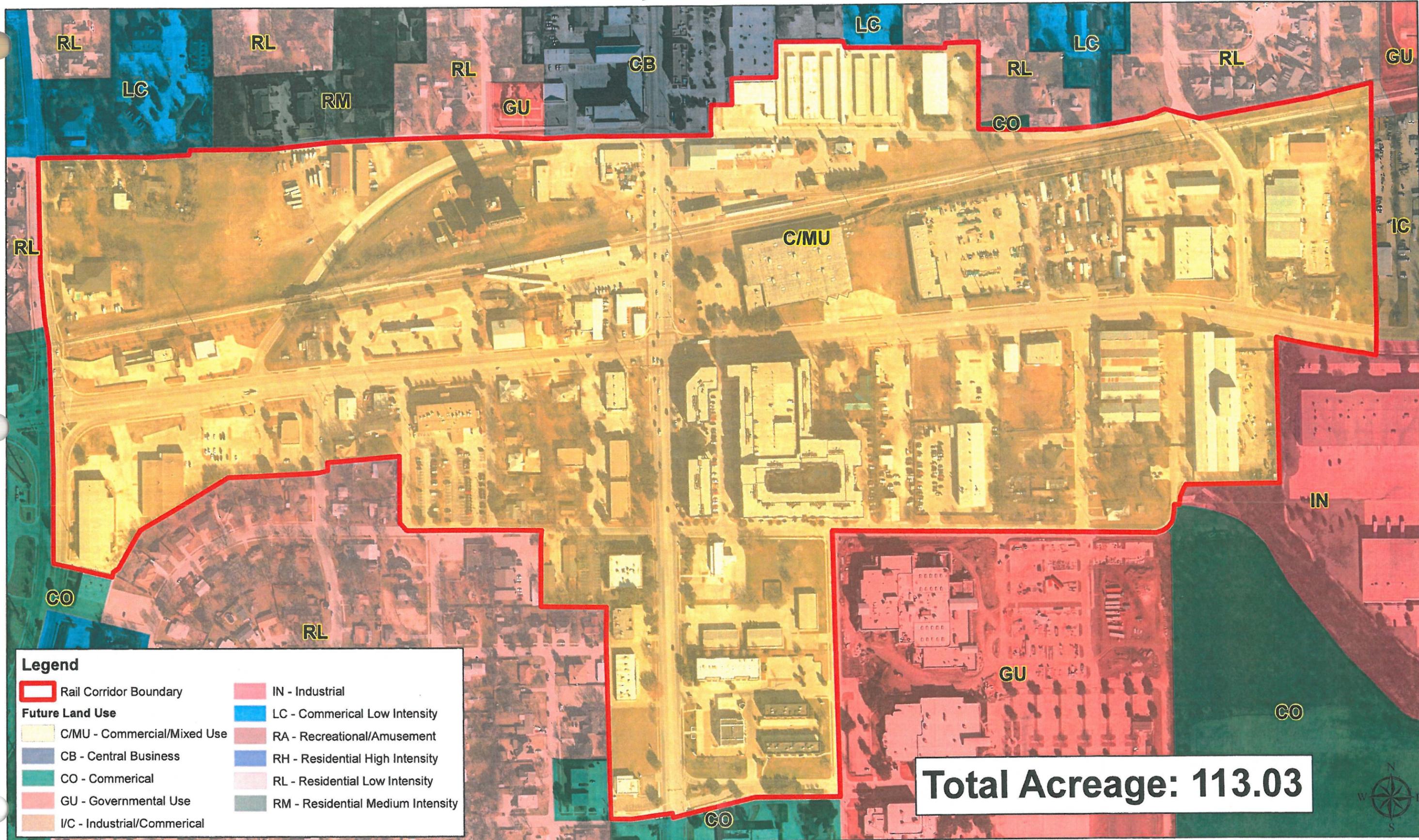
69.24
Acres

Legend

- Grapevine City Limits
- DFW Airport Boundary
- Development Study Area #1
- IC - Industrial/Commercial
- CO - Commercial
- GU - Governmental Use
- RL - Residential Low Intensity
- LC - Commercial Low Intensity
- GU - Residential High Intensity
- RM - Residential Medium Intensity
- RH - Residential High Intensity

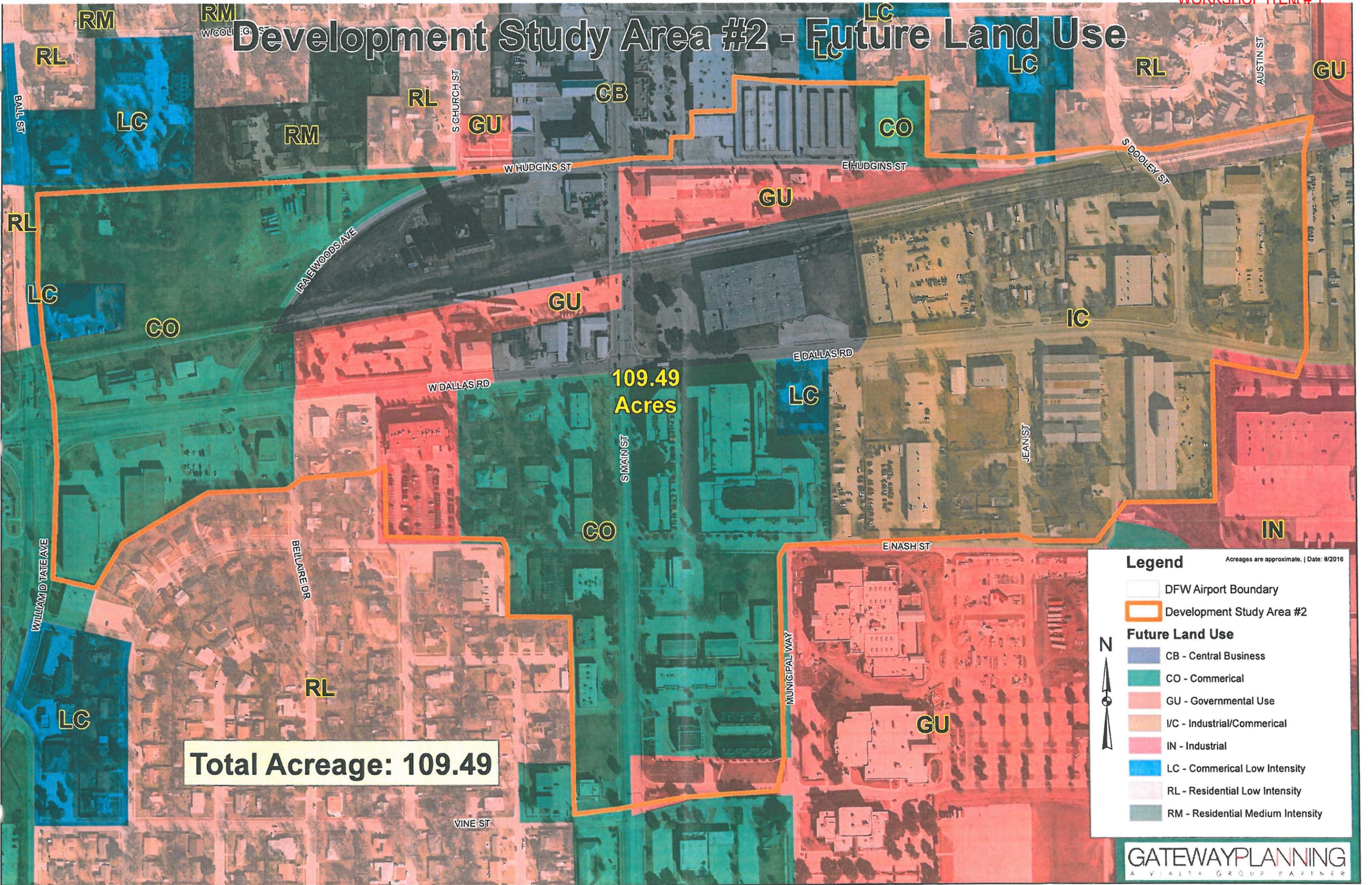
Acreages are approximate. | Date: 8/2016

Rail Corridor Study - Proposed Future Land Use



0 250 500 1,000 Feet

Development Study Area #2 - Future Land Use



Total Acreage: 109.49

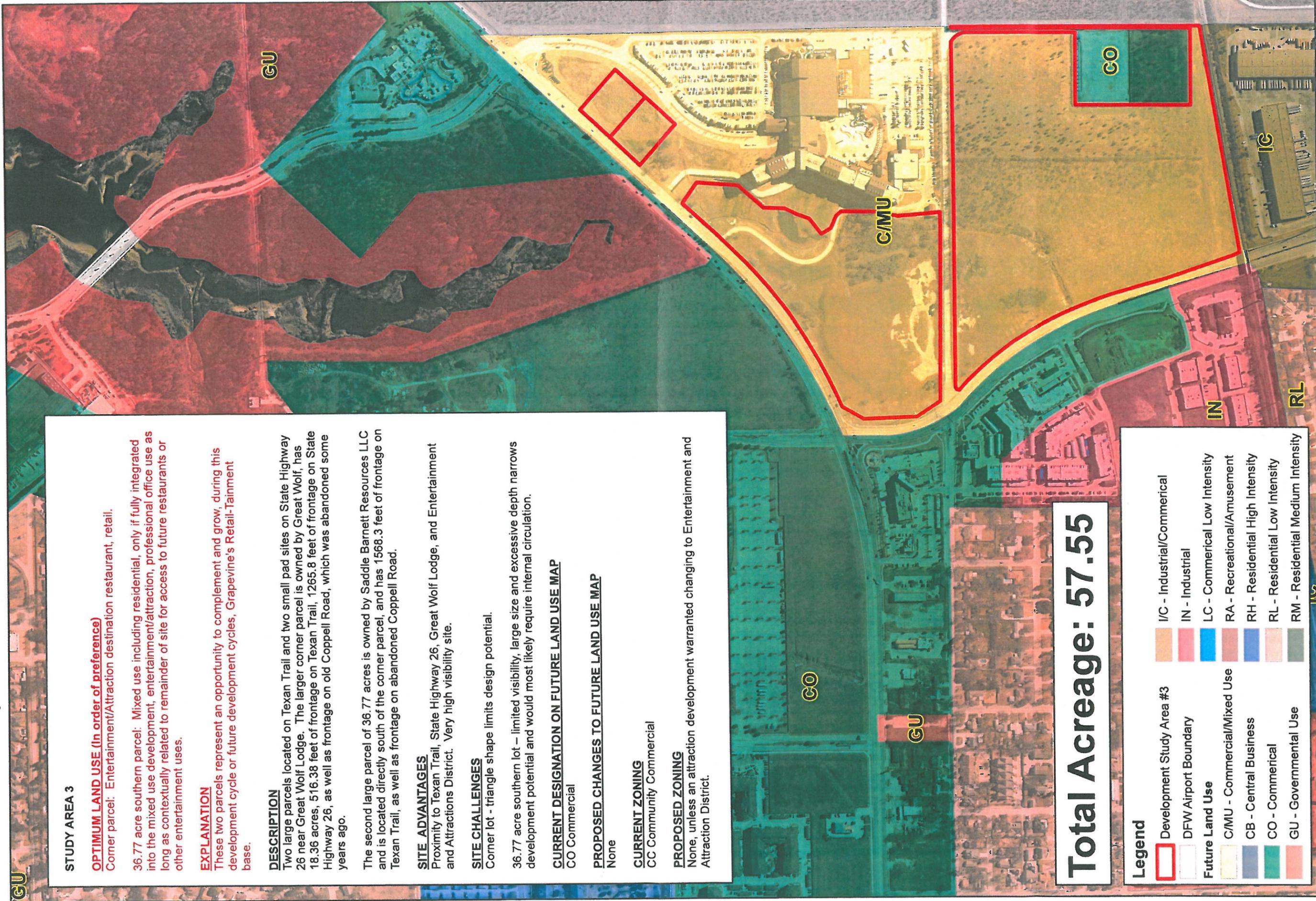
**109.49
Acres**

Legend Acreages are approximate. | Date: 8/2016

- DFW Airport Boundary
- Development Study Area #2
- Future Land Use**
- CB - Central Business
- CO - Commerical
- GU - Governmental Use
- I/C - Industrial/Commerical
- IN - Industrial
- LC - Commerical Low Intensity
- RL - Residential Low Intensity
- RM - Residential Medium Intensity



Development Study Area #3 - Proposed Future Land Use



STUDY AREA 3

OPTIMUM LAND USE (In order of preference)

Corner parcel: Entertainment/Attraction destination restaurant, retail.

36.77 acre southern parcel: Mixed use including residential, only if fully integrated into the mixed use development, entertainment/attraction, professional office use as long as contextually related to remainder of site for access to future restaurants or other entertainment uses.

EXPLANATION

These two parcels represent an opportunity to complement and grow, during this development cycle or future development cycles, Grapevine's Retail-Tainment base.

DESCRIPTION

Two large parcels located on Texan Trail and two small pad sites on State Highway 26 near Great Wolf Lodge. The larger corner parcel is owned by Great Wolf, has 18.36 acres, 516.38 feet of frontage on Texan Trail, 1265.8 feet of frontage on State Highway 26, as well as frontage on old Coppell Road, which was abandoned some years ago.

The second large parcel of 36.77 acres is owned by Saddle Barnett Resources LLC and is located directly south of the corner parcel, and has 1568.3 feet of frontage on Texan Trail, as well as frontage on abandoned Coppell Road.

SITE ADVANTAGES

Proximity to Texan Trail, State Highway 26, Great Wolf Lodge, and Entertainment and Attractions District. Very high visibility site.

SITE CHALLENGES

Corner lot - triangle shape limits design potential.

36.77 acre southern lot – limited visibility, large size and excessive depth narrows development potential and would most likely require internal circulation.

CURRENT DESIGNATION ON FUTURE LAND USE MAP

CO Commercial

PROPOSED CHANGES TO FUTURE LAND USE MAP

None

CURRENT ZONING

CC Community Commercial

PROPOSED ZONING

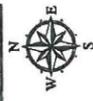
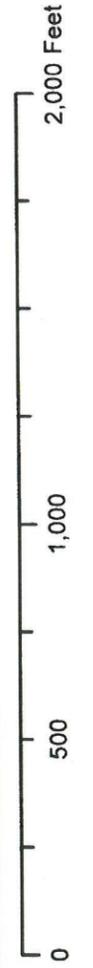
None, unless an attraction development warranted changing to Entertainment and Attraction District.

Total Acreage: 57.55

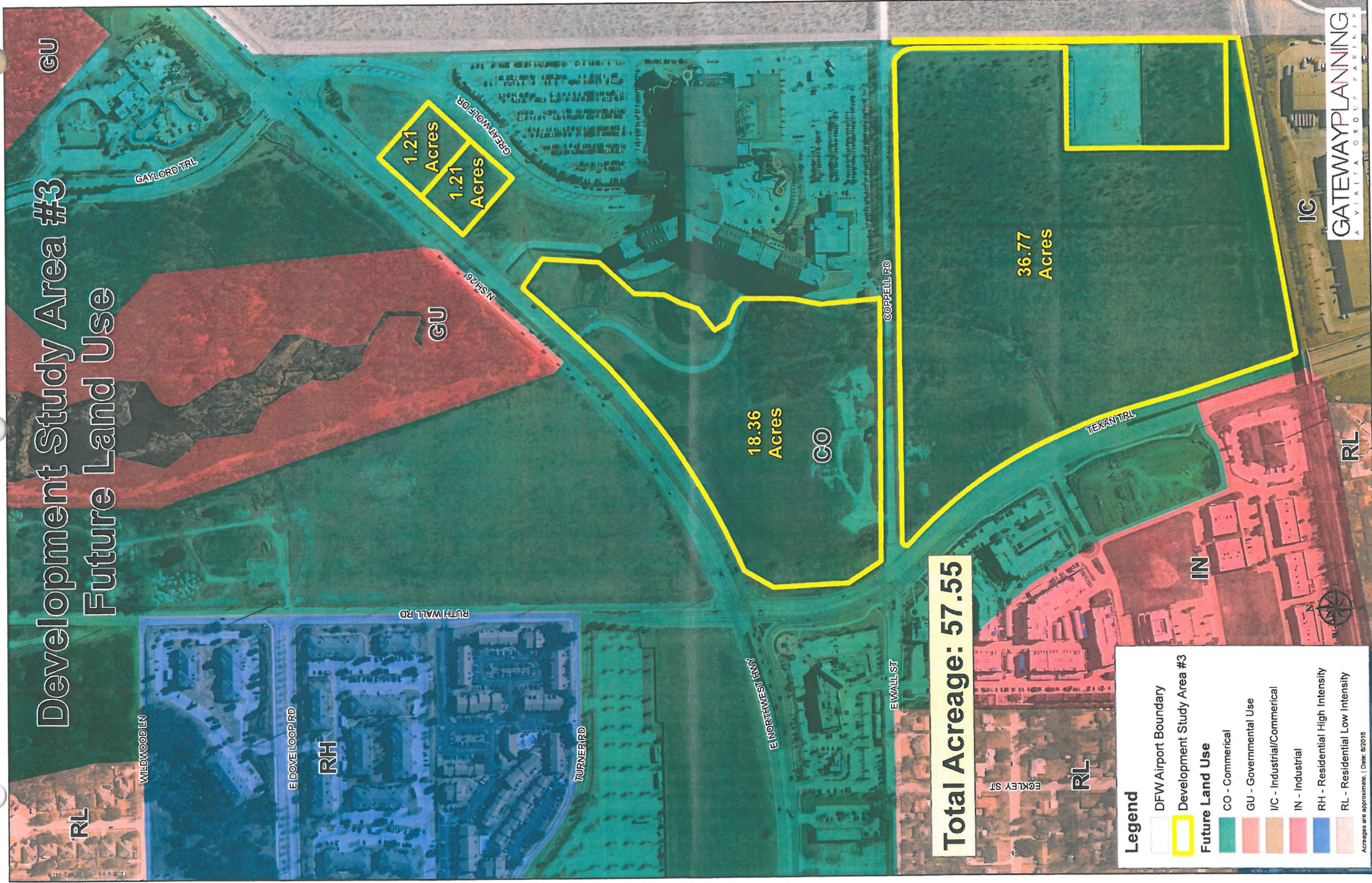
Legend

	Development Study Area #3		I/C - Industrial/Commercial
	DFW Airport Boundary		IN - Industrial
	Future Land Use		LC - Commercial Low Intensity
	C/MU - Commercial/Mixed Use		RA - Recreational/Amusement
	CB - Central Business		RH - Residential High Intensity
	CO - Commercial		RL - Residential Low Intensity
	GU - Governmental Use		RM - Residential Medium Intensity

Date: 11/9/16
*Acreage is approximate.



Development Study Area #3 Future Land Use



Total Acreage: 57.55

Legend

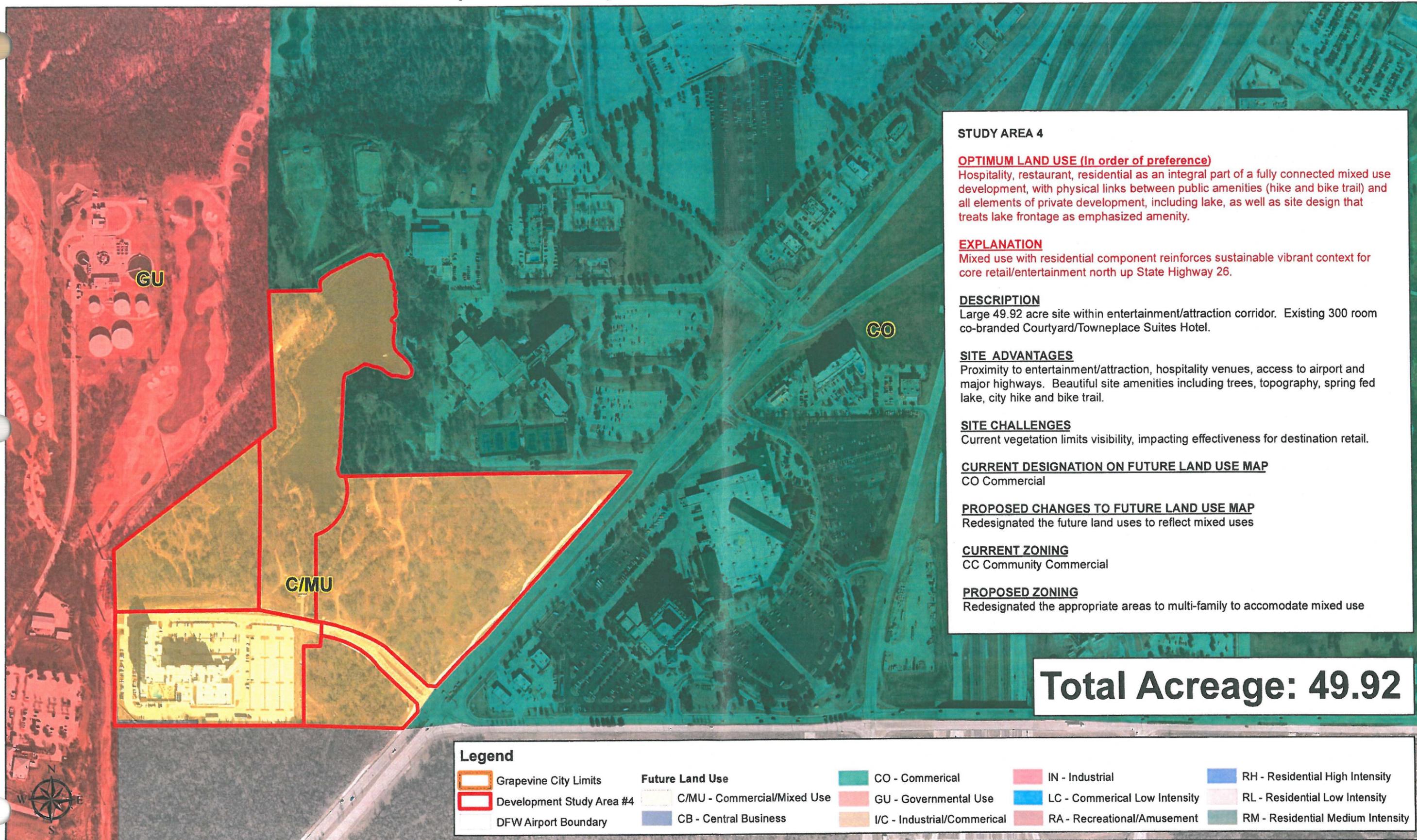
- DFW Airport Boundary
- Development Study Area #3

Future Land Use

- CO - Commercial
- GU - Governmental Use
- I/C - Industrial/Commercial
- IN - Industrial
- RH - Residential High Intensity
- RL - Residential Low Intensity

Acreages are approximate. | Date: 8/2016

Development Study Area #4 - Proposed Future Land Use



STUDY AREA 4

OPTIMUM LAND USE (In order of preference)
 Hospitality, restaurant, residential as an integral part of a fully connected mixed use development, with physical links between public amenities (hike and bike trail) and all elements of private development, including lake, as well as site design that treats lake frontage as emphasized amenity.

EXPLANATION
 Mixed use with residential component reinforces sustainable vibrant context for core retail/entertainment north up State Highway 26.

DESCRIPTION
 Large 49.92 acre site within entertainment/attraction corridor. Existing 300 room co-branded Courtyard/Towneplace Suites Hotel.

SITE ADVANTAGES
 Proximity to entertainment/attraction, hospitality venues, access to airport and major highways. Beautiful site amenities including trees, topography, spring fed lake, city hike and bike trail.

SITE CHALLENGES
 Current vegetation limits visibility, impacting effectiveness for destination retail.

CURRENT DESIGNATION ON FUTURE LAND USE MAP
 CO Commercial

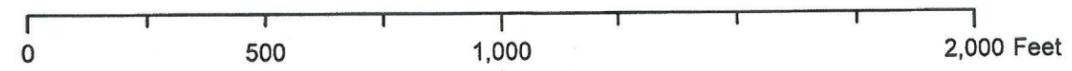
PROPOSED CHANGES TO FUTURE LAND USE MAP
 Redesignated the future land uses to reflect mixed uses

CURRENT ZONING
 CC Community Commercial

PROPOSED ZONING
 Redesignated the appropriate areas to multi-family to accomodate mixed use

Total Acreage: 49.92

Legend		Future Land Use					
	Grapevine City Limits		CO - Commerical		IN - Industrial		RH - Residential High Intensity
	Development Study Area #4		C/MU - Commercial/Mixed Use		LC - Commerical Low Intensity		RL - Residential Low Intensity
	DFW Airport Boundary		CB - Central Business		I/C - Industrial/Commerical		RM - Residential Medium Intensity
			GU - Governmental Use		RA - Recreational/Amusement		



Development Study Area #4 Future Land Use

Total Acreage: 49.92

GU

12.74
Acres

CO

7.2
Acres

17.33
Acres

9.39
Acres

3.26
Acres



Legend

-  DFW Airport Boundary
-  Development Study Area #4

- #### Future Land Use
-  CO - Commerical
 -  GU - Governmental Use

Acreages are approximate. | Date: 8/2016

BASS PRO DR

Development Study Area #5 - Proposed Future Land Use

STUDY AREA 5

OPTIMUM LAND USE (In order of preference)

These three large parcels would be ideally viewed as a singular development, with integration of uses, and connectivity elements between sites. Ideal uses would include hospitality, additional corporate office, destination restaurant, entertainment/attraction, specialty retail, and residential component, only if part of a mixed use development with connectivity between all elements. Vertical gateway elements and strong pedestrian design along the perimeter of the sites will be critical to create that connectivity in terms of visual and function.

EXPLANATION

This location offers opportunity to cement Grapevine as a new corporate destination center in context of emerging national live-work-play worker and consumer preference. That mixed use potential will reinforce sustainable vibrant context for core retail/entertainment anchored by Grapevine Mills Mall.

DESCRIPTION

Three separate parcels of 20, 30 and 185 acres, located in northeast Grapevine.

30 acre site owned by Saddle Barnett Resources LLC and located adjacent to Grapevine Mills Mall with frontage on Grapevine Mills Parkway and North Grapevine Mills Boulevard.

20 acre site owned by Crow Billingsley with frontage on State Highway 121.

185 acres site principally owned by City of Grapevine, with current development of Kubota North America Headquarters, JLB Residential (454 units of multifamily), TST Impresso (office/manufacturing) and Mercedes Benz Regional Training and Distribution facility. Approximately 50 acres remain to be developed.

SITE ADVANTAGES

All sites have high visibility, are located within entertainment/attraction corridor. Have excellent access to airport and major highways.

SITE CHALLENGES

Large, deep sites most likely require internal access. Some access challenges from highway frontage. Creating a sense of cohesion and connection across Grapevine Mills Parkway and Grapevine Mills Boulevard will be challenging from site to site.

CURRENT DESIGNATION ON FUTURE LAND USE MAP

20 & 30 acres - CO Commercial

185 acres - CO Commercial, IN Industrial

PROPOSED CHANGES TO FUTURE LAND USE MAP

None

CURRENT ZONING

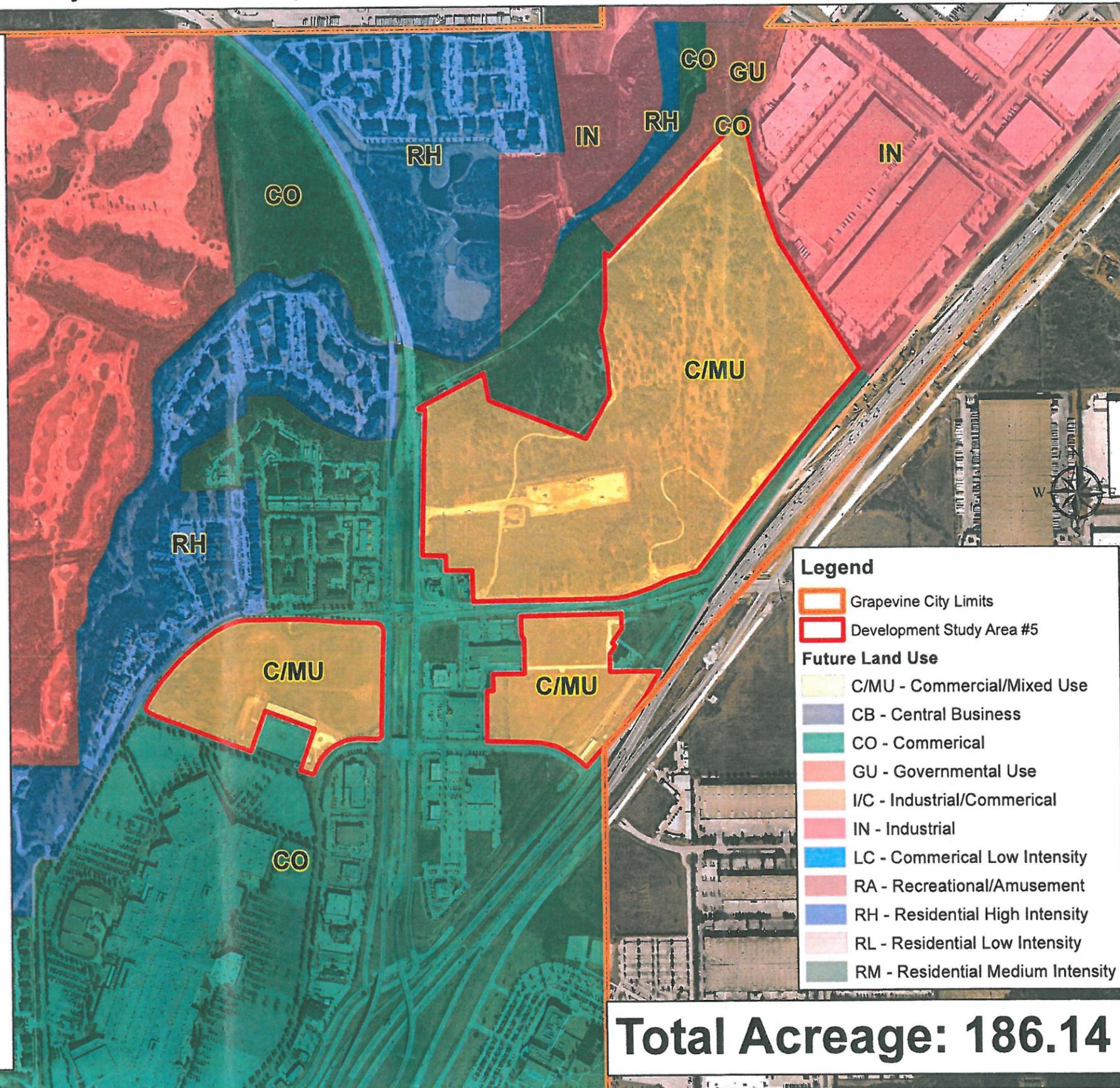
30 acres - HCO Hotel/Corporate Office

20 acres - CC Community Commercial

185 acres - CC Community Commercial, LI Light Industrial, R-MF Multifamily

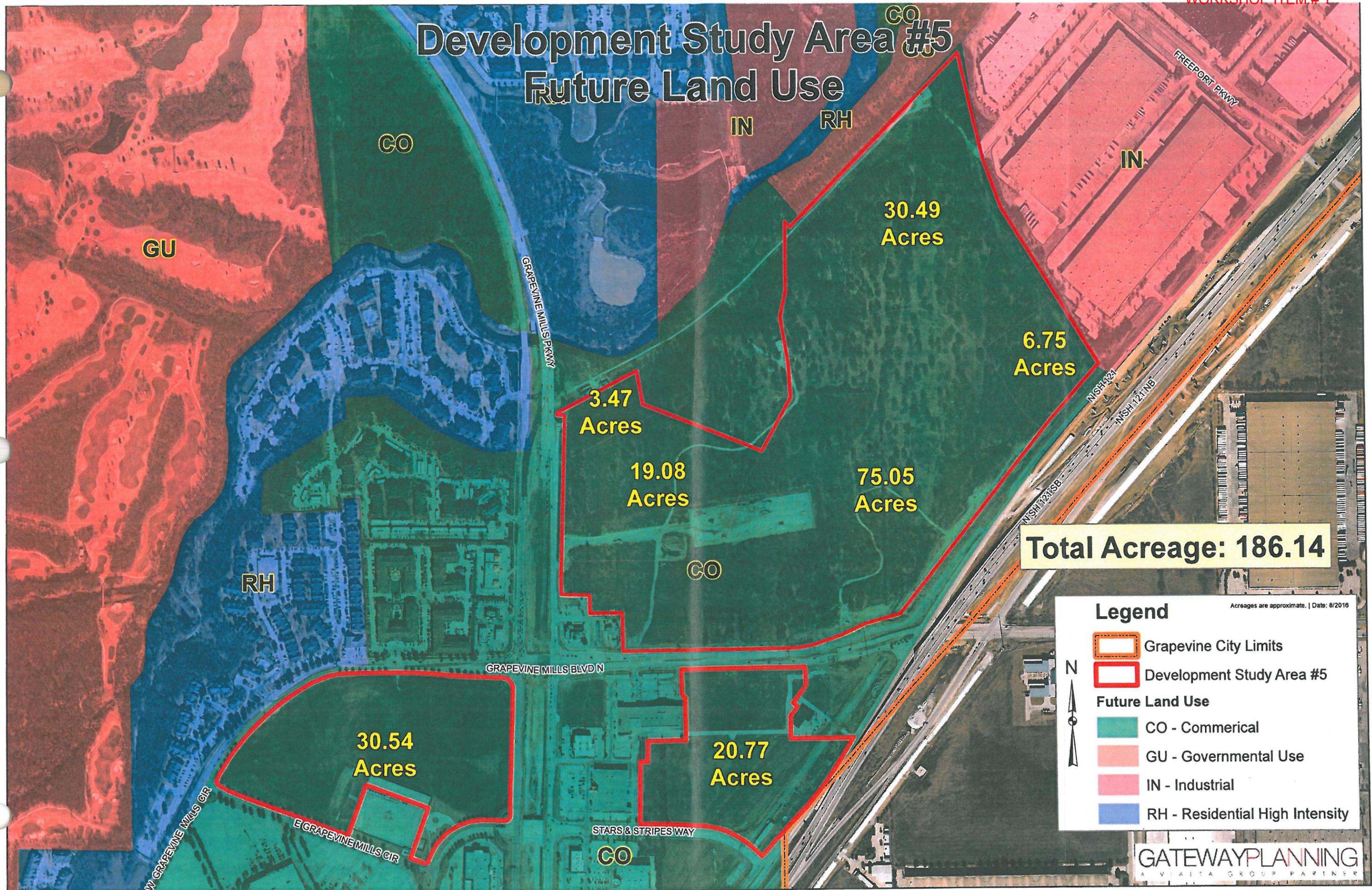
PROPOSED ZONING

None



0 500 1,000 2,000 Feet

Development Study Area #5 Future Land Use



Total Acreage: 186.14

Legend

-  Grapevine City Limits
-  Development Study Area #5
- Future Land Use**
-  CO - Commerical
-  GU - Governmental Use
-  IN - Industrial
-  RH - Residential High Intensity

Acreages are approximate. | Date: 8/2016

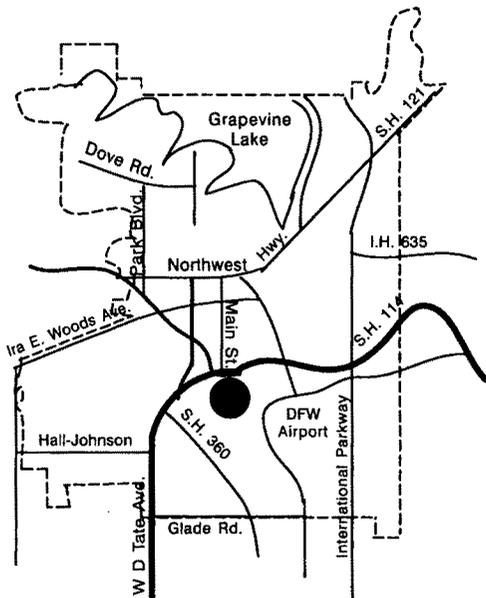


TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE
PLANNING AND ZONING COMMISSION

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

MEETING DATE: NOVEMBER 15, 2016

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU16-26, TEXAS GUN
EXPERIENCE



APPLICANT: DFW Shooting Sports – Jared Stanyer

PROPERTY LOCATION AND SIZE:

The subject property is located at 1901 South Main Street and is platted as Lot 1, Block 3, Metroplace Addition, 2nd Installment. The property contains approximately 2.81 acres. The subject site has 225 feet of frontage along South Main Street and approximately 490 feet of frontage along Metroplace Drive.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan of CU00-26 (Ord. 2000-62) for a planned commercial center, specifically to allow for a two story 34,900 square foot indoor shooting range and office space.

At the October 18, 2016 public hearing, owner Jared Stanyer asked to table the request and the City Council voted to table the request to the November 15, 2016 public hearing.

Conditional Use Request CU14-07 was approved at the March 18, 2014 meeting for a two story 34,900 square foot structure for retail sales of guns, an indoor shooting range and office space on the second floor. On December 15, 2015 City Council approved an extension on the subject site for the indoor shooting range and office space which expired on March 18, 2016.

The applicant's current request is for a two story 34,900 square foot structure for retail sales of guns, an indoor shooting range and office. The current plans have remained unchanged from the previously approved plans. The office space is proposed to occupy approximately 10,273 square feet of the second floor. The shooting range and accessory support services are proposed to be located partially on the first and second floors. The indoor shooting range will be used for firing of guns for sale, pre-purchase firing and also for existing gun owners to fire their personal weapons. The office space will be occupied by the applicant. Required parking for the proposed use is 129 spaces and 129 spaces are provided.

PRESENT ZONING AND USE:

The subject property is currently zoned "CC" Community Commercial District and is undeveloped. Conditional Use Request CU14-07 approved a two story indoor shooting range and office space on the subject site, which never developed.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and the property to the east, west and south were rezoned in the 1984 City Rezoning from "R-1" Single Family District and "I-1" Light Industrial to "PID" Planned Industrial Development. The subject site and the adjacent lots were included in the Planned Commercial Center rezoning (Z90-04) from "PID" Planned Industrial Development District to "CC" Community Commercial District. The property to the west was rezoned (Z93-04) from "PID" Planned Industrial Development to "CC" Community Commercial District in 1993. Conditional Use Request CU94-35 (Ord. 95-03) approved at the December 20, 1994 meeting approved a hotel with alcoholic beverage sales on the subject site which never developed. Conditional Use Request CU95-10 (Ord. 95-30) approved at the April 18, 1995 meeting approved elevation revisions and site layout change for a hotel with alcoholic beverage sales on the subject site which never developed. Conditional Use Request CU96-35 (Ord. 96-102) approved at the December 17, 1996 meeting approved revisions to the site plan and layout for a hotel with alcoholic beverage sales on the subject site which never developed. At the December 17, 2013 meeting City Council approved Conditional Use Request CU13-31 (Ord. 13-58) to allow for the development of an indoor shooting range. The Site Plan Review Committee at their January 8, 2014 meeting approved CU13-31 for the exterior materials for the proposed indoor shooting range. At the March 18, 2014 meeting City council approved Conditional Use Request Cu14-07 (Ord. 2014-15) on the subject site to allow for the development of a two story indoor shooting range with a second floor office use.

Conditional Use Request CU95-20 (Ord. 95-61) approved at the August 15, 1995 meeting approved alcoholic beverage sales in conjunction with a restaurant (Schlotzsky's). Conditional Use Request CU95-21 (Ord. 95-74) approved at the September 19, 1995 meeting approved a two story hotel (Super 8) and the relocation of a pole sign from Lot 7 to Lot 2 of Metroplace 2nd Installment. Conditional use Request CU96-12 (Ord. 96-43) approved at the June 18, 1996 meeting revised the pole sign. Conditional Use Request

CU95-28 (Ord. 95-88) approved at the November 21, 1995 meeting approved an auto service use and retail tire store (National Tire Warehouse) and off-premise parking for Saltgrass Restaurant. Conditional Use Request CU99-22 (Ord. 99-79) approved a site layout change for an expansion to the Saltgrass Restaurant. Conditional Use Request CU00-26 (Ord. 2000-62) approved at the June 20, 2000 meeting approved addition parking for Saltgrass Restaurant.

SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH:** "CC" Community Commercial District – State Highway 114, Chevron/McDonalds Restaurant.
- SOUTH:** DFW Airport property
- EAST:** DFW Airport property
- WEST:** "CC" Community Commercial District – Stacy Furniture, Hilton Garden Inn and Enterprise Car Rental (under construction)

AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

The Master Plan designates the subject property for Commercial land use. The existing property is developed in compliance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

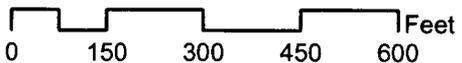
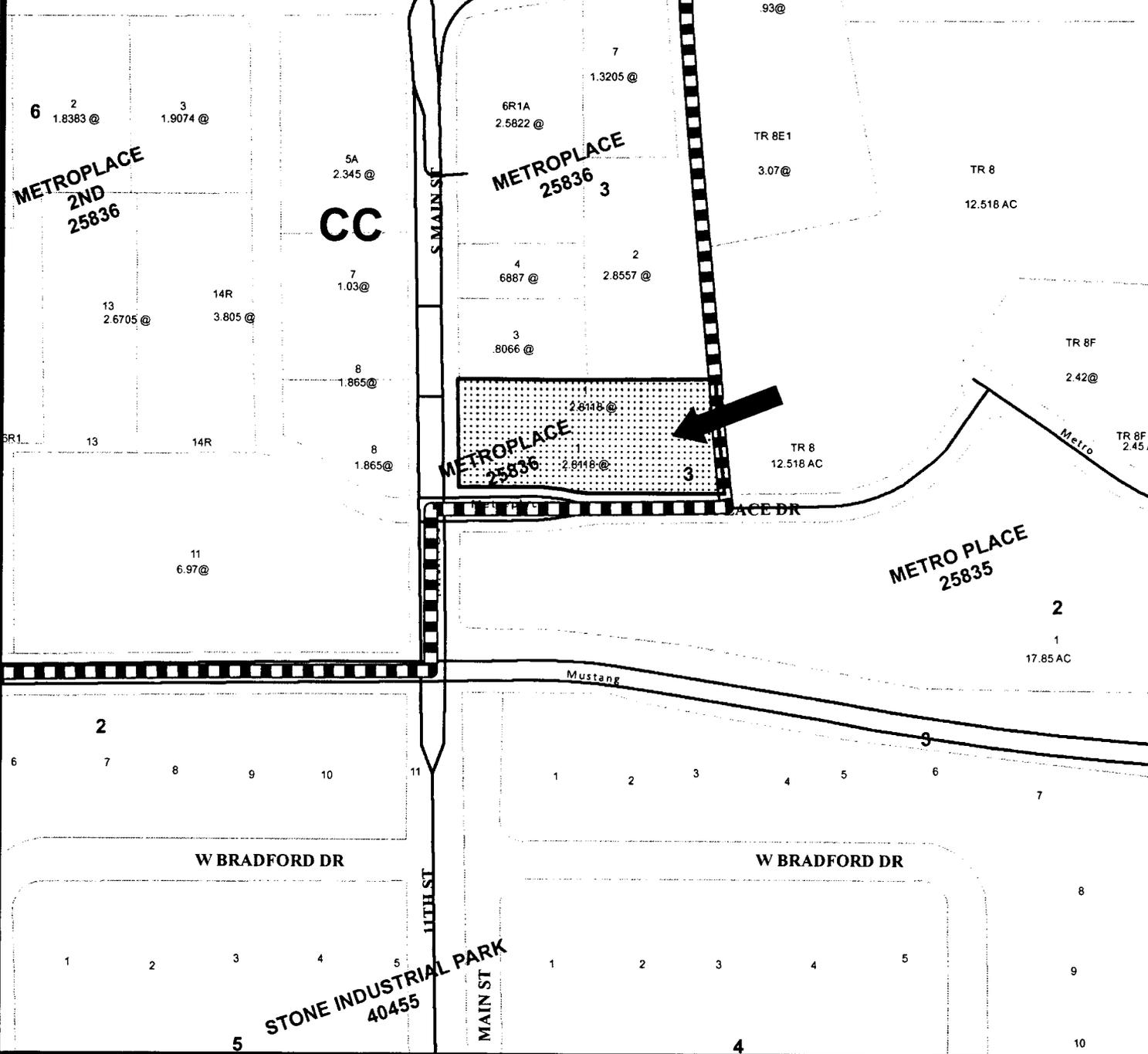
The Thoroughfare Plan designates South Main Street as a Type B Major Arterial, requiring a minimum of 80-feet of right-of-way to be developed as four lanes with a median.

/at

CC ITEM # 3, 25
PZ ITEM # 3, 5

NORTH WEST HWY EAST

SH 114



CU16-26 DFW Shooting Sports

Date Prepared: 10/5/2016

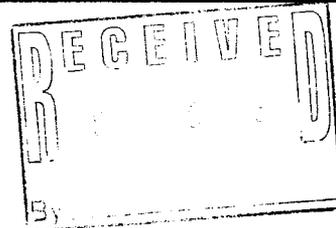
This data has been compiled by the City of Grapevine IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

CU 16-26



CITY OF GRAPEVINE
CONDITIONAL USE APPLICATION
 Form "A"

PART 1. APPLICANT INFORMATION			
Name of applicant / agent/company/contact JARED STANIER / DFW SHOOTING SPORTS			
Street address of applicant / agent: 105 BEDFORD ROAD			
City / State / Zip Code of applicant / agent: BEDFORD TX 76022			
Telephone number of applicant / agent: 817-789-5075		Fax number of applicant/agent 817-704-4532	
Email address of applicant/agent ADMIN@DFW SHOOTING SPORTS.COM		Mobile phone number of applicant/agent 817-789-5075	
PART 2. PROPERTY INFORMATION			
Street address of subject property 1901 S. MAIN STREET GRAPEVINE TX 76051			
Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)			
Lot 1	Block 3	Addition METROPLACE 2ND INSTL	
Size of subject property 2.81 Acres 122,404 Square footage			
Present zoning classification: COMMERCIAL		Proposed use of the property: RETAIL / INDOOR GUN RANGE / OFFICE	
Circle yes or no, if applies to this application Outdoor speakers Yes <input type="radio"/> No <input checked="" type="radio"/>			
Minimum / maximum district size for conditional use request:			
Zoning ordinance provision requiring a conditional use:			
PART 3. PROPERTY OWNER INFORMATION			
Name of current property owner: JARED + JOSEPH STANIER			
Street address of property owner: 105 BEDFORD RD			
City / State / Zip Code of property owner: BEDFORD TX 76022			
Telephone number of property owner: 817-789-5075		Fax number of property owner: 817-704-4532	



CUI6-26

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

- All conditional use and conditional use applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.
- All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.
- Any changes to a site plan (no matter how minor or major) approved with a conditional use or conditional use permit can only be approved by city council through the public hearing process.
- I have read and understand all the requirements as set forth by the application for conditional use or conditional use permit and acknowledge that all requirements of this application have been met at the time of submittal.

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

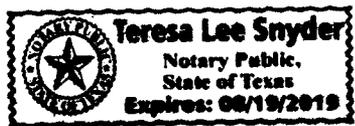
JARED STANYER
Print Applicant's Name: _____

[Signature]
Applicant's Signature: _____

The State of Texas
County Of Tarrant
Before Me Teresa Snyder on this day personally appeared Jared Stanyer
(notary) (applicant)

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

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



[Signature]
Notary In And For State Of Texas

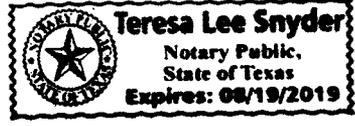
JARED STANYER
Print Property Owners Name: _____

[Signature]
Property Owner's Signature: _____

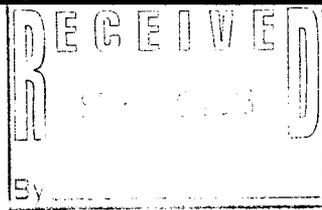
The State Of Texas
County Of Tarrant
Before Me Teresa Snyder on this day personally appeared Jared Stanyer
(notary) (property owner)

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

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



[Signature]
Notary In And For State Of Texas



CU16-26

ACKNOWLEDGEMENT

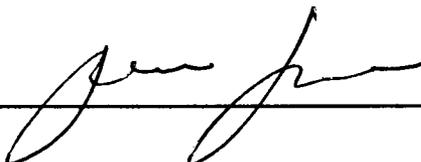
All Conditional Use and Special Use Applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.

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

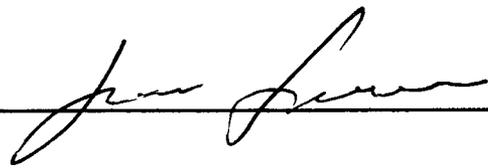
Any changes to a site plan (no matter how minor or major) approved with a conditional use or a special use permit can only be approved by city council through the public hearing process.

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

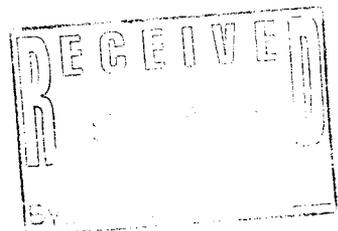
I have read and understand all of the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.

Signature of Applicant _____ 

Date: 9/6/16

Signature of Owner _____ 

Date: 9/6/16



CU16-26



September 6, 2017

**Re: Texas Gun Experience
Grapevine, TX**

DFW Shooting Sports is moving its current retail facility from Bedford and creating the Texas Gun Experience (TGE). TGE will be a state of the art shooting range, retail store and event/training center. The range will give customers the ability to try the products before purchasing or to "experience" weapons that they have no intention of purchasing. The Gun range portion was approved under a previous zoning case and this is a resubmittal for the same setup.

TGE will provide a unique, upscale entertainment venue to the residents of and tourists visiting the historic Grapevine community. Additionally, we will:

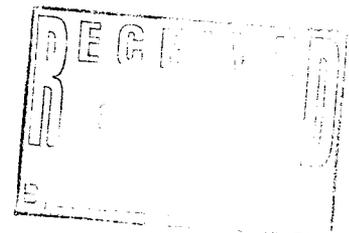
- attract 300,000 – 400,000 customers per year to the Grapevine area
- increase the City of Grapevine tax base by adding \$7-8M per year in sales revenue
- create 30-40 jobs
- extend the visual theme of historic Grapevine to the south end of Main Street.

We believe that the Texas Gun Experience will have a beneficial impact on the surrounding retail and restaurant neighbors by attracting additional customers to the area. We anticipate that our customers and employees may choose to dine at adjacent restaurants before or after attending a session at our facility. We also anticipate having various events catered and our neighboring restaurants will be a prime choice for that service. We intend to team with our neighbors to offer entertainment "packages" to customers that are mutually beneficial to all. Again, we believe that The Texas Gun Experience will be an added value to the South Main Street area as well as to all of Grapevine.

JOSEPH STANYER
Joseph Stanyer

Jared Stanyer
Jared Stanyer

Owners
DFW Shooting Sports, LLC



File #: CU16-26 DFW SHOOTING SPORTS

WRITTEN COMMENTS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 5 PM
ON MONDAY, OCTOBER 17, 2016

Procedure to Respond:

As (a Property Owner within 200 feet of the subject tract) or (an interested citizen), I
(approve)(protest) and/or (have the following comments)

I SUPPORT THIS "CONDITIONAL USE
PERMIT" AND INDOOR SHOOTING
RANGE IN THIS LOCATION.

Print Name and Address, or Lot, Block and Subdivision:

LOT #11, 1900 S. MAIN STREET

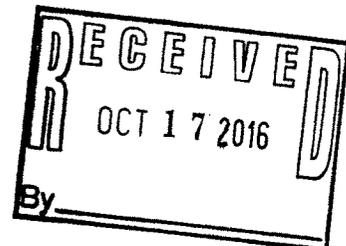
J.R. "RICK" STACY

Signature: Rick Stacy (Phone No.) 817-329-6700
STACY-GV, LLC.

Telephone: (817)410-3155 Fax: (817)410-3018

Direct questions and mail responses to:

Planning Technician
Department of Development Services
City of Grapevine
P.O. Box 95104
Grapevine, Texas 76099



File #: CU16-26
DFW SHOOTING SPORTS

FAXED
10-14-16

WRITTEN COMMENTS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 5PM
ON MONDAY, OCTOBER 17, 2016

Procedure to Respond:

As (a Property Owner within 200 feet of the subject tract) or (an interested citizen), I
(approve) (protest) and/or (have the following comments)

**I AM IN FAVOR OF THIS PERMIT
AND PLAN!**

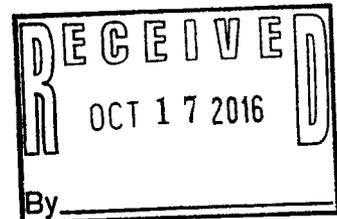
**I WOULD LIKE TO MAKE SURE WE
HAVE "CROSS ACCESS" WITH THE
EXISTING CURB CUT ON
S. MAIN ST. TO OUR LOT @ 1815 S. MAIN**

Print Name and Address, or Lot, Block and Subdivision: **Lot #3 & Lot #8**
1820 S. MAIN ST.
1815 S. MAIN ST. -- ADJOINING
LOT NORTH OF SUBJECT PROPERTY

Signature: **[Signature]** (Phone No.) **817-329-6700**
STACY MAIN, LLC

Telephone: (817)410-3155 Fax: (817)410-3018

Direct questions and mail responses to:
Planning Technician
Department of Development Services
City of Grapevine
P.O. Box 95104
Grapevine, Texas 76099



ORDINANCE NO. _____

AN ORDINANCE ISSUING A CONDITIONAL USE PERMIT IN ACCORDANCE WITH SECTION 48 OF ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE, BY GRANTING CONDITIONAL USE PERMIT CU16-26 TO AMEND SITE PLAN CU00-26 APPROVED BY ORDINANCE NO. 2000-62, AS AMENDED, FOR A PLANNED COMMERCIAL CENTER FOR AN INDOOR SHOOTING RANGE AND OFFICE SPACE IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit CU16-26 to amend the previously approved site plan of CU00-26 (Ordinance No. 2000-62) for a planned commercial center, specifically to allow for a two-story 34,900 square foot indoor shooting range and office space (Texas Gun Experience) in a district zoned "CC" Community Commercial District within the following described property: Lot 1, Block 3, Metroplace Addition 2nd Installment (1901 South Main Street) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

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

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

John F. Boyle, Jr.
City Attorney



architecture
design
management

1500 Northwood Drive
Suite 208
Hurst, Texas 76054
Tel: 817.385.7800 817.385.1931 fax
www.griggs-group.com



SUB-CONSULTANT SEAL



TEXAS
GUN
EXPERIENCE

1901 S. MAIN STREET
GRAPEVINE, TEXAS
G21 PROJECT NUMBER : 13012

CONDITIONAL USE
COMMENT RESPONSE

SEPTEMBER 21, 2016

DATE	REVISION DESCRIPTION
14/02/03	CONDITION USE PERMIT SUBMITTAL
16/09/21	CONDITIONAL USE PERMIT COMMENT RESPONSE

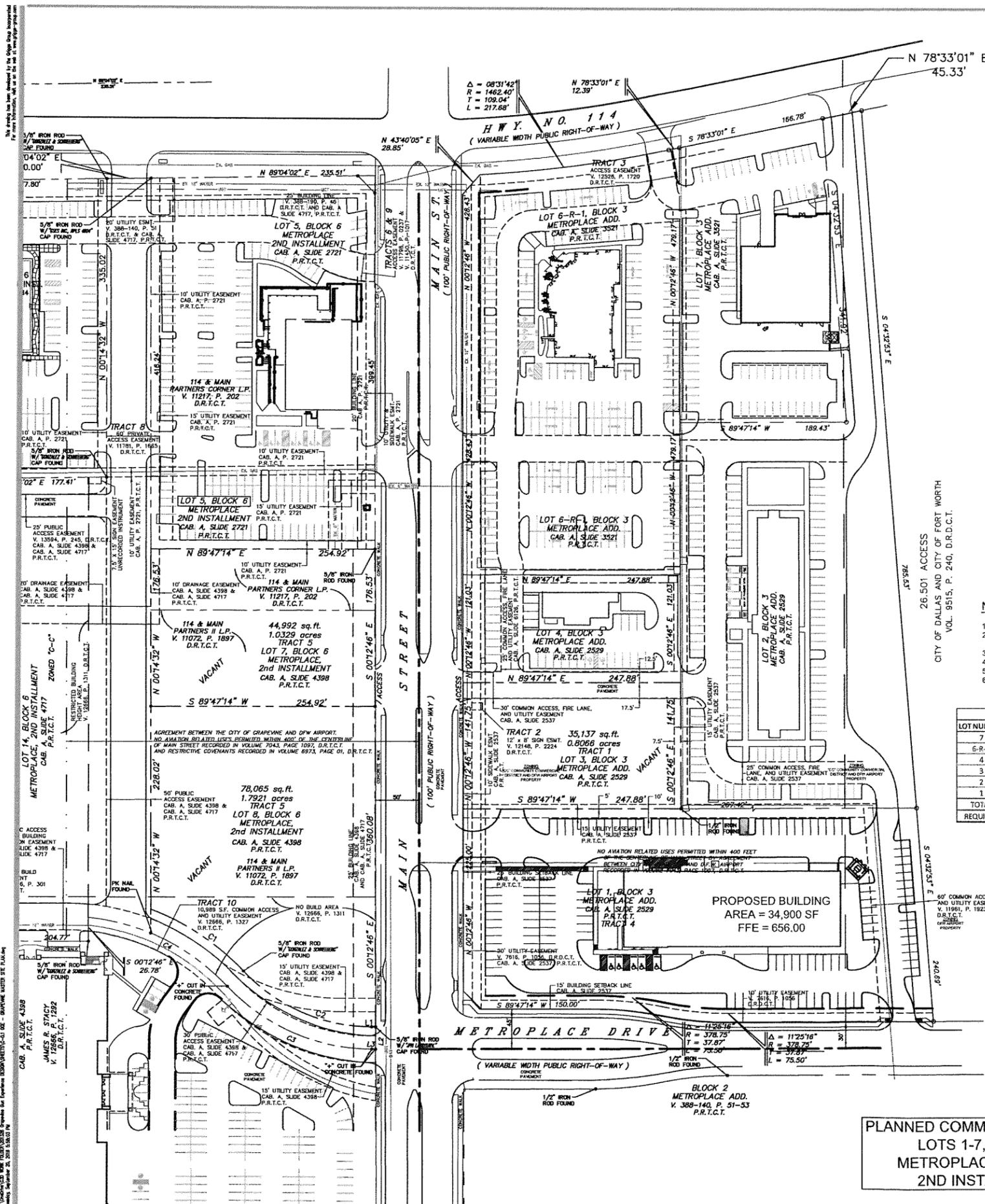
ELECTRONIC PLOT DATE STAMP
Tuesday, September 20, 2016 5:58:03 PM
ELECTRONIC PLENAME STAMP
C-01 G02 - GRAPEVINE MASTER SITE PLAN.dwg



PLAN TITLE

MASTER
SITE
PLAN

SHEET 1 OF 9



TEAM MEMBERS

OWNER
MIKE SISK
1901 JOHN MCCAIN, SUITE A
COLLEYVILLE, TEXAS 76034
ATTN : MIKE SISK

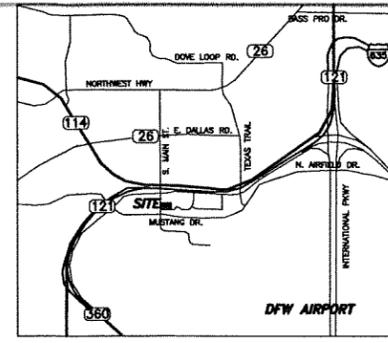
OWNER'S REPRESENTATIVE
ATTN : BOB WILLIAMS (817.896.0784)

CIVIL ENGINEER
THOMAS SITE DEVELOPMENT ENGINEERING, INC.
4604 BILL SIMMONS ROAD
COLLEYVILLE, TEXAS 76034
ATTN : MATHEW THOMAS (214.680.2728)

ARCHITECT
GRIGGS GROUP, INC.
1500 NORWOOD DRIVE
BUILDING B, SUITE 208
HURST, TEXAS 76054
ATTN : GLENN GRIGGS (817.285.7800)

LANDSCAPE ARCHITECT
DFL GROUP, LLC.
8233B MID CITIES BOULEVARD
NORTH RICHLAND HILLS, TEXAS 76180
ATTN : JOHN FAIN (817.479.0730)

RANGE CONSULTANT
ACTION TARGET
3411 SOUTH MOUNTAIN VISTA PARKWAY
PROVO, UTAH 84606
ATTN : AARON LUDWIG (801.377.8033)



PROJECT PLAN INDEX

PLAN NUMBER	PLAN TITLE	DATE
01	MASTER SITE PLAN	
02	DIMENSIONAL CONTROL PLAN	
03	LANDSCAPE PLAN	
04	PLANTING DETAILS	
05	ARCHITECTURAL SITE PLAN	
06	EXTERIOR ELEVATIONS	
07	DUMPSTER ENCLOSURE DETAILS	
08	GRADING PLAN	
09	UTILITY PLAN	

NOTES:

1. ALL PROPERTY SHOWN HEREON IS ZONED C-C.
2. NO PORTIONS OF THE SUBJECT PROPERTY IS SHOWN TO BE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FIA FLOOD HAZARD BOUNDARY MAPS PREPARED FOR THE CITY OF GRAPEVINE, COMMUNITY NO. 480588.
3. PARKING FOR THE DISABLED SHALL BE DESIGNATED ACCORDING TO THE CITY OF GRAPEVINE CODE OF ORDINANCES.
4. PARKING LOT LIGHTING SHALL BE DESIGNED USING A MIN. 1.5 FOOT CANDLES LIGHT LEVEL.
5. THE REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
6. ALL REQUIREMENTS OF THE ZONING ORDINANCE SECTION 60, SIGN STANDARDS, SHALL BE MET BY THIS DEVELOPMENT.

SITE DATA

LOT NUMBER	LOT SIZE (SF)	BUILDING COVERAGE (SF)	DENSITY	BUILDING HEIGHT	IMPERVIOUS AREA (SF)	OPEN SPACE (SF)	OPEN SPACE (%)	PARKING	HC PARKING
7	57,521	11,159	19.40%	18.67'	48582	8,939	15.5%	80	4
6-R-1	118,678	8,663	7.61%	27.67'	91345	22,533	19.8%	187	5
4	30,000	2,544	8.48%	16.67'	5855	24,145	80.5%	32	2
3	35,137	0	0.00%	0	0	35,137	100.0%	0	0
2	124,393	15,042	12.09%	35'	79132	45,261	36.4%	107	5
1	127,344	34,900	28.53%	46'	87,667	34,677	28.3%	124	5
TOTAL	483,273	72,308	14.96%		312581	170,692	35.32%		
REQUIRED	30,000 (MIN.)	290,046 (MAX.)	60% (MAX.)	50' (MAX.)	386887 (MAX.)	79,721 (MIN.)	20% (MIN.)		

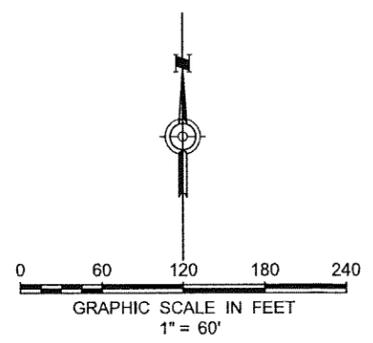
CONDITIONAL USE REQUEST CU16-26

CONDITIONAL USE REQUEST CU16-26 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU00-26 (ORD. 2000-62) FOR A PLANNED COMMERCIAL CENTER, SPECIFICALLY TO ALLOW FOR A TWO STORY, 34,900 SQUARE FOOT INDOOR SHOOTING RANGE AND OFFICE SPACE.

LEGAL DESCRIPTION

LOTS 1-7, BLOCK 3, METROPLACE ADDITION 2ND INSTALLMENT, AN 11.1021 ACRE TRACT OUT OF THE WILLIAM BRADFORD SURVEY, ABSTRACT NO. 131, CITY OF GRAPEVINE, TARRANT COUNTY, TX

**PLANNED COMMERCIAL CENTER
LOTS 1-7, BLOCK 3
METROPLACE ADDITION
2ND INSTALLMENT**



CASE NAME : TEXAS GUN EXPERIENCE
CASE NUMBER : CU16-26
LOCATION : 1901 S. MAIN STREET

MAYOR _____ SECRETARY _____
DATE : _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____
DATE : _____
SHEET : 1 OF 9

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

DEPARTMENT OF DEVELOPMENT SERVICES



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management



TEXAS
GUN
EXPERIENCE

1901 S. MAIN STREET
GRAPEVINE, TEXAS
G21 PROJECT NUMBER : 13012

CONDITIONAL USE
COMMENT RESPONSE

SEPTEMBER 21, 2016

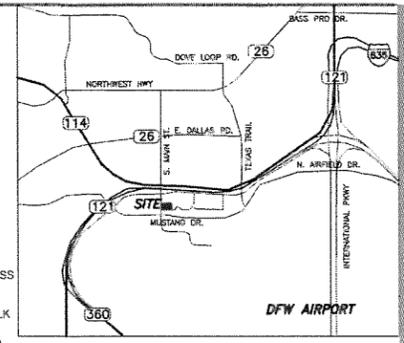
DATE	DESCRIPTION
11/02/05	REGIONAL DEVELOPMENT
11/02/05	CONDITIONAL USE PERMIT SUBMITTAL
16/09/21	CONDITIONAL USE PERMIT COMMENT RESPONSE

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Thursday, September 29, 2016 6:03:07 PM
ELECTRONIC PLANING STAMP
C-2.0 CDE - GRAPEVINE CITY PLANNING
PLAN NORTH PLAN SCALE

PLAN TITLE

DIMENSIONAL
CONTROL
PLAN

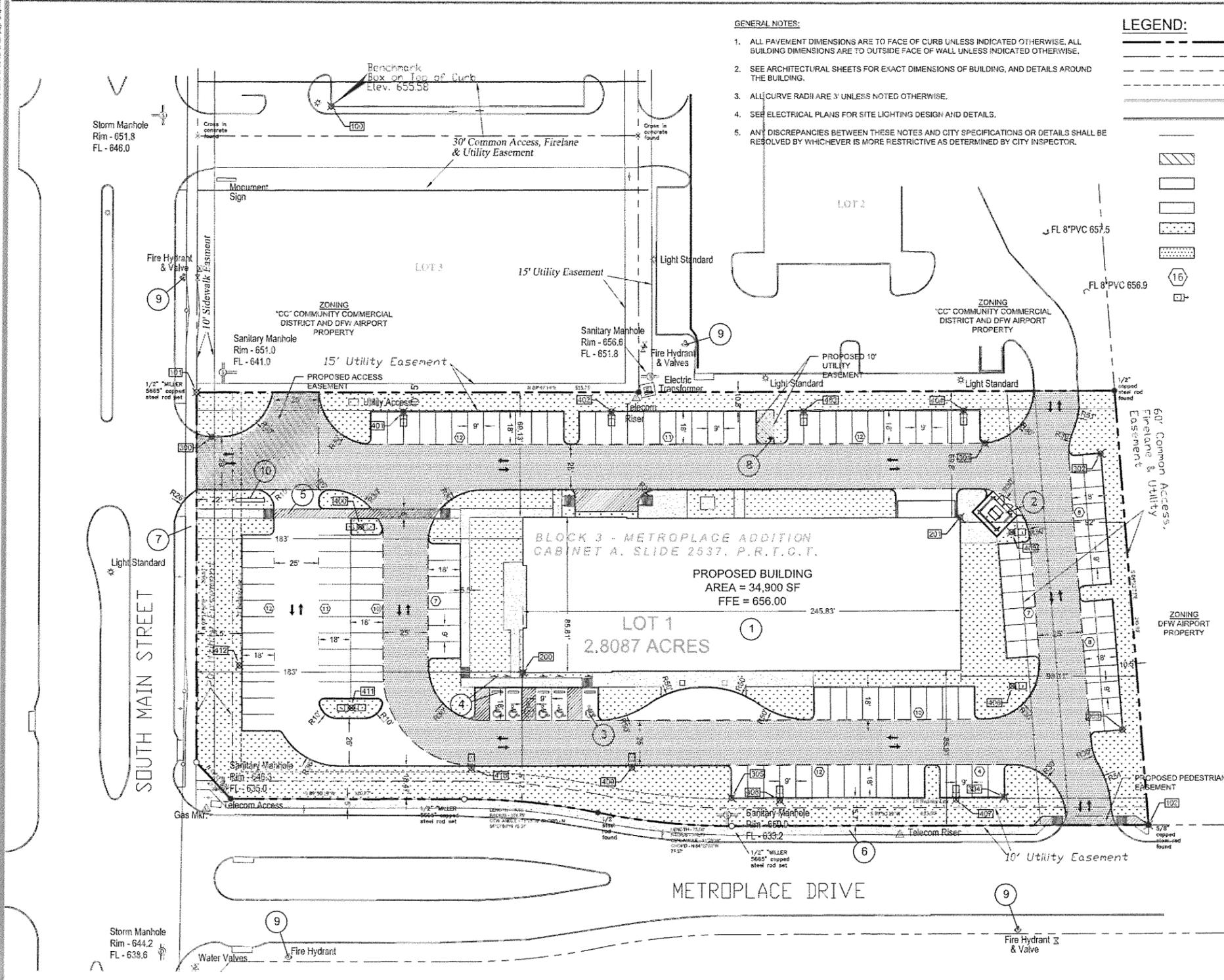
C-2.0



LEGEND:

- PROPERTY LINE
- ADJOINED PROPERTY
- BUILDING SETBACK LINE
- EASEMENTS
- EXISTING CURB
- PROPOSED CURB AND GUTTER
- PAINTED STRIPE (TRAFFIC WHITE)
- PAINTED WALKWAY (TRAFFIC WHITE)
- CONCRETE PAVING (THICKNESS PER DETAIL ON SHEET C-5.0)
- 4" THICK CONCRETE SIDEWALK
- INTERIOR LANDSCAPED AREA (RE: LANDSCAPE PLANS)
- FIRE LANE
- PARKING STALL COUNT
- SITE LIGHTING (SEE ELECTRICAL PLANS)

- GENERAL NOTES:**
- ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF WALL UNLESS INDICATED OTHERWISE.
 - SEE ARCHITECTURAL SHEETS FOR EXACT DIMENSIONS OF BUILDING, AND DETAILS AROUND THE BUILDING.
 - ALL CURVE RADII ARE 3' UNLESS NOTED OTHERWISE.
 - SEE ELECTRICAL PLANS FOR SITE LIGHTING DESIGN AND DETAILS.
 - ANY DISCREPANCIES BETWEEN THESE NOTES AND CITY SPECIFICATIONS OR DETAILS SHALL BE RESOLVED BY WHICHEVER IS MORE RESTRICTIVE AS DETERMINED BY CITY INSPECTOR.



LAYOUT POINT TABLE

POINT #	NORTHING	EASTING	DESCRIPTION
100	10305.7199	9663.6968	BENCHMARK
101	10147.2013	9618.4999	PROPERTY CORNER
102	9908.8968	10152.7194	PROPERTY CORNER
200	9982.9363	9902.1053	BUILDING CORNER
201	10078.9944	10047.5208	BUILDING CORNER
300	10122.4818	9627.0075	GUTTER LINE
301	10120.0467	10081.8353	GUTTER LINE
302	10114.3405	10128.4180	GUTTER LINE
303	9961.7893	10138.1283	GUTTER LINE
304	9924.4385	10072.9917	GUTTER LINE
305	9923.8703	9919.0927	GUTTER LINE
400	10073.1952	9710.7414	SITE LIGHTING
401	10136.8322	9734.5708	SITE LIGHTING
402	10137.2667	9851.5899	SITE LIGHTING
403	10137.6678	9589.5682	SITE LIGHTING
404	10138.0021	10049.5886	SITE LIGHTING
405	10070.9005	10076.4940	SITE LIGHTING
406	9985.9011	10076.8088	SITE LIGHTING
407	9922.9051	10045.0820	SITE LIGHTING
408	9922.4706	9946.0981	SITE LIGHTING
409	9940.3603	9863.2038	SITE LIGHTING
410	9939.9693	9773.1479	SITE LIGHTING
411	9973.1773	9706.0894	SITE LIGHTING
412	9996.2916	9643.0620	SITE LIGHTING

- NOTES BY SYMBOL:**
- 1 PROPOSED BUILDING
 - 2 DUMPSTER WITH ENCLOSURE WITH 7" THICK CONC. APRON. REFER TO ARCHITECTURAL PLANS FOR DETAILS
 - 3 HANDICAP ACCESSIBLE PARKING SPACE (TYP. - 5 PLACES)
 - 4 ADA POLE SIGNAGE & WHEELSTOPS (TYP. - 5 PLACES)
 - 5 ADA COMPLIANT WALKWAY
 - 6 PROPOSED 5' WIDE SIDEWALK IN CITY ROW
 - 7 EXISTING SIDEWALKS IN CITY ROW
 - 8 PROPOSED FIRE HYDRANT
 - 9 EXISTING FIRE HYDRANT
 - 10 PROPOSED MONUMENT SIGN LOCATION. ALL SIGNAGE TO BE APPROVED AND INSTALLED UNDER A SEPARATE SIGN PERMIT.

PARKING CALCULATIONS

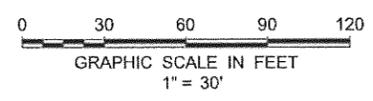
BUILDING SPACE	AREA	REMARKS	REQUIRED	PROVIDED
DAYTIME USE ANALYSIS				
OFFICE	10,273	5 + 1/200	39.24	
RETAIL	10,430	5 + 1/200	59.15	
AMUSEMENT	3,829	1/100	18.09	
RANGE SUPPORT (MECH./MAINTENANCE/STORAGE)	11,968	1/1000	11.99	
TOTAL	34,900		128.47	129

SITE AREA SYNOPSIS

AREA DESCRIPTION	SF	ACRES	PERCENT
SITE AREA	123,344	2.808631772	100%
BUILDING FOOTPRINT	20,922	0.478007346	17.00%
PERVIOUS COVER (LANDSCAPING)	34,677	0.79607438	28.30%

ACCESSIBLE PARKING

DESCRIPTION	REMARKS	REQUIRED	PROVIDED
ACCESSIBLE PARKING - STANDARD	INCLD	4	4
ACCESSIBLE PARKING - VAN	INCLD	1	1
LOADING SPACE (12'X35')	INCLD	1	1



CASE NAME : TEXAS GUN EXPERIENCE
CASE NUMBER : CUG-25
LOCATION : 1901 S. MAIN STREET

MAYOR _____ SECRETARY _____

DATE : _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE : 2 OF 9

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

DEPARTMENT OF DEVELOPMENT SERVICES



architecture
design
management
1100 Highway Drive
Suite 208
North Tarrant, TX 76164
Tel: 817.251.7300 Fax: 817.265.1961
www.g2group.com



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PARKS + OPEN SPACE PLANNING - LANDSCAPE ARCHITECTURE
6208 MIDCITY BOULEVARD, NORTH RICHLAND HEIGHTS, TX 76180 817-479-0700

DEC. 24, 2013



TEXAS
GUN
EXPERIENCE

1901 S. MAIN STREET
GRAPEVINE, TEXAS
G21 PROJECT NUMBER : 13012

CONDITIONAL USE
COMMENT RESPONSE

SEPTEMBER 21, 2016

DATE (YY/MM/DD)	REVISION DESCRIPTION
16/09/06	CONDITIONAL USE PERMIT SUBMITTAL
16/09/21	CONDITIONAL USE PERMIT COMMENT RESPONSE

ELECTRONIC PLOT DATE STAMP
Tuesday, September 20, 2016 3:37:52 PM

ELECTRONIC FILENAME STAMP
Grapevine Gun Range LA.dwg

PLAN NORTH
PLAN SCALE

PLAN TITLE

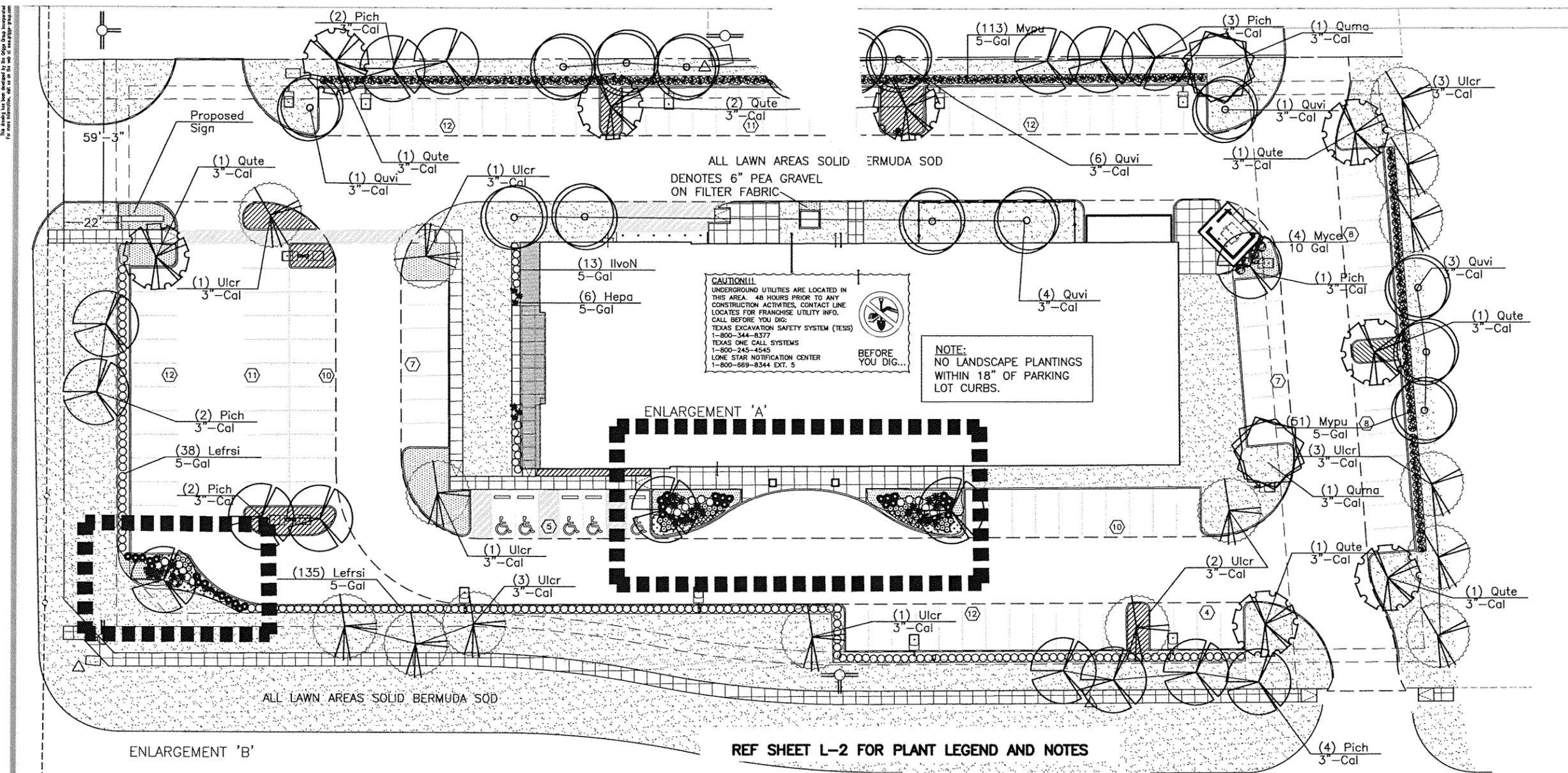
LANDSCAPE
PLAN

CASE NAME : TEXAS GUN EXPERIENCE
CASE NUMBER : CU16-26
LOCATION : 1901 S. MAIN STREET

MAYOR _____ SECRETARY _____
DATE : _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____
DATE : _____
SHEET : 3 OF 9

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



ALL LAWN AREAS SOLID ERMUDA SOD
DENOTES 6" PEA GRAVEL ON FILTER FABRIC

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5

NOTE:
NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.

REF SHEET L-2 FOR PLANT LEGEND AND NOTES

PLANTING NOTES:

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
9. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
11. EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE ONLY ON APPROVAL OF CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH, LIMBS INTERFERING WITH VISIBILITY; AND ALL INTERFERING BRANCHES. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
12. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
13. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURER'S INSTRUCTIONS ON ALL GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
14. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
15. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
16. PRIOR TO PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.

NOTE:
- WHERE PARKING LOTS EXCEED 35,000 SF, INTERIOR PLANTER ISLANDS ARE LOCATED NO MORE THAN 12 SPACES APART.
- SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF GRAPEVINE LANDSCAPE ORDINANCE SECTION 53.F.
- SITE WILL BE IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM COMPLETE WITH RAIN AND FREEZE SENSOR. SYSTEM WILL BE DESIGNED AND INSTALLED BY A TEXAS LICENSED IRRIGATOR.
- INTERIOR LANDSCAPING PROTECTED BY CURBS OR WHEEL STOPS.
- SIGHT VISIBILITY TRIANGLE PROTECTED.
- PARKING LOT IS SCREENED FROM PUBLIC ROW.

TREE SURVEY

DBH	SPECIES	COMMENT
THERE ARE NO EXISTING TREES ON THIS SITE.		
TOTAL CALIPER INCHES		0"
TOTAL CALIPER INCHES PRESERVED		0"
TOTAL CALIPER INCHES REMOVED		0"
TOTAL PROTECTED CALIPER INCHES REMOVED		0"

TOTAL MITIGATION REQUIRED:
0" CALIPER INCHES



TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. SOLID BERMUDA SOD TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

CITY OF GRAPEVINE LANDSCAPE REQUIREMENTS

AREA	REQUIRED	PROVIDED
PARKING LOT INTERIOR LANDSCAPING	10% OF GROSS PARKING LOT TO BE LANDSCAPING	
	26,360 X 10% = 2,636 SF	3,618 SF
	1 TREE/400 SF OF REQUIRED LANDSCAPING	
PARKING LOT PERIMETER LANDSCAPING	15 FT. BUFFER ALONG STREET ROW	15 FT.
	10 FT. BUFFER ALONG PROPERTY LINES	10 FT.
	ONE TREE REQUIRED PER EACH 50 LF OF PERIMETER	
NON-VEHICULAR OPEN SPACE LANDSCAPING	20% OF SITE TO BE LANDSCAPING	
	133,014 SF X 20% = 26,602 SF	37,542 SF
	50% OF REQUIRED LANDSCAPING TO BE IN FRONT YARD	
PARKING LOT PERIMETER LANDSCAPING	26,602 SF X 50% = 13,301 SF	19,876 FT.
	ONE TREE REQUIRED PER EACH 2500 SF REQUIRED LANDSCAPING	
	26,602 SF/2500 = 11 TREES	11 TREES

This drawing has been prepared by the Design Group Incorporated for more information, visit us on the web at www.designgroup.com
 V:\projects\170101\170101.dwg (User: Design Group) Date: 09/20/16 10:44 AM
 User: Design Group Date: 09/20/16 10:44 AM

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF JOHN R. FAIN, LANDSCAPE ARCHITECT REGISTRATION NUMBER 905 ON 09/21/16, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING, PURSUANT TO RULE 3.101(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.



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1900 Woodland Drive
Suite 208
Hurst, Texas 76044
Tel: 817.205.7900 Fax: 817.205.7901
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DEC. 24, 2013



TEXAS
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EXPERIENCE

1901 S. MAIN STREET
GRAPEVINE, TEXAS
G21 PROJECT NUMBER : 13012

CONDITIONAL USE
COMMENT RESPONSE

SEPTEMBER 21, 2016

DATE (YY/MM/DD)	REVISION DESCRIPTION
16/09/06	CONDITIONAL USE PERMIT SUBMITTAL
16/09/21	CONDITIONAL USE PERMIT COMMENT RESPONSE

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Tuesday, September 20, 2016 3:38:21 PM

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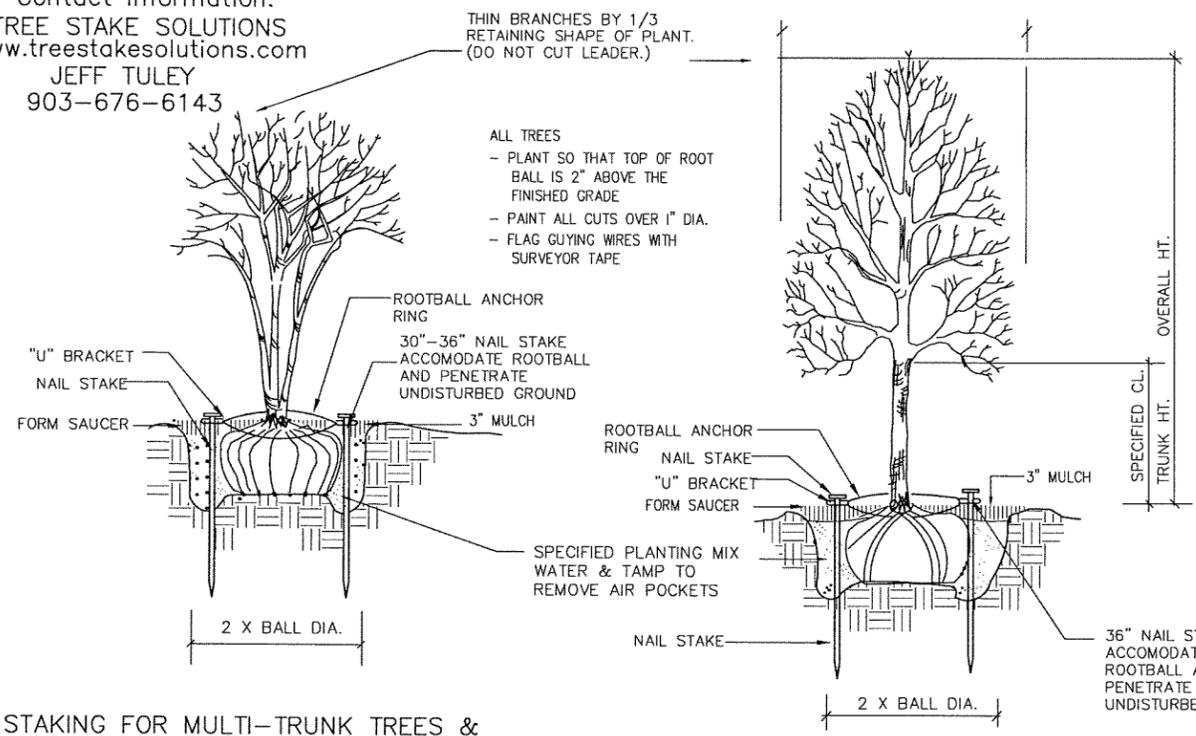
PLAN NORTH PLAN SCALE

PLAN TITLE

PLANTING
DETAILS

PLAN NUMBER

Contact Information:
TREE STAKE SOLUTIONS
www.treestakesolutions.com
JEFF TULEY
903-676-6143

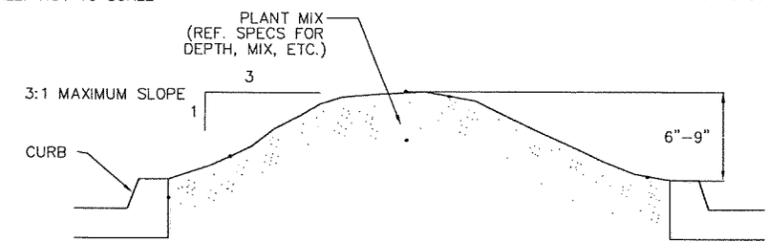


STAKING FOR MULTI-TRUNK TREES & TREES 2" CAL. & UNDER

SCALE: NOT TO SCALE

SAFETY STAKE BY TREE STAKE SOLUTIONS

SCALE: NOT TO SCALE

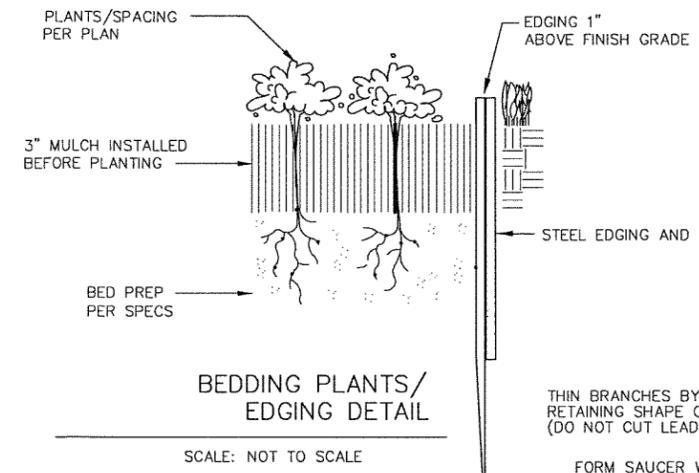


TYPICAL PARKING LOT ISLAND MOUNDING

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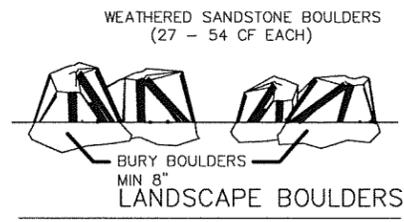
PLANT LIST

Symbol	Quantity	Code Name	Scientific Name	Common Name	Planting Size	Comments
⊙	15	Quvi	Quercus virginiana	Southern live oak	3"-Cal	B & B, Single straight trunk
⊙	15	Ultr	Ulmus crassifolia	Cedar elm	3"-Cal	B & B, Single straight trunk
⊙	17	Pich	Pistacia chinensis	Chinese pistache	3"-Cal	B & B, Single straight trunk
⊙	191	Lefrsi	Leucophyllum frutescens 'Silverado'	Silverado sage	5-Gal	36" O.C., 24" Min Ht.
⊙	14	Yufi	Yucca filamentosa	Softleaf yucca	5-Gal	36" O.C.
⊙	28	Hepa	Hesperaloe parviflora	Red yucca	5-Gal	36" O.C.
⊙	34	Muca	Muhlenbergia capillaris	Gulf muhly	3-Gal	36" O.C.
⊙	31	Sagrna	Salvia greggii 'Navajo White'	Navajo White autumn sage	1-Gal	24" O.C.
⊙	8	Qute	Quercus texana	Texas red oak	3"-Cal	65 Gal., Multi-trunk
⊙	2	Quma	Quercus macrocarpa	Bur oak	3"-Cal	B & B, Single straight trunk
⊙	4	Myce	Myrica cerifera	Southern wax-myrtle	10 Gal	48" O.C.
⊙	2	Opfi	Opuntia ficusindica	Thornless prickly pear cactus	5-Gal	Space as shown
⊙	164	Mypu	Myrica pusilla	Dwarf Wax Myrtle	5-Gal	36" O.C., 24" Min Ht.
⊙	13	IlvoN	Ilex vomitoria 'Nano'	Dwarf yaupon	5-Gal	36" O.C.
⊙	1965	Tras	Trachelospermum asiaticum	Asian jasmine	4" pot	12" O.C.
⊙	1950	Stte	Stipa tenuissima	Mexican feathergrass	4" pot	18" O.C.
⊙	40	Stto	Stemodia tomentosa	Woolly stemodia	1-Gal	24" O.C.
⊙	12	Safa	Salvia farinacea 'Augusta Duelberg'	'Augusta Duelberg' sage	1-Gal	24" O.C.
⊙		Cyda	Cynodon dactylon	Solid Bermuda sod	Sod	Solid



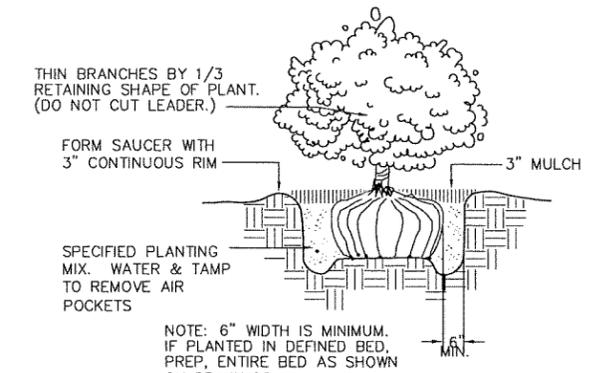
BEDDING PLANTS/
EDGING DETAIL

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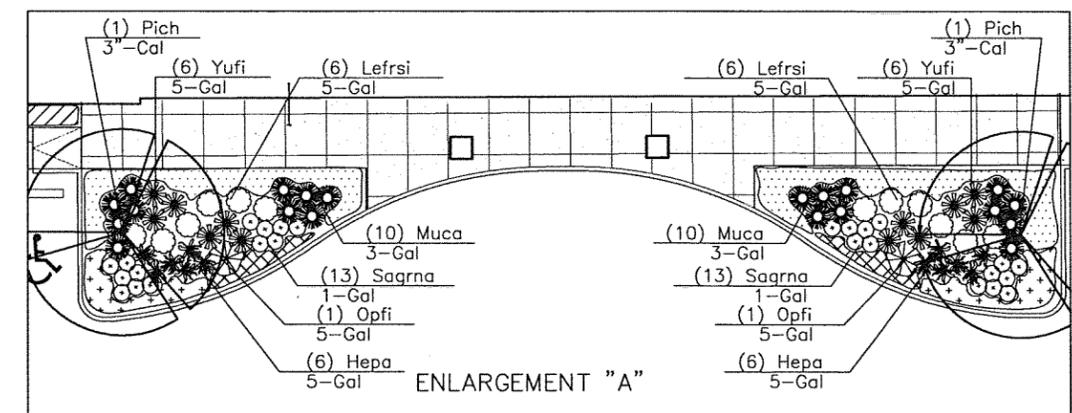
LANDSCAPE BOULDERS

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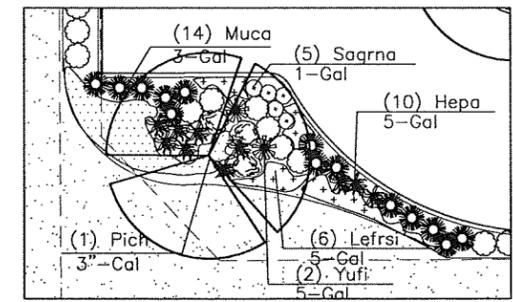


SHRUB PLANTING

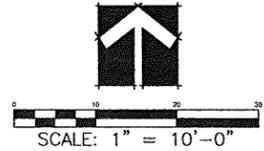
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ENLARGEMENT "A"



ENLARGEMENT "B"



CASE NAME : TEXAS GUN EXPERIENCE
CASE NUMBER : CU16-26
LOCATION : 1901 S. MAIN STREET

MAYOR _____ SECRETARY _____
DATE : _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____
DATE : _____

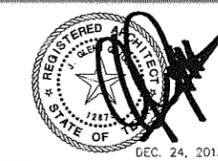
SHEET : 4 OF 9
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DEPARTMENT OF DEVELOPMENT SERVICES

The drawing has been prepared by the Design Group Incorporated for more information, visit us on the web at www.designgroup.com
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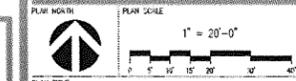
1901 S. MAIN STREET
GRAPEVINE, TEXAS
G21 PROJECT NUMBER : 13012

CONDITIONAL USE
COMMENT RESPONSE

SEPTEMBER 21, 2015

DATE (YY/MM/DD)	REVISION DESCRIPTION
16/09/05	CONDITIONAL USE PERMIT SUBMITTAL
16/09/21	CONDITIONAL USE PERMIT COMMENT RESPONSE

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PLAN TITLE

ARCHITECTURAL SITE
DEVELOPMENT PLAN

CASE NAME : TEXAS GUN EXPERIENCE
CASE NUMBER : CUI5-26
LOCATION : 1901 S. MAIN STREET

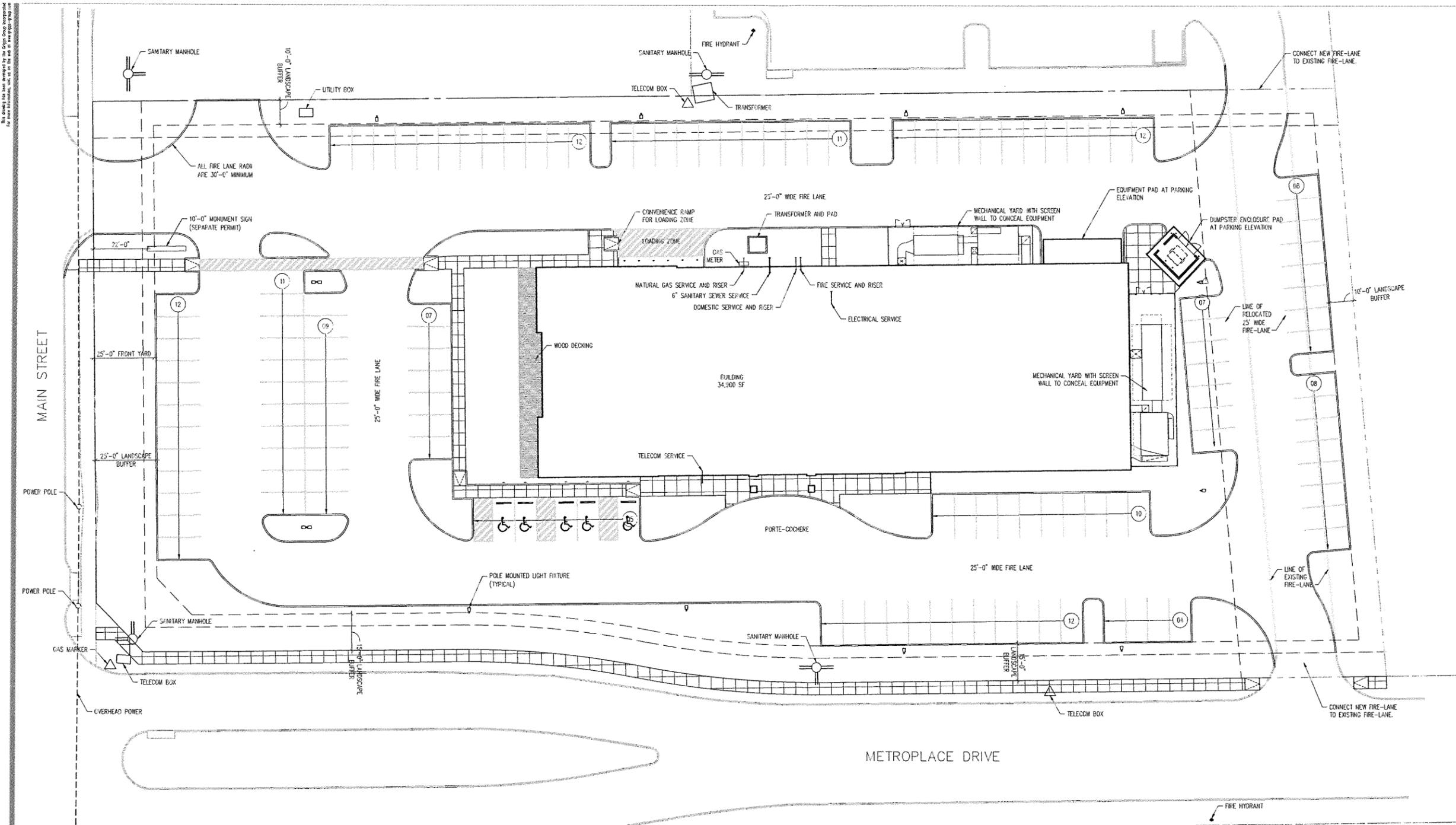
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DATE : _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____
DATE : _____
SHEET : 5 OF 9

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DEPARTMENT OF DEVELOPMENT SERVICES

5 OF 9



BUILDING USE	AREA (SF)	REMARKS	REQUIRED	PROVIDED
OFFICE	10,273	5 + 1/200	39.24	
RETAIL	10,830	5 + 1/200	59.15	
AMUSEMENT (FIRING AREA)	1,809	1/100	18.09	
RANGE/MECH/MAINT	11,988	1/1000	11.99	
TOTAL	34,900		128.47	129

AREA DESCRIPTION	SQUARE FEET	ACRES	PERCENT (%)
SITE AREA	122,344	2.80	100 %
BUILDING FOOTPRINT	20,822	0.478	17.0 %
PERVIOUS COVER (LANDSCAPING)	34,677	0.796	28.3 %

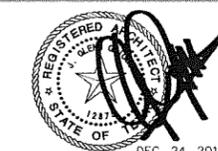
01 ARCHITECTURAL SITE
DEVELOPMENT PLAN
SCALE : 1" = 20'-0"

The drawings herein are prepared by the Design Group Incorporated for the information of the client and are not to be used for any other purpose without the written consent of the Design Group Incorporated.



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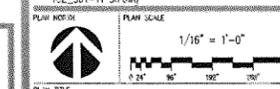
1901 S. MAIN STREET
GRAPEVINE, TEXAS
G2I PROJECT NUMBER : 13012

CONDITIONAL USE
COMMENT RESPONSE

SEPTEMBER 21, 2016

DATE (Y/M/D)	REVISION DESCRIPTION
15/09/06	CONDITIONAL USE PERMIT SUBMITTAL
15/09/21	CONDITIONAL USE PERMIT COMMENT RESPONSE

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FIRST FLOOR
FLOOR PLAN

5a OF 9

SITE AREA SYNOPSIS

AREA DESCRIPTION	SF	ACRES	%
SITE AREA	122,344	2.80	100 %
BUILDING FOOTPRINT	20,822	0.478	17.0 %
PERVIOUS COVER (LANDSCAPING)	34,677	0.796	28.3 %

PARKING CALCULATIONS

BUILDING SPACE	AREA (SF)	REMARKS	REQUIRED	PROVIDED
OFFICE	10,273	5 + 1/300	39.24	
RETAIL	10,830	5 + 1/200	59.15	
AMUSEMENT	1,809	1/100	18.09	
RANGE SUPPORT AREA (MECHANICAL/MAINT./STORAGE)	11,988	1/1000	11.99	
TOTAL	34,900		128.47	129

ACCESSIBLE PARKING

	REMARKS	REQUIRED	PROVIDED
ACCESSIBLE SPACES : STANDARD	INCLD	4	4
ACCESSIBLE SPACES : VAN	INCLD	1	1
LOADING SPACE (12' X 35')	INCLD	1	1

OCCUPANT LOAD (PER 2006 IBC)

	AREA	FACTOR	OCC.
OFFICE (BUSINESS)	10,273	1:100	103
RETAIL (MERCANTILE)	10,830	1:60	181
AMUSEMENT (ASSEMBLY - GAMING)	1,809	1:11	165
SUPPORT SPACES (STORAGE, STOCK, ETC)	11,988	1:300	40
TOTAL	34,900		489

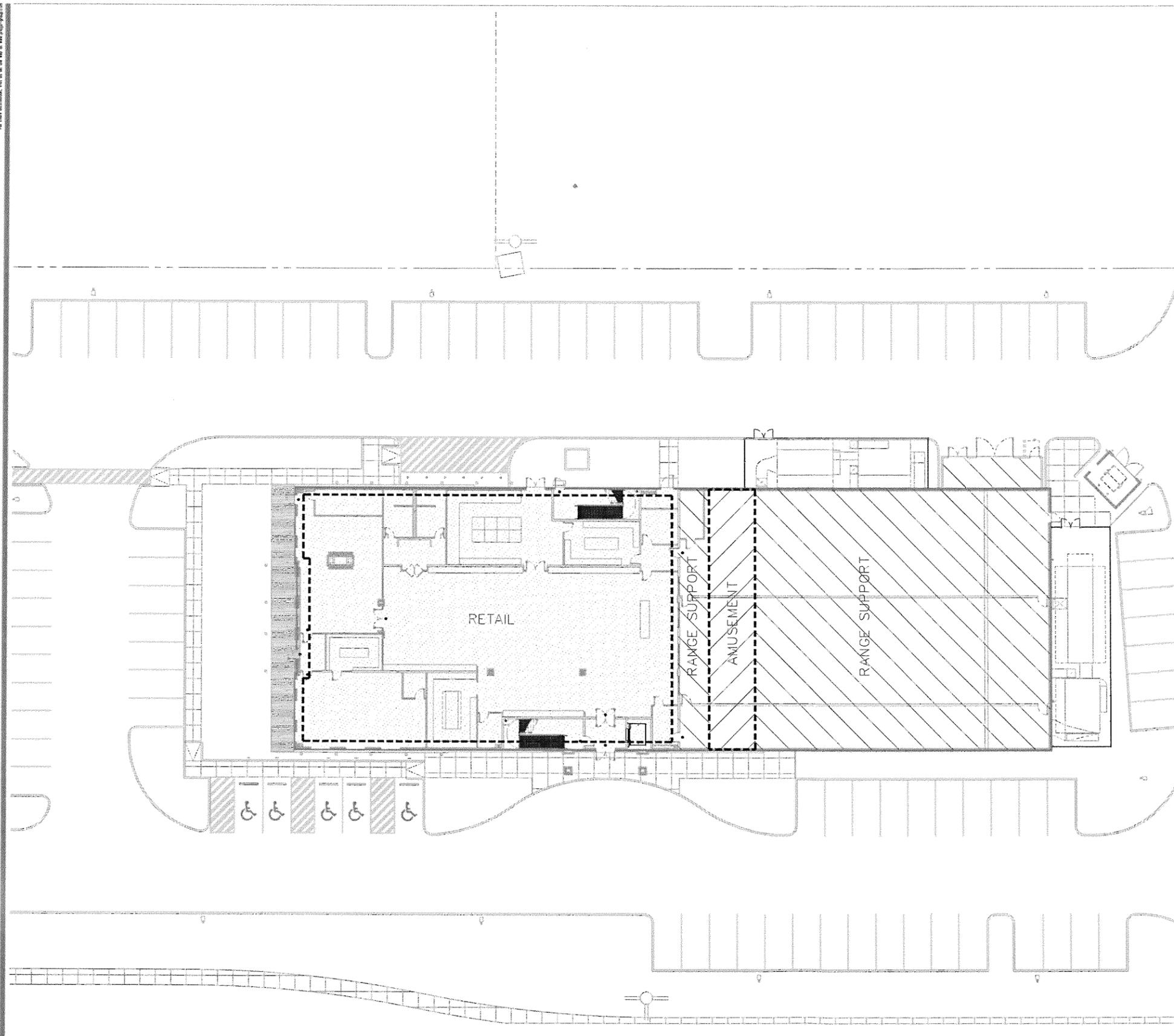
- NOTES
- PROPOSED CONSTRUCTION OF A TWO STORY RETAIL CENTER, GUN RANGE AND OFFICE SPACE. TOTAL SQUARE FOOTAGE IS 34,900, LOCATED IN THE CITY OF GRAPEVINE.
 - THE CONSTRUCTION OF THE PROPOSED TEXAS GUN EXPERIENCE SHALL BE TYPE V-A AND SHALL BE SPRINKLERED THROUGH OUT IN ACCORDANCE WITH NFPA 13.
 - FIRE ALARM SHALL BE IN COMPLIANCE WITH NFPA 72 AND THE APPLICABLE FIRE CODE.
 - FIRE LANES ARE A MINIMUM OF 24' WIDE.
 - ADDRESS SHALL BE POSTED SUCH THAT IT IS READILY VIEWABLE FROM THE STREET AS APPROACHED IN DARKNESS OR DAY LIGHT.
 - ALL EQUIPMENT SHALL BE SCREENED. GROUND MOUNTED EQUIPMENT TO HAVE LANDSCAPE SCREENING AND ROOF TOP UNITS SHALL BE CONCEALED BY WALL PARAPETS.
 - GUN POWDER OR BLACK POWDER IS NOT PLANNED TO BE STORED ON SITE.
 - SPRINKLER PIPING AND FIRE ALARM SYSTEM (DEVICES AND WIRING) SHALL BE ABOVE THE STEEL BAFFLES INSTALLED IN THE RANGE AREA.
 - A PLAN TO CLEAN UP THE GUN POWDER RESIDUE IN THE RANGE AREA AT TIME OF FINAL INSPECTION.

CASE NAME : TEXAS GUN EXPERIENCE
CASE NUMBER : CUI6-26
LOCATION : 1901 S. MAIN STREET

MAYOR _____ SECRETARY _____
DATE : _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____
DATE : _____
SHEET : 5a OF 9

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



01 FIRST FLOOR
FLOOR PLAN
SCALE : 1/16" = 1'-0"

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 10/11/16 10:51:11 AM



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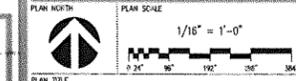
1901 S. MAIN STREET
GRAPEVINE, TEXAS
G2I PROJECT NUMBER : 13012

CONDITIONAL USE
COMMENT RESPONSE

SEPTEMBER 21, 2016

DATE (Y/M/D)	REVISION DESCRIPTION
15/09/06	CONDITIONAL USE PERMIT SUBMITTAL
16/09/21	CONDITIONAL USE PERMIT COMMENT RESPONSE

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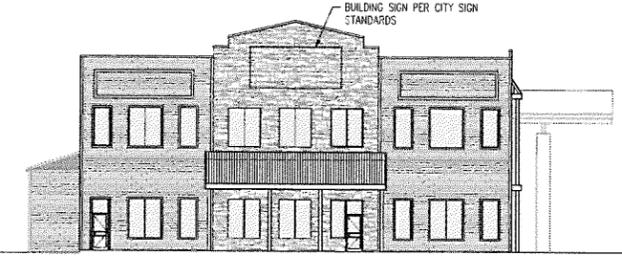


EXTERIOR
ELEVATIONS

TOTAL MASONRY CALCULATIONS		
TOTAL NET AGGREGATE AREA	24,156.73 SQUARE FEET	100 %
TOTAL MASONRY VENEER AREA	18,355.81 SQUARE FEET	75.99 %

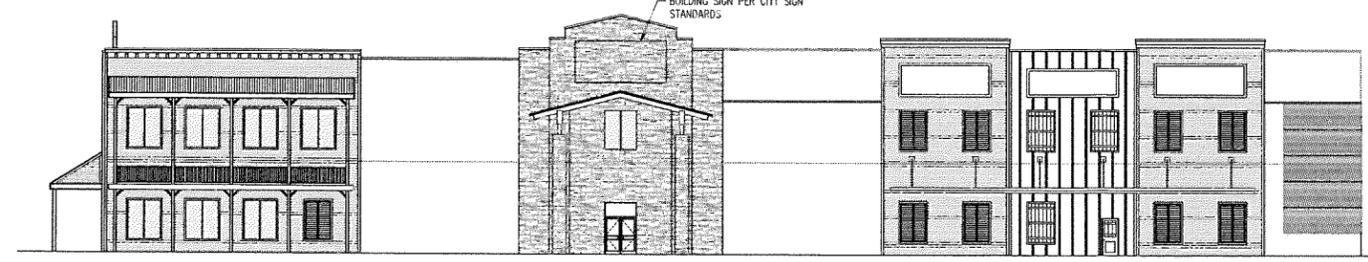
FACADE AREA CALCULATIONS WEST FACADE		
GROSS FACADE AREA	5,311.23 SQUARE FEET	
GLAZING AND DOOR AREA	633.66 SQUARE FEET	
NET AGGREGATE AREA	2,677.57 SQUARE FEET	100 %
MASONRY VENEER AREA	862.81 SQUARE FEET	32.22 %
WOOD SIDING VENEER AREA	1,560.50 SQUARE FEET	58.28 %
METAL VENEER AREA (VENEER AND/OR AWNING)	254.26 SQUARE FEET	9.50 %

FINISHES LEGEND			
STONE		HARDBOARD SIDING (HORIZONTAL INSTALLATION)	
RECLAIMED BARN WOOD SIDING		HARDBOARD SIDING (VERTICAL INSTALLATION)	
PAINTED OR STAINED TILT WALL CONCRETE		WELDED WIRE MESH (AT EQUIPMENT AREA ONLY)	
METAL ROOFING (AWNINGS)			



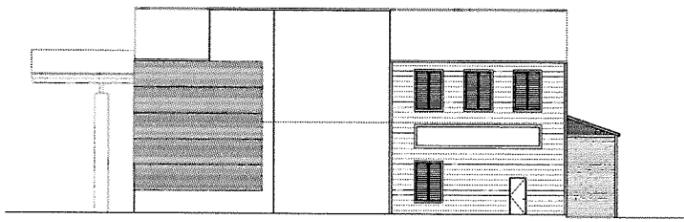
01 MAIN STREET ELEVATION WEST FACADE
SCALE : 1/16" = 1'-0"

FACADE AREA CALCULATIONS SOUTH FACADE		
GROSS FACADE AREA	9,735.66 SQUARE FEET	
GLAZING AND DOOR AREA	443.33 SQUARE FEET	
NET AGGREGATE AREA	9,292.33 SQUARE FEET	100 %
MASONRY VENEER AREA	8,072.88 SQUARE FEET	86.88 %
WOOD SIDING VENEER AREA	568.13 SQUARE FEET	6.11 %
METAL VENEER AREA (VENEER AND/OR AWNING)	651.32 SQUARE FEET	7.01 %



02 ENTRY ELEVATION SOUTH FACADE
SCALE : 1/16" = 1'-0"

FACADE AREA CALCULATIONS SOUTH FACADE		
GROSS FACADE AREA	3,503.23 SQUARE FEET	
GLAZING AND DOOR AREA	23.88 SQUARE FEET	
NET AGGREGATE AREA	3,479.35 SQUARE FEET	100 %
MASONRY VENEER AREA	2,489.28 SQUARE FEET	71.54 %
WOOD SIDING VENEER AREA	350.91 SQUARE FEET	5.18 %
METAL VENEER AREA (VENEER AND/OR AWNING)	629.16 SQUARE FEET	18.08 %



03 EXTERIOR ELEVATION EAST FACADE
SCALE : 1/16" = 1'-0"

FACADE AREA CALCULATIONS SOUTH FACADE		
GROSS FACADE AREA	9,236.36 SQUARE FEET	
GLAZING AND DOOR AREA	588.88 SQUARE FEET	
NET AGGREGATE AREA	8,707.48 SQUARE FEET	100 %
MASONRY VENEER AREA	6,930.84 SQUARE FEET	71.41 %
WOOD SIDING VENEER AREA	1,305.61 SQUARE FEET	14.99 %
METAL VENEER AREA (VENEER AND/OR AWNING)	470.03 SQUARE FEET	5.40 %



04 EXTERIOR ELEVATION NORTH FACADE
SCALE : 1/16" = 1'-0"

CASE NAME : TEXAS GUN EXPERIENCE
CASE NUMBER : CU16-26
LOCATION : 1901 S. MAIN STREET

MAYOR _____ SECRETARY _____
DATE : _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____
DATE : _____
SHEET : 6 OF 9

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1901 S. MAIN STREET
GRAPEVINE, TEXAS
G21 PROJECT NUMBER : 13012

CONDITIONAL USE
COMMENT RESPONSE

SEPTEMBER 21, 2016

DATE (YY/MM/DD)	REVISION DESCRIPTION
14/02/03	CONDITION USE PERMIT SUBMITTAL
16/09/21	CONDITIONAL USE PERMIT COMMENT RESPONSE

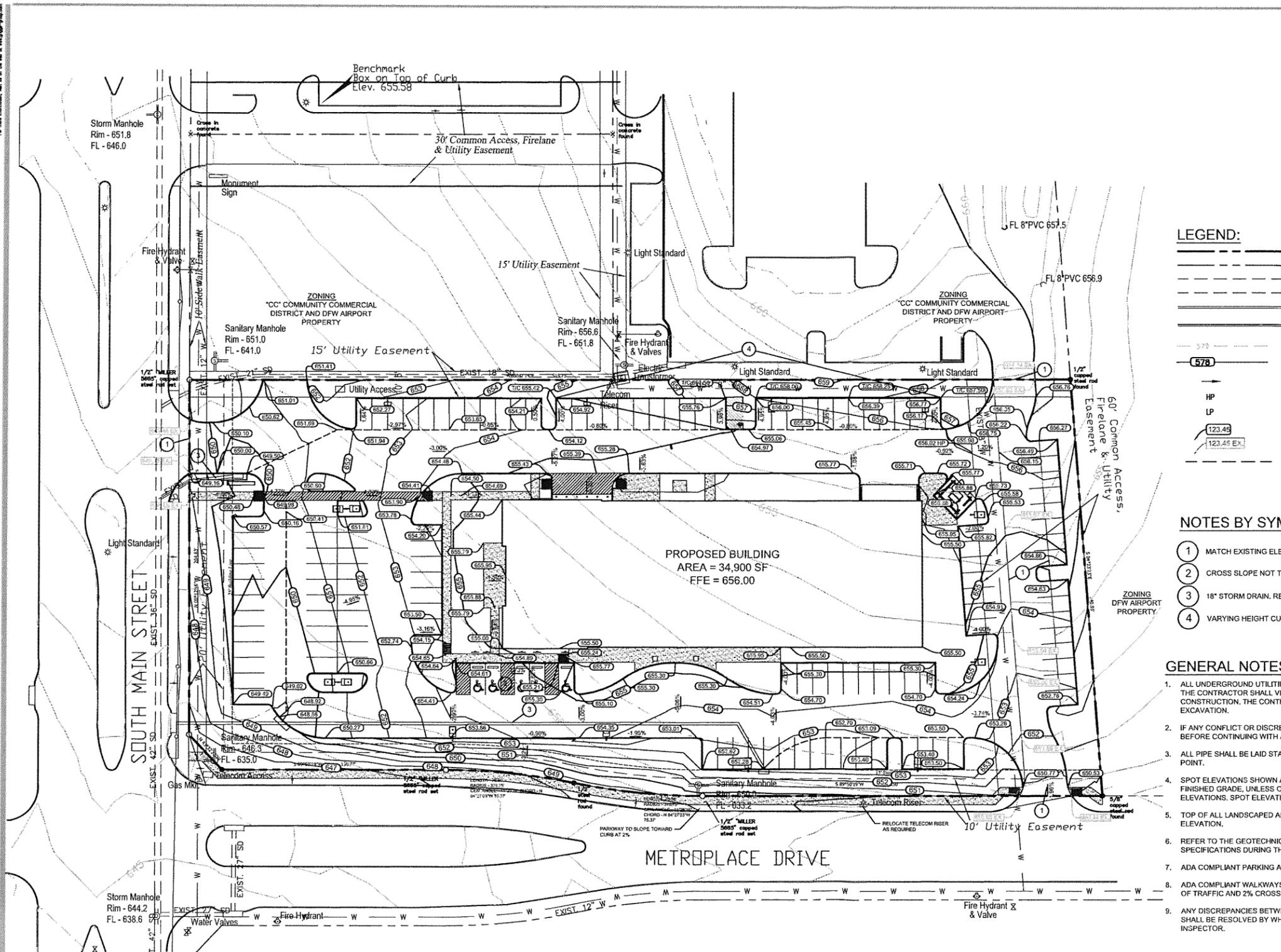
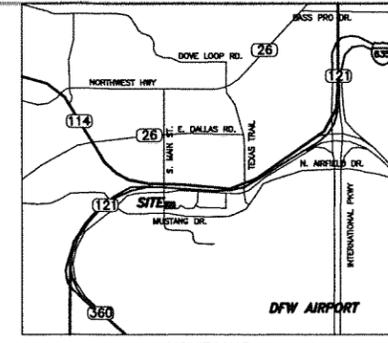
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C-3.1 G2E - GRAPEVINE GRADING PLAN.dwg



GRADING
PLAN

PLAN NUMBER
C-3.1



LEGEND:

- PROPERTY LINE
- - - ADJOINED PROPERTY
- - - BUILDING SETBACK LINE
- - - EASEMENTS
- EXISTING CURB
- PROPOSED CURB AND GUTTER
- EXISTING 1' CONTOUR
- 578 --- PROPOSED 1' CONTOUR
- FLOW ARROW
- HP HIGH POINT
- LP LOW POINT
- 123.45 FINISHED GROUND
- 123.45 EX. EXISTING FINISHED GRADE
- - - DRAINAGE SWALE

NOTES BY SYMBOL:

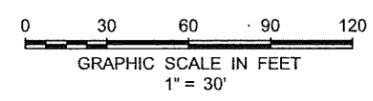
- ① MATCH EXISTING ELEVATION
- ② CROSS SLOPE NOT TO EXCEED 2% (IN ANY DIRECTION) IN THIS AREA
- ③ 18" STORM DRAIN. REFER SHEET C-3.1 FOR PLAN AND PROFILE INFORMATION
- ④ VARYING HEIGHT CURB IN THIS AREA. REFER TO SHEET C-5.0 FOR DETAIL

GENERAL NOTES

1. ALL UNDERGROUND UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY EXACT UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL DIG-TESS AT 1.800.344.8377 PRIOR TO ANY EXCAVATION.
2. IF ANY CONFLICT OR DISCREPANCY FROM THE PLANS IS FOUND, NOTIFY THE ENGINEER BEFORE CONTINUING WITH ANY FURTHER CONSTRUCTION.
3. ALL PIPE SHALL BE LAID STARTING AT THE OUTFALL AND LAID UPSTREAM FROM THAT POINT.
4. SPOT ELEVATIONS SHOWN ARE TO THE TOP OF PROPOSED PAVEMENT AND/OR TOP OF FINISHED GRADE, UNLESS OTHERWISE NOTED. ADD 0.5 FEET FOR TOP OF CURB ELEVATIONS. SPOT ELEVATIONS SHOWN IN LANDSCAPED AREAS ARE TO THE TOP OF SOD.
5. TOP OF ALL LANDSCAPED AREAS AT BUILDING SLAB TO BE A MIN. 6" BELOW FINISH FLOOR ELEVATION.
6. REFER TO THE GEOTECHNICAL REPORT FOR SOIL TREATMENT AND COMPACTION SPECIFICATIONS DURING THE GRADING OPERATIONS.
7. ADA COMPLIANT PARKING AREAS ARE NOT TO EXCEED 2% SLOPE IN ANY DIRECTION.
8. ADA COMPLIANT WALKWAYS AND SIDEWALKS ARE NOT TO EXCEED 5% IN THE DIRECTION OF TRAFFIC AND 2% CROSS SLOPE.
9. ANY DISCREPANCIES BETWEEN THESE NOTES AND CITY SPECIFICATIONS OR DETAILS SHALL BE RESOLVED BY WHICHEVER IS MORE RESTRICTIVE AS DETERMINED BY CITY INSPECTOR.

TRENCH SAFETY:

STATE OF TEXAS LAW REQUIRES THAT THE CONTRACTOR WILL PROVIDE ATRENCH SAFETY PLAN (TRENCH SHORING) FOR UTILITY TRENCHES GREATER THAN FIVE (5) FEET IN DEPTH. THIS PLAN SHALL BE PREPARED BY A PROFESSIONAL ENGINEER. THE CONTRACTOR SHALL SUBMIT THE TRENCH SAFETY PLAN TO THE CITY ENGINEER PRIOR TO THE START OF CONSTRUCTION.



CASE NAME : TEXAS GUN EXPERIENCE
CASE NUMBER : CUI6-26
LOCATION : 1901 S. MAIN STREET

MAYOR _____ SECRETARY _____
DATE : _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____
DATE : _____
SHEET : 8 OF 9

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1901 S. MAIN STREET
GRAPEVINE, TEXAS
G21 PROJECT NUMBER : 13012

CONDITIONAL USE
COMMENT RESPONSE

SEPTEMBER 21, 2016

DATE	REVISION DESCRIPTION
14/02/03	CONDITION USE PERMIT SUBMITTAL
16/09/21	CONDITIONAL USE PERMIT COMMENT RESPONSE

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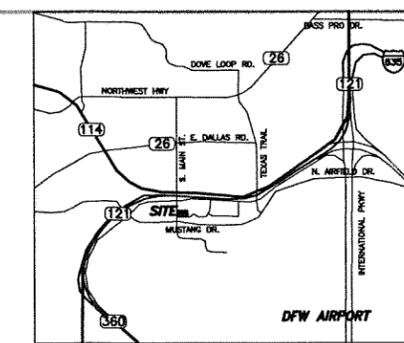
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C-4.0 GCE -- GRAPEVINE UTILITY PLAN.dwg

PLAN NORTH PLAN SCALE

PLAN TITLE

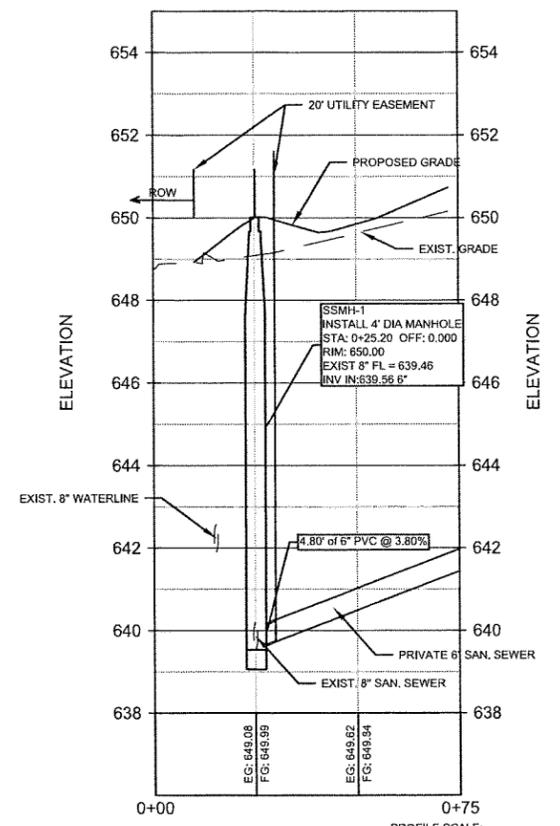
UTILITY
PLAN

PLAN NUMBER
C-4.0



LEGEND :

- PROPOSED SAN. SEWER CLEANOUT
- PROPOSED SAN. SEWER MANHOLE
- T PROPOSED GATE VALVE
- W — W — PROPOSED PRIVATE 2" WATER LINE
- 6 W — 6 W — PROPOSED PRIVATE 6" FIRE LINE
- SS — SS — PROPOSED PRIVATE 6" SAN. SEWER LINE
- GAS — GAS — PROPOSED GAS LINE



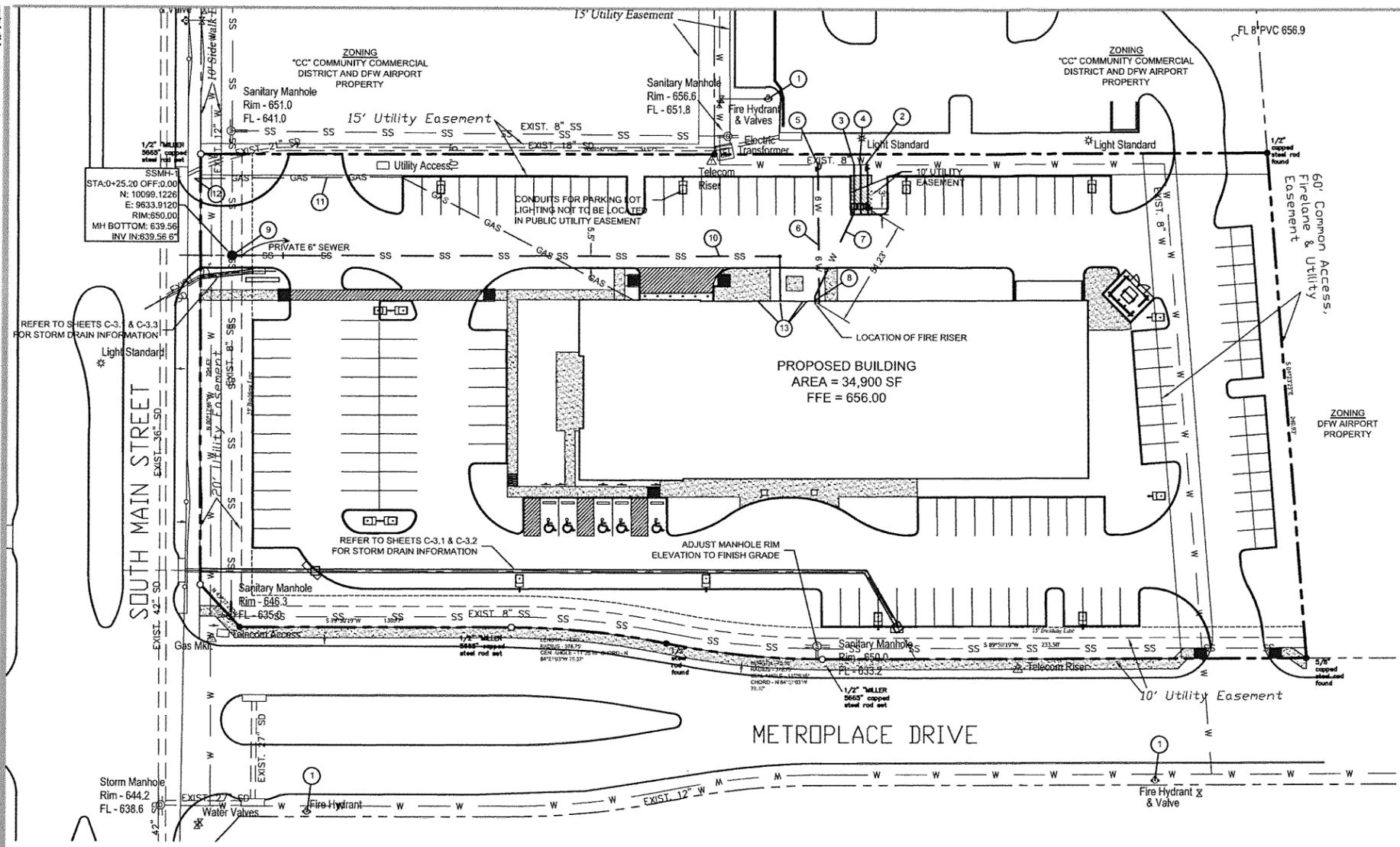
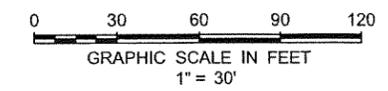
SANITARY SEWER CONNECTION PROFILE

CASE NAME : TEXAS GUN EXPERIENCE
CASE NUMBER : CUI6-26
LOCATION : 1901 S. MAIN STREET

MAYOR SECRETARY
DATE : _____
PLANNING AND ZONING COMMISSION

CHAIRMAN
DATE : _____
SHEET : 9 OF 9

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NOTES BY SYMBOL

- 1 EXISTING FIRE HYDRANT
- 2 INSTALL 6" TAP, SLEEVE AND VALVE ON EXIST. 8" WATER LINE, AND ONE FIRE HYDRANT PER CITY OF GRAPEVINE STANDARDS, WITH 25 LF OF 6" WATERLINE.
- 3 INSTALL 2" TAP AND 2" METER (WITH BYPASS) AND 20 LF OF 2" WATER LINE FOR DOMESTIC SERVICE ON EXISTING 8" WATER LINE.
- 4 INSTALL 1" TAP AND 1" METER WITH 20 LF OF 1" WATER LINE FOR IRRIGATION SERVICE ON EXISTING 8" WATER LINE.
- 5 INSTALL 6" TAP, SLEEVE AND VALVE ON EXIST. 8" WATER LINE, FOR FIRE PROTECTION SERVICE
- 6 INSTALL APPROX. 65 LF OF 6" WATER LINE FOR FIRE PROTECTION SERVICE
- 7 INSTALL APPROX. 50 LF OF 2" WATER LINE FOR DOMESTIC SERVICE
- 8 FIRE DEPARTMENT CONNECTION LOCATION
- 9 INSTALL 4' DIA SAN. SEWER MANHOLE ON EXIST. 6" SANITARY SEWER IN EASEMENT. FLOWLINE 6" IN = 640.00 EXISTING LINE FLOWLINE = 639.46. SEE PROFILE THIS SHEET
- 10 INSTALL APPROX. 285 LF OF PRIVATE 6" SANITARY SEWER AT 3.8 % SLOPE FROM THE MANHOLE TO THE BUILDING. FLOWLINE AT BUILDING = 651.00
- 11 INSTALL APPROX. 335 LF 2-1/2" GAS LINE. SIZE TO BE VERIFIED BASED ON AVAILABLE PRESSURE AND DEMAND BY ATMOS ENERGY BEFORE INSTALLATION.
- 12 GAS METER LOCATION. VERIFY WITH ATMOS ENERGY FOR FINAL LOCATION.
- 13 SANITARY SEWER, GREASE WASTE, WATER AND GAS LINES FROM BUILDING. COORDINATE WITH PLUMBING PLANS

UTILITY MATERIAL SPECIFICATIONS	
DESCRIPTION	SPECIFICATION
6" WATER LINE AND LARGER	AWWA C900
3" WATER LINE AND SMALLER	AWWA C901 & ASTM F714 PE PIPE
GAS LINES	ASTM D-2513 DIRECT BURIAL PE PIPE
SANITARY SEWER (4" TO 15")	SDR35 MEETING ASTM D3034

GENERAL NOTES

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2. IF ANY CONFLICT OR DISCREPANCY FROM THE PLANS IS FOUND, NOTIFY THE ENGINEER BEFORE CONTINUING WITH ANY FURTHER CONSTRUCTION.
3. ALL PIPE SHALL BE LAID STARTING AT THE PUBLIC TIE-IN LOCATION AND LAID UPSTREAM FROM THAT POINT.
4. DOMESTIC WATER LINE MECHANICAL DEVICES TO INCLUDE DETECTOR CHECK, BACKFLOW AND ANTI-SYPHON TO BE LOCATED WITHIN THE MECHANICAL ROOM. SEE MEP PLANS FOR DETAILS AND DESIGN.
5. ALL SANITARY SEWER AND WATER PIPE AND APPURTENANCES SHALL MEET ASTM AND CITY OF GRAPEVINE STANDARDS FOR UTILITY CONSTRUCTION.
6. GAS LINE TO BE INSTALLED PER ATMOS REQUIREMENTS. LINE SIZE TO BE DETERMINED BASED ON LOAD REQUIREMENTS AND AVAILABLE PRESSURE AT GAS METER.
7. OBTAIN ALL PERMITS REQUIRED BY CITY OF GRAPEVINE PRIOR TO STARTING CONSTRUCTION OF UTILITIES WITHIN CITY OF DALLAS RIGHTS-OF-WAY & EASEMENTS.
8. SEE GENERAL NOTES SHEET C-0.3 FOR ADDITIONAL INFORMATION.
9. FOR IRRIGATION AND ELECTRICAL SLEEVE LOCATIONS REFER TO THE IRRIGATION AND ELECTRICAL PLANS.
10. NO WATER JETTING IS ALLOWED IN CONSTRUCTION OF UTILITIES.
11. ALL WATER LINES WITHIN EASEMENTS ARE INSPECTED BY PUBLIC WORKS. PRIVATE LINES (OUTSIDE OF EASEMENTS, BEYOND METERS, NOT JUST WITHIN 5' OF THE BUILDING) ARE NOT INSPECTED BY PUBLIC WORKS.
12. ANY DISCREPANCIES BETWEEN THESE NOTES AND CITY SPECIFICATIONS OR DETAILS SHALL BE RESOLVED BY WHICHEVER IS MORE RESTRICTIVE AS DETERMINED BY CITY INSPECTOR.

TRENCH SAFETY:

STATE OF TEXAS LAW REQUIRES THAT THE CONTRACTOR WILL PROVIDE A TRENCH SAFETY PLAN (TRENCH SHORING) FOR UTILITY TRENCHES GREATER THAN FIVE (5) FEET IN DEPTH. THIS PLAN SHALL BE PREPARED BY A PROFESSIONAL ENGINEER. THE CONTRACTOR SHALL SUBMIT THE TRENCH SAFETY PLAN TO THE CITY ENGINEER PRIOR TO THE START OF CONSTRUCTION.

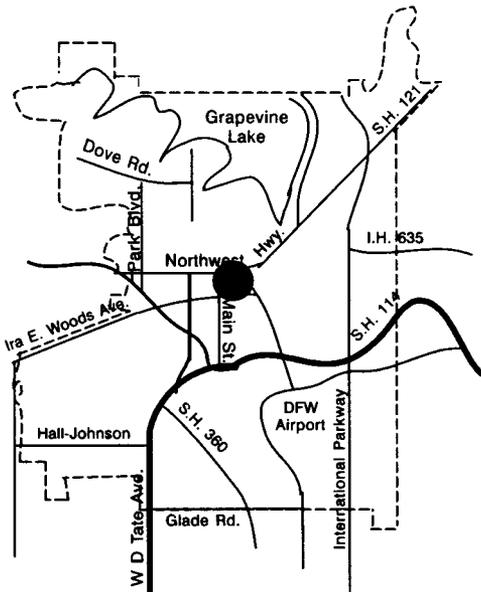
This drawing has been prepared by the design engineer responsible for the design and shall be used only for the project and location specified. It is not to be used for any other project or location without the written consent of the design engineer.

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

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

MEETING DATE: NOVEMBER 15

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
HISTORIC LANDMARK SUBDISTRICT HL16-08



APPLICANT: Charles Donofrio

PROPERTY LOCATION AND SIZE:

The subject property is located at 713 East Texas Street and platted as Lot 11, Block 105, College Heights Addition.

REQUESTED HISTORIC LANDMARK SUBDISTRICT AND COMMENTS:

The applicant is requesting a Historic Landmark Subdistrict designation for property located at 713 East Texas Street and platted as Lot 11, Block 105, College Heights Addition as the Harrington House.

The Historic Preservation Commission, at their August 24, 2016 meeting, adopted the preservation criteria for the subject property. CA16-68 was approved August 24, 2016 to construct a new two-story addition.

This small 896 sq. ft. minimal traditional style house was built in 1947 for Ona Harrington. Original Tax records reveal little about the origins of the house.

The house features a simple gable roof with asphalt shingles. There is a center entry doorway. To the left and right of the doorway the original double window units have been replaced with single window units. The house was originally sheathed with #105 siding

which has been replaced with Hardie siding. The house contains a small living room, kitchen, two bedrooms and one bath. A living room is located to the right of the doorway and a kitchen to the left of the entry with the bedrooms to the rear of the house.

PRESENT ZONING AND USE:

The property is currently zoned "R-7.5" Single Family Residential and is currently a residential structure.

HISTORY OF TRACT AND SURROUNDING AREA:

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

SURROUNDING ZONING AND EXISTING LAND USE:

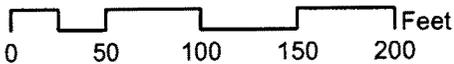
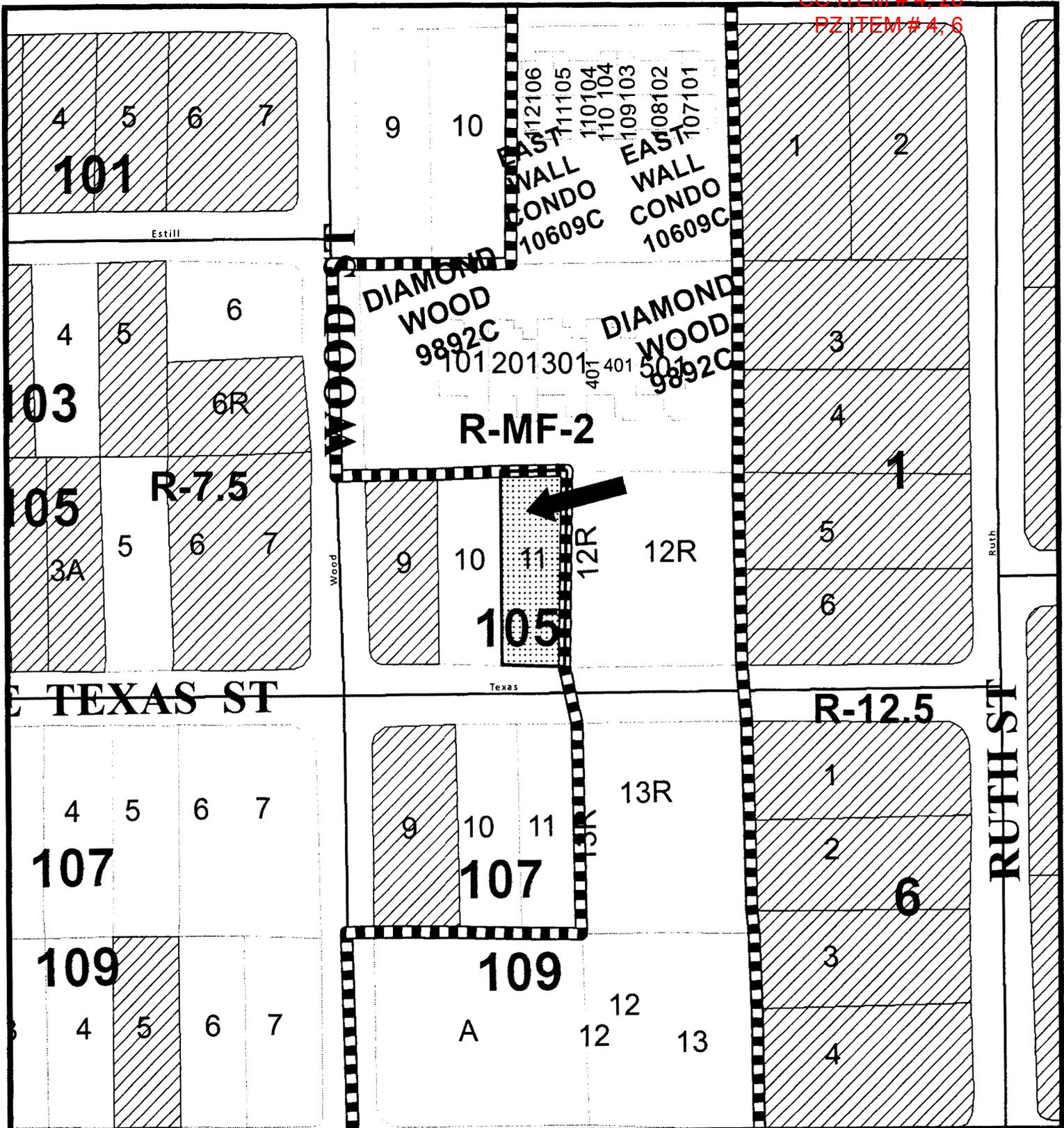
- NORTH: "R-MF-2" Multifamily District – Diamond Wood Condominiums
- SOUTH: "R-7.5" Single Family Residential – residential structures
- EAST: "R-MF-2" Multifamily District – portion of Ticknor Terrace Apartments
- WEST: "R-7.5" Single Family Residential – residential structures

AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

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



HL16-08 Harrington House

Date Prepared: 11/3/2016

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

CITY OF GRAPEVINE

HISTORIC LANDMARK SUBDISTRICT APPLICATION

1. APPLICANT/AGENT NAME CHARLES DONOFRIO

COMPANY NAME _____

ADDRESS 713 E. TEXAS ST.

CITY/STATE/ZIP GRAPEVINE, TX, 76051

WORK PHONE 770-310-6549 FAX NUMBER —

2. APPLICANT'S INTEREST IN SUBJECT PROPERTY OWNER

3. PROPERTY OWNER(S) NAME CHARLES DONOFRIO & LAWRENCE FRANCE

ADDRESS 820 E. DOVE LOOP RD.

CITY/STATE/ZIP GRAPEVINE, TX, 76051

WORK PHONE LAWRENCE FRANCE
703-801-9258 FAX NUMBER _____

4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION
713 E. TEXAS ST., GRAPEVINE, TX, 76051

LEGAL DESCRIPTION: LOT 11 BLOCK 105, ADDITION COLLEGE HEIGHTS

SIZE OF SUBJECT PROPERTY .1601 (1/6) ACRES 6,976 SQUARE FEET

METES & BOUNDS MUST BE DESCRIBED ON 8 1/2" X 11" SHEET

5. PRESENT ZONING CLASSIFICATION R-7.5 RESIDENTIAL

6. PRESENT USE OF PROPERTY OWNER OCCUPIED

7. SIGNATURE TO AUTHORIZE A ZONE CHANGE REQUEST AND PLACING A HISTORICAL LANDMARK SUBDISTRICT REQUEST SIGN ON THE SUBJECT PROPERTY.

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

APPLICANT (PRINT) LAWRENCE B. FRANCE, III

APPLICANT SIGNATURE Lawrence B. France III

OWNER (PRINT) CHARLES R. DONOFRIO

OWNER SIGNATURE Charles R. Donofrio

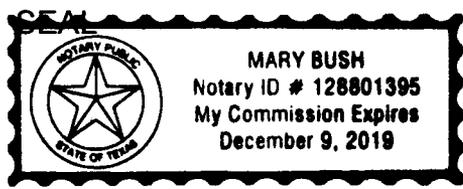
The State of TEXAS

County of TARRANT

Attchd Tx. 34384721

Before me MARY BUSH on this day personally appeared LARRY FRANCE / CHUCK RICHARD known to me (or proved to me on the oath of MARYLAND - F 652-488-101-467 or through _____ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 15th day of JULY, A.D. 2016.



Mary Bush

Notary Signature

The State of _____

County of _____

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

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

SEAL

Notary Signature

Design Guidelines

**Harrington House
713 East Texas Street
Grapevine, Texas**

**Grapevine Township Revitalization Project, Inc.
City of Grapevine
636 South Main Street
Grapevine, Texas 76051**

August 24, 2016

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

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- Exterior Finishes
- Windows

III. EMBELLISHMENTS

- Awnings-Canopies
- Exterior Lighting

IV. NEW BUILDING CONSTRUCTION

- Infill
- Additions to Historic Buildings

Preface



Photo c. 2002



Photo c. 2016

Harrington House **713 East Texas Street, c. 1947** **View from Street**

The house is set near the center of the lot, with a lawn in front and a large tree in the back yard. This small house and out building totaling 865 sq. ft. was constructed for Ona Harrington in 1947. Original Tax records reveal little about the origins of the house. The house is built in the minimal-traditional style popular in the early post-World War II years. The house features a simple gable roof with asphalt shingles. There is a center entry doorway. To the left and right of the doorway the original double window units have been replaced with single window units. The house was originally sheathed with #105 siding which has been replaced with Hardie siding. Window and door casing is 5" wide. The house contains a small living room, kitchen, two bedrooms and one bath. A living room is located to the right of the doorway and a kitchen to the left of the entry with the bedrooms to the rear of the house.

The original owner of this lot was J. B. Wood, a lifelong Grapevine resident. The lot is located in the College Heights Addition. This property is located in the College Heights Addition, a Grapevine neighborhood that is listed in the National Register of Historic Places. It is included in the Original Grapevine Township boundary. This area encompasses some of the most concentrated and intact collections of late nineteenth and early twentieth century houses in the city of Grapevine. The surrounding contributing sites with structures erected between ca. 1889 and ca. 1950, represent the efforts of many of Grapevine's leading merchants and professionals, as well as farmers and wage earners during the period of significance. This area provides some of the city's best examples of buildings associated with people and events that made significant contributions to the history of Grapevine. The second owner of this property and person who built the house in 1948 was Ms. Ona Harrington.

SITE

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

SETBACKS

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

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

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

DRIVEWAYS, PARKING LOTS AND VACANT SITES

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

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

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

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

FENCES

Historically, fences around historic houses defined yards and the boundary around property and gardens. Wood picket fences, wood rail fences and barbed wire or decorative wire fences were the common fence types in Grapevine. Traditionally,

picket fences surrounded the front of the house while rail and wire fences surrounded the agricultural portions of the property. Maintain historic fences.

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

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

SERVICE AND MECHANICAL AREAS

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

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

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

BUILDING FABRIC

PRESERVATION

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

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

When rehabilitating, remove non-historic alterations.

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

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

Reconstruction of building elements should reflect the size, scale, material and level

of detail of the original design.

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

EXTERIOR FINISHES

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

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

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

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

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

WINDOWS

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

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

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

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

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

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

EMBELLISHMENTS

AWNINGS-CANOPIES

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

EXTERIOR LIGHTING

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

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

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

NEW BUILDING CONSTRUCTION

INFILL

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

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

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

Infill buildings between historic buildings should be similar in setback, roof form, cornice line and materials, to one of the adjacent buildings. Relate height of new

building to the heights of adjacent structures. Avoid new buildings that tower over existing ones.

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

ADDITIONS TO HISTORIC BUILDINGS

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

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

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

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

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

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

**GRAPEVINE HISTORIC PRESERVATION COMMISSION
HISTORIC LANDMARK DESIGNATION FORM**

1. Name

Historic Harrington House
And/or common

2. Location

Address 713 East Texas Street land survey
Location College Heights Addition block/lot /block 105 – lot 11 tract size 6,976 sq. ft.

3. Current zoning

R-7.5 Single Family

4. Classification

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

5. Ownership

Current owner: Charles Donofrio and Lawrence France
phone: 703 801-9258
Address: 820 East Dove Loop Road city: Grapevine state: TX zip: 76051

6. Form Preparation

Name & title David Klempin organization: HPP Division – Grapevine CVB
Contact: David Klempin, Hist. Pres. Officer phone: 817-410-3197

7. Representation on Existing Surveys

Tarrant County Historic Resources National Register of Historic Places
 other Recorded Texas Historic Landmark
 Texas Archaeological Landmark

for office use only

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

9. Field Chk date: _____ By: _____

10. Nomination

Archaeological Site

Structure
 Structure & Site

District

11. Historic Ownership

original owner J. B. Wood, lot

significant later owner(s) Ms. Ona Harrington

12. Construction Dates

Original 1948

alterations/additions House exterior renovated in 2000 with new windows and Hardie siding added.

13. Architect

original construction

alterations/additions

14. Site Features

Natural Mature tree in rear yard

urban design

15. Physical Description

Condition
 Excellent
 Good
 Fair

Check One:
 deteriorated
 Ruins
 unexposed

Unaltered
 altered

Check One:
 Original site
 Moved (date: _____)

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



Photo c. 2002



Photo c. 2016

Harrington House
713 East Texas Street, c. 1947
View from Street



Close-up View of House, photo 2016

The house is set near the center of the lot, with a lawn in front and a large tree in the back yard. This small house and out building totaling 865 sq. ft. was constructed for Ona Harrington in 1947. Original Tax records reveal little about the origins of the house. The house is built in the minimal-traditional style popular in the early post-World War II years. The house features a simple gable roof with asphalt shingles. There is a center entry doorway. To the left and right of the doorway the original double window units have been replaced with single window units. The house was originally sheathed with #105 siding which has been replaced with Hardie siding. Window and door casing is 5" wide. The house contains a small living room, kitchen, two bedrooms and one bath. A living room is located to the right of the doorway and a kitchen to the left of the entry with the bedrooms to the rear of the house.

Historical Significance

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

The original owner of this lot was J. B. Wood, a lifelong Grapevine resident. The lot is located in the College

Heights Addition. This property is located in the College Heights Addition, a Grapevine neighborhood that is listed in the National Register of Historic Places. It is within the Original Grapevine Township boundary. This area encompasses some of the most concentrated and intact collections of late nineteenth and early twentieth century houses in the city of Grapevine. The surrounding contributing sites with structures erected between ca. 1889 and ca. 1950, represent the efforts of many of Grapevine's leading merchants and professionals, as well as farmers and wage earners during the period of significance. This area provides some of the city's best examples of buildings associated with people and events that made significant contributions to

the history of Grapevine. The second owner of this property and person who built the house in 1948 was Ms. Ona Harrington.

16. Bibliography

Grapevine Area History book, 1979, Charles H. Young, Editor. Historic tax cards and current TAD records.

Tarrant County Appraisal District on-line

17. Attachments

- District or Site map
- Site Plan
- Photos (historic & current)

- Additional descriptive material
- Footnotes
- Other (_____)

Designation Merit

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

Recommendation

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

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

Chairman
 Grapevine Historic Preservation Commission

David Klempin
 Historic Preservation Officer

Scott Williams, Director
 Development Services Department

Historical Marker

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

Check One:

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

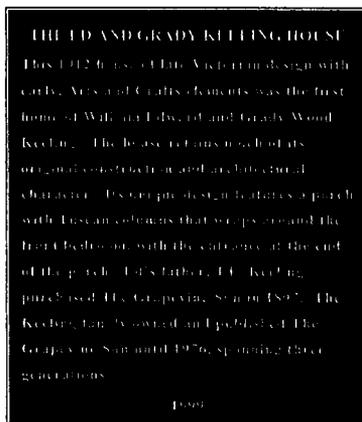
Below for office use only



- Historic Preservation Commission's Historic Landmark Plaque.



- Historic Preservation Commission's Historic District Plaque.



- Grapevine Historical Society's Historic Landmark Marker.



THE ED AND GRADY KILLING HOUSE
This Colonial-style, two-story, red brick house with white trim is the only surviving example of the type in Washington, D.C. It was built in 1807 by William McLellan, a prominent merchant and politician. The house features a gambrel roof with a cupola, a central entrance with a pediment, and a large bay window on the second floor. It is a fine example of Federal-style architecture in the District of Columbia. The house was purchased by the City of Washington in 1976, spanning three generations.

1999

The Killing House has been designated a Historic Landmark by the City of Washington Historic Preservation Commission, 1998.

○ Historic Landmark Marker, existing GHS marker.



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The Killing House is located in the College Street Historic District designated by the Georgetown Historic Preservation Commission, 1998.

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And/or common

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<input type="checkbox"/> Tarrant County Historic Resources	<input type="checkbox"/> National Register of Historic Places
<input type="checkbox"/> other _____	<input type="checkbox"/> Recorded Texas Historic Landmark
	<input type="checkbox"/> Texas Archaeological Landmark

for office use only

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Archaeological Site

Structure
 Structure & Site

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Natural Mature tree in rear yard

urban design

15. Physical Description

Condition
 Excellent
 Good
 Fair

Check One:
 deteriorated
 Ruins
 unexposed

Unaltered
 altered

Check One:
 Original site
 Moved (date: _____)

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



Photo c. 2002



Photo c. 2016

Harrington House
713 East Texas Street, c. 1947
View from Street



Close-up View of House, photo 2016

The house is set near the center of the lot, with a lawn in front and a large tree in the back yard. This small house and out building totaling 865 sq. ft. was constructed for Ona Harrington in 1947. Original Tax records reveal little about the origins of the house. The house is built in the minimal-traditional style popular in the early post-World War II years. The house features a simple gable roof with asphalt shingles. There is a center entry doorway. To the left and right of the doorway the original double window units have been replaced with single window units. The house was originally sheathed with #105 siding which has been replaced with Hardie siding. Window and door casing is 5" wide. The house contains a small living room, kitchen, two bedrooms and one bath. A living room is located to the right of the doorway and a kitchen to the left of the entry with the bedrooms to the rear of the house.

Historical Significance

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

The original owner of this lot was J. B. Wood, a lifelong Grapevine resident. The lot is located in the College Heights Addition. This property is located in the College Heights Addition, a Grapevine neighborhood that is listed in the National Register of Historic Places. It is within the Original Grapevine Township boundary. This area encompasses some of the most concentrated and intact collections of late nineteenth and early twentieth century houses in the city of Grapevine. The surrounding contributing sites with structures erected between ca. 1889 and ca. 1950, represent the efforts of many of Grapevine's leading merchants and professionals, as well as farmers and wage earners during the period of significance. This area provides some of the city's best examples of buildings associated with people and events that made significant contributions to the history of Grapevine. The second owner of this property and person who built the house in 1948 was Ms. Ona Harrington.

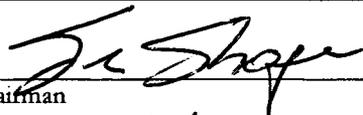
Designation Merit

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

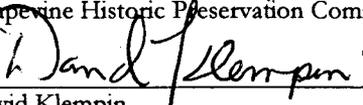
Recommendation

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

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



 Chairman
 Grapevine Historic Preservation Commission



 David Klempin
 Historic Preservation Officer

 Scott Williams, Director
 Development Services Department

Historical Marker

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

Check One:

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

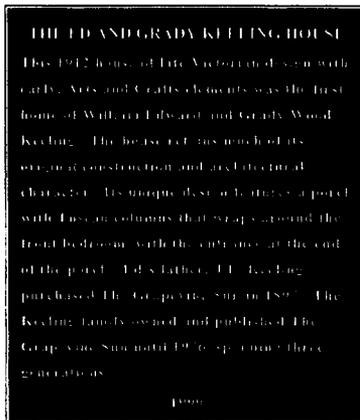
Below for office use only



- Historic Preservation Commission's Historic Landmark Plaque.



- Historic Preservation Commission's Historic District Plaque.



- Grapevine Historical Society's Historic Landmark Marker.



THE ED AND GRADY KEELING HOUSE
The Keeling House is one of the few remaining examples of the Greek Revival style in the City of Georgetown. It was built in 1847 by Edward Keeling and Grady Keeling. The house is a two-story structure with a prominent portico supported by columns. The house is located at 1111 North Street, S.W. in Georgetown, Virginia. It is a fine example of the Greek Revival style and is one of the best preserved examples of this style in the City of Georgetown.

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

○ Historic Landmark Marker, existing GHS marker.



THE ED AND GRADY KEELING HOUSE
The Keeling House is one of the few remaining examples of the Greek Revival style in the City of Georgetown. It was built in 1847 by Edward Keeling and Grady Keeling. The house is a two-story structure with a prominent portico supported by columns. The house is located at 1111 North Street, S.W. in Georgetown, Virginia. It is a fine example of the Greek Revival style and is one of the best preserved examples of this style in the City of Georgetown.

The Keeling House is located in the City of Georgetown Historic District and was listed by the Georgetown Historic Preservation Commission.
1998

○ Historic District Marker, existing GHS marker.



THE ED AND GRADY KEELING HOUSE
The Keeling House is one of the few remaining examples of the Greek Revival style in the City of Georgetown. It was built in 1847 by Edward Keeling and Grady Keeling. The house is a two-story structure with a prominent portico supported by columns. The house is located at 1111 North Street, S.W. in Georgetown, Virginia. It is a fine example of the Greek Revival style and is one of the best preserved examples of this style in the City of Georgetown.

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

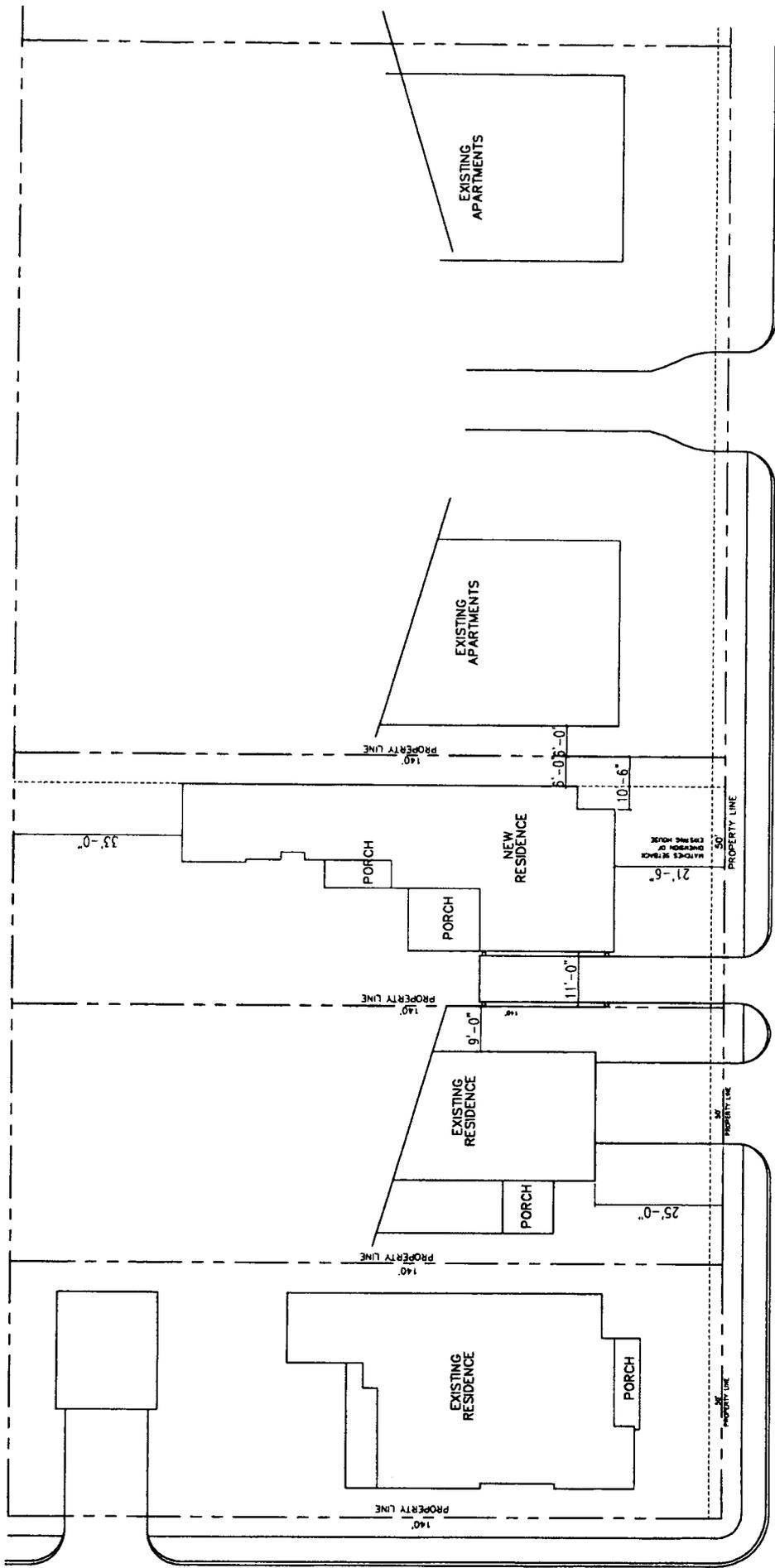
○ Historic Landmark Marker, new GHS marker.



THE ED AND GRADY KEELING HOUSE
The Keeling House is one of the few remaining examples of the Greek Revival style in the City of Georgetown. It was built in 1847 by Edward Keeling and Grady Keeling. The house is a two-story structure with a prominent portico supported by columns. The house is located at 1111 North Street, S.W. in Georgetown, Virginia. It is a fine example of the Greek Revival style and is one of the best preserved examples of this style in the City of Georgetown.

The Keeling House is located in the City of Georgetown Historic District and was listed by the Georgetown Historic Preservation Commission.
1998

○ Historic District Marker, new GHS marker.



Note dimensions on 709 East Texas street and apartments are estimated from field measurements

STREETSCAPE SITE PLAN

SCALE: 1" = 20'-0"

CERTIFICATE OF APPROPRIATENESS
CITY OF GRAPEVINE
RELEASED
PURSUANT TO CA 70-68
DATE 8/24/16 BY LDD/L
DEPARTMENT OF
DEVELOPMENT SERVICES

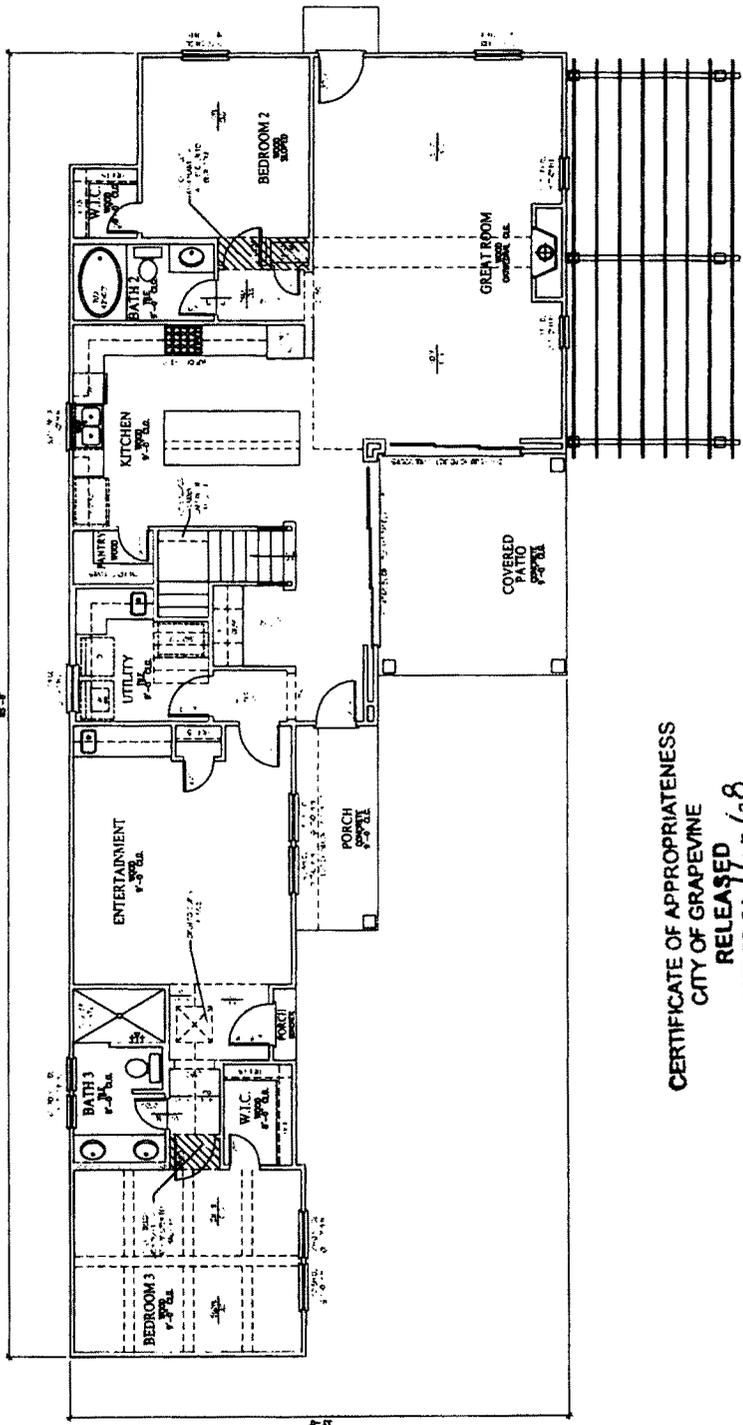
CONTACT BUILDING INSPECTIONS
FOR PERMIT INFORMATION

REVISIONS	DATE	1/10/16
	BY	WJL
PROJECT NO.		
PLAN NUMBER		
0000		
SHEET NUMBER		
A-1		

RUSSELL MORAN ARCHITECT - RESIDENTIAL DESIGN
3225 PORT ROYAL COURT
PLANO, TEXAS
214-770-9682

713 E. TEXAS ST.
GRAPEVINE, TEXAS

The Architect warrants to the City of Grapevine that the drawings are his original work and that he is not providing any services to the City of Grapevine other than those specifically stated on these drawings. The Architect warrants to the City of Grapevine that the drawings are his original work and that he is not providing any services to the City of Grapevine other than those specifically stated on these drawings.



CERTIFICATE OF APPROPRIATENESS
CITY OF GRAPEVINE
RELEASED
PURSUANT TO CA 16-68
DATE 8/24/16 BY WJL
DEPARTMENT OF
DEVELOPMENT SERVICES

CONTACT BUILDING INSPECTIONS
FOR PERMIT INFORMATION

SCALE: 1/8" = 1'-0"

AREAS (HEATED)	
1st FLOOR	1123 SF
2nd FLOOR	576 SF
TOTAL	1701 SF
AREAS (UNHEATED)	
GARAGE	10 SF
PATIO	14 SF
PORCH	257 SF

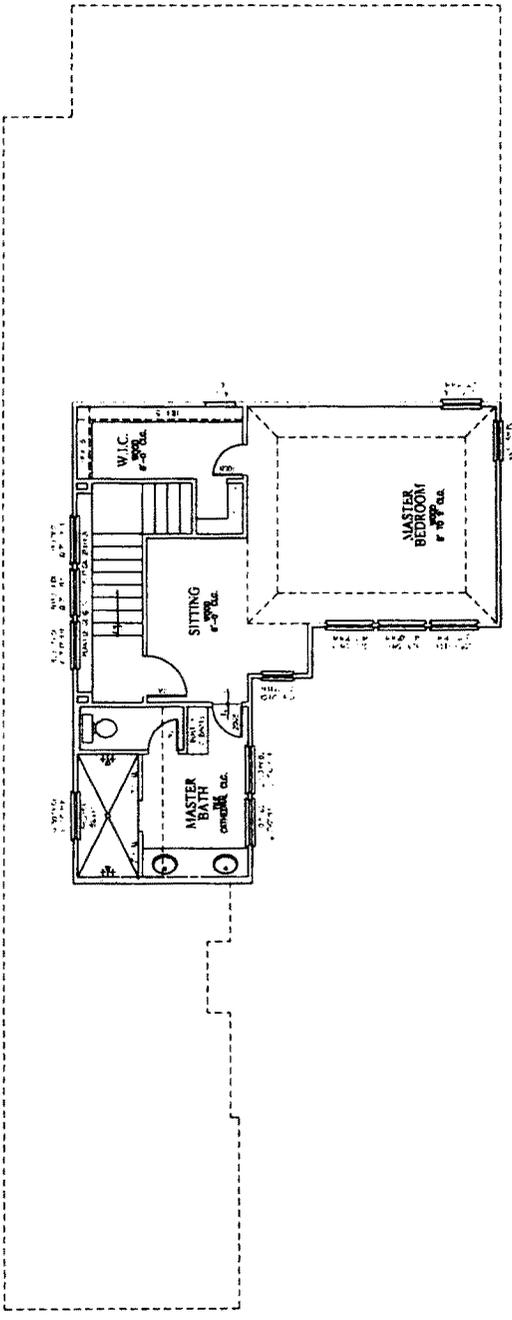
REVISIONS	DATE	BY	DESCRIPTION

The Engineer warrants to the Client that the drawings were prepared by him or under his direct supervision and that he is a duly Licensed Professional Engineer in the State of Texas. He warrants that the drawings were prepared in accordance with the provisions of the Texas Engineering Practice Act, Chapter 901, Texas Occupations Code.

RUSSELL MORAN
 ARCHITECT - RESIDENTIAL DESIGN
 3225 PORT ROYAL COURT
 PLANO, TEXAS
 214-770-9882

713 E. TEXAS ST.
 GRAPEVINE, TEXAS

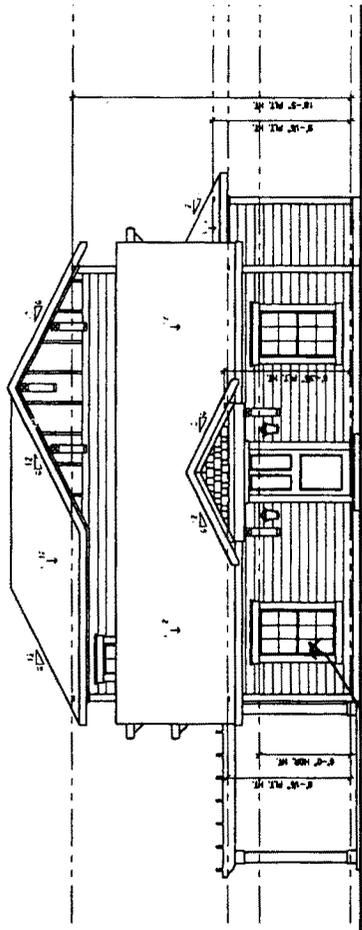
PROJECT NO. _____
 PLAN NUMBER 0000
 SHEET NUMBER A-2



CERTIFICATE OF APPROPRIATENESS
 CITY OF GRAPEVINE
 RELEASED
 PURSUANT TO CA 16-68
 DATE 8/27/14 BY CWK
 DEPARTMENT OF
 DEVELOPMENT SERVICES
 CONTACT BUILDING INSPECTIONS
 FOR PERMIT INFORMATION

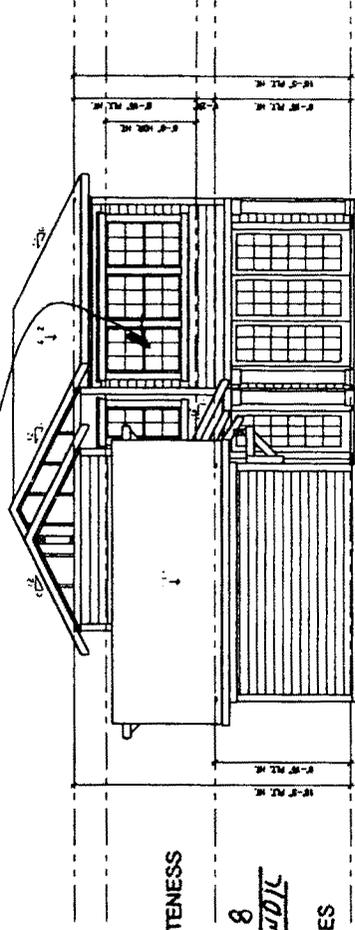
A SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

REVISIONS	DATE	BY	PROJECT NO.	PLAN NUMBER	SHEET NUMBER
	1/2016	WDL		0000	A-3
THE DESIGNER WARRANTS THAT THIS SET OF PLANS IS ACCURATE AND COMPLETE FOR THE PURPOSES INTENDED AND THAT HE OR SHE HAS NO OTHER OBLIGATIONS TO THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT IN OBTAINING SUCH PERMITS AND APPROVALS.					
RUSSELL MORAN ARCHITECT - RESIDENTIAL DESIGN 3225 PORT ROYAL COURT PLANO, TEXAS 214-770-9883					
713 E. TEXAS ST. GRAPEVINE, TEXAS					



A
A-3
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: ALL WINDOWS TO BE ONE OVER ONE, CONDITION PER HPC APPROVAL 8/24/16



B
A-3
REAR ELEVATION
SCALE: 1/8" = 1'-0"

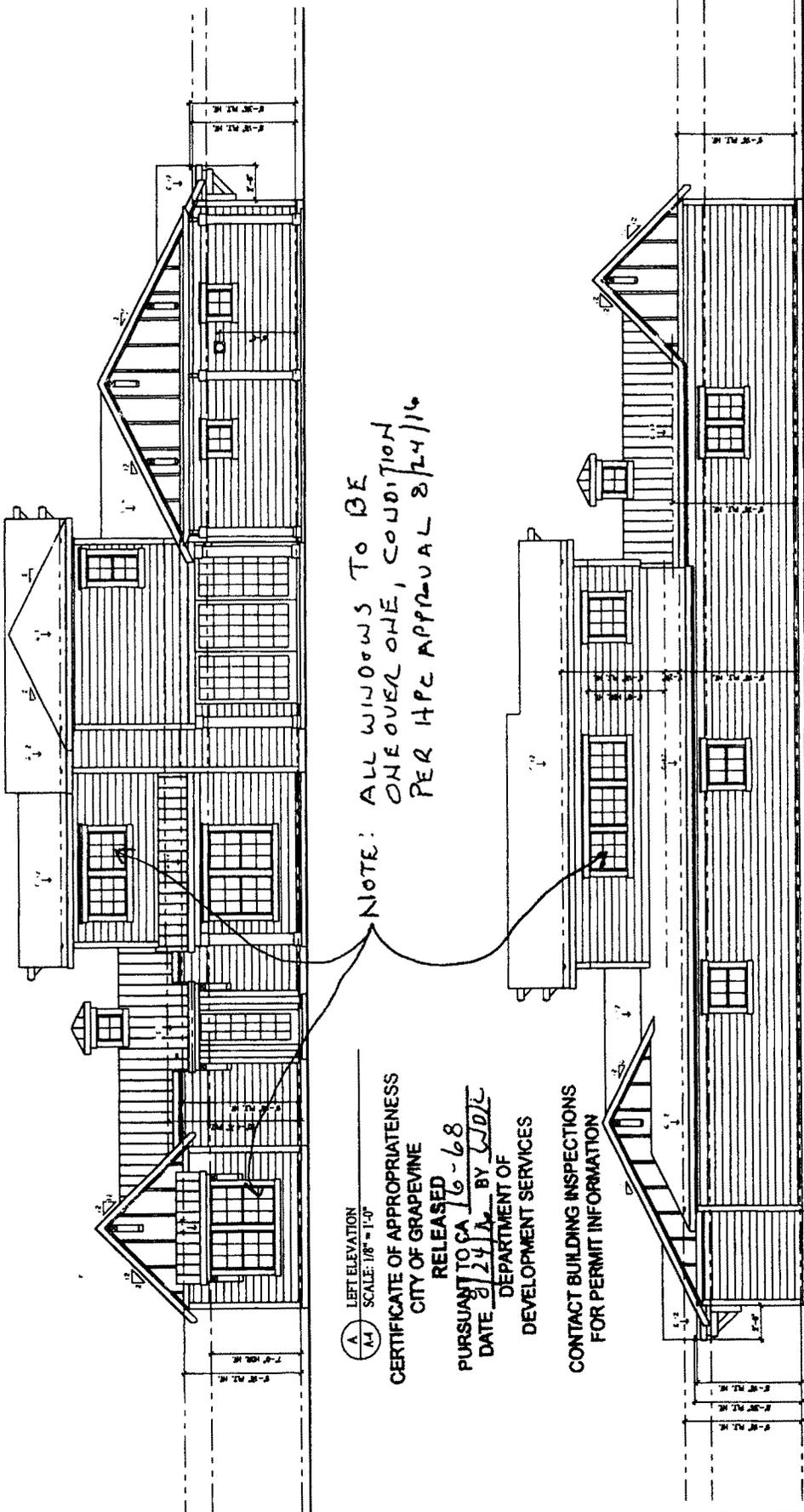
CERTIFICATE OF APPROPRIATENESS
 CITY OF GRAPEVINE
 RELEASED
 PURSUANT TO CA 16-68
 DATE 8/24/16 BY WDL
 DEPARTMENT OF
 DEVELOPMENT SERVICES
 CONTACT BUILDING INSPECTIONS
 FOR PERMIT INFORMATION

REVISIONS	DATE	BY	PROJECT NO.	PLAN NUMBER	SHEET NUMBER
	5/10/16	RSW		0000	A-4

RUSSELL MORAN
ARCHITECT - RESIDENTIAL DESIGN
3225 PORT ROYAL COURT
PLANO, TEXAS
214-770-9693

713 E. TEXAS ST.
GRAPEVINE, TEXAS

The Designer warrants to the Client that the drawings were prepared by a duly licensed professional architect. The Designer shall be responsible for the design and construction of the building. The Client shall be responsible for the construction of the building. The Designer shall not be responsible for the construction of the building.



NOTE: ALL WINDOWS TO BE
ONE OVER ONE, CONDITION
PER HPC APPROVAL 8/24/16

A LEFT ELEVATION
SCALE: 1/8" = 1'-0"

CERTIFICATE OF APPROPRIATENESS
CITY OF GRAPEVINE
RELEASED
PURSUANT TO CA 16-68
DATE 8/24/16 BY WJDL
DEPARTMENT OF
DEVELOPMENT SERVICES

CONTACT BUILDING INSPECTIONS
FOR PERMIT INFORMATION

B RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING A HISTORIC LANDMARK SUBDISTRICT HL16-08 IN ACCORDANCE WITH SECTION 39 OF ORDINANCE NO. 82-73 (APPENDIX "D" OF THE CODE OF ORDINANCES), DESIGNATING THE AREA LEGALLY DESCRIBED AS LOT 11, BLOCK 105 COLLEGE HEIGHTS ADDITION, ABSTRACT 1029, ESTHER MOORE SURVEY AND MORE SPECIFICALLY DESCRIBED HEREIN, IN A DISTRICT ZONED "R-7.5" SINGLE FAMILY DISTRICT REGULATIONS; PROVIDING FOR THE ADOPTION OF THE HARRINGTON HOUSE HISTORIC DISTRICT PRESERVATION CRITERIA; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

Section 1. That the City does hereby designate a historic landmark subdistrict (HL16-08) in accordance with Section 39 of Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, in a district zoned "R-7.5" Single Family District Regulations within the following described property: 713 East Texas Street and platted as Lot 11, Block 105, College Heights Addition, Abstract 1029, Esther Moore Survey, more fully and completely described in Exhibit "A", attached hereto and made a part of hereof; and, in addition thereto, the adoption of the Harrington House Historic District Preservation Guidelines as conditions, regulations and safeguards in connection with the said historic landmark subdistrict, a copy of said criteria being attached hereto and labeled Exhibit "B".

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

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

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

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

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

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

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

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

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

John F. Boyle
City Attorney

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BIR}

MEETING DATE: NOVEMBER 15, 2016 ^R

SUBJECT: AMENDMENTS TO LAND USE ASSUMPTIONS AND THE WATER AND WASTEWATER CAPITAL IMPROVEMENTS PLAN; CONDUCTING A PUBLIC HEARING AND APPROVING THE AMENDMENTS

RECOMMENDATION:

City Council to consider conducting a Public Hearing to examine amendments to the Land Use Assumptions and Water and Wastewater Capital Improvements Plan from which Amended Water and Wastewater Impact Fees may be imposed, adopt a Resolution approving the Amended Land Use Assumptions and Water and Wastewater Capital Improvements Plan and take any necessary action.

BACKGROUND:

The Impact Fee Advisory Committee met with City staff and representatives of Freese and Nichols, Inc. on June 22 and October 12, 2016 to review the proposed Land Use Assumptions and Capital Improvements Plan for the ten year planning period of 2016 to 2026. In those meetings, the Freese and Nichols representatives submitted a draft report addressing various elements of the proposed land use assumptions and Capital Improvements Plan for the committee's review.

The report reflected 12 planning areas within the City in which existing and projected populations were identified for residential land uses and in which existing developed and projected developed acreage were identified for non-residential uses. The report assumed that build-out will occur in 2026.

The existing and projected population and developed acreage are reflected below.

Category	2016	2026
Single Family Population	34,495	36,039
Multi-Family Population	14,973	19,106
Mixed Use Population	400	1,178
Total	49,867	56,323
Commercial / Industrial Acreage	2,504	3,844
Government Use Acreage	513	549
Hotel Acreage	131	186
Mixed Use Acreage	5	13

Based upon the projected population and total acreage of developed, non-residential land, water and wastewater demands were developed for 2026. Utilizing these water and wastewater demands, the City's Water and Wastewater Masterplans, and additional staff input, Freese and Nichols developed the Capital Improvements Plan for the 2016-2026 planning period. The report provided an assessment of the City's water and wastewater systems that were constructed before 2016 and projects to be constructed between 2016 and 2026.

The projects to be constructed in the ten year period total \$3,111,630 of eligible costs for Wastewater and \$11,626,043 for Water.

The consensus of the Impact Fee Advisory Committee was that the Land Use Assumptions and Capital Improvements Plan are reasonable and representative of anticipated growth in the City and should be adopted by City Council.

Staff recommends approval.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS APPROVING THE AMENDED LAND USE ASSUMPTIONS AND THE AMENDED WATER AND WASTEWATER CAPITAL IMPROVEMENTS PLAN PURSUANT TO WHICH AN AMENDED WATER AND WASTEWATER IMPACT FEES MAY BE IMPOSED AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Texas Local Government Code Chapter 395, Section 395.001-395.080, provides a procedure for enabling municipalities to enact impact fees; and,

WHEREAS, the City Council of the City of Grapevine, Texas (the "City") has heretofore appointed an Advisory Committee in accordance with Section 395.058 of the Texas Local Government Code, Chapter 395; and,

WHEREAS, the City intends to impose water and wastewater impact fees and established a public hearing date to consider amended land use assumptions and an amended Water and Wastewater Capital Improvements Plan within the designated service area that will be used to develop the water and wastewater impact fee; and

WHEREAS, on November 15, 2016, the City Council of the City of Grapevine, Texas held a public hearing, after proper publication of notices required by Tex. Rev. Civ. Stat. Ann. Art. 1269j-4.11, to consider amended land use assumptions and an Amended Water and Wastewater Capital Improvements Plan pursuant to which a water and wastewater impact fee may be imposed; and,

WHEREAS, at the public hearing all members of the public were given the right to appear and present evidence for or against the amended land use assumptions and an amended Water and Wastewater Capital Improvements Plan; and,

WHEREAS, as the City Council has determined that it is in the best interest of the City to approve the amended land use assumptions and an Amended Water and Wastewater Capital Improvements Plan; and

WHEREAS, as this resolution is being adopted within thirty (30) days from the date from the public hearing in which the amended land use assumptions and an amended Water and Wastewater Capital Improvements Plan were considered; 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 herein above are true and correct and are incorporated herein by reference, as if copied in their entirety.

Section 2. That the City Council hereby approves the amended land use assumptions and an amended Water and Wastewater Capital Improvements Plan, identified in the update of water and wastewater system impact fees report dated October, 2016, prepared by Freese and Nichols, Inc., pursuant to which amended water and wastewater impact fees may be imposed. A copy of said report shall be maintained at all times in the office of the City Secretary.

Section 3. This resolution shall take effect immediately from and after the day of its passage.

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

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

John F. Boyle, Jr.
City Attorney

Resolution No. _____

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: NOVEMBER 15, 2016
SUBJECT: AMENDMENTS TO THE WATER AND WASTEWATER IMPACT FEES, CONDUCTING A PUBLIC HEARING AND APPROVING THE FIRST READING OF THE ORDINANCE AMENDING THE WATER AND WASTEWATER IMPACT FEES

RECOMMENDATION:

City Council to consider conducting a public hearing to evaluate Amended Water and Wastewater Impact Fees, adopting an Ordinance on First Reading approving the amended water and wastewater impact fees and take any necessary action.

BACKGROUND:

The Impact Fee Advisory Committee met with City staff and representatives of Freese and Nichols, Inc. on July 20 and October 12, 2016 to review the proposed Land Use Assumptions, Capital Improvements Plan and Impact Fees for the 2016-2026 planning period. In those meetings, Freese and Nichols representatives submitted a draft report addressing various elements of the proposed Land Use Assumptions, Capital Improvements Plan and Impact Fees for the committee's review.

Based upon the projected population and total acreage of developed non-residential land, water and wastewater demands were developed for 2026. Utilizing these water and wastewater demands, the City's water and wastewater master plans, and additional staff input, Freese and Nichols developed the Capital Improvements Plan for the planning period of 2016-2026. The report provided an assessment of the City's water and wastewater systems that were constructed before 2016 and projects to be constructed between 2016 and 2026.

In the October 12, 2016 meeting the Impact Fee Advisory Committee reviewed maximum water and wastewater impact fees that could be imposed for the 2016-2026 planning period. In that meeting, Freese and Nichols representatives submitted a draft report addressing various elements of the second and final phase of developing water and wastewater impact fees including mandated fee credits.

The Impact Fee Advisory Committee recommends that the City Council consider adopting the following maximum allowable fees:

MAXIMUM FEE AFTER 50% CREDIT

Water/SFLUE	\$1,622
Wastewater/SFLUE	\$792
Total	\$2,414

Past fees imposed by the City per Single Family Living Unit Equivalency (SFLUE) have been:

Year:	2011	2006	2002	2000	1999	1998	1990
Water:	\$1431	\$1910	\$1696	\$1292	\$1148	\$1003	\$764
Wastewater:	\$760	\$927	\$1082	\$605	\$478	\$351	\$140
Total:	\$2191	\$2837	\$2778	\$1897	\$1626	\$1354	\$904

The recommended fees per SFLUE will yield the following fees per category of development.

<u>Category</u>	<u>Water</u>	<u>Wastewater</u>
<u>Residential</u>		
Per unit of Single Family	\$1,622	\$792
Per unit of Multi-family	\$762	\$372
Per unit of Mixed Use	\$487	\$357
<u>Non-Residential</u>		
Per Acre of Commercial/Industrial	\$3,925	\$1,814
Per Acre of Hotel > 50Ft	\$25,465	\$18,167
Per Acre of Corporate Office	\$11,435	\$9,088
Per Acre of Government Use	\$2,449	\$1,965

Per 10,000 SF of Mixed Use		
Restaurant	\$16,317	\$15,656
Retail	\$973	\$982
Per 10,000 SF of High Use Commercial	\$16,317	\$15,656

Staff and the Impact Fee Advisory Committee recommend approval.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS APPROVING, ADOPTING AND IMPOSING AMENDED WATER AND WASTEWATER IMPACT FEES; AMENDING SECTION 25-25, DIVISION I, ARTICLE II, CHAPTER 25 OF THE GRAPEVINE CODE OF ORDINANCES RELATING TO UTILITIES AND SERVICES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE REPEAL OF INCONSISTENT ORDINANCES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Texas Local Government Code, Chapter 395, as amended (the "Code") (formerly Tex.Rev.Civ.Stat.Ann. art. 1269j-4.11, as amended), provides a procedure enabling municipalities to enact impact fees; and

WHEREAS, on November 15, 2016 the City Council conducted a public hearing, after compliance with all legal prerequisites, to consider amended Land Use Assumptions and an amended Capital Improvements Plan pursuant to which Water and Wastewater Impact Fees would be imposed; and

WHEREAS, on November 15, 2016, after compliance with all legal prerequisites, the City Council approved the amended Land Use Assumptions and an amended Capital Improvements Plan upon the adoption of Resolution No. 2016-_____; and

WHEREAS, on November 15, 2016, the City Council conducted a public hearing, after compliance with all legal prerequisites, to consider imposing amended Water and Wastewater Impact Fees within the designated service area identified in the amended Land Use Assumption Map; and

WHEREAS, the City Council hereby desires to adopt the amended Water and Wastewater Impact Fees which were considered in the November 15, 2016 public hearing; and

WHEREAS, the amended Water and Wastewater Impact Fees were developed by qualified professionals using generally accepted engineering and planning practices in accordance with Section 395.014 of the Texas Local Government Code; and

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

WHEREAS, the City Council deems the adoption of this ordinance is 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 herein above are true and correct and are incorporated herein by reference, as if copied in their entirety.

Section 2. The City Council hereby approves and adopts the amended Water and Wastewater Impact Fees identified in the Update of Water and Wastewater System Impact Fees Report dated October, 2016, prepared by Freese and Nichols, Inc. A copy of said Report shall be maintained at all times in the office of the City Secretary.

Section 3. Section 25-25, (a), Division I, Article II, Chapter 25 of the Grapevine Code of Ordinances relating to Utilities and Services is hereby amended in its entirety to read as follows:

“Section 25-25. Same – Water and Wastewater impact fee.

(a) Amount of impact fee

(1) An impact fee shall be assessed at the time the subdivision plat is approved and recorded against each lot or tract of land and the owner thereof whose water and/or wastewater line shall be connected with any water and/or wastewater line in the city, and the fee shall be assessed at the rates as follows:

<u>Category</u>	<u>Water</u>	<u>Wastewater</u>
<u>Residential</u>		
Per unit of Single Family	\$1,622	\$792
Per unit of Multi-family	\$762	\$372
Per unit of Mixed Use	\$487	\$357
<u>Non-Residential</u>		
Per Acre of Commercial/Industrial	\$3,925	\$1,814
Per Acre of Hotel > 50Ft	\$25,465	\$18,167

<u>Category</u>	<u>Water</u>	<u>Wastewater</u>
Per Acre of Corporate Office	\$11,435	\$9,088
Per Acre of Government Use	\$2,449	\$1,965
Per 10,000 SF of Mixed Use		
Restaurant	\$16,317	\$15,656
Retail	\$973	\$982
Per 10,000 SF of High Use Commercial	\$16,317	\$15,656

- (2) For purposes of determining the capital impact fee, Single Family shall include the following zoning districts and any other districts developed for single family purposes: R-20, R-12.5, R-7.5, R-5.0, R-MH, R-MODH, PRD-6, PRD-12, and any other districts and conditional uses developed for single family purposes.
- (3) For purposes of determining the capital impact fee, Multi-family shall include the following zoning districts and any other districts developed for multi-family purposes: R-3.5, R-3.75, R-TH, R-MF, PRD-6, PRD-12 and any other districts and conditional uses developed for multi-family purposes.
- (4) For purposes of determining the capital impact fee, Commercial/Industrial shall include the following zoning districts and any other districts developed for commercial or industrial purposes, except hotel, and corporate office: LB, CN, CC, HC, CBD, LI, PCD, PID, GU, BP, GV, HGT, RA, and any other districts and conditional uses developed for commercial and industrial purposes
- (5) For purposes of determining the capital impact fee, Corporate Office shall include the following zoning districts and any other districts developed for hotels less than fifty feet (50') in height and corporate office purposes: HCO, PCD, PID, BP, PO, CC, GU and any other districts and conditional uses developed for hotels less than fifty feet (50') in height and all corporate office purposes.
- (6) For purposes of determining the capital impact fee, Hotel shall include the following zoning districts and any other districts developed for hotel or corporate purposes: HCO, PCD, PID, BP, CC, GU and any other districts and conditional uses developed for hotel development purposes consisting of hotels greater than fifty feet (50') feet in height.
- (7) For purposes of determining the capital impact fee, Mixed Use shall include the MXU zoning district and any other districts developed for mixed use purposes.

- (8) For purposes of determining the capital impact fee, High Use Commercial shall include restaurants, wineries, and wine tasting shops within the CBD zoning district and any other districts developed for high use commercial restaurant, wineries and wine tasting shop purposes.
- (9) The capital impact fees for both water and wastewater are based upon a Single Family Living Unit Equivalent (“SFLUE”) unit of measurement. The SFLUE is established from the average usage of both water and wastewater by a single family residence. The ten land use categories, Single Family, Multi-Family, Mixed Use Residential, Commercial/Industrial, Hotel, Corporate Office, Government Use, Mixed Use Restaurant, Mixed Use Retail, and High Use Commercial are each assigned the following SFLUE:

<u>Category</u>	<u>Water</u>	<u>Wastewater</u>
Per unit of Single Family	1.00	1.00
Per unit of Multi-family	0.47	0.42
Per unit of Mixed Use	0.30	0.45
Per Acre of Commercial/Industrial	2.42	2.29
Per Acre of Hotel > 50Ft	15.70	22.93
Per Acre of Corporate Office	7.05	11.47
Per Acre of Government Use	1.51	2.48
<u>Category</u>	<u>Water</u>	<u>Wastewater</u>
Per 10,000 SF of Mixed Use		
Restaurant	10.06	19.76
Retail	0.60	1.24

Per 10,000 SF of		
High Use Commercial	10.06	19.76

The assigned SFLUE's are based upon the anticipated usages per unit or acre for each land use category compared to the usage per single family residence. Being the basis for the SFLUE, Single Family is assigned an SFLUE of 1.00. Depending on the amount of water and wastewater usage, land use categories other than Single Family have a greater or lesser SFLUE than the SFLUE assigned to Single Family."

Section 4. All of the provisions of Chapter 25, Division 1, Article II of the Grapevine Code of Ordinances relating to Utilities and Services is ratified and approved except for those provisions that are in conflict with this ordinance.

Section 5. If any section, article, paragraph, sentence, clause, phrase or word in this ordinance, or application thereto any person or circumstances is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 6. This ordinance shall become effective immediately from and after its final passage and approval.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, on second reading on this the 6th day of December, 2016.

APPROVED:

 William D. Tate
 Mayor

ATTEST:

 Tara Brooks
 City Secretary

APPROVED AS TO FORM:

John F. Boyle
City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
MEETING DATE: NOVEMBER 15, 2016
SUBJECT: RAIL CORRIDOR PROPOSAL

RECOMMENDATION:

City Council to consider the attached proposal for the initial phase of the study of the Dallas Road Corridor, near the TexRail station area.

BACKGROUND:

As the City of Grapevine and its partners moved forward with the TexRail station design, Council determined as a part of the 2016 Strategic Plan, that a study of the Dallas Road corridor was needed as the potential for Dallas Road alterations/enhancements can have a significant effect on the ongoing rail station design. In addition, there is a need to determine a consistent set of design standards along the corridor as new development and redevelopment occur. Finally, it's important to design the streetscape so that it is appealing to pedestrians without impacting the circulation of vehicles.

A design/planning/engineering team consisting of ArchiTexas, Gateway Planning, and Huitt-Zollars Engineering has prepared the attached proposal for the initial phase of the study. If City Council approves and wishes to proceed with work outlined in the presentation, staff will schedule an action item for consideration at the next meeting.

Staff recommends approval.



Dallas Road/Main Street Station Initiative

Grapevine, Texas

11.8.16

Objective

- Work with the City of Grapevine to establish a conceptual urban design plan for Dallas Road from Texan Trail to William D Tate Avenue that can accommodate the full range of public mobility needs including vehicle circulation, pedestrian circulation and cycling that takes into consideration the appropriate projected future redevelopment potential of this corridor. The design should respond to the need to create an environment that encourages and attracts quality and appropriate development while creating a suitable urban space which is pedestrian friendly and memorable that connects the various future developments.
- Create effective redevelopment context and plan at the intersection of South Main and Dallas Road to inform and enhance the proposed Tex-Rail and Grapevine Train Station development project.

Process

- Undertake work in phases, with initial work effort focusing on **Dallas Road's design** relationship to the station-area in order to ensure effective multimodal access with emphasis on walkability and context sensitive alignment between the new development and the roadway context.
- Utilize traffic analysis to consider the most appropriate roadway design.
- Undertake additional planning analysis of the project area to further refine the projected market and potential uses along the corridor and prescribe the most appropriate architectural response for the respective character zones and integrate into a form based code for the corridor.
- Eventually reinvent Dallas Road from Texan Trail to William D Tate Avenue as a great urban environment that reflect the (see attached Roanoke example)



Team

- Craig Melde of Architexas, Scott Polikov of Gateway Planning and Tony Sosebee of Huitt-Zollars will lead the team to provide a multi-disciplined capacity so that the redesign of Dallas Road functions both for local destination redevelopment and regional traffic operations

Scope/Budget/Timeline

- The proposed attached scope and budget attached reflect an initial work effort to complement the TexRail station-area initiative
- The timeline for completing this work will be approximately 60 to 90 days
- After the initial phase, the City Council, Staff and the consultant team will determine next steps to analyze in detail the redesign and redevelopment opportunities for the remainder of the corridor

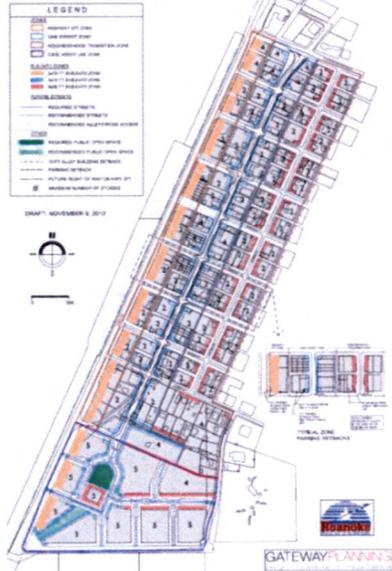


Task	Total
<p>1. Existing Conditions Assessment (Site visit + Base Map + Est. Mkt. Potential)</p> <p>a. Analyze general existing development, roadway function, traffic projections</p> <p>b. Develop base map of existing conditions, ownership and constraints (assumes City to provide public infrastructure, topo, aerial mapping, traffic count data, property ownership information, as well as station-area design from TexRail)</p> <p>c. Assess market potential from existing data (half-day follow up Staff Session)</p>	\$ 19,850
<p>2. Prepare for and facilitate 1/2-day design workshop with consulting team and staff to develop sketch-level Dallas Road redesign concept including analysis of TOD station area context and high-level look at remainder of corridor from Texan Trail to William D Tate Ave / Ball Street</p>	\$ 13,200
<p>3. Prepare Refined Dallas Road sketch level concept with emphasis at Rail Station (Concept to be also delivered in CAD only at general rail station area)</p> <p>a. Identify Pedestrian Zones (public and private frontage interface), parking, cycling facility if feasible, general lane widths at Rail Station</p> <p>b. Determine whether major reconstruction or minor interventions make sense based on sketch level concept at Rail Station</p> <p>c. Refine very rough sketch-level complete street concept for remainder of corridor anticipating future additional planning to determine build-out planning, connectivity strategies, future anticipated major access and overlay strategies</p> <p>d. Assess transportation capacity of a reconfigured Dallas Road addressing vehicular traffic flows, traffic volumes, truck needs, and bicycles in a technical memorandum or short report for review by the City.</p>	\$ 23,950
<p>4. Prepare for and present sketch level Dallas Road concept and interface with Rail Station at City Council and Planning & Zoning Commission work session</p>	\$ 12,625
<p>5. Final Deliverables: Prepare and provide in PDF two (2) plan/section views along corridor + plan view of Intersection of Main and Dallas Road</p>	\$ 9,850
<p>Total Labor (not including ordinary out of pocket expenses or additional hourly)</p>	\$ 79,475



Oak Street Initiative— Before (2006) and After (2012)

EXHIBIT C: REVISED OAK STREET REGULATING PLAN
DOWNTOWN ROANOKE



MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER BR
MEETING DATE: NOVEMBER 15, 2016
SUBJECT: HUDGINS STREET EXTENSION PRESENTATION

BACKGROUND:

The North Central Texas Council of Governments granted the City \$567,000 during the 2009-2010 Sustainable Developments Call for Projects to put towards projects that enhance transit oriented development. The Hudgins Street extension will create a pedestrian walking trail through the museum district to Nash Farm. While this project has been in the works for some time, it was stalled due to the need to focus on rebuilding the Lake Parks after the recent floods.

Earlier this year, staff briefed City Council on plans for this project. Subsequently, staff met with residents in the adjacent neighborhood who have expressed concerns. These concerns include: the intersection at Church Street, West Hudgins and Ira E. Woods, the need for a full roadway between Bellaire and Church Street, the width of the proposed eight-foot pedestrian sidewalk, and the lack of a signalized crossing from Hudgins across Ball Street.

Staff will present some options for you to consider in light of the above requests.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: NOVEMBER 15, 2016
SUBJECT: FIRE CODE – REQUEST TO TABLE

RECOMMENDATION:

City Council to consider a request to table action on the 2015 Fire Code to the December 6 agenda.

BACKGROUND:

Staff briefed City Council on November 2, 2016 regarding recommended updates to the Fire Code. At the time, City Council requested more information, including a code-to-code comparison, a list of buildings in Grapevine over 6,000 square feet and clarification on where requirements for new fire sprinkler systems would apply.

While much of this work has been done, some of the items will require more time to complete it accurately. Staff requests that this item be tabled until the December 6, 2016 meeting. Tabling this item tonight will not affect the Insurance Service Office's ability to begin the rating process in December assuming that we are able to receive your approval on December 6. To that end, staff will provide the requested information at least a week in advance of the meeting so that you have plenty of time to review.

initials

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

RECOMMENDATION:

City Council to consider renewal of an annual contract for janitorial supplies with Empire Paper Company.

FUNDING SOURCE:

Funds are available in account 100-14111-0000 (General Fund/Warehouse Inventory) for an annual estimated amount of \$25,000.00.

BACKGROUND:

The purpose of this bid is to establish fixed indefinite quantity annual pricing for janitorial supplies to be purchased on an as-needed basis for all City departments and stocked in the warehouse.

Bids were taken in accordance with the City Purchasing Policy. Formal bids and advertisements are not required for purchases under \$50,000.00. An informal bid was issued through the City's eBid system. Four hundred twenty three vendors were electronically notified of the bid. Based on the evaluation of the bid by Purchasing, it was determined the award be made to Empire Paper Company. The contract was for an initial one-year period with four one-year optional renewal options. If approved, this will be for the second renewal option.

Staff recommends approval.

LW

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

RECOMMENDATION:

City Council to consider renewal of an annual contract for emergency notification services with Emergency Communications Network, LLC.

FUNDING SOURCE:

Funding for this purchase is currently available in account 100-44540-120-1 (Professional Services) for the amount not to exceed ~~\$17,483.56~~. **\$18,500.00**

BACKGROUND:

This contract provides the city with continued capability to disseminate emergency and community alerts via landline, cell phone, SMS text message, email, TDD, and mobile app. In addition to local alerts for missing children, water outages, West Nile Virus spraying, and internal notifications, the contract includes ECN's automated weather alerting which notifies subscribed users of National Weather Service warnings.

Staff recommends approval.

MF/BS

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
MEETING DATE: NOVEMBER 15, 2016
SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR BOOK LEASING SERVICES

RECOMMENDATION:

City Council to consider renewal of an annual contract for book leasing services with Brodart Company through an interlocal agreement with the County of Brazoria, Texas.

FUNDING SOURCE:

Funds are available in account 100-44573-313-1 (General/Library/Leases & Rentals Fund) for an amount not to exceed \$23,637.60.

BACKGROUND:

The purpose of this contract is to establish fixed annual pricing for book leasing services for the Library. Brodart Company Book Service has a proven track record of supplying the largest selection of leasing materials for the Library and provides excellent customer service. Purchasing and Library staff have reviewed the contract for specification compliance and determined that this annual contract would provide the best product, service and pricing for meeting the needs of the City.

The County of Brazoria solicited bids on ITB-13-88 Book Leasing Services for Library Administration. Two bids were submitted and based on the best value criteria, Brodart Company submitted the most responsive and responsible bid meeting specifications. Brodart Company was awarded the bid on September 24, 2013.

Purchases will be made in accordance with an existing interlocal agreement with the County of Brazoria, Texas as allowed Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791. The contract was for an initial one-year period with three optional one-year renewals. If approved, this will be the final renewal available.

Staff recommends approval.

JR/BS

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: NOVEMBER 15, 2016

SUBJECT: APPROVAL OF A RESOLUTION FOR AN ANNUAL CONTRACT WITH RENEWALS FOR PORTABLE TOILET RENTAL AND MAINTENANCE

RECOMMENDATION:

City Council to consider an annual contract for portable toilet rental and maintenance with MMG Building and Construction Services through an interlocal agreement with the City of Arlington, Texas.

FUNDING SOURCE:

Funding for this purchase is limited to the budgeted amount by each department for an annual estimated amount of \$100,000.00.

BACKGROUND:

The purpose of this contract is to establish fixed pricing for portable toilet rental and maintenance used primarily by the Parks and Recreation Department and is available to various departments on an as-needed basis. The Parks and Recreation Department and Purchasing reviewed the contract for specification compliance and pricing and determined that this contract would provide the best service and pricing for meeting the needs of the City.

Purchases will be made as required and in accordance with an interlocal agreement with City of Arlington, Texas as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

The City of Arlington, Texas solicited bids on RFB #16-0109, Annual Contract for Portable Toilet Rental and Maintenance from which they awarded a contract to MMG Building and Construction Services on June 1, 2016 our current vendor. The bid was viewed by 28 vendors. Two bids were received with MMG Building and Construction Services submitting the lowest responsive bid. The contract is for an initial one-year period with four one-year renewal options.

Staff recommends approval.

MH/LW

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 CONTRACT FOR PORTABLE TOILET RENTAL AND MAINTENANCE THROUGH AN ESTABLISHED INTERLOCAL AGREEMENT AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by the Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791 to enter into an interlocal agreement with other qualified agencies in the State of Texas; and

WHEREAS, the City of Arlington, Texas is a qualified agency as authorized by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791; and

WHEREAS, the City of Grapevine, Texas has established an interlocal agreement with the City of Arlington, Texas and wishes to utilize an established contract for portable toilet rental and maintenance meeting all State of Texas bidding requirements; and

WHEREAS, the City of Arlington, Texas has established a contract no. RFB #16-0109 for portable toilet rental and maintenance with MMG; and

WHEREAS, the City of Grapevine, Texas has a need for portable toilet rental and maintenance; 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 contract for portable toilet rental and maintenance with MMG Building and Construction Services through an interlocal agreement with the City of Arlington, Texas in an estimated budgeted amount of \$100,000.00.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the purchase of portable toilet rental and maintenance.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 15th day of November, 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: NOVEMBER 15, 2016

SUBJECT: APPROPRIATION ORDINANCE FOR THE CONSTRUCTION OF
BEAR CREEK DOG

RECOMMENDATION:

City Council to consider the attached appropriation ordinance to fund Bear Creek Dog Park in the amount of \$1,550,000.

FUNDING SOURCE:

Funds will be available in the Quality of Life Fund (121-48850-312-20-170001-0) upon approval of the attached appropriation ordinance.

BACKGROUND INFORMATION:

The development of dog parks in Grapevine was one of the highest priorities of the citizens of Grapevine in the March 2015 Quality of Life survey. The Grapevine Chamber of Commerce 2015 Leadership Grapevine class project was to be an advocate for the creation of a dog park. The class made presentations to the Parks & Recreation Advisory Board and several civic groups.

At the November 1, 2016 City Council meeting staff presented two options for council. Direction was given at that meeting to self-perform construction saving approximately \$900,000 versus contracting the park construction out to a general contractor.

Staff recommends approval.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS; APPROPRIATING \$1,550,000.00 FROM THE COMMUNITY QUALITY OF LIFE FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City desires to appropriate funds for the Bear Creek Dog Park; and

WHEREAS, funding of \$1,550,000.00 is available in the Community Quality of Life Fund; and

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

WHEREAS, the City Council deems the adoption of this ordinance is 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 herein above are true and correct and are incorporated herein by reference, as if copied in their entirety.

Section 2. That the City Council hereby approves the use of funds from the Community Quality of Life Fund.

Section 3. That the City Council hereby appropriates the funding.

Section 4. That the City Council hereby authorizes an amount of \$1,550,000.00 to be appropriated in the Quality of Life Fund (121-48850-312-20-170001-0) from available funds; and

Section 5. That this ordinance shall take effect immediately upon passage by the City Council of the City of Grapevine, Texas.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 15th day of November, 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: NOVEMBER 15, 2016
SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR THE
TASER WARRANTY PLAN

RECOMMENDATION:

City Council to consider renewal of an annual contract for the Taser warranty plan with Taser International Inc.

FUNDING SOURCE:

Funds are available in account 117-44540-209-2 (Professional Services/Crime Control District Fund) for an annual estimated amount of \$19,055.00.

BACKGROUND:

This annual contract warranty renewal is for 100 Taser brand (model X26P) electroshock weapons purchased in previous years.

Police and Purchasing reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best service and pricing for meeting the needs of the City.

The contract was for an initial one-year period with four one-year optional renewal options. If approved, this will be for the first renewal option.

Staff recommends approval.

TH/BS

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}

MEETING DATE: NOVEMBER 15, 2016

SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF AN EXCAVATOR

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of an excavator from Kirby-Smith Machinery through an interlocal agreement with The Local Government Purchasing Cooperative (BuyBoard).

FUNDING SOURCE:

Funding for this purchase is currently available in account 325-48910-415-03-170001-0 (Motor Vehicles) in the amount of \$285,000.00.

BACKGROUND:

This purchase is for a 2016 Gradall XL3300 wheeled excavator to replace Unit 15822 in the Public Works Street Division that was approved in the FY2017 Vehicle and Equipment Replacement Budget. This unit is essential to Public Works street maintenance program and drainage projects and the diversity of this unit aids in storm damage cleanup using specialized attachments as well as utility repairs. It is one of the most utilized pieces of equipment in Public Works.

This purchase will be made in accordance with an existing interlocal agreement with The Local Government Purchasing Cooperative (BuyBoard) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

Bids were taken by the Cooperative and a contract was awarded to Kirby-Smith Machinery. Fleet Department staff and Purchasing reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval

PH/BS

RESOLUTION NO. _____

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

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by the Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791 to enter into an interlocal agreement with other qualified agencies in the State of Texas; and

WHEREAS, The Local Government Purchasing Cooperative (BuyBoard) is a qualified purchasing cooperative program as authorized by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791; and

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

WHEREAS, The Local Government Purchasing Cooperative (BuyBoard) has an established contract no. 424-13, Construction Equipment, Road and Bridge Equipment, Ditching/Trenching/Utility Equipment, with Kirby-Smith Machinery, Inc.; and

WHEREAS, the City of Grapevine, Texas has a need to replace an excavator for the Public Works Department; and

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

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

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

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

Section 2. That the City Council of the City of Grapevine authorizes the purchase of a Gradall excavator from Kirby-Smith Machinery, Inc. through an interlocal agreement with The Local Government Purchasing Cooperative (BuyBoard) for an amount not to exceed \$285,000.00.

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 15th day of November, 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: NOVEMBER 15, 2016
SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF A
LOADER/BACKHOE

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of a loader/backhoe from RDO Equipment Co. through an interlocal agreement with The Local Government Purchasing Cooperative (BuyBoard).

FUNDING SOURCE:

Funding for this purchase is currently available in account 325-48910-415-03-170001-0 (Motor Vehicles) in the amount of \$116,976.36.

BACKGROUND:

This purchase is for a 2016 John Deere 410L Loader/Backhoe to replace Unit 15326 in the Public Works Street Division that was approved in the FY2017 Vehicle and Equipment Replacement Budget. This unit is utilized in Public Works for street repairs, grading and trenching. The unit comes with an additional thumb attachment on the bucket that provides dual purpose in assisting in storm damage cleanup and laying of drainage pipe.

This purchase will be made in accordance with an existing interlocal agreement with The Local Government Purchasing Cooperative (BuyBoard) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

Bids were taken by the Cooperative and a contract was awarded to RDO Equipment Co. Fleet Department staff and Purchasing reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval

PH/BS

RESOLUTION NO. _____

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

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by the Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791 to enter into an interlocal agreement with other qualified agencies in the State of Texas; and

WHEREAS, The Local Government Purchasing Cooperative (BuyBoard) is a qualified purchasing cooperative program as authorized by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791; and

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

WHEREAS, The Local Government Purchasing Cooperative (BuyBoard) has an established contract no. 424-13, Construction Equipment, Road and Bridge Equipment, Ditching/Trenching/Utility Equipment, with RDO Equipment Co.; and

WHEREAS, the City of Grapevine, Texas has a need to replace a loader/backhoe for the Public Works department; and

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

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

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

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

Section 2. That the City Council of the City of Grapevine authorizes the purchase of a John Deere loader/backhoe from RDO Equipment Co. through an interlocal agreement with The Local Government Purchasing Cooperative (BuyBoard) for an amount not to exceed \$116,976.36.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the purchase of a loader/backhoe.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 15th day of November, 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 *BZ*
MEETING DATE: NOVEMBER 15, 2016
SUBJECT: 41ST YEAR COMMUNITY DEVELOPMENT BLOCK GRANT
(CDBG) PROGRAM – CONTRACT APPROVAL

RECOMMENDATION:

City Council to consider approval of the Tarrant County contract with Reyes Group in the amount of \$439,701.73 for the 41ST Year Community Development Block Grant (CDBG) street reconstruction project, authorize staff to forward approval recommendation to Tarrant County officials and take any necessary action.

FUNDING:

Partial CDBG funding is available for this project from Tarrant County in the amount of \$162,880.00. Funding for the remaining balance of \$276,821.73 is available in account number 174-43301-415-090 (Permanent Capitol Maintenance Fund).

BACKGROUND:

The scope of the project is the reconstruction of the 800 block of East Texas Street (from Ruth to Austin Streets) including new curb & gutter, asphalt paving, sidewalks on both sides of the road, handicap ramps and driveway approaches.

The roadway reconstruction project is located in the College Heights Addition, CDBG Target Area designated as census tract 1137.05 Block Group 4, in the 2014 Housing and Urban Development (HUD) Low/Moderate Income Survey Data (LMISD).

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

Three bids were submitted for this project. After reviewing the bids it was determined the award be made to Reyes Group. They have constructed other projects within the City and it has been identified as an acceptable choice for this type of project.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER BR
MEETING DATE: NOVEMBER 15, 2016
SUBJECT: DART LICENSE AGREEMENT- FIBER

RECOMMENDATION:

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

FUNDING SOURCE:

Funds are available in account number 177-44500-101-002-2015 (IT License and Maintenance Fees) in the amount of \$2,550.

BACKGROUND INFORMATION:

The City of Grapevine will share an existing conduit under the railroad right of way just east of Baylor Parkway for the City fiber line to serve the Public Safety Building. The 288 fiber lines will be pulled in the existing 2" conduit used for traffic signal preemption. Using this existing conduit provides an expeditious way to get the line installed. We intend to construct another location within existing right of way leases then remove this line and the charge would ease. Railroad crossings by our utilities in combination with street crossings are not charged a fee.

The fees for the crossings are based upon the number of fibers crossing the right of way. The annual payments would begin in December, 2016 with an initial payment of \$2,550.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: NOVEMBER 15, 2016

SUBJECT: APPROVAL OF A RESOLUTION FOR A PROFESSIONAL SERVICE CONTRACT FOR PROJECT MANAGEMENT OVERSIGHT

RECOMMENDATION:

City Council to consider approval of a resolution for a professional service contract for project management oversight from Thinkbox Technology Group.

FUNDING SOURCE:

Funding for this purchase is currently available in account 100-44540-101-2 (Professional Services) in the amount of \$50,000.00.

BACKGROUND:

This purchase request is for management, business, functional, and technical services in support of the migration and deployment of the Public Safety Building Data Center. Thinkbox Technology Group will provide services to support the City of Grapevine Project Management Office (PMO) in its programmatic oversight responsibilities on multiple complex information technology development, modernization and enhancement programs, and projects. The functional areas of expertise required include: program management (PM) support, project management, administrative/meeting support, program documentation support, infrastructure planning and analysis, project schedule management, risk management, communications support, requirements development and management, business analysis, configuration management, architecture support and security management.

This procurement will be made as a professional service contract in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a) (4).

Staff recommends approval.

LP/BS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGERS' DESIGNEE TO APPROVE A PROFESSIONAL SERVICE CONTRACT FOR PROJECT MANAGEMENT OVERSIGHT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by Texas Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a) (4) to contract for project management oversight as a professional service; and

WHEREAS, Thinkbox Technology Group provides professional services project management oversight as a service; and

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

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

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

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

Section 2. That the City Council of the City of Grapevine authorizes the professional services contract for project management oversight for various IT related projects for the new Public Safety building for an amount not to exceed \$50,000.00.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the project management oversight contract.

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

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

John F. Boyle, Jr.
City Attorney

Proposal

Prepared for:



For:

Public Safety PMO Support

PMO-as-a-Service

For additional information or questions relative to this document, please contact:

Carlos Oregon

Thinkbox Technology Group LLC

Telephone: (949) 407-5116

E-Mail: coregon@thinkboxtg.com

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Date : October, 25th 2016

Proprietary Information

Thinkbox Technology Group LLC ("Thinkbox") maintains that information contained in this document is Thinkbox confidential and may also constitute trade secrets of Thinkbox. The contents of this document may not be duplicated, used or disclosed in whole or in part without express written permission of Thinkbox.

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1 Overview

The City of Grapevine has requested PMO support for their new Public Safety Building. This new facility will house IT, PD, Fire, Jails, EOC, and 911 dispatch. It is currently scheduled to finish commissioning in February 2017 and has a Go Live/Post Migration date of May 2017. The CTO has requested assistance managing the multiple vendors/PMs associated with this effort as well as augment their newly form PMO during the project timeline of this initiative.

Thinkbox will dedicate a PM who will be closely aligned with the IT organization and its project team member, to lead and coordinate all activities during the discovery and planning, through the implementation of the data center migration activities and during the post-move to ensure processes and procedures will continue to be utilized going forward. Thinkbox's migration support tasks will also include:

1.1.1 Program Management & Implementation Oversight

- The Project Management and Implementation Oversight shall provide City of Grapevine with one point of contact and coordination of the team's efforts throughout the project. The Project Manager shall work with City of Grapevine project sponsors and provide coordination of activities identified within this scope of work. In addition, the program manager shall be responsible for maintaining project budgets and updates to City of Grapevine project sponsors. Activities shall include:
 - Coordination of project managers and teams, system engineers, consultant and contractor activities
 - Prepare and maintain project schedules and artifacts
 - Facilitate and document weekly coordination meeting with the project managers and teams, system engineers, consultants and vendors
 - Coordinate with City of Grapevine and vendors to ensure procurement of long lead time materials have been executed and delivered within project timelines
 - Work with design, engineering and applications team to develop scripting of implementation efforts
 - Coordinate implementation efforts between vendors, consultants and City of Grapevine project team. Coordination shall provide a clear direction of upcoming work, timelines required, impacts to Data Center environment, IT systems and other risk that may be associated with the work
 - Prepare and submit executive status reports to City of Grapevine project sponsors
 - Coordinate testing and acceptance efforts with project team

1.1.2 Discovery and Planning

- Conduct meetings with appropriate business stakeholders and IT resources to understand the Service Levels demanded by the various user communities, relative value of the systems to the business as a whole, and risks presented to the enterprise should service impacts occur as a part of the migration process.
- Assisting the team and organization in understand the potential obstacles that lay ahead
- Conduct meetings with appropriate network staff and stakeholders to understand the connectivity provided between locations, planned network configurations, migration strategies for network services, and key assumptions relating to network connectivity.
- Helping the team prioritize key issues and manage expectations for the team and the rest of the organization
- Conduct planning meetings with City of Grapevine, consultants, vendors, server, storage, network and application teams to understand migration requirements and incorporate feedback into a high-level project plan. Topics of discussion include:
 - Review existing data backup/movement capabilities

- Review basic infrastructure & application architecture
- Identify infrastructure optimization opportunities
- Review key technology vendor relationships and in-place agreements
- Review in-place DR capabilities
- Coordinating success criteria for the data center migration
- Review City of Grapevine application inventory documentation and assist in developing additional details on the applications, system and application interdependency, service levels, and connectivity required
- Manage the creation of a detailed physical inventory of all data center equipment that will be moved and/or that will need to be replaced
- Review the equipment associated with the Data Center migration and incorporate findings into a Migration Strategy document
- Review existing backup and disaster recovery strategies, procedures and policies to understand "fall back" capabilities should a portion of the migration fail
- Review planned and existing connectivity to assess the ability for City of Grapevine to perform a phased migration
- Oversee the project for documenting all systems within the data center that will be relocated
 - Documentation for current state of IT systems
 - Operation documentation (Run Books)
- Oversee the build of application to systems mapping project that will be utilized in the sequencing plans for migration
- Assist in the development of an appropriate migration strategy for City of Grapevine that will support the relocation of the server assets (if any) from the existing data center to the new facility. The scope of work will result in a high-level Risk Assessment and Migration Strategy document addressing the migration of Data Center equipment to include:
 - Servers
 - Storage Systems
 - Network Systems
 - Server cabinets and Ancillary equipment
- Conduct appropriate follow-up meetings and conference calls to develop additional details as necessary.

1.1.3 Migration Management

- Provide IT systems migration planning and appropriate program management support acting as City of Grapevine's representative supporting internal and vendor/contractor resources for migration to the new facility and interfacing with all teams.
- Coordinate IT infrastructure upgrades required to meet City of Grapevine objectives.
- Migration planning and execution will be determined based upon the findings from the Discovery and Planning phase. The range of services, activities and produced deliverables in the migration can vary widely based upon the Discovery phase findings, available City of Grapevine application SME and technical expertise, and City of Grapevine resource sourcing and project management preferences. In general, migration management can include some or all of the following activities:
 - Identify requirements for issuing bids, Requests for Proposals, or similar documents
 - Manage RFP / Bid process through vendor selection
 - Serve as the single point of contact for all IT migration activities relevant to the data center migration planning

- Work with server, storage, network and applications subject matter experts to determine system and application interdependencies as they pertain to the detail migration plan.
- Serve as the single point of contact for all IT migration activities relevant to the Application migration planning
- Work with applications subject matter experts to determine system and application interdependencies as they pertain to the detail migration plan.
- Developing appropriate migration plans for the applications including migration strategies and mapping
- Developing appropriate migration plans for the hardware including hardware sourcing strategies and budgets for replacement, duplication, or temporary acquisition of required hardware
- Perform risk management activities for the project, including contingency planning
- Manage and maintain the overall IT migration project plan and budget
- Develop and maintain database of all applications to be moved
- Communicate migration planning methodology to systems migration team and provide coaching/assistance in development of IT infrastructure and application migration planning deliverables
- Identifying appropriate network connectivity options and alternatives for the duration of the migration process
- Develop the network migration design
- Identification of cabling and interface requirements to support the new data center design
- Assist with negotiating and securing resources/vendors to perform migration
- Coordination with and management of application relocation support vendor(s)
- Telecommunication service providers
- Network and telecommunication integrators
- Cabling contractors (if any needed)
- Computer equipment, software and service providers
- Perform risk management activities for the project, including contingency planning
- Support the preparation of rack elevations and floor plans for the new data center facility
- Provide on-site support for migration activities and associated testing

1.1.4 Conduct a post-move audit and review of the data center relocation project

- Evaluation will compare the results to the initial business case, conformity to schedule and cost estimates and feedback from team members and key stakeholders
- Lessons learned from the data center relocation project can be used to leverage process and operational improvements

1.2 Deliverables

The following is a list of proposed Project Deliverables. This list will be reviewed and finalized to ensure Project Deliverables are aligned with existing City of Grapevine Project Management policies and practices.

1.2.1 Overall Program

- Program Schedule
- Program Roles & Responsibilities
- Program Communications Plan
- Program Cost Management Plan
- Program Change Management Plan
- Program Risk Management Plan
- Program Quality Management Plan
- Program Status Reports (Weekly, Monthly, ad-hoc)
- Program Closeout Documents

1.2.2 Data Center Requirements

- Project Plan
- Project Roles & Responsibilities Matrix
- Detailed Requirements Document

1.2.3 Data Center Design

- Project Plan
- Project Roles & Responsibilities Matrix
- Space Programming Document

1.2.4 Data Center Migration

- Project Plan
- Project Roles & Responsibilities Matrix
- Cost Management Plan
- Communications Management Plan
- Risk Management Plan & Risk Assessment
- Change Management Plan
- Testing & Quality Management Plan
- Project Issues Log
- Detailed Physical Inventory (for equipment to be moved and/or replaced)
- Migration Strategy Document

2 Project Methodology

(Depending on the type of facility, some or all of the following tasks would be required.)

2.1 Scope Definition

- Scope Definition – As part of the initial engagement, Thinkbox shall work with City of Grapevine to establish a detailed project requirements document. The requirements definition phase shall include identifying the various types of technologies required.
- Project Success Criteria & Methodology Development – Thinkbox shall facilitate a data gathering meeting with the client's executive stakeholders to better understand the requirements of the project and current project management methodologies, as well as lessons learned from previous projects. These lessons learned will be documented and applied to the planning of the project to help ensure the project's success.
- Develop ROM Budgets – Thinkbox shall work with the project team in an effort to develop a detailed cost model for the facility. These cost models shall identify the anticipated equipment and resource costs associated with the project.
- Establish High Level Timelines – After establishing the project objectives, Thinkbox shall work with the project team to develop a high level project plan that identifies the project approach, key tasks, milestones and estimated durations for each objective.
- Define Resource Requirements – Thinkbox shall identify the estimated resources required for each phase of the project and work with City of Grapevine to further define the project approach and resources required to meet the objectives.
- Status Reports – The project manager shall collaborate with the project team to create and distribute weekly status reports providing updates on budgets, milestones/deliverables, communications, risks, issues, change requests, quality activities, and recommendations. It is anticipated that the project status reporting methodologies will be implemented throughout the duration of the project.

2.2 Project Initiation & Controls Development

- Project Charter – Thinkbox shall work with the project team to develop a project charter document that shall summarize the scope, objectives and participants within the project. The project charter document shall provide a preliminary delineation of roles and responsibilities, an outline of the project objectives, identify the main stakeholders, and define the authority of the project manager.
- Communications Plan – A communications plan shall be developed to identify the communication documents needed for the project, the recipients of the documents, the persons responsible for creating and updating the documents, flow of communications, and how often the documents need to be updated and distributed.
- Project Plan – As part of the initial efforts of the planning phase, Thinkbox shall work with the project team to develop a project plan further detailing the activities required within the phases. The plan shall outline the tasks required, timelines, milestones, checkpoints and resources required.
- Vendor Selection – Thinkbox shall work with City of Grapevine to develop an RFP that shall be utilized to review current vendors, review multi-vendor solutions, review sole source vendor options for equipment procurement and review options for a systems integrator to design and deploy a complete solution.
- Staffing Plan – Once the activities and timelines have been identified, Thinkbox shall work with the client to develop a detailed staffing plan identifying project approach, skills assessments, staffing profiles, organizational chart, and other required resources.
- Cost Management Plan – As the project will include costs from various vendors/suppliers, the development of a comprehensive cost management plan will be required. The cost management plan shall outline the requirements and approach to the acquisition/purchasing processes,

budgeting, value engineering, cost & scope controls, cash flow forecasts, change orders, billing, and accounts receivables tracking.

- Change Management Plan – A change management plan shall be developed that outlines an overview of the plan, the change process, change management roles, change request forms, change request log and change approvals required.
- Issues Management Plan – An issues management plan shall be developed that provides a plan overview as well as identifies the issues process, develops an issues form and develops an issues log that is to be maintained by the project manager.
- Risk Management Plan – A risk management plan shall be developed that provides a plan overview as well as identifies and defines risks, creates a risk log, monitors and reports status of any outstanding project risks.
- Quality Assurance Plan – Thinkbox shall work with the client to define and develop a quality assurance plan that incorporates staffing, reviews, resource estimates, contractor controls, and corrective actions required.
- Conduct Project kick off – Thinkbox shall facilitate a project kick-off meeting with the project team members. The kick-off meeting shall be utilized to accomplish the following:
 - Introductions of the project team members
 - Discuss roles and responsibilities
 - Establish project objectives and success criteria
 - Discuss the client's overall technology strategy
 - Discuss key projects/business drivers
 - Review the project timeline and key dates
 - Discuss client expectations
 - Discuss the communications plan
 - Discuss project documentation requirements
 - Discuss controls and issues management
 - Discuss budget and change order management
 - Discuss the project risks
 - Identify next steps
- Site Assessment Tools – Prior to initiating the site assessment phases, Thinkbox shall work with the project team to develop the site assessment tools/documents required to complete a comprehensive assessment of the facilities.

2.3 Systems Design

- Technical Design Solutions, Options & Roadmap Workshops – a critical component to establishing a holistic design approach will be to combine the various technologies and dependencies. Thinkbox recommends that this be achieved by conducting technical visioning sessions with the design team. These visioning sessions shall be utilized to identify the various technologies, requirements, dependencies and outcomes of each of the technologies being proposed.
- Create Technical Design Specifications – From the results of the technical visioning sessions, Thinkbox shall facilitate the development of technical specifications for each of the sites being proposed for upgrades.
- Design Review Meetings – During the design phase, the project manager shall facilitate progress design review meetings with the client and the selected vendor teams. The project manager shall document the results of each design review and acceptance meeting.
- Define Testing Requirements – Thinkbox shall work with the selected vendor and the City of Grapevine technical team to establish and document the required testing procedures required to successfully implementing the proposed solutions.

- Define Support Requirements – Thinkbox shall work with the City of Grapevine project team and the selected vendor in the development of a comprehensive program support model. The support model shall address implementation, transition and ongoing support of the proposed solutions.
- Begin Defining Training Requirements – Thinkbox shall work with the City of Grapevine project team and the selected vendor in defining the required training plan and/or required training documents,
- Weekly Meetings – During the design phase, the project manager shall facilitate weekly design/coordination meetings/conference calls with the design team to review design progress, issues, budgets, schedule, deliverables and any coordination issues. The project manager shall document the results of each meeting with the team and follow up on any issues or deliverables.

2.4 Execution Planning

- Conduct Technical Reviews – As a part of execution planning, Thinkbox shall conduct technical reviews of the solutions being proposed with the selected vendor and the City of Grapevine project team.
- Develop Product Solutions – Once the technical reviews have been completed, Thinkbox shall facilitate the efforts to develop a full product solutions document for each of the campuses. The document shall outline the technologies being deployed and the anticipated benefits for each of the solutions being implemented.
- Execution Plans – As part of the execution plan, Thinkbox shall perform the following:
 - Create Implementation Plans – The implementation plans shall identify tasks, resources, timelines and dependencies
 - Finalize Testing Plans – The testing plans shall identify testing requirements, resources, scripts and acceptance requirements.
 - Prepare Testing Environments – Thinkbox shall work with the selected vendor(s) in effort to develop a testing environment for each of the technologies or systems being implemented.
 - Create User Acceptance Test Plans – The user acceptance test plans shall be created and utilized to execute user testing, gather test results data and identify areas of improvement or modification to designs.

2.5 Testing Development and Training Plan

The training requirements will be developed with the City of Grapevine project team and the selected vendor. A training plan will then be developed to support both technical support groups and end-users.

- Finalize Training Plans & Documentation – Thinkbox shall work with the City of Grapevine project team and the selected vendor to develop the necessary training plan and required training documents. The plan will include any necessary training for the City of Grapevine staff as well as training/documentation for those systems that will be accessed by the student population.
- Execute Systems Test Plans – Thinkbox will provide management oversight while the selected vendor performs the system testing. This is to ensure that the testing is completed according to plan.
- Execute User Acceptance Testing – Thinkbox will work with the City of Grapevine project team and the selected vendor during the user acceptance testing process. This will include creating a schedule to ensure that the acceptance testing is done in a timely fashion and that the systems are formally accepted by City of Grapevine. This will ensure that all systems are entered into a clear warranty period.
- Gather Testing Results & Adjust Systems Designs – Thinkbox will collect all of the test results, adjust system design documentation as needed and provide the documentation to the City of Grapevine team in project binders.

2.6 Project Deployment (Execution)

- Finalize & Execute Implementation Plans – Prior to the project launch, Thinkbox will finalize the project plan, schedule and budget. This will then be presented to the City of Grapevine Executive Leadership for their approval prior to implementing the project. Upon approval, Thinkbox will facilitate a Project Kick off meeting with the Thinkbox and City of Grapevine project team as well as the participating vendor(s). This meeting will include a review of:
 - Introductions
 - Roles and Responsibilities
 - Project Schedule and key dates
 - Controls and Issues management
 - Budget and change management
 - Project Risks
 - Communications Plan
- Release Procurement of Systems – Upon approval by the City of Grapevine Executive Leadership, Thinkbox will work with the City of Grapevine procurement team to release the purchasing of the systems. Thinkbox will monitor and coordinate the delivery of the systems with the suppliers and will keep the rest of the project team informed of the status. This is to ensure that the materials are delivered according to schedule and staged in the appropriate areas of each affected location. The project schedule and budget will be updated accordingly.
- Manage Project Controls – Throughout the project, Thinkbox will be providing Project Management oversight for the entire project. This will include:
 - Scheduling, managing and documenting all meetings
 - Managing the project vendor(s)
 - Managing the project schedule
 - Managing the project budget
 - Providing regular status reports to the City of Grapevine project team and Executive Leadership as outlined in the Communication Plan
 - Ongoing management of change controls, risk management, issues management and quality assurance plans
- Execute User Support Plan – As part of the project roll out, Thinkbox will work with the City of Grapevine project team to implement the User Support Plan as designed. This support model will include:
 - Transition planning and scheduling
 - Training for the City of Grapevine support team (if needed)
 - Definition of escalation processes and procedures for the City of Grapevine support team
 - Monitored handoff to the City of Grapevine support team
- Execute Training Plans – Thinkbox will work with the selected vendor to design and implement the training plan. Thinkbox shall coordinate and manage the vendor's activities, progress and success and provide feedback to the City of Grapevine project team. Training plans will include:
 - Training schedule
 - Necessary Training Documents
 - Feedback forms
 - Monitoring any necessary follow up or refresher training sessions/documentation

2.7 Quality Control (Project Success Validation)

- To ensure the project success, Thinkbox shall execute the following process to ensure client satisfaction:
 - Provide an Operational Support Transition plan
 - Address Issues
 - Validate Transition to Operations Support Model
 - Solicit Project Acceptance from Business Owners
 - Verify that the Project Objectives & Deliverables are achieved
 - Conduct & Document Lessons Learned
 - Update All Project Documentation
 - Conduct Project Closeout
 - Project Closeout Plan – A project closeout plan shall be developed to clearly identify the closeout documents required by City of Grapevine

3 Statement of Work

This Statement of Work ("SOW") defines the services that Thinkbox will provide to Customer under the terms of this Agreement.

3.1 PMO-as-a-Service Support Resources

Based on what we know today, Thinkbox will provide PMO as a Service support to the City of Grapevine PMO specifically for the Public Safety building commissioning and IT infrastructure buildout and migration. This service will allow Thinkbox to provide resource/s to plan, coordinate, and direct all IT project management activities of the Grapevine Public Safety Building project, as well as, provide direction and support for the City's current PMO staff. Thinkbox has the ability to provide any of the following resources but will start with one resource initially; Sr. Consultant:

Principal Consultant - Portfolio and Program Manager:

- Manage the City of Grapevine PMO under the direction of CTO
- Develops and manages the delivery of data and information management solutions to satisfy business needs within assigned strategic responsibilities.
- Coordinates and manages the delivery of data and information management solutions to satisfy business needs, while ensuring alignment with global data strategies, policies and standards.
- Facilitates the development of the team, information infrastructure, and data management processes to move the organization to a more sophisticated, agile and robust target state data architecture.
- Develops data management processes and infrastructure to efficiently source and integrate multiple internal / external data sources to increase the value of the data to the organization.
- Manages multiple data and information management functions, functional teams and programs.
- Manages teams to effectively develop data management processes to reduce complexity, improve data quality, and increase efficiency throughout the information management lifecycle.
- Recruits, develops and manages a team of Project Management professionals. Manages team performance to effectively deliver data and information support to the business.
- Collaborates with Senior Management to establish strategic priorities
- Conducts reviews of data management processes to ensure continued effectiveness and alignment with best practices.
- Interfaces with internal colleagues and external professionals to determine requirements, anticipate future needs, and identify areas of opportunity to drive data development.
- Ensures team adherence to standard data operating procedures, data quality standards, and data privacy/security requirements.
- Works with the business and CTO to implement standard data operating procedures, data quality standards, and data privacy/security requirements.

Sr. Consultant - Project Manager:

- Ensures a high level of fiscal control and accountability for project budget.
- Creates within the PMO a shared focus on the importance of achieving results.
- Creates work standards for project; establishes and defines roles and responsibilities, specific outcomes, and clear measures for quality and success of the team.
- Presents oral and written reports defining plans, problems, and resolutions to appropriate levels of management.
- Facilitate the definition of project missions, goals, tasks, and resource requirements; resolve or assist in the resolution of conflicts within and between projects or functional areas; develop methods to monitor project or area progress; and provide corrective supervision if necessary
- Facilitate the definition of service levels and customer requirements. Interact regularly with existing or potential clients to determine their needs and to develop plans for improving delivery. Advocate on behalf of clients and represent clients' needs as appropriate to senior management.

- Effectively interface with CTO/PMO Director and key stakeholders regarding project deliverables, project status, issue management and budget spend
- Manage project execution of deliverables and corresponding project and quality documentation to ensure adherence to budget, schedule and scope
- Responsible for assembling the project staff; for their technical or functional development, performance during the project or projects
- Develop and manage work breakdown structure in collaboration with project team members
- Gathering and organizing the collection of requirements for projects of varying size and priority.
- Creating detailed project schedules.
- Creating and communicating individual work assignments to resources.
- Manage quality assurance throughout the duration of the project, including the coordination of final QA testing/review. Review all project deliverables to ensure they meet requirements.
- Identify and communicate if project is at risk for exceeding deadline or budget.
- Organizes and lead all internal project meetings including kick-offs, brainstorming/working sessions, status meetings, deliverable reviews and team QA sessions.

Consultant - Project Coordinator:

- Gathers all project information: schedules, data requests, assignments, tasks, and project meetings.
- Works with project team to understand and assist with tracking all work, task and project assignments.
- Develops and maintains a detailed project schedule which includes administrative tasks and all sites involved in the project.
- Prepare and/or edit meeting minutes, presentations and tables.
- Working with project lead and assist in developing a comprehensive workflow process for project.
- Assist in monitoring and modifying project schedule as needed.
- Maintain document control, database management, track project activities and team communication.
- Assists project team and team lead in strategic meetings and follow up with meeting notes.
- Schedule project follow up meetings as needed.
- Develops and publishes communications to project shareholders with project leads guidance.
- Develops and review project status and reports with project leads guidance.
- Assist with the review of project proposals and deliverables with project leads to determine proper lead time, funding limitations, procedures for accomplishing project, staffing requirements, and allotment of available resources to various phases of project.
- Maintain good communication with technicians and contractors to assure timely and efficient completion of jobs, proper communication of issues, and proper documentation of the entire process at each job site.
- Process customer schedules and reports to ensure we are meeting all appropriate customer needs and expectations.
- Conduct quality control activities in accordance with guidance from project leads.
- Attend project coordination and owner/contractor/architect/engineer meetings as required.

4 Fees, Timing and Payment

4.1 Professional Services Fees

Based on what we know today, Thinkbox will conduct this engagement as a staff augmentation effort and time and materials engagement with a not to exceed fee of \$50,000.00 for the six-month effort. This engagement will begin December 1, 2016 and will be invoiced monthly.

Thinkbox will review the time and expenses with Customer every month the time and expenses (if any) incurred. We will also review future time and expenses required/requested by the Customer for the following month for a change order of the PMO as a Service initiative for the duration of the PSB project or if the need comes up for additional services.

Assumptions

- This engagement is for the PSB project only and not any other projects in the City of Grapevine PMO Portfolio
- This effort is for 10-12 hours a week for six months for our PM to support the PMO resources with managing the PSB project.
- Any issues or risks in this effort that require more time for our services weekly that are beyond Thinkbox control and/or are caused by contractors, vendors, or project team members not working for Thinkbox will be signed off by the Customer through a change order once reviewed and validated by the Customer.
- The Customer will provide access to all systems, programs, and documents from internal and external PSB project team members to include contractors in an effort to assist with managing this effort.
- The Customer will communicate with all vendors involved with this effort explaining our role, responsibilities, and accountability within the Project Team Organizational chart.

Resource	Rate
Principal Consultant - Program Manager	\$ 225.00
Senior Consultant - Project Manager	\$ 175.00
Consultant - Project Manager	\$ 125.00
Consultant - Project Coordinator	\$ 100.00
Consultant - Business Analyst	\$ 100.00

4.2 Delivery and Timing

The services to be performed in this Statement of Work are based on a month-to-month beginning upon signature by both parties. Expected start to be in December 1, 2016 and continue through the remaining funding of this contract.

4.3 Expenses

The Customer will reimburse Thinkbox for expenses and/or material expenses incurred in support of this SOW. Expenses will be invoiced with copies of receipts and at actual cost. Thinkbox has estimated that there will be at least 2 trips associated with this contract that will follow the per diem standards of the city. Any additional visits will require approval by the City of Grapevine CTO prior to making arrangements to come out on site to allow for reimbursement of expenses.



5 Project Approval

This Statement of Work ("SOW"), number 10283, is made and entered into between Thinkbox Technology Group LLC (Thinkbox), and City of Grapevine Texas ("Customer"), as of date of the City of Grapevine PSA ("Effective Date").

This SOW defines the services and deliverables that Thinkbox shall provide to Customer and the terms of the Agreement. The terms of this SOW are limited to the scope of the deliverables set in this SOW and will not be applicable to any other SOWs, which may be executed between Thinkbox and Customer.

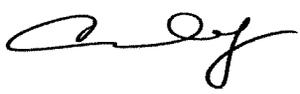
This SOW consists of this signature page and the following sections, which are incorporated into this SOW by this reference:

- 1 Statement of Work
- 2 Pricing and Payment
- 3 Project Approval

IN WITNESS THEREOF, the duly authorized representatives of the parties hereto have caused this SOW to be duly executed.

Thinkbox Technology Group LLC
 49 Discovery, Suite 100
 Irvine, CA 92618

The City of Grapevine, Texas
 200 S. Main St.
 Grapevine, TX 76051

By: 

By: _____

Name: Carlos Oregon

Name: _____

Title: VP Operations

Title: _____

Date: 10/27/2016

Date: _____

Appendix A - Terms and Conditions

1. SCOPE OF PROJECT

Thinkbox shall execute entire work described in the included proposal. This proposal is based upon information provided by the Client. It is possible that as the project progresses, additional tasks and labor may be necessary to complete the project. These additions will be considered change orders and be handled under the change order procedure contained herein.

2. AGREEMENT SUM and TAXES

The Client shall pay Thinkbox in current US dollars for performance of the agreement subject to additions and deductions as provided in this agreement.

The prices for equipment (if any) indicated in this agreement are subject to taxes, including but not limited to, sales, excise or use taxes. The Client shall pay all sales, use, ad valorem, excise and/or others taxes imposed on either party other taxes imposed on income by virtue of this agreement. Thinkbox will invoice purchase for any of these taxes Thinkbox is legally obligated to collect from the Client.

3. PERIOD AND PAYMENT TERMS:

Thinkbox will submit invoices for work performed on a bi-monthly basis. The billing period will commence upon acceptance of this proposal. The final invoice will be submitted upon the completion of the work.

A 20% deposit is due upon acceptance of this proposal. Deposit dollars will be applied to invoices submitted for work performed when the project is at or exceeds 50% complete. Monthly progress payments are due 30 days from date of invoice. A 1.5% monthly finance charge may be assessed on all past due invoices.

4. PREVAILING TERMS AND CONDITIONS

The terms and conditions of this agreement and the terms and conditions contained in any appendices to this agreement, together form the entire purchased order. Request for quotation, acceptance, or other purchasing documents concerning products which are inconsistent with, different from, or in addition to the terms and conditions of this agreement are void.

5. RESPONSIBILITY AND INDEMNIFICATION

Thinkbox shall be responsible to the Client for the acts and omissions of Thinkbox's employees and subcontractors, if any, performing portions of the work under this agreement. Thinkbox employees understand that they have no right to enter into agreements with or make representation on behalf of the Client. Thinkbox shall review, approve and submit to the project manager, shop drawings, product data, samples and similar submittals as required. The work shall be in accordance with approved submittals.

To the fullest extent permitted by law, Thinkbox shall indemnify and hold harmless the Client, Project Manager and the Clients employees and directors from and against claims, damages, losses and expenses, including but not limited to, attorney's fees arising out of or resulting from performance of the work, provided that such claim, damage, loss or expense is attributable to failure to deliver clear title to the Client, bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself), including loss of use resulting there from, but only to the extent caused in whole or in part by negligent or intentional acts or omissions of Thinkbox anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claims, damage, loss or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity that would otherwise exist as to a party or person.

In claims against any person or entity indemnified under this paragraph by an employee of Thinkbox, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, the indemnification obligation under this paragraph shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for Thinkbox or under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts.

6. INSURANCE

Thinkbox shall purchase from and maintain in a company or companies lawfully authorized to do business in the jurisdiction in which the project is located insurance for protection from claims under workers' or

workmen's compensation acts and other employee benefit acts which are applicable, claims for damages because of bodily injury, including death, and from claims for damages, other than to the work itself, to property which may arise out of or result from Thinkbox operations under the agreement. Certificates of such insurance shall be filed with the Client prior to the commencement of the work.

Client shall be responsible for purchasing and maintaining its usual property and liability insurance.

7. FINANCE CHARGE/COSTS OF COLLECTION

If the Client fails to pay Thinkbox for equipment and/or services when due, then in addition to any other remedies available to Thinkbox under this agreement or allowed by law for that default, the Client shall pay Thinkbox an additional monthly finance charge equal to the lesser of: a) one and one-half percent (1.5%); or b) the maximum monthly interest rate allowed by law; of any amounts past due, chargeable during each month that the payment remains outstanding and Thinkbox's reasonable and actual expenses for collection, including, but not limited to attorneys' and experts' fees and court costs.

8. ARBITRATION

All claims or disputes between Thinkbox and the Client arising out of relation to the agreement, or the breach thereof, shall be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect unless the parties mutually agree otherwise and subject to an initial presentation of the claim or dispute to the project. Notice of the demand for arbitration shall be filed in writing with the other party to this agreement and with the American Arbitration Association and shall be made within a reasonable time after the dispute has arisen. The award rendered by the arbitrator or arbitrators shall be final, and a judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

9. CHANGES / CANCELLATION

The parties agree that either the Client or Thinkbox through written notice may terminate the Consultant's engagement under this Agreement at any time for any reason or for no reason. Such cancellation will require a 30-day notice.

Any changes or modifications to the agreed upon scope of work defined in the proposal must be mutually agreed upon in writing. All changes shall be submitted and approved in writing, with prices and terms negotiated separately for the change order.

Should the Client in whole cancel a project or in part, prior to final completion, the Client agrees to pay Thinkbox for all costs incurred to date and/or to bring the project to an acceptable close.

10. NO RAID / NON-SOLICITATION

During the term of the Agreement and for a period of one year thereafter, neither party shall solicit, offer to hire, or hire any employee of the other party.

11. WAIVER

Either party's waiver of the other's default in its obligations under any terms or conditions of this agreement will not in any way limit or affect that party's right to enforce and compel strict compliance with that term or condition at any other time or with any other term or condition.

12. ENTIRE AGREEMENT

This agreement and appendices to this agreement, including the SOW as reference herein, supersede, terminate and otherwise void any and all prior written and/or oral agreement between the parties with respect to products. There are no warranties, representations or understandings of any kind or description whatsoever made by either party to the other, except such as are expressly set forth herein. Any additional terms or notes appearing on schedules, proposal summaries and/or Change Order are by this reference incorporated in this agreement.

13. LIMITATION OF LIABILITY

Without limitation of any other provision in this agreement limiting or excluding liability of Thinkbox the exclusive damages recoverable by the purchaser for any claim of any kind whatsoever arising from or in any way connected to any breach of this agreement, or the purchaser's purchase shall not be greater than the actual purchase price paid by the purchaser with respect to which such claim is made, and in no event shall Thinkbox be liable for any special, indirect, incidental or consequential damages of any kind, including without limitation any damages with respect to loss of income, compensation or prospective profits, any expenditures, investments or commitments of the purchaser, any loss with respect to the establishment, development or maintenance of business reputation or good will, or any loss incurred in obtaining substitute products, or arising from the claims of third parties.

Appendix B – Mutual Nondisclosure Agreement

This NONDISCLOSURE AGREEMENT ("Agreement"), dated as of August 7th, 2015, is made between Thinkbox Technology Group LLC ("Thinkbox") and City of Grapevine, Texas. ("Client"). For purposes of this Agreement, the party receiving Confidential Information is a "Recipient" and the party disclosing the information is the "Disclosing Party."

Thinkbox and Client are or may be engaged in business dealings with one another during the course of which each will have access to or will receive certain confidential and proprietary information belonging to the other. Each party desires to protect the confidentiality of its information. Therefore, Thinkbox and Client hereby agree as follows:

1. Confidential Information. As used in this Agreement, "Confidential Information" means all information of any kind and in any format disclosed by or relating to Thinkbox or Client that is marked as confidential or that, given the nature of the information or the circumstances surrounding its disclosure, should, in the exercise of reasonable business judgment, be recognized as proprietary or be treated as confidential. Confidential Information may include, but is not limited to, trade secrets, computer code, data, designs, techniques, methodologies, marketing plans, and customer, supplier, and financial information. Confidential Information does not include any information that (i) is or becomes publicly available without breach of this Agreement, (ii) has been developed independently by the Recipient (as evidenced by the Recipient's written records) before or after execution of this Agreement; or (iii) is furnished or made known on a non-confidential basis to Recipient by a third party who has a lawful right to disclose the information.
2. Use of Confidential Information. Confidential Information may be used by the Recipient only in connection with evaluating, negotiating, or implementing a business relationship with the Disclosing Party or performing contractual duties owed to the Disclosing Party. Each party agrees that it will not disclose Confidential Information to anyone except (i) its employees and agents who need to know the Confidential Information in connection with their performance of services for that party and who are bound by a confidentiality obligation or agreement at least as restrictive as this one, or (ii) as, and only to the extent, required by law or court order. In the case of a legal requirement for disclosure, the Recipient must give the Disclosing Party prompt notice of the legally-required disclosure to enable the Disclosing Party to seek a protective order. Each party also agrees to take all reasonable measures to avoid unauthorized disclosure or use of Confidential Information, including, at a minimum, measures it takes to protect its own confidential information of a similar nature. Both parties acknowledge that Confidential Information may constitute material insider information under applicable securities laws and regulations.
3. Ownership of Confidential Information. Each Recipient acknowledges and agrees that Confidential Information is proprietary to the Disclosing Party. Disclosure of Confidential Information by a Disclosing Party will not constitute an express or implied grant to the Recipient of any rights in or to any of the Disclosing Party's intellectual property. At the Disclosing Party's written request, the Recipient will promptly return all tangible materials that constitute or contain Confidential Information or certify that the materials have been destroyed.
4. Miscellaneous.
 - 4.1 The protections afforded to Confidential Information in this Agreement are in addition to, and not in lieu of, the protections afforded under any applicable trade secrets laws, including the Uniform Trade Secrets Act.
 - 4.2 Each party's obligations hereunder are in addition to its other obligations in fact or in law. Failure by either party to enforce strict performance of any provision of this Agreement will

not constitute a waiver of that party's right to subsequently enforce such provision. Each party has the right, in addition to its other remedies, to seek injunctive relief for any violation of this Agreement. If a provision of this Agreement is held invalid under any applicable law, that invalidity will not affect any other provision.

- 4.3 This Agreement (i) constitutes the entire understanding and agreement between the parties relating to the matters addressed, (ii) may be amended or modified only with the written consent of both parties, (iii) does not create any joint venture, employment, partnership, or agency relationship between the parties, (iv) does not obligate either party to provide any Confidential Information to, or to enter into a business relationship with, the other party, and (v) is binding on the parties and their respective successors and assigns.
- 4.4 This Agreement is governed by the laws of the State of California without giving effect to any conflict of law principle that would cause the substantive law of another jurisdiction to apply. Any dispute arising under this Agreement will be resolved exclusively in the federal (or if unavailable, the state) courts located in Orange County, California, and each party irrevocably submits to jurisdiction in those courts. This does not affect a party's right to seek injunctive relief in other courts.
- 4.5 In any action to enforce any right or remedy under this Agreement or to interpret any provision of this Agreement, the prevailing party will be entitled to recover its costs, including attorneys' fees.
- 4.6 This Agreement may be executed in counterparts, which may be evidenced by facsimile or PDF-formatted documents.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
MEETING DATE: NOVEMBER 15, 2016
SUBJECT: APPROVAL OF RESOLUTIONS FOR THE PURCHASE OF DATA CENTER HARDWARE, REIMBURSEMENT RESOLUTION, AND THREE PHASE POWER SYSTEM

RECOMMENDATION:

City Council to consider approval of:

- 1) Resolution for the purchase of data center hardware from Anixter through an interlocal agreement with the State of Texas Department of Information Resources (DIR) and for a sole source purchase of a computer room air conditioner from Humphrey and Associates, Inc.; and
- 2) Reimbursement resolution for the purchase of the data center hardware and computer room air conditioner; and
- 3) Resolution for a sole source purchase of a three phase system, to power the data center, from Brandt Electric.

FUNDING SOURCE:

Upon approval of the reimbursement resolution, funding for the purchase of data center hardware and computer room air conditioner will be available in the Capital Equipment Fund in an amount not to exceed \$215,387.98 for the datacenter hardware and \$38,072.00 for the computer room air conditioner. This expenditure will be reimbursed upon the issuance of certificates of obligation.

Funding for the purchase of the three phase power system is currently available in account 325-48860-101-02-16 (Machinery and Equipment) not exceed \$200,000.00.

BACKGROUND:

The hardware and equipment purchase request will provide racks, cable management, and power distribution along with a computer room air conditioning (CRAC) unit to properly monitor and maintain the temperature, air distribution, and humidity for the data center in the new Public Safety Building.

The data center hardware purchase will be made in accordance with an existing interlocal agreement with the State of Texas Department of Information Resources (DIR) and a contract established with Anixter. Purchases through this program are authorized under Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791. Bids were taken by DIR and a contract was awarded to Anixter. The Purchasing and IT staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best service and pricing for meeting the needs of the City. The computer room air conditioner procurement will be made as a sole source purchase in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a) (7) (D).

To provide for full integration and connectivity, three phase power is required to power the data center hardware, air conditioning (CRAC) unit, racks, cable management, and power distribution. This procurement will be made as a sole source purchase in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a) (7) (D).

Staff recommends approval.

LP/BS/GWL

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 DATA CENTER HARDWARE THROUGH AN ESTABLISHED INTERLOCAL AGREEMENT AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by the Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791 to enter into an Interlocal Agreement with other qualified agencies in the State of Texas; and

WHEREAS, the State of Texas Department of Information Resources (DIR) Cooperative Contracts program is a qualified purchasing program as authorized by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791; and

WHEREAS, the City of Grapevine, Texas has established an Interlocal Agreement with the State of Texas Department of Information Resources (DIR) and wishes to utilize established contracts meeting all State of Texas bidding requirements; and

WHEREAS, the State of Texas DIR has an established annual contract no. DIR-TSO-3453 with Anixter for IT Products and Related Services; and

WHEREAS, The City has a need for data center hardware for the Public Safety building; 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 of data center hardware from Anixter for an amount not to exceed \$201,185.55.

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

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

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

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

John F. Boyle, Jr.
City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS EXPRESSING INTENT TO FINANCE EXPENDITURES TO BE INCURRED AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas (the "City") is a political subdivision of the State of Texas authorized to finance its activities by issuing obligations; and

WHEREAS, the City will make, or has made not more than 60 days prior to the date hereof, payments with respect to the acquisition of technology equipment of the public safety building now under construction; and

WHEREAS, the City desires to reimburse itself for the costs associated with the acquisition from the proceeds of obligations to be issued subsequent to the date hereof; and

WHEREAS, the City reasonably expects to issue obligations to reimburse itself for the costs associated with the acquisition; and

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

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

Now, therefore, be it resolved by the City Council of the City of Grapevine, Texas:

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

Section 2. That the City reasonably expects to reimburse itself for costs that have been or will be paid subsequent to the date that is 60 days prior to the date hereof and that are to be paid in connection with the acquisition of technology equipment for the new Public Safety building from the proceeds of obligations to be issued subsequent to the date hereof.

Section 3. That the City reasonably expects that the maximum principal amount of obligations issued to reimburse the City of the costs associated with the acquisition will be \$254,000.00.

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

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

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

John F. Boyle, Jr.
City Attorney

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGERS' DESIGNEE TO APPROVE A SOLE SOURCE PURCHASE OF A THREE PHASE POWER SYSTEM AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by Texas Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a) (7) (D) to purchase a three phase power system on a sole source basis; and

WHEREAS, Brandt Electric is a subcontractor for the public safety building; and

WHEREAS, the required system needs to integrate with the other electrical systems in the building; and

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

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

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

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

Section 2. That the City Council of the City of Grapevine authorizes the purchase of a three phase power system from Brandt Electric for the new public safety building for an amount not to exceed \$200,000.00.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the three phase power system.

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

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

John F. Boyle, Jr.
City Attorney

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 1st day of November, 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 6:17 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 real property (City facilities, Public Works, and the 185 acres) 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 6:20 p.m. The closed session ended at 7:22 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to 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.

REGULAR MEETING

Call to Order

Mayor Tate called the meeting to order at 7:34 p.m. in the City Council Chambers.

Item 2. Invocation.

Council Member Duff O'Dell delivered the invocation.

Item 3. Posting the Colors and Pledge of Allegiance.

Boy Scout Troop 905 Posted the Colors and led the Pledge of Allegiance.

Item 4. Citizen Comments

Bruce Rider, 327 West Worth Street, Grapevine spoke against the alcohol proposition on the ballot on the November 8, 2016 election.

Jenna Dorsey, 3701 Grapevine Mills Parkway, Apartment 2325, Grapevine proposed a year-round recreation program for individuals with disabilities.

Doug Hutchins, 600 Austin Street, Apt. No. 4, Grapevine invited Council to participate in Deliver Grapevine to deliver gifts to nursing homes on November 14, 2016.

PRESENTATIONS

Item 5. Mayor Tate to present a proclamation for World Pancreatic Cancer Day.

Mayor Tate presented the proclamation to Jennifer Foster. Ms. Foster recognized her friend Kelly Stewart who passed away from Pancreatic Cancer and asked everyone to wear purple in honor of National Pancreatic Cancer Day on November 17, 2016.

Item 6. National Weather Service to make a presentation recognizing the City of Grapevine and Grapevine Mills as StormReady.

Emergency Management Coordinator Matt Feryan introduced Mark Fox with the National Weather Service who presented the StormReady designation to the City and Grapevine Mills Mall.

Item 7. Parks and Recreation Director to present an update on the Bear Creek Dog Park cost to construct the approved concept plan.

Parks and Recreation Director Kevin Mitchell presented this item and answered questions from Council.

NEW BUSINESS

Item 8. Consider an ordinance amending the Grapevine Code of Ordinances, Chapter 11 Fire Code, relative to the adoption of the 2015 International Fire Code, with local amendments, and take any necessary action.

Fire Chief Darrell Brown presented this item and answered questions from Council. Chief Brown described some of the proposed changes to the Fire Code and how it would affect future construction and would assist in ISO Certification. Deputy Fire Chief Randie Frisinger and City Manager Rumbelow answered questions from Council.

Motion was made to table this item to the November 15, 2016 City Council meeting.

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

Item 9. Consider a resolution establishing November 15, 2016 as the public hearing date to consider the amendment of the land use assumptions, capital improvements plan and the imposition of an impact fee for water and wastewater and take any necessary action.

Public Works Director Stan Laster presented this item to Council.

Motion was made to call the public hearing for November 15, 2016.

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

RESOLUTION NO. 2016-083

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ESTABLISHING NOVEMBER 15, 2016 AS THE HEARING DATE TO CONSIDER AMENDMENTS TO THE LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENT PLAN, AND THE IMPACT FEES FOR WATER AND WASTEWATER; PROVIDING FOR PUBLIC NOTICE OF THE HEARING IN ACCORDANCE WITH STATE LAW 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 10. Consider a resolution authorizing the purchase of Laserfiche licenses, Laserfiche Forms and scanning services through an Interlocal Agreement with the State of Texas Department of Information Resources (DIR) and The Local Government Purchasing Cooperative (BuyBoard).

Chief Technology Officer Tessa Allberg recommended approval of a resolution authorizing the purchase of Laserfiche licenses, Laserfiche Forms and scanning services for an estimated amount not to exceed \$89,897.33.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Lease

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

Nays: None

Approved: 7-0

RESOLUTION NO. 2016-084

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE LASERFICHE LICENSES, LASERFICHE FORMS AND SCANNING SERVICES THROUGH ESTABLISHED INTERLOCAL AGREEMENTS AND PROVIDING AN EFFECTIVE DATE

Item 11. Consider renewal of an annual contract for the purchase of Fire Department uniforms with Red the Uniform Tailor through an Interlocal Agreement with the City of Frisco, Texas.

Fire Chief Brown recommended approval of the renewal of the annual contract for the purchase of Fire Department uniforms in an estimated annual budgeted amount of \$50,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Lease

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

Nays: None
Approved: 7-0

Item 12. Consider a **resolution** authorizing the purchase of a shade structure from Shade Structures Inc. through an Interlocal Agreement with The Local Government Purchasing Cooperative (BuyBoard).

Parks and Recreation Director Mitchell recommended approval of the purchase of a shade structure in an amount of \$36,909 for the children's outdoor play area at The REC of Grapevine.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2016-085

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

Item 13. Consider for the award of an informal request for quote for an 8" submersible pump replacement for the Hilton Lift Station from FCX Performance Company.

Public Works Director Laster recommended approval of a pump replacement for the Hilton Lift Station for an amount not to exceed \$27,695.

Motion was made to approve the consent agenda as presented.

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

Item 14. Consider a **resolution** authorizing an annual contract for pavement marking services with Stripe-A-Zone through an Interlocal Agreement with the City of Grand Prairie, Texas.

Public Works Director Laster recommended approval of an annual contract for pavement marking services in an estimated annual amount of \$70,000.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2016-086

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO CONTRACT FOR PAVEMENT MARKING SERVICES THROUGH AN ESTABLISHED INTERLOCAL AGREEMENT AND PROVIDING AN EFFECTIVE DATE

Item 15. Consider an ordinance amending the Grapevine Code of Ordinances Chapter 23, Traffic, Section 23-30, Stop Intersections in Shadow Glen at the intersection of Hughes Road and Country Lane.

Public Works Director Laster recommended approval of an ordinance to amend the Code of Ordinances regarding a stop intersection in Shadow Glen.

Motion was made to approve the consent agenda as presented.

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

ORDINANCE NO. 2016-087

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING THE GRAPEVINE CODE OF ORDINANCES BY AMENDING CHAPTER 23 TRAFFIC, SECTION 23-30 RELATIVE TO STOP INTERSECTIONS; REPEALING CONFLICTING ORDINANCES; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 16. Consider an Interlocal Agreement with Tarrant County for the asphalt overlay of Foxfire Lane.

Public Works Director Laster recommended approval of an Interlocal Agreement for the asphalt overlay of Foxfire Lane. Tarrant County will provide the labor and equipment for the placement of a 2" hot mix asphalt concrete overlay of Foxfire Lane. The City will pay

for the cost of the materials and trucking. The City will also provide traffic control and striping as needed.

Motion was made to approve the consent agenda as presented.

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

Item 17. Consider the minutes of the October 18, 2016 Regular City Council meeting.

City Secretary Tara Brooks recommended approval of the minutes.

Motion was made to approve the consent agenda as presented.

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

ADJOURNMENT

Motion was made to adjourn the meeting at 8:47 p.m.

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

Passed and approved by the City Council of the City of Grapevine, Texas on this the 15th day of November, 2016.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary



AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, NOVEMBER 15, 2016

GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

-
- 5:30 p.m. Dinner - City Council Conference Room
6:00 p.m. Joint Workshop - City Council Conference Room
7:00 p.m. Briefing Session - Planning and Zoning Commission Conference Room
7:30 p.m. Joint Meeting with City Council - City Council Chambers
7:30 p.m. Regular Session - Planning and Zoning Commission Conference Room
-

JOINT CITY COUNCIL AND PLANNING AND ZONING COMMISSION WORKSHOP:

6:00 p.m. – City Council Conference Room

1. City Council and Planning and Zoning Commission to conduct a Joint Workshop to discuss proposed amendments to the Comprehensive Master Plan and Future Land Use Map and possible amendments to the zoning ordinance relative to the application process.

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 MEETING WITH CITY COUNCIL: 7:30 p.m. - City Council Chambers

2. Invocation and Pledge of Allegiance: Commissioner Dennis Luers

JOINT PUBLIC HEARING

3. Conditional Use Permit **CU16-26** (Texas Gun Experience) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by DFW Shooting Sports requesting a conditional use permit to amend previously approved site plan CU00-26 (Ordinance No. 2000-62) for a planned commercial center, specifically to allow for a two-story 34,900 square foot indoor shooting range and office space. The subject property is located at 1901 South Main Street and is zoned "CC" Community Commercial District. *This item was tabled from the October 18, 2016 Joint Meeting.*

4. Historic Landmark District **HL16-08** (Harrington House) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Charles Donofrio requesting designation as a historical landmark sub-district. The subject property is located at 713 East Texas Street and is zoned “R-7.5” Single Family District.

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

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

NEW BUSINESS

5. Conditional Use Permit **CU16-26** (Texas Gun Experience) – Consider the application and make a recommendation to the City Council.
6. Historic Landmark District **HL16-08** (Harrington House) – Consider the application and make a recommendation to the City Council.
7. Consider the minutes of the October 18, 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 November 11, 2016 by 5:00 p.m.

Tara Brooks

Tara Brooks
City Secretary



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

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 18th day of October 2016 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
B J Wilson	Vice-Chairman
Monica Hotelling	Member
Jimmy Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Teresa Mason	Alternate
Robert Rainwater	Alternate

constituting a quorum and the following City Staff:

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

CALL TO ORDER

Chairman Oliver called the meeting to order at 7:00 p.m.

BRIEFING SESSION

ITEM 1.

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

Z16-07, CU16-24, PD16-09	JEFFERSON SILVERLAKE
CU16-25, PD16-10	PIZZA HUT
CU16-26	TEXAS GUN EXPERIENCE
CU16-28	DAYLIGHT GOLF
AM16-01	SECTION 42, SUPPLEMENTARY DISTRICT
CU16-22, PD16-07	RENAISSANCE HOTEL

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

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:32 p.m. in the City Council Chambers. Items 3-9 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 8:08 p.m.

ITEM 10, 11. CONDITIONAL USE APPLICATION CU16-22, PLANNED DEVELOPMENT OVERLAY APPLICATION PD16-07 RENAISSANCE HOTEL

First for the Commission to consider and make recommendation to City Council was conditional use permit application CU16-22 and planned development overlay application PD16-07 for property located at 2225 Bass Pro Court and is proposed to be platted as Lot 2, Block 1, Silver Lake Crossings. The applicant was requesting to establish a 300 room hotel (Renaissance Hotel) with the possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, outdoor patio seating, outdoor speakers, and an increase in height. The applicant was also seeking a planned development overlay to deviate from but not be limited to reduction in the amount of parking provided below that required by ordinance.

At the September 20, 2016 meeting during the Planning and Zoning Commission's deliberation session, the Commission tabled all requests for the Renaissance Hotel in order to give the applicant sufficient time to address their parking concerns.

The amended site plan now shows a four story parking garage located on the Renaissance Hotel site positioned in the general location where the main surface parking area for the Renaissance Hotel was originally located which represents the applicant's commitment to provide one parking space per room plus parking necessary for the restaurant uses in both hotels.

In the Commission's regular session B J Wilson moved to approve conditional use application CU16-22. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

In the Commission's regular session Dennis Luers moved to approve planned development overlay application PD16-07. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 12, 13, 14. ZONE CHANGE APPLICATION Z16-07, CONDITIONAL USE APPLICATION CU16-24, PLANNED DEVELOPMENT OVERLAY APPLICATION PD16-09 JEFFERSON SILVERLAKE

Next for the Commission to consider and make recommendation to City Council was zone change application Z16-07, conditional use permit application CU16-24 and planned development overlay application PD16-09 submitted by Miller Sylvan for property located at 1775 State Highway 26 and proposed to be platted as Lot 1A1, Block 1, The Bluffs at Grapevine. The applicant was requesting to rezone 13.58 acres from "CC" Community Commercial District to "R-MF" Multi-Family District for the development of a 359 unit multi-family complex. The applicant was also requesting a conditional use permit to vary from the district standards relative to density, height, front yard setback and parking. A planned development overlay request was also requested to deviate from but not be limited to standards relative to building length, building setback relative to parking/vehicle uses, building separation, and landscaped setback.

With these requests the applicant proposed the development of 359 unit multi-family complex on a 13.58 acre tract of land with primary access from Bass Pro Court and secondary access from an existing drive on the westbound lane of State Highway 26.

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

- **Density:** The ordinance establishes a maximum of 20 dwelling units/acre. The applicant requested not to exceed 26.4 dwelling units/acre.
- **Building height:** The ordinance establishes a maximum height of two stories, not to exceed 35 feet. The applicant requested three stories not to exceed 45 feet for the three story structures proposed (all structures except building number 3) and four stories not to exceed 55 feet for building number 3.
- **Front yard setback:** The ordinance established a minimum front yard setback of 40 feet along the street frontage. The applicant requested to establish a front yard setback of 25 feet along Bass Pro Court.
- **Required parking:** The ordinance establishes a minimum of two off-street parking spaces per dwelling unit which in this instance would require 718 spaces. Based on the applicant's parking study a proposed 1.6 spaces per unit is requested (588 spaces).

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

- **Building length:** The ordinance establishes a maximum building length of 200 feet. This also applies to any cluster of attached buildings unless there is a deflection angle of at least 20 degrees and under no circumstances shall a cluster of buildings exceed 250 feet in length. The applicant proposed a maximum building length of 300 feet and an increase of the deflection angle of 40 degrees, with a maximum building length of 800 feet in length.
- **Building setback and off-street parking:** The ordinance establishes a minimum 15 feet of building separation between structures and off-street parking/vehicle use areas. The applicant is proposed to eliminate this requirement.
- **Building separation:** The ordinance establishes a minimum distance between two buildings at 20 feet or the height of the structure whichever is greater. Whenever two structures are arranged face-to-face or back-to-back the minimum distance shall be 50 feet. The applicant is proposed a minimum 20 feet of separation and 40 feet of separation when structures are arranged face-to-face or back-to-back.
- **Landscaping:** The ordinance establishes a minimum 10 foot landscaping setback be established between parking/vehicle uses and adjoining properties. The applicant is requested eliminating this requirement for a joint access easement between the subject property and the adjoining property to the southeast.

At the September 20, 2016 meeting during the Planning and Zoning Commission's deliberation session, the Commission tabled all requests for the Jefferson Apartments in order to give the applicant sufficient time to address their concerns relative to the elevations of the structures and the secondary drive access to the site from the westbound lane of State Highway 26.

In the Commission's regular session Dennis Luers moved to approve zone change application Z16-07. Monica Hotelling seconded the motion, which failed by the following vote:

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

Gary Martin moved to deny zone change application Z16-07. B J Wilson seconded the motion, which prevailed by the following vote:

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

Gary Martin moved to deny conditional use application CU16-24. B J Wilson seconded the motion which prevailed by the following vote:

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

Gary Martin moved to deny planned development overlay application PD16-09. B J Wilson seconded the motion, which prevailed by the following vote:

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

ITEM 15. FINAL PLAT APPLICATION LOTS 1A1, 1A2, BLOCK 1, THE BLUFFS OF GRAPEVINE 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 1A1 and 1A2, Block 1, The Bluffs of Grapevine. The applicant was final platting 17.910 acres for the development of a multifamily complex.

In the Commission's regular session B J Wilson moved to deny the Statement of Findings and Preliminary Plat Application of Lots 1A1 and 1A2, Block 1, The Bluffs of Grapevine. Gary Martin seconded the motion, which prevailed by the following vote:

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

ITEM 16. PRELIMINARY PLAT APPLICATION LOT 2, BLOCK 1, SILVER LAKE CROSSINGS

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Preliminary Plat Application of Lot 2, Block 1, Silver Lake Crossings. The applicant was preliminary platting 21.6 acres for the development of a 300 room hotel.

In the Commission's regular session B J Wilson moved to approve the Statement of Findings and Preliminary Plat Application of Lot 2, Block 1, Silver Lake Crossings. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 17. FINAL PLAT APPLICATION LOT 2, BLOCK 1, SILVER LAKE CROSSINGS

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 2, Block 1, Silver Lake Crossings. The applicant was preliminary platting 21.6 acres for the development of a 300 room hotel.

In the Commission's regular session B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lot 2, Block 1, Silver Lake Crossings. Dennis Luers seconded the motion, which prevailed by the following vote:

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

ITEM 18 & 19. CONDITIONAL USE APPLICATION CU16-25, PLANNED DEVELOPMENT OVERLAY APPLICATION PD16-10 PIZZA HUT

Next for the Commission to consider and make recommendation to City Council was conditional use permit application CU16-25 and planned development overlay application PD16-10 submitted by Larry Marshall for property located at 701 East Northwest Highway and platted as Lot 3R1B2, Block 1, W R Boyd Center. The applicant was requesting a conditional use permit to allow the possession, storage, retail sales, and on-premise consumption of alcoholic beverages, (beer and wine only) in conjunction with a restaurant with drive-through service, outside dining, and outdoor speakers. The applicant was also requesting a planned development overlay to deviate from but not be limited to standards relative to reduce the ten foot landscaped setback requirement relative to parking/vehicle uses and adjacent property lines.

In the Commission's regular session B J Wilson moved to approve conditional use application CU16-25 with the condition that the speakers shall play background music only. Gary Martin seconded the motion, which prevailed by the following vote:

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

Monica Hotelling moved to approve planned development overlay application PD16-10. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

ITEM 20. CONDITIONAL USE APPLICATION CU16-26 – TEXAS GUN EXPERIENCE

Next for the Commission to consider and make recommendation to City Council was conditional use permit application CU16-26 submitted by Jared Stanyer for property located at 1901 South Main Street and platted as Lot 1, Block 3, Metroplace 2nd Installment. The applicant was requesting to amend the previously approved site plan of CU00-26 (Ord. 2000-62) for a planned commercial center, specifically to allow for a two story 34,900 square foot indoor shooting range and office space.

The applicant requested that this case be tabled to the November 15, 2016 public hearing.

In the Commission's regular session Monica Hotelling moved to table conditional use application CU16-26 to November 15, 2016 per the applicant's request. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

ITEMS 21. CONDITONAL USE APPLICATION CU16-28 – DAYLIGHT GOLF

Next for the Commission to consider and make recommendation to City Council was conditional use application CU16-28 submitted by Jeff Dill for property located at 1041 West State Highway 114 and platted as Lot 2R, Block 1, The Crossroads of DFW. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU03-17 (Ord. 2003-31) for a planned commercial center with the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) specifically to revise the building elevations, floor plan, allow outdoor speakers, outside dining, a 40-foot pole sign and a 20-foot pole sign in conjunction with a restaurant.

In the Commission's regular session Dennis Luers moved to approve conditional use application CU16-28. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

ITEM 22. AM16-01, ZONING ORDINANCE AMENDMENTS TO SECTION 42, SUPPLEMENTARY DISTRICT REGULATIONS

Next for the Commission to consider and make recommendation to City Council was amendments to Section 42, Supplementary District Regulations relative to off-premise package liquor sales.

In anticipation of a possible positive outcome in the local option election on November 8 relative to the retail sale of all forms of alcoholic beverages (beer, wine, spirits) for off-premise consumption, Section 42, Supplementary District Regulations was amended to establish development criteria for retail "package store" establishments that intend to sell alcoholic beverages.

A conditional use permit approved by the City Council and the Planning and Zoning Commission is currently required for all forms of alcohol beverage sales in the city i.e. beer, wine, and/or mixed beverages in conjunction with a restaurant, wineries and wine tasting rooms, breweries, distilleries, and off-premise beer and wine sales. The

amendments proposed will establish additional submittal requirements that will provide the Council and Commission appropriate information to adequately consider on a case-by-case basis requests to establish off-premise retail package stores. Specific language was been added to require detailed information on the floor plan layout relative to aisle arrangement locations of all coolers, freezers, checkout registers and all points of entry/exit. A detailed security plan will also be required showing the number and location of all video cameras and alarm system details as well as specific details on retention of recorded material, alarm system monitoring, safe design, and safety training.

Additional site plan requirements include an 80 percent non-tinted clear glass requirement for the front building façade and language limiting obstruction that prevents clear view of the interior of the store. Language is also included that mandates adherence to all requirements contained in Chapter 4, Alcoholic Beverages, in the City of Grapevine Code of Ordinances which includes a minimum 300 feet separation requirement from any business that sells alcoholic beverages and any church, public school, or public hospital. See the attached ordinance.

In the Commission's regular session Monica Hotelling moved to approve zoning ordinance amendment AM16-01. Dennis Luers seconded the motion, which prevailed by the following vote:

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

ITEM 23. FINAL PLAT APPLICATION LOTS 1-3, BLOCK A, BRADLEY POWERS

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 1-3, Block A, Bradley Powers. The applicant was final platting 0.534 acres for the development of three lots.

In the Commission's regular session B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 1-3, Block A, Bradley Powers. Gary Martin seconded the motion, which prevailed by the following vote:

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

ITEM 24. FINAL PLAT APPLICATION LOT 3, BLOCK 4, DFW TRADE CENTER

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 3, Block 4, DFW Trade Center. The applicant was final platting 9.935 acres for the development of an industrial warehouse.

In the Commission's regular session Dennis Luers moved to approve the Statement of

Findings and Final Plat Application of Lot 3, Block 4, DFW Trade Center. B J Wilson seconded the motion, which prevailed by the following vote:

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

ITEM 25. FINAL PLAT APPLICATION LOT 1, BLOCK 1, TOCE 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, Toce Addition. The applicant was final platting 0.7467 acres to build a single residential structure.

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

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

ITEM 26. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the September 20, 2016, Planning and Zoning Meeting.

Monica Hotelling moved to approve the September 20, 2016, Planning and Zoning Commission Meeting as written. Gary Martin seconded the motion, which prevailed by the following vote:

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

ADJOURNMENT

With no further business to discuss, B J Wilson moved to adjourn the meeting at 8:24 p.m. Dennis Luers seconded the motion which prevailed by the following vote:

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

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 20TH DAY OF SEPTEMBER 2016.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN