

AGENDA
CITY OF GRAPEVINE, TEXAS
SPECIAL CITY COUNCIL MEETING
TUESDAY, JANUARY 21, 2014 AT 7:00 P.M.
CITY COUNCIL CONFERENCE ROOM
SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

CALL TO ORDER

EXECUTIVE SESSION

1. City Council to conduct a closed session relative to:
 - A. 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 Council Chambers and take any necessary action relative to items discussed in Executive Session.

ADJOURNMENT

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.

In accordance with Texas Government Code, Chapter 551.001 et seq, Acts of the 1993 Texas Legislature, the Special City Council Meeting Agenda was prepared and posted on this the 17th day of January, 2014 at 5:00 p.m.


Jodi C. Brown, City Secretary



AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR JOINT CITY COUNCIL
&
PLANNING & ZONING COMMISSION MEETING
TUESDAY, JANUARY 21, 2014 AT 7:30 P.M.
CITY COUNCIL CHAMBERS
SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE: Commissioner Betty "BJ" Wilson

JOINT PUBLIC HEARINGS

1. City Council and Planning & Zoning Commission to conduct a public hearing relative to Conditional Use Application **CU13-21** and the **final plat** of Lot 1R1, Block 10R and Lot 2R1, Block 13R, Starr Addition being a replat of Lot 1R, Block 10R and Lot 2R, Block 13R, Starr Addition. The applications were filed by Lanny Wilkinson (Grapevine Express Car Wash). The conditional use application is requesting a permit to amend the site plan approved by Ordinance No. 2003-55 for an automotive car wash facility, specifically to enlarge the site and add a vehicle inspection facility. The subject property is located at 214 West Northwest Highway and is zoned "HC" Highway Commercial District.
2. City Council and Planning & Zoning Commission to conduct a public hearing relative to Conditional Use Application **CU13-35** filed by Legoland Discovery Center requesting a conditional use permit to amend the site plan approved by Ordinance No. 2010-70, as amended, to allow an outdoor splash pad. The subject property is located at 3000 Grapevine Mills Parkway #519 and is zoned "CC" Community Commercial District Regulations.
3. City Council and Planning & Zoning Commission to conduct a public hearing relative to Conditional Use Application **CU13-36** filed by Gary Farina (Farina's Winery) requesting a conditional use permit to allow the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverage (beer and wine only) and outside dining in conjunction with a restaurant. The subject property is located at 418 and 420 South Main Street and is zoned "CBD" Central Business District.
4. City Council and Planning & Zoning Commission to conduct a public hearing relative to Historic Landmark Subdistrict **HL13-05** filed by Michael and Evon Harris requesting a Historical Landmark Subdistrict Overlay for property located 404 East Worth Street. The subject property is known as the Henry C. and Deedie Yancey House and is zoned "R-7.5" Single Family District Regulations.

5. City Council and Planning & Zoning Commission to conduct a public hearing relative to Historic Landmark Subdistrict **HL13-06** filed by Audrea Weimer requesting a Historical Landmark Subdistrict Overlay for property located at 710 East Wall Street. The subject property is zoned "R-7.5" Single Family District Regulations.
6. City Council and Planning & Zoning Commission to conduct a public hearing relative to the application filed by Kyle Bennett for the **final plat** of Lots 5A1 and 5A2, Block A, Grapevine Mills Crossing Addition being a replat of Lot 5A, Block A, Grapevine Mills Crossing Addition. The subject property is located on Grapevine Mills Boulevard and is zoned "CC" Community Commercial District Regulations.

END OF JOINT PUBLIC HEARINGS

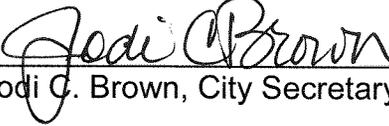
Planning & Zoning Commission to recess to Planning & Zoning Commission Conference Room, Second Floor to consider published agenda items.

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

ADJOURNMENT

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.

In accordance with Texas Government Code, Chapter 551.001 et seq, Acts of the 1993 Texas Legislature, the Regular Joint City Council and Planning & Zoning Commission Meeting Agenda was prepared and posted on this the 17th day of January, 2014 at 5:00 p.m.



Jodi C. Brown, City Secretary



AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR CITY COUNCIL MEETING
TUESDAY, JANUARY 21, 2014 AT 7:30 P.M.
CITY COUNCIL CHAMBERS
SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

CITIZEN COMMENTS

NEW BUSINESS

7. Consider an **ordinance** amending the City's current franchise agreement (Ordinance No. 95-35, as amended) with Republic Services (dba Allied Waste Services of Fort Worth, LLC) to allow a Clean Brush and Yard Waste Program; consider an **ordinance** amending the Grapevine Code of Ordinances, Chapter 25 Utilities and Services, Article III Solid Waste Disposal to reflect adjustments to the residential solid waste agreement necessary to implement a Clean Brush and Yard Waste Program and take any necessary action.
8. Consider an **ordinance** restricting residency of convicted child sex offenders and take any necessary action.

CONSENT AGENDA

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

9. Consider an Adopt-An-Agreement with the Lake Grapevine Runners and Walkers Club for Horseshoe Trails Park. Parks & Recreation Director recommends approval.
10. Consider a **resolution** calling the 2014 City Officers Election for City Council Places 5 and 6 for Saturday, May 10, 2014 in compliance with the Texas Election Code. Staff recommends approval.
11. Consider a **resolution** authorizing Mayor William D. Tate, City Manager Bruno Rumbelow, Administrative Services Director John McGrane and Controller Karen Walker as authorized signers on all accounts and transactions with Northstar Bank. Administrative Services Director recommends approval.
12. Consider and act on a **resolution** of the Board of Directors of the Grapevine 4B Economic Development Corporation, authorizing the issuance and sale of

Grapevine 4B Economic Development Corporation Sales Tax Revenue Bonds, Taxable Series 2014, in the aggregate principal amount of not to exceed \$19,500,000; prescribing the form of said bonds; providing for the security for and payment of said bonds; approving execution and delivery of a bond purchase agreement, authorizing the execution and delivery of a paying agent/registrar agreement; approving an engagement letter; approving the official statement; and containing other provisions relating to the subject. City Manager recommends approval.

13. Consider and act on a concurrent **resolution** providing for the collection, handling and transfer of sales tax revenues due and owing to Grapevine 4B Economic Development Corporation. City Manager recommends approval.
14. Consider the renewal of Bid 377-2012 Masonry Construction and Repair Services Annual Contract with Austin Masonry Construction Inc. as primary vendor and Chibli Stone Works as the secondary vendor. Parks & Recreation Director recommends approval.
15. Consider the renewal of a personal services contract with Jiffy Wash for the laundering of linens and towels for The Vineyards Campground & Cabins and the Grapevine Golf Course. Parks & Recreation Director recommends approval.
16. Consider the renewal of Bid 350-2011 Grounds Management Services Annual Contract with VMC Landscape Services. Parks & Recreation Director recommends approval.
17. Consider a **resolution** authorizing the purchase of a Chevrolet Tahoe from Reliable Chevrolet through a Cooperative Agreement with the State of Texas CO-OP Purchasing Program. Public Works Director recommends approval.
18. Consider a **resolution** authorizing the purchase of utility vehicles from Bobcat of Dallas, the local dealer for the Bobcat Company, through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard). Public Works Director recommends approval.
19. Consider a **resolution** authorizing the purchase of a backhoe loader from RDO Equipment Co. through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard). Public Works Director recommends approval.
20. Consider an award of a Quote to purchase a Harley-Davidson police motorcycle from Longhorn Harley-Davidson/Buell. Public Works Director recommends approval.

21. Consider the minutes of the December 17, 2013 and January 7, 2014 City Council meetings as published. City Secretary recommends approval.

Pursuant to the Texas Open Meetings Acts, 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 the conclusion of the executive session.

PLANNING & ZONING COMMISSION RECOMMENDATIONS

22. Consider the recommendation of the Planning & Zoning Commission relative to Conditional Use Application **CU13-21** (Grapevine Express Car Wash) and a subsequent **ordinance**, if applicable.
23. Consider the recommendation of the Planning & Zoning Commission relative to the **final plat** of Lot 1R1, Block 10R and Lot 2R1, Block 13R, Starr Addition and take any necessary action.
24. Consider the recommendation of the Planning & Zoning Commission relative to Conditional Use Application **CU13-35** (Legoland Discovery Center Dallas) and a subsequent **ordinance**, if applicable.
25. Consider the recommendation of the Planning & Zoning Commission relative to Conditional Use Application **CU13-36** (Farina's Winery) and a subsequent **ordinance**, if applicable.
26. Consider the recommendation of the Planning & Zoning Commission relative to Historic Landmark Subdistrict **HL13-05** (Henry C. and Deedie Yancey House) and a subsequent **ordinance**, if applicable.
27. Consider the recommendation of the Planning & Zoning Commission relative to Historic Landmark Subdistrict **HL13-06** (710 East Wall Street) and a subsequent **ordinance**, if applicable.
28. Consider the recommendation of the Planning & Zoning Commission relative to the **final plat** of Lots 5A1 and 5A2, Block A, Grapevine Mills Crossing Addition and take any necessary action.

ADJOURNMENT

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.

In accordance with Texas Government Code, Chapter 551.001 et seq, Acts of the 1993 Texas Legislature, the Regular City Council Meeting Agenda was prepared and posted on this the 17th day of January, 2014 at 5:00 p.m.



Jodi C. Brown, City Secretary



AGENDA
CITY OF GRAPEVINE
SPECIAL BRIEFING SESSION
PLANNING & ZONING COMMISSION
TUESDAY, JANUARY 21, 2014 AT 7:00 P.M.
PLANNING & ZONING CONFERENCE ROOM
SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

CALL TO ORDER

WORK SESSION

1. Planning & Zoning Commission to conduct a briefing session to discuss items scheduled to be heard in the January 21, 2014 public hearing.

ADJOURNMENT

If you plan to attend this briefing session and you have a disability that requires special arrangements at the meeting, please contact the office of Development Services at (817) 410-3154 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

In accordance with Texas Government Code, Chapter 551.001 et. seq. Acts of the 1993 Texas Legislature, the Planning and Zoning Commission Briefing Session Agenda was prepared and posted on this the 17th day of January, 2014 at 5:00 p.m.


Jodi C. Brown, City Secretary



AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING & ZONING COMMISSION MEETING
TUESDAY, JANUARY 21, 2014 AT 7:30 P.M.
PLANNING & ZONING COMMISSION CONFERENCE ROOM
SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

NEW BUSINESS

1. Consider Conditional Use Application **CU13-21** (Grapevine Express Car Wash) and make a recommendation to the City Council.
2. Consider the **final plat** of Lot 1R1, Block 10R and Lot 2R1, Block 13R, Starr Addition and make a recommendation to the City Council.
3. Consider Conditional Use Application **CU13-35** (Legoland Discovery Center) and make a recommendation to the City Council.
4. Consider Conditional Use Application **CU13-36** (Farina's Winery) and make a recommendation to the City Council.
5. Consider Historic Landmark Subdistrict **HL13-05** (Henry C. and Deedie Yancey House) and make a recommendation to the City Council.
6. Consider Historic Landmark Subdistrict **HL13-06** (710 East Wall Street) and make a recommendation to the City Council.
7. Consider the **final plat** of Lots 5A1 and 5A2, Block A, Grapevine Mills Crossing Addition and make a recommendation to the City Council.

CONSIDERATION OF MINUTES

8. Consider the minutes of the December 17, 2013 Planning & Zoning Commission meetings and take any necessary action.

ADJOURNMENT

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.

In accordance with Texas Government Code, Chapter 551.001 et seq, Acts of the 1993 Texas Legislature, the Regular Planning & Zoning Commission Meeting Agenda was prepared and posted on this the 17th day of January, 2014 at 5:00 p.m.



Jodi C. Brown, City Secretary

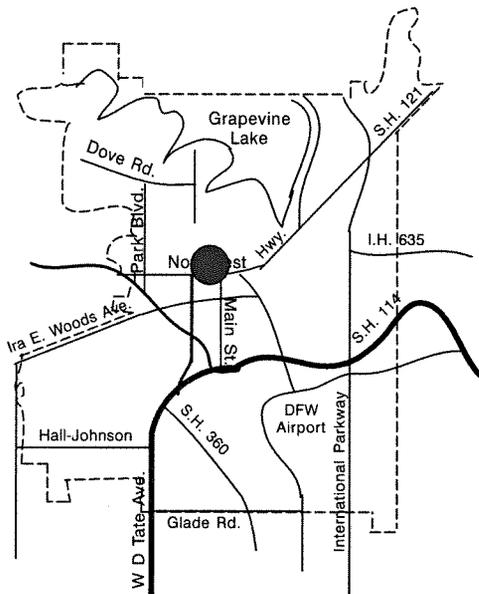


TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE
PLANNING AND ZONING COMMISSION

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

MEETING DATE: JANUARY 21, 2014

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU13-21, GRAPEVINE
EXPRESS WASH



APPLICANT: Lanny Wilkinson

PROPERTY LOCATION AND SIZE:

The subject property is located at 214 West Northwest Highway, and is proposed to be platted as Lot 1R1, Block 10, Starr Addition. The addition contains 59,677 square feet. The property has approximately 124.05 feet of frontage along West Northwest Highway.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan of CU03-28 (Ord. 03-55) for an automotive car wash facility, specifically to enlarge the lot and add a 1,120-square foot vehicle inspection station facility.

The applicant proposes revising the subject site by increasing the lot size, adding a vehicle inspection station and revising the layout of the existing car wash. The applicant intends to add approximately 29,710 square-feet to the subject site from property the applicant owns west of the subject site. A three bay, 1,120 square-foot vehicle inspection station is proposed for the north end of the reconfigured site. Proposed changes to the existing car wash include:

- Additional vacuum stalls
- Reroute vehicle intake point for improved circulation

- Provide access to adjacent lot to the east
- Relocate dumpster enclosure
- Eliminate one existing driveway on West Northwest Highway

Parking required for the car wash and vehicle inspection is 14 parking spaces; 16 parking spaces are currently provided.

PRESENT ZONING AND USE:

The property is currently zoned "HC", Highway Commercial District an operating as an automotive car wash facility.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject site and the adjacent sites to the north, south, and west were rezoned from "C-2" Community Business District to "HC" Highway Commercial District in the 1984 citywide rezoning. CU02-45 (Ord. No. 02-85) was approved for the subject site in October 2002. The Site Plan Review Committee approved an amendment to the site plan, modifying the alignment of the vacuum bays in March 2003 (CU03-05). The site to the east had been previously developed as a strip shopping center. The property to the north was originally developed as a Safeway Grocery Store in 1977 with a Specific Use Permit allowing the on-site storage and sale of alcoholic beverages for off-premise consumption (Ordinance No. 77-25). CU91-07 for a retail store with a proposed 22,300 square foot addition to the west side of the existing building for outside bulk storage was approved in 1991 (Elliott's Hardware Store). CU92-07 was approved in June 1992, allowing for outside storage and the widening of the drive around the addition (Ord. No. 92-29). At the September 16, 2003 meeting City Council approved on second reading CU03-28 (Ord. 2003-55) on the subject site modification of vacuum bays, the landscape buffer and revision the fire lane.

A plat and concept plan for a Sonic Drive-In on the property to the south was approved for this site on May 19, 1998. Conditional Use Request CU98-30 (Ordinance 98-81) allowing a 1,442 square foot restaurant with outdoor dining and a 20-foot pole sign, was approved at the June 16, 1998 joint public hearing. CU99-04, approved in March 1999, changed the pole sign to a monument sign with 50% changeable copy. On the site to the east Conditional Use Request CU00-53 (Ord. 00-125) for an ATM and sign were approved by City Council at the December 19, 2000 meeting. City Council approved Conditional Use Request CU05-63 (Ord. 05-101) for a drive through and bank at the December 20, 2005 meeting. City Council approved Conditional Use Request CU06-41 (Ord. 06-76) for a drive through and bank at the October 17, 2006 meeting.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "HC", Highway Commercial District – Bank of the West

SOUTH: "HC", Highway Commercial District – Sonic Drive-In

EAST: "HC", Highway Commercial District – Multi-tenant center and a convenience store

WEST: "HC", Highway Commercial District – Office building

AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

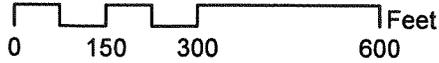
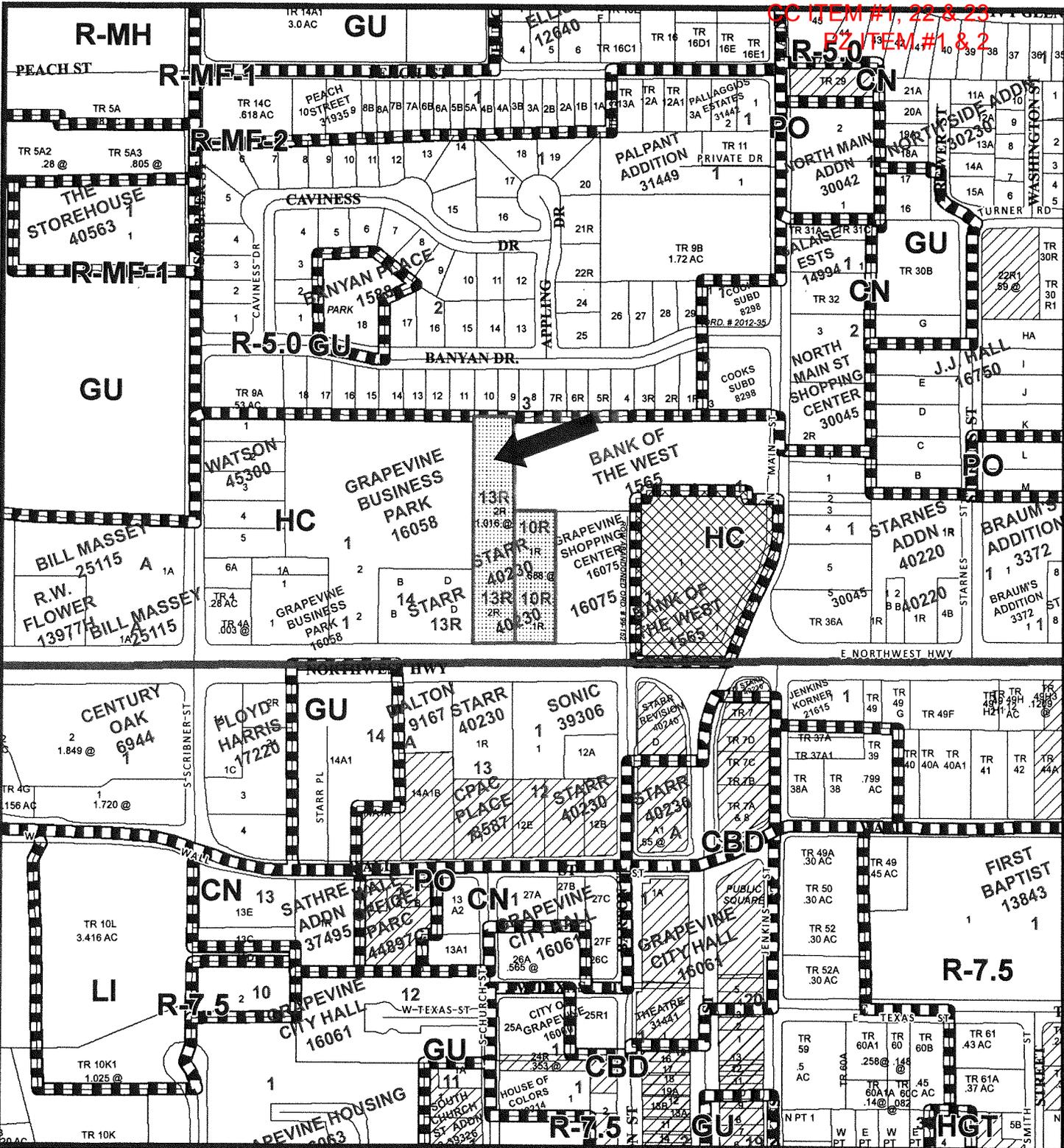
The Master Plan designates the subject property as Commercial. The proposed car wash complies with this designation.

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates West Northwest Highway as a Type C, Minor Arterial with a minimum 80-foot right-of-way developed as four lanes with a center left turn lane.

/at

CC ITEM #1, 22 & 23
E2 ITEM #1 & 2



CU13-21 Grapevine Car Wash



CITY OF GRAPEVINE

CONDITIONAL USE APPLICATION

Form "A"

PART 1. APPLICANT INFORMATION

Applicant Name: Lanny Wilkinson

Applicant Address: 214 W. Northwest Highway

City/State/Zip: Grapevine

Phone No. 817-875-4011 Fax No. 817-416-3799

Email Address Lanny22@AOL.com Mobile Phone 817-875-4011

Applicant's interest in subject property

PART 2. PROPERTY INFORMATION

Street Address of subject property 214 W. NW Hwy

Legal Description: Lot 1R2 Block 10R Addition STARR ADDITION

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

Size of subject property: acres 1.370 square footage 59,677

Present zoning classification HC

Proposed use of property CARWASH & STATE INSPECTION FACILITY

Zoning ordinance provision requiring a conditional use HC

PART 3. PROPERTY OWNER INFORMATION

Property Owner Grapevine Express

Prop Owner Address 214 W. Northwest Highway

City/State/Zip Grapevine, Tx 76051

Phone No. 817-875-4011 Fax No. 817-416-3799

- 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.

ACKNOWLEDGEMENT

CU13-21
CC ITEM #1, 22 & 23
PZ ITEM #1 & 2

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

9-3-13

Signature of Property Owner



Date

9-3-13

September 3, 2013

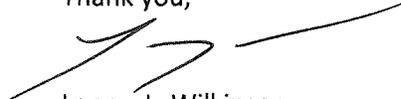
Dear Sir:

On behalf of Grapevine Express carwash, I would like to request a revision to the Conditional Use for this site. It is my intention to remodel the existing carwash - closing the existing separate driveway to Northwest Highway and adding additional vacuum stalls. I believe this will correct the current traffic issues at Northwest Highway when the wash is busy.

The expansion of the carwash will use the vacant land behind the office at 312 W. Northwest Highway. This land will be incorporated by replat into the 214 W. Northwest Highway lot.

At this time I am requesting to amend the current conditional use to include an automobile State Inspection facility.

Thank you,



Lanny L. Wilkinson

ORDINANCE NO. _____

CU13-21
GRAPEVINE EXPRESS
CAR WASH

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 CU13-21 AMENDING THE SITE PLAN APPROVED BY ORDINANCE NO. 2003-55 TO ENLARGE THE LOT AND ADD A STATE INSPECTION FACILITY, IN A DISTRICT ZONED "HC" HIGHWAY 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) AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS; 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 & 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 CU13-21 to amend the site plan approved by Ordinance No. 2003-55 for an automotive car wash specifically to enlarge the lot and add a state inspection facility in conjunction with an existing car wash (Grapevine Express Car Wash) in a district zoned "HC" Highway Commercial District within the following described property: Lot 1R1, Block 10R, Starr Addition (214 West Northwest Highway) 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 21st day of January, 2014.

APPROVED:

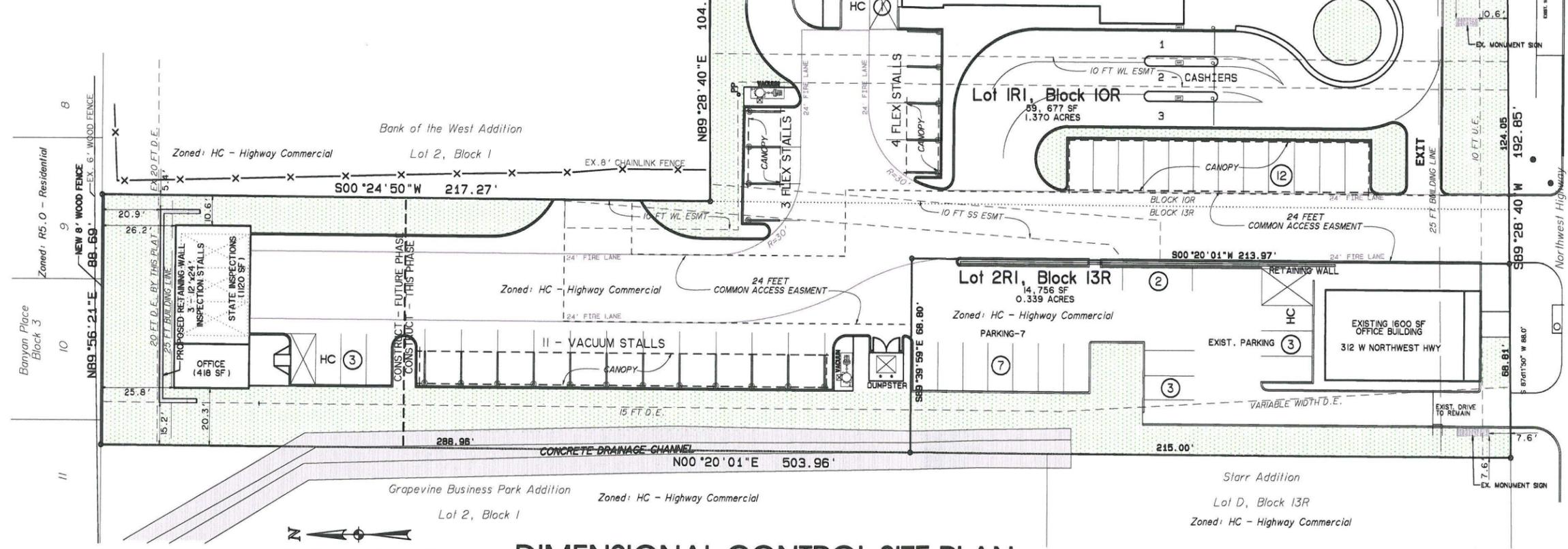
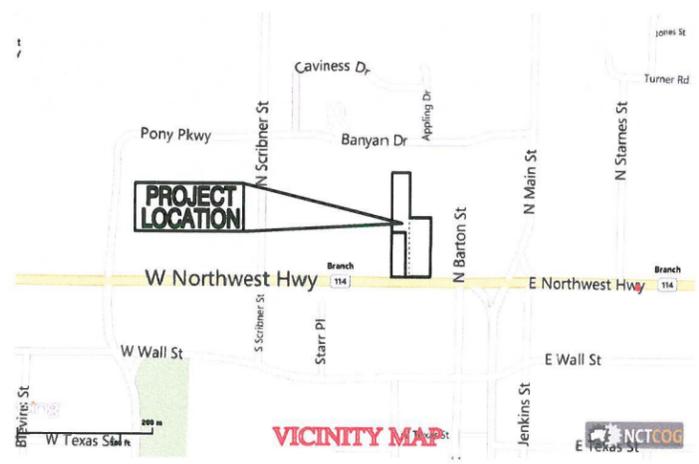
ATTEST:

APPROVED AS TO FORM:

CONDITIONAL USE REQUEST, CU13-21, IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU03-28 (ORD. 2003-55) FOR AN AUTOMOTIVE CAR WASH FACILITY, SPECIFICALLY TO ENLARGE THE SITE AND ADD A 1,120 SQUARE FOOT STATE INSPECTION FACILITY.

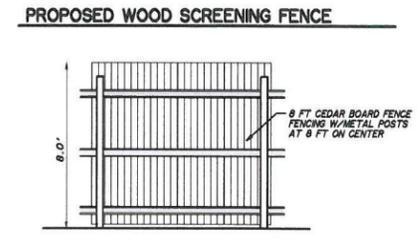
NOTES:

1. Landscaping & buffering to comply with section 53, Landscaping Ordinance.
2. Parking shall comply with section 56, Off-Street Parking Regulations.
3. The building will be served by existing street, water, sanitary sewer, and storm drainage facilities in Jean Street.
4. City fire hydrants are located in the surrounding City streets.
5. All construction shall comply with the City of Grapevine Soil Erosion Ordinance.
6. Lighting levels at the property line shall not exceed 5.0 footcandles.
7. The sign lighting was included in the the determination of illumination levels.
8. Light fixtures, including the base, shall be mounted no higher than the highest point on the primary structure or 30 feet in height.
9. Lighting level adjacent to the single family zoning may not exceed 0.2 foot candles at the property line.



SHEET INDEX

SHEET NO.	DESCRIPTION
I	DIMENSIONAL CONTROL SITE PLAN
AI	BUILDING ELEVATION
L-I	LANDSCAPING PLAN

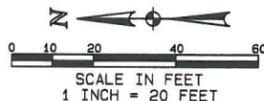


PREPARED BY:

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

APPLICANT:

Grapevine Express Wash
Attn: Lanny L. Wilkinson
214 W. Northwest Highway
Grapevine, TX 76051
817.875.4011



DIMENSIONAL CONTROL SITE PLAN

SITE SUMMARY TABLE

HC ZONING	Lot 2R1	Lot 1R1	Requirement
Lot Area (acres)	0.339	1.370	
Lot Area (sf)	14,756	59,677	5,000
Lot Width (ft)	68.8	124.0	50
Lot Depth (ft)	215.0	503.9	100
Building Coverage (s.f.)	1,600	5,638	
Building Coverage (%)	10.8%	9.5%	100% max
Height of Building	16'-0"	25'-0"	35 ft max
Open Space (s.f.)	3,240	13,885	
Percent Open Space	22.0%	273.3%	15% min
Impervious Area (s.f.)	11,051	43,472	
Percent Impervious Area	74.9%	72.8%	85% max

Building Use & Parking Analysis

214 W. Northwest Highway		
Area by Use:		
Carwash / Office	4,100 sf	= 6 spaces
Automotive Inspection	1,120 sf	= 8 spaces
Parking Summary		
Parking Required:	14	
Parking Provided Onsite:	16	
312 W. Northwest Highway		
Area by Use:		
Office	1,600 sf	5 + 1 per 300 square feet = 11 spaces
Parking Summary		
Parking Required:	11	
Parking Provided Onsite:	15	

CASE NAME: GRAPEVINE EXPRESS WASH
CASE NUMBER: CU13-21
LOCATION: 214 W. Northwest Highway

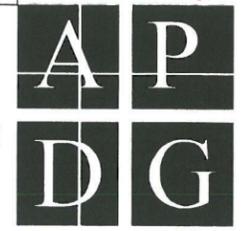
MAYOR _____ SECRETARY _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____
DATE: _____ OF _____
SHEET: 1 OF 3

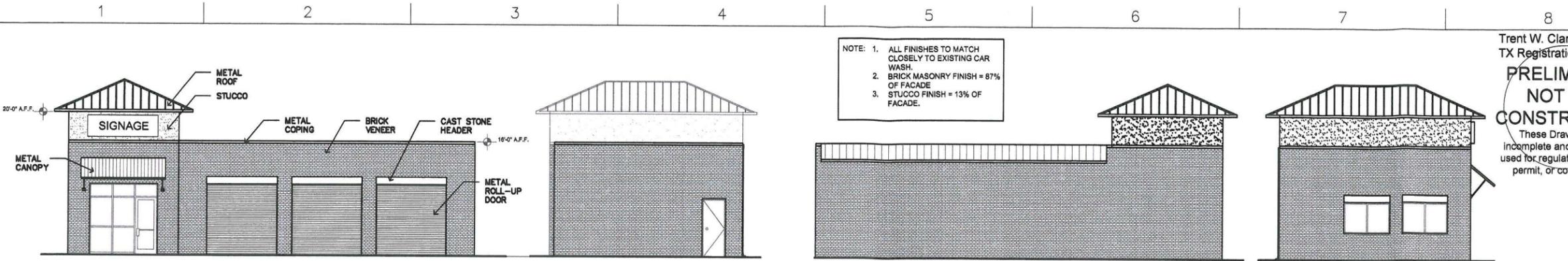
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
DEPARTMENT OF DEVELOPMENT SERVICES

DIMENSIONAL CONTROL SITE PLAN
214 W. Northwest Highway
Grapevine Express Wash
CU13-21
1.370 ACRES, ZONED "HC"
Lot 1R1, Block 10R
STARR ADDITION
CITY OF GRAPEVINE, TARRANT COUNTY
TEXAS
January 14, 2014

Trent W. Clark, Architect
TX Registration #17084
**PRELIMINARY
NOT FOR
CONSTRUCTION**
These Drawings are
incomplete and may not be
used for regulatory approval,
permit, or construction.



**A PLUS DESIGN
GROUP**
ARCHITECTURE
INTERIORS
CONSTRUCTION
972-724-4440
972-691-7731 FAX
APDG.US



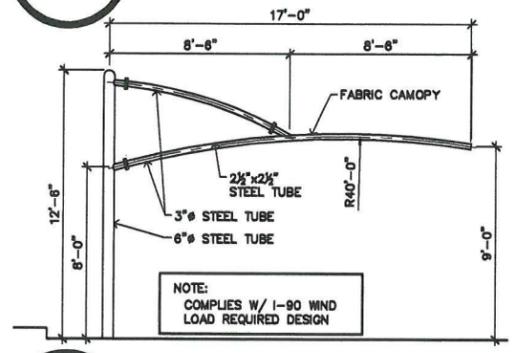
NOTE: 1. ALL FINISHES TO MATCH CLOSELY TO EXISTING CAR WASH.
2. BRICK MASONRY FINISH = 87% OF FACADE.
3. STUCCO FINISH = 13% OF FACADE.

B1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

B3 EAST ELEVATION
SCALE: 1/16" = 1'-0"

B5 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

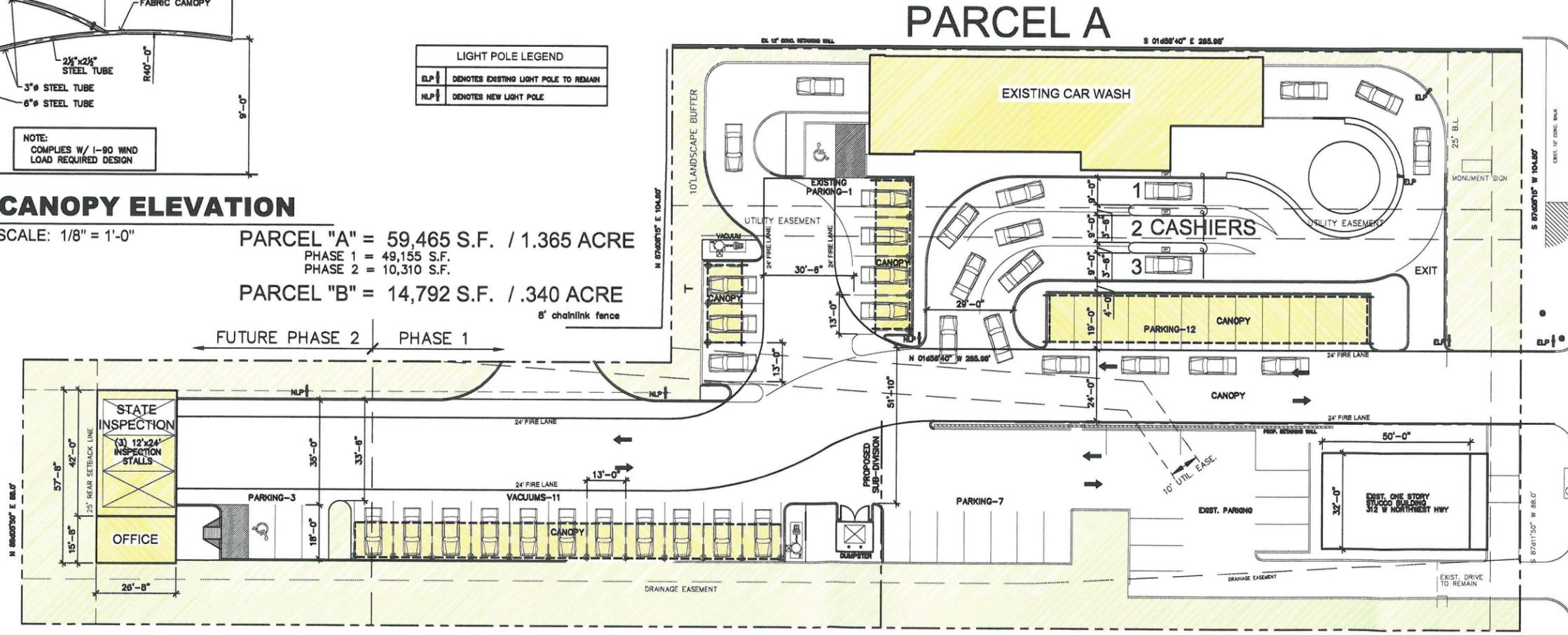
B7 WEST ELEVATION
SCALE: 1/16" = 1'-0"



C1 CANOPY ELEVATION
SCALE: 1/8" = 1'-0"

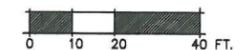
LIGHT POLE LEGEND

ELP	DENOTES EXISTING LIGHT POLE TO REMAIN
NLP	DENOTES NEW LIGHT POLE



PARCEL "A" = 59,465 S.F. / 1.365 ACRE
PHASE 1 = 49,155 S.F.
PHASE 2 = 10,310 S.F.
PARCEL "B" = 14,792 S.F. / .340 ACRE

F1 ARCHITECTURAL SITE PLAN



CASE NAME: GRAPEVINE EXPRESS WASH
CASE NUMBER: CU13-21
LOCATION: 214 W. NORTHWEST HIGHWAY

MAYOR _____ SECRETARY _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____

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

A RENOVATED
CAR WASH FOR:

GRAPEVINE EXPRESS

214 NORTHWEST HWY.
GRAPEVINE TX

REVISIONS

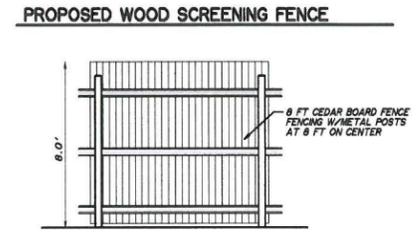
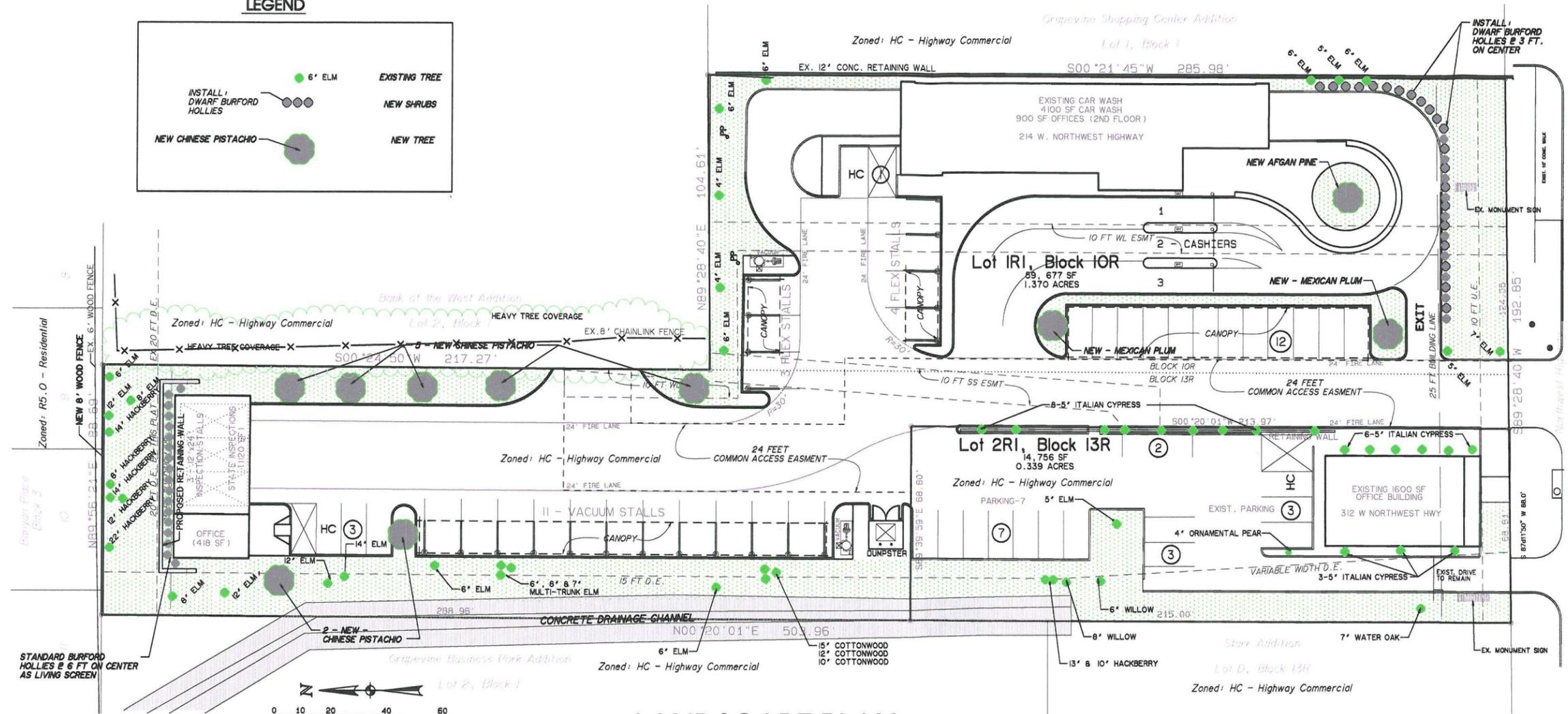
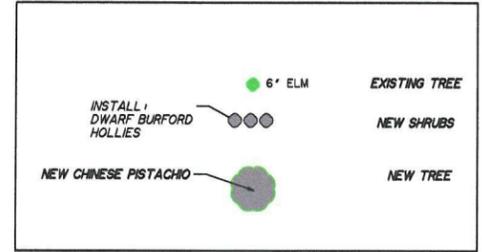
No.	DATE	NOTE

Drawn by: J.F.E.
Checked by: T.C.
Project No. 13-0108
Date 10-28-2013

PRELIMINARY SITE PLAN

CONDITIONAL USE REQUEST, CU13-21, IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU03-28 (ORD. 2003-55) FOR AN AUTOMOTIVE CAR WASH FACILITY, SPECIFICALLY TO ENLARGE THE SITE AND ADD A 1,120 SQUARE FOOT STATE INSPECTION FACILITY.

LEGEND



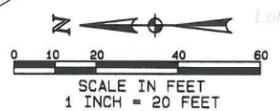
PREPARED BY:

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

APPLICANT:

Grapevine Express Wash
Attn: Lanny L. Wilkinson
214 W. Northwest Highway
Grapevine, TX 76051
817.875.4011

LANDSCAPE PLAN



LANDSCAPING SUMMARY TABLE - LOT 1R1

1. INTERIOR LANDSCAPING 10% OF INTERIOR PARKING (15,400 S.F.) = 1,540 S.F. 1 TREE/400 S.F. = 4 TREES
2. PERIMETER LANDSCAPING = 1,393 L.F. w/ 1 TREE / 50 L.F. = 28 TREES
3. NON - VEHICULAR OPEN SPACE = 13,885 S.F. w/ 1 TREE/ 2500 S.F. = 6 TREES
SUMMARY: 28 EXISTING TREES 38 TREES REQUIRED 10 NEW TREES PROVIDED.

LANDSCAPING SUMMARY TABLE - LOT 2R1

1. INTERIOR LANDSCAPING 10% OF INTERIOR PARKING (2,600 S.F.) = 260 S.F. 1 TREE/400 S.F. = 1 TREE
2. PERIMETER LANDSCAPING = 567 L.F. w/ 1 TREE / 50 L.F. = 12 TREES
3. NON - VEHICULAR OPEN SPACE = 3,240 S.F. w/ 1 TREE/ 2500 S.F. = 2 TREES
SUMMARY: 25 EXISTING TREES 15 TREES REQUIRED (NO ADDITIONAL LANDSCAPING REQUIRED)

CASE NAME: GRAPEVINE EXPRESS WASH
CASE NUMBER: CU13-21
LOCATION: 214 W. Northwest Highway

MAYOR _____ SECRETARY _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____
DATE: _____ OF _____
SHEET: 3 OF 3

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

LANDSCAPE PLAN
214 W. Northwest Highway
Grapevine Express Wash
CU13-21
1.370 ACRES, ZONED "HC"
Lot 1R1, Block 10R
STARR ADDITION
CITY OF GRAPEVINE, TARRANT COUNTY
TEXAS
January 14, 2014

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 21, 2014

SUBJECT: FINAL PLAT APPLICATION
LOT 1R1, BLOCK 10R AND LOT 2R1, BLOCK 13R, STARR
ADDITION (BEING A REPLAT OF LOT 1R, BLOCK 10R AND LOT
2R, BLOCK 13R, STARR ADDITION)

PLAT APPLICATION FILING DATE..... January 14, 2014

APPLICANT..... Lanny Wilkinson

REASON FOR APPLICATION Platting site to expand car wash

PROPERTY LOCATION..... 214 & 312 W. Northwest Highway

ACREAGE 1.709

ZONING..... HC: Highway Commercial

NUMBER OF LOTS..... 2

PREVIOUS PLATTING..... 1995

CONCEPT PLAN..... CU13-21

SITE PLAN No

OPEN SPACE REQUIREMENT No

AVIGATION RELEASE..... Yes

PUBLIC HEARING REQUIRED..... Yes

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOT 1R1, BLOCK 10R AND LOT 2R1, BLOCK 13R, STARR ADDITION (BEING A
REPLAT OF LOT 1R, BLOCK 10R AND LOT 2R, BLOCK 13R, STARR ADDITION)**

I. GENERAL:

- The applicant, Lanny Wilkinson is platting this 1.709 acre site to expand the existing car wash. The property is located at 214 & 312 W. Northwest Highway.

II. STREET SYSTEM:

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

Periphery Street Fees are due as follows:

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

Periphery Street Fees are not due:

TOTAL

III. STORM DRAINAGE SYSTEM:

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

IV. WATER SYSTEM:

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

V. SANITARY SEWER SYSTEM:

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

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for: Lot 2R1, Block 13R, Starr Addition
- Water and Wastewater Impact Fees are due prior to the issuance of building permits: Lot 1R1, Block 10R, Starr Addition
 - Single Family Residential (\$ 2,191/ Lot)
 - Multifamily (\$ 1,026 / Unit)
 - Hotel (\$ 38,107/ Acre)
 - Corporate Office (\$ 18,847/ Acre)
 - Government (\$ 4,037/ Acre)
 - Commercial / Industrial (\$ 5,209 / Acre)
- Open Space Fees are not required for : Lots 1R1, Block 10R and Lot 2R1, Block 13R, Starr Addition
- Open Space Fees are required for:
 - R-5.0, Zero Lot District (\$ 1,416.00 / Lot)
 - R-7.5, Single Family District (\$ 1,146.00 / Lot)
 - R-12.5, Single Family District (\$ 1,071.00 / Lot)
 - R-20.0, Single Family District (\$ 807.00 / Lot)

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

VII. STATEMENT OF FINDINGS:

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

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

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lot 1R1, Block 10R and Lot 2R1, Block 13R, Starr Addition

APPLICATION FOR PLATTING
CITY OF GRAPEVINE, TEXAS

TYPE OF PLAT: Preliminary Final X Replat Amendment

PROPERTY DESCRIPTION:

Name of Addition: Starr Addition
Number of Lots: ~~2~~ 3 Gross Acreage: 1.709 Proposed Zoning: HC
Location of Addition: 214 & 312 W. Northwest Hwy

PROPERTY OWNER:

Name: Grapevine Express Contact: Lanny Wilkinson
Address: 214 W. Northwest Hwy City: Grapevine
State: TX Zip: 76051 Phone: (817) 875-4011
Fax: (817) 416-3799
Signature: [Signature]

APPLICANT:

Name: Lanny Wilkinson Contact: Lanny Wilkinson
Address: 214 W. Northwest Hwy City: Grapevine
State: TX Zip: 76051 Phone: (817) 875-4011
Fax: (817) 416-3799
Signature: [Signature]

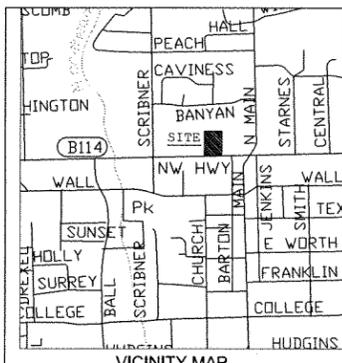
SURVEYOR:

Name: Alpha head survey Contact: Michael B. Davis
~~Michael B. Davis~~ Address: 169. Elkin Lane City: Keller
State: TX Zip: 76262 Phone: (817) 614-8017
Fax: (817) 379-5692

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

Application Received: 9/13/2013
Fee Amount: \$350.00

By: Grapevine Express Wash
Check Number: 4692
 LP



VICINITY MAP
1"=1000'

- SURVEYORS NOTES:**
- ALL LOT CORNERS WILL BE 5/8" IRON RODS WITH A BLUE CAP STAMPED "RPLS 5094" UNLESS NOTED OTHERWISE.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAP, DATED SEPTEMBER 25, 2009, TARRANT COUNTY, TEXAS, COMMUNITY PANEL NO. 484300103, THIS TRACT IS NOT IN A FLOOD HAZARD AREA. TRACT IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS DETERMINATION IS ONLY ACCURATE ON THE DATE OF THE ABOVE FLOOD INSURANCE RATE MAP.
 - The Zoning information & Flood Zone information noted on this plat is only accurate on the date this data was compiled.

C:\MBO_RPLS_2\MBO_RPLS\Grapevine Express Car Wash\Grapevine Express Replat Rev2.dwg modified by mbd at Nov 24, 2013 2:16pm

AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Grapevine Express Wash, LP, hereinafter called "Owner" (whether one or more), is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being more particularly described as shown on this plat.

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

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

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

EXECUTED at _____, Texas, this _____ day of _____, 2013.

Name _____ Title _____

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned Notary Public, on this date personally appeared _____, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2013.

Notary Public, State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

Whereas, Grapevine Express Wash, LP is the owner of Lot 1R, Block 10R, Starr Addition per the plat recorded in Cabinet A, Slide 3885, plat records, Tarrant County, Texas (PRTCT) & Lot 2R, Block 13R, Starr Addition per the plat recorded in Cabinet A, Slide 2668, PRTCT, and being in the A.F. LEONARD SURVEY, ABSTRACT NUMBER 946, CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS and being the same tracts of land conveyed to Grapevine Express Wash, LP, per the deeds filed in Volume 16706, Page 52, Official Public Records, Tarrant County, Texas (OPRTCT) and County Clerk's document D205345980, OPRTCT, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the southwest corner of said Lot 2R, Block 13R, and being on the north line of West Northwest Highway (State Highway Business 114) same being the southeast corner of a tract of land conveyed to Quick G Properties, LLC, per the deed filed as County Clerk's document D209311331, OPRTCT;

THENCE North 0° 20' 01" East, departing the northerly line of said West Northwest Highway and with the common line between said Lot 2R, Block 13R and Quick G Properties Tract, passing the southeast corner of Lot 2, Block 1, Grapevine Business Park Addition per the plat filed in Volume 388-168, Page 98, PRTCT at a distance of 159.0 feet, in all, a total distance of 503.96 feet a 5/8" iron pipe found for the northwest corner of said Lot 2R, Block 13R and being on the south line of Banyon Place Addition per the plat recorded in Volume 388-217, Page 15, PRTCT;

THENCE North 89° 56' 21" East, with the south line of said Banyon Place Addition, a distance of 88.69 feet to a 1/2" iron rod found for the northeast corner of said Lot 2R, Block 13R;

THENCE South 0° 24' 50" West, departing the south line of said Banyon Place Addition and with the west line of Lot 2, Block 1, Bank of the West Addition per the plat recorded in D211080881, PRTCT, a distance of 217.27 feet to a 5/8" iron rod with a cap stamped "RPLS 5094" set for the northwest corner of said Lot 1R, Block 10R;

THENCE North 89° 28' 40" East, with the south line of said Lot 2, Block 1, Bank of the West Addition, a distance of 104.61 feet to a 1/2" iron rod with a cap stamped "HALL ASSOC" found for the northwest corner of the Grapevine Shopping Center Addition, per the plat filed in Volume 388-127, Page 91, PRTCT;

THENCE South 0° 21' 45" West, departing the south line of said Lot 2, Block 1, Bank of the West Addition, and with the west line of said Grapevine Shopping Center Addition, a distance of 285.98 feet to a 5/8" iron rod with a cap stamped "RPLS 5094" set on the north line of West Northwest Highway for the southwest corner of said Grapevine Shopping Center Addition;

THENCE South 89° 28' 40" West, with the north line of West Northwest Highway, passing a "X" found for the southeast corner of said Lot 2R, Block 13R, at a distance of 104.86 feet, in all, a total distance of 192.85 feet to the **POINT OF BEGINNING** and containing a calculated Area of 74,433 Square Feet or 1.709 acres of land.

OWNER'S CERTIFICATE (continued)

STATE OF TEXAS §
COUNTY OF TARRANT §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, that Grapevine Express Wash, LP through its designated officer, does hereby adopt this plat of **Lot 1R1, Block 10R & Lot 2R1, Block 13R, Starr Addition**, an Addition to the City of Grapevine, Tarrant County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all city or franchised public utilities for each particular use. The maintenance of paving on the easements is the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. Any city or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all city or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

I have reviewed the city's findings concerning dedications and I do agree that the statements are true and correct.

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

Witness my hand this the _____ day of _____, 2013.

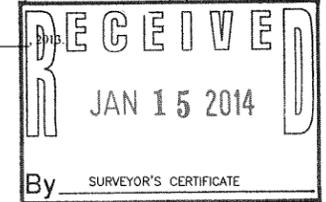
Name _____ Title _____

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned Notary Public, on this date personally appeared _____, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____

Notary Public, State of Texas



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

Per Texas Administrative Code, TBPLS RULE §663.18: Certification - Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Registered Professional Land Surveyor 5094
Firm Registration Certificate Number: 10135300
FOR REVIEW ONLY

Michael B.H. Davis
Texas R.P.L.S. Number 5094
Alpha Land Surveying, Inc.
Firm Registration Certificate Number: 10135300

PLANNING & ZONING COMMISSION

Date Approved: _____
Chairman: _____
Secretary: _____
GRAPEVINE CITY COUNCIL
Date Approved: _____
Mayor: _____
City Secretary: _____

**LOT 1R1, BLOCK 10R
and
LOT 2R1, BLOCK 13R
STARR ADDITION
being a replat of
Lot 1R, Block 10R &
Lot 2R, Block 13R,
Starr Addition
out of the
A.F. Leonard Survey
Abstract No. 946
Grapevine, Tarrant County, Texas
1.709 Acres, Zoned HC
November 25, 2013**

NOTE: THIS SURVEY DRAWING IS PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES & NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THIS ORIGINAL TRANSACTION.

Right-of-Way Dedication Area: 0 Sq. Ft.
Easement Dedication Area: 22,962 Sq. Ft.
Net Platted Area: 51,471 Sq. Ft.
Total Platted Area: 74,433 Sq. Ft.

ENGINEER
Kellie Engineering, Inc.
P. O. Box 471899
Ft. Worth, TX 76147
Ph: 817-455-1396

OWNER
Grapevine Express Wash, LP
214 W Northwest Highway
Grapevine, Texas 76051-3232
Contact: Larry Wilkinson
Phone: 817-614-8017

LAND SURVEYOR
Michael B. Davis, RPLS
Alpha Land Surveying, Inc.
9629 Elgin Lane
Keller, Texas 76262-4941
Phone: 817-614-8017
Fax: 817-379-5696

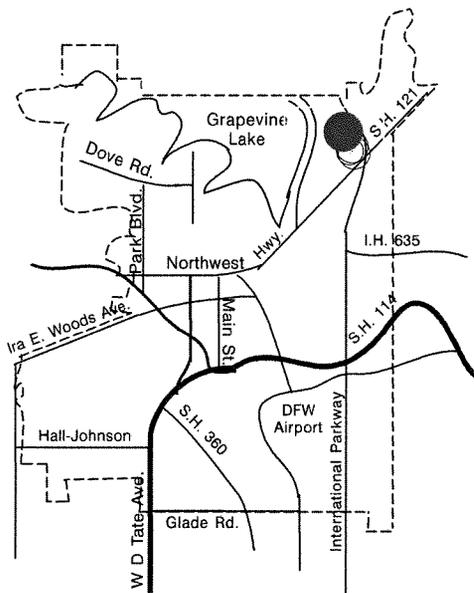
This Plat Filed as Document No. _____ Date _____

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: JANUARY 21, 2014

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU13-35, LEGOLAND
DISCOVERY CENTER



APPLICANT: Glen Griggs

PROPERTY LOCATION AND SIZE:

The subject property is located at 3000 Grapevine Mills Parkway #519 and is platted as Lot 1R3, Block 1, Grapevine Mills Addition. The site contains 136.92 acres and has approximately 2,338 feet of frontage along State Highway 26 and 1,834 feet of frontage along Grapevine Mills Parkway (F.M. 2499).

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan of CU10-25 (Ord. 2010-70), for a planned commercial center in excess of 1,000,000 square feet of gross leasable area, specifically to allow an outdoor splash pad.

To enhance the Legoland Discovery Center experience the applicant proposes an outdoor splash pad which includes, interactive water features in a pirate themed outdoor playground setting with two, 38' mechanical towers which raise and lower seated riders and fixed seating for 30 guests. The proposed use will be fenced by an eight foot masonry and wrought iron wall/fence and requires two controlled openings in the exterior wall of the mall to allow access to the splash pad.

On January 11, 2012 the Site Plan Review Committee approved modifications to the building elevations of the mall to allow for an outdoor amusement feature of a children's

dedicated driving course as part of the Legoland Discovery Center.

PRESENT ZONING AND USE:

The property is currently zoned "CC" Community Commercial District with a Planned Commercial Center in excess of 1,000,000 square feet of gross leasable space designation.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject and surrounding property were rezoned in the 1984 City Rezoning from "I-1", Light Industrial to "HCO", Hotel/Corporate Office and "PID", Planned Industrial Development. The subject property was rezoned (Z95-13) to "CC", Community Commercial on October 17, 1995. The subject property was granted a Conditional Use Permit CU95-36 for development of a planned commercial center in excess of 1,000,000 square feet of gross leasable area and conditional use pole signs. The public entryway features were approved as an addenda (ADD96-01) to CU95-36 by Resolution 96-34. Conditional Use Permit CU96-26 (Ordinance 96-79) revised the site layout, the ring road configuration and access to residential properties to the west. Conditional Use Permits CU97-05 and CU97-06 (Ordinance 97-09, 97-11) allowed alcoholic beverage sales (Sega Gameworks) and amended the site layout. Special Use Permit SU97-04 (Ordinance 97-10) allowed skill-oriented games in excess of eight (8) machines and two (2) billiard tables. CU97-13 (Ordinance 97-28) allowed for alcoholic beverage sales in conjunction with a restaurant (The American Wilderness Experience). CU97-18 (Ordinance 97-40) also allowed for alcoholic beverage sales in conjunction with a restaurant (Rainforest Cafe). CU97-29 (Ordinance 97-55) was approved by Council at the June 3, 1997 joint public hearing which allowed for signage for the entire Grapevine Mills Mall project including the outparcel areas. CU97-29 was later modified at the July 1, 1997 joint public hearing to provide for an 80 foot entertainment globe (Ordinance 97-61). CU97-25 (Ordinance 97-57) was approved at the June 17, 1997 joint public hearing and allowed for alcoholic beverage sales in conjunction with a restaurant (Tres Hombres) located in the outparcel area. CU97-36 (Ordinance 97-72) amended the site layout for the development of a retail use in the outparcel area (Michael's). CU97-42 (Ordinance 97-92) was approved at the August 19, 1997 joint public hearing and allowed the development of a retail tire store (Discount Tire) in the outparcel area.

At the November 18, 1997 joint public hearing, a 38.255 acre Phase 2 development was incorporated into the overall Grapevine Mills Planned Commercial Center located to the southeast of the Mall proper across State Highway 26 and bordered also by the southbound service road of State Highway No. 121 and Bass Pro Drive (Bethel Road). Z97-22 (Ordinance 97-125) rezoned 11.825 acres from "PCD" Planned Commerce Development District and 26.43 acres from "HCO" Hotel/Corporate Office District to "CC" Community Commercial District for the development of Bass Pro Shops Outdoor World and Embassy Suites Hotel. CU97-60 (Ordinance 97-126) and CU97-61 (Ordinance 97-127) incorporated Bass Pro Shops Outdoor World and Embassy Suites Hotel into the

Grapevine Mills Planned Commercial Center and also allowed for on-premise consumption of alcoholic beverages and seven 40 foot pole signs. The November 18, 1997 joint public hearing also established CU97-62 (Ordinance 97-128) Rooms To Go, a 39,870 square foot retail furniture store; CU97-63 (Ordinance 97-129) Chick-Fil-A, a 3,822 square foot restaurant; and CU97-64 (Ordinance 97-130) which allowed for off-premise consumption of alcoholic beverages (wine only) for a lease space within the Mall proper. CU97-68 (Ordinance 97-147) was approved at the December 16, 1997 joint public hearing which allowed the development of a 3,855 square foot health care facility (Primacare) in the Phase 1, outparcel area. CU97-75 (Ord. 98-10) was approved at the January 20, 1998 joint public hearing which amended the signage plan for wall signage associated with outparcel tenants. CU97-76 (Ord. 98-11) was also approved at the January 20, 1998 joint public hearing which approved a 10,095 square foot restaurant (Cozymel's) in the Phase 1, outparcel area. CU98-03 (Ordinance 98-17) was approved at the February 3, 1998 joint public hearing, which approved an amended floor plan for Dick Clark's American Bandstand restaurant. CU98-07 (Ord. 98-40) allowed for on-premise consumption of alcoholic beverages in conjunction with a restaurant (Corner Bakery). CU98-21 (Ord. 98-74) was approved at the June 16, 1998 joint public hearing which amended the floor plan for American Wilderness. Also approved with this request was a request by the Mills Corporation to extend to January 15, 1999 the temporary parking areas at Anchor Pads A and B. At the September 15, 1998 joint public hearing CU98-47 (Ord. 98-116) was approved amending the floor plan for Cozymel's in the outparcel area of the Grapevine Mills Mall. CU98-48 (Ord. 98-117) was approved at the same public hearing and established MJ's Chop House/Mason Jar—a dual concept restaurant with alcohol beverage sales in the outparcel area. Also, CU98-49 (Ord. 98-118) was approved at the September 15, 1998 joint public hearing which allowed for canopy extensions over the main entrance and ticket window areas of the AMC Theater complex at Grapevine Mills. CU98-57 (Ord. 98-130) was approved at the October 20, 1998 which allowed for the development of a Black-Eyed Pea restaurant with alcohol beverage sales in the Phase 1, outparcel area. At the November 17, 1998 joint public hearing Council approved CU98-59 (Ord. 98-135) allowing alcoholic beverage sales throughout the premises for "special events" at Sega Gameworks. CU98-63 (Ord. 98-151) was approved at the December 15, 1998 joint public hearing which allowed for a 6-story, 121-room hotel (AmeriSuites) in the outparcel area. CU98-79 (Ord. 99-17) was approved at the February 2, 1999 joint public hearing which allowed a revision to the floor plan for Sega Gameworks. At the March 23, 1999 joint public hearing, Council approved CU99-12 (Ord. 99-16) which allowed for a revision to Anchor "G" specifically a reduction in square footage from 35,790 square feet to 26,500 square feet for Iguana Ameramex. Council approved at the April 20, 1999 joint public hearing CU99-17 (Ord. 99-61) for a restaurant in the mall proper (Jekyll and Hyde) with on-premise alcoholic beverage sales (beer, wine, and mixed drinks). CU99-27 (Ord. 99-83) was approved at the May 18, 1999 joint public hearing which allowed for the construction of a partial stone wall with trellis along the rear elevation for Cozymel's. At the July 20, 1999 joint public hearing, Council approved CU99-41 (Ord. 99-109) for a 7,189 square foot restaurant (Bennigan's) with on-premise consumption of alcoholic beverages (beer, wine, and mixed drinks) in the Phase 1, outparcel area. Council considered and approved at the November 16, 1999 joint public hearing CU99-60 (Ord. 99-163) for a mall

expansion for Anchor "A," CU99-61 (Ord. 99-164) an amendment to the parking layout for Rooms-To-Go, and CU99-63 (Ord. 99-165) a restaurant with on-premise alcohol beverage sales (Trail Dust) in the outparcel area. CU99-71 (Ord. 99-178) was approved by Council at the December 7, 1999 joint public hearing and allowed for the development of a 4-story, 105-room hotel (Hawthorn Suites), in the Phase 1 outparcel area of the Grapevine Mills Mall. Conditional Use Request CU00-16 (Ord. 00-43) was approved at the April 18, 2000 joint public hearing which allowed for changes the exterior elevations of Anchor "A." Special Use Request SU00-07 was approved at the June 20, 2000 joint public hearing allowing for 30 redemption/coin-operated games at the main (Texas) entrance of the Grapevine Mills Mall. Conditional Use Request CU00-21 (Ord. 00-83) was approved August 15, 2000 and allowed for a 114-room four story hotel immediately north of the AmeriSuites Hotel. Conditional Use Requests CU00-67 and CU00-68 were approved at the December 19, 2000 meeting and allowed for the development of a restaurant with a drive-thru window (Steak-n-Shake) and a business services/reproduction facility (Kinko's) in the outparcel area of the Grapevine Mills Mall. Conditional Use Request CU01-38 was approved by Council on July 17, 2001 and allowed for a 32,786 square foot expansion to the mall proper at what was known as the "Texas" entrance, for a Neiman Marcus retail concept known as "Last Call." Conditional Use Request CU01-51 and Special Use Request SU01-07 was approved by Council at their October 16, 2001 meeting which allowed for a restaurant (Chuck-E-Cheese) with video games in excess of eight machines in the outparcel area of the Grapevine Mills Mall. A subsequent minor revision to the site plan for Neiman Marcus relative to the location of a power generator and landscape island was approved by the Site Plan Review Committee at their September 26, 2001 meeting. Conditional Use Request CU02-17 was approved by Council at their May 21, 2002 meeting and allowed for a 20-foot pole sign for Rainforest Café immediately south of Neiman Marcus "Last Call." Conditional Use Request CU02-16 was approved at the June 18, 2002 for and expansion of the mall proper to allow for the development of an indoor and outdoor skating park (ESPN Skate Zone). At that same meeting, Conditional Use Request CU02-21 was approved which allowed for an expansion of the alcohol consumption area to include the entire floor area within Sega Gameworks. Conditional Use Request CU02-43 was approved at the October 15, 2002 meeting and allowed for a restaurant (Blue Goose) which modified the floor plan associated with the former Black-Eyed-Pea restaurant. Conditional Use Request CU03-14 was approved by Council at the May 20, 2003 meeting which approved modifications for the site plan associated with the Springhill Suites hotel in the outparcel area. Council approved Conditional Use Request CU03-19 at the July 15, 2003 meeting which allowed the development of a tunnel-based aquarium with the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed drinks) in conjunction with a restaurant in the outparcel area of the Grapevine Mills Mall. At the December 16, 2003 meeting Council approved Conditional Use Request CU03-43 and Special Use Request SU03-06 to allow the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant/dance club called Midnight Rodeo/Hondo's Grill and to allow the use of three pool tables. The concept was to be located in the spaces previously occupied by "Just for Feet" and comprised some 20,130 square feet; the request never moved beyond the initial planning stages. Council also

approved Conditional Use Request CU03-47 at the December 16, 2003 meeting which allowed for a restaurant (Ritzzy's) in the outparcel area of the Grapevine Mills mall. Conditional Use Request CU05-01 was considered and approved at the January 26, 2005 Site Plan Review Committee meeting which allowed minor modifications to the exterior and interior. Conditional Use Request CU05-08 was considered and approved at the March 15, 2005 meeting which allowed for on-premise alcohol beverage sales at the Chuck-E-Cheese restaurant in the outparcel area. At the same March 15, 2005 meeting Council also approved Conditional Use Request CU05-09 to allow an approximate 8,000 square foot expansion (Children's World) near the "Tornado" entrance to the mall. At the July 25, 2006 meeting of the Site Plan Review Committee, CU06-33 was approved to allow for the addition of 1,000 square feet of office space. At the November 7, 2006 meeting CU06-42 (Ord. 2006- 79) was approved for a car wash service, Pronto Wash, adjacent to Neiman Marcus Last Call. At the November 21, 2006 meeting CU06-52 (Ord. 06-83) was approved for a 26,325 square foot retail structure located between Rooms To Go and Chuck E. Cheese in the outparcel area. At the October 21, 2008 meeting CU08-25 (Ord. 08-57) was approved for a restaurant (Daan Sushi) with alcoholic beverage sales between Rooms To Go and Chuck E. Cheese in the outparcel area. At the September 15, 2009 meeting CU09-24 (Ord. 2009-39) was approved for outside dining and outdoor speakers for live music performances in conjunction with an existing restaurant(Love and War in Texas). Council approved at the November 17, 2009 meeting a conditional use permit (CU09-37) to allow for changes to the floor plan and building elevations, as well as adding outdoor dining, in converting the former Bennigan's restaurant to a new Applebee's restaurant. At the August 17, 2010 meeting Council approved CU10-14 (Ord. 10-42) for the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) and outside dining in conjunction with a restaurant/movie theatre (AMC Theatre). Council approved conditional use permit CU10-25 (Ord.10-70) at their December 21, 2010 meeting for a new signage package for Sea Life/Legoland at the Grapevine Mills Mall. At the January 18, 2011 meeting Council approved CU10-32 (Ord. 11-03) for revisions to the previously approved floor plan and elevations for the new Applebee's restaurant. Also at the January 18, 2011 meeting Council approved CU10-25A (Ord. 11-02) which allowed for a monument style sign with a decorative trellis and landscaping located at the northeast corner of Grapevine Mills Boulevard South and State Highway 26. On October 6, 2010 the Site Plan Review Committee approved CU10-26, an exterior elevation revision to Ross/VF. Council approved conditional use permit CU11-08 (Ord.2011-21) for a wine tasting room with on and off-premise alcoholic beverage sales. On January 11, 2012 the Site Plan Review Committee approved CU11-36 for a junior driving ride for Legoland. On December 5, 2012 the Site Plan Review Committee approved CU12-46 for exterior elevation revisions to Saks. At the August 20, 2013 meeting Council approved CU13-19 (Ord. 13-39) for revisions to the floor plan for the Chili's Too restaurant.

The H/A Grapevine Joint Venture property to the north and northwest of Anderson-Gibson Road was rezoned in 1985 as a part of the "Terra Tract" to "R-MF-1", Multifamily District, "R-MF-2", Multifamily District, "HCO", Hotel/Corporate Office, "LI", Light Industrial, "CC", Community Commercial and "PID", Planned Industrial Development. The property never

developed. The same property was recently rezoned (Z95-06); the actual zoning designations changed very little, but the deed restrictions and the letter of agreements changed a great deal. At the August 4, 1999 meeting CU99-28 (Ord. 99-112) was approved for the Cross Creek Apartments. Council approved at the meeting on February 21, 2006 zoning change request Z06-02 (Ord. 06-11) for a recently completed 39-unit townhome development. At the November 18, 2008 meeting CU08-31 (Ord. 2008-65), PD08-04 (Ord. 2008-66) and Z08-10 (Ord. 2008-164) were approved for the Wagon Wheel Apartments on the site of the Cross Creek Ranch. At the November 3, 2009 meeting SU09-06 (Ord. 2009-48) was approved with conditions for the Chesapeake Energy site. On June 2, 2010 the Site Plan Review Committee approved SU10-03 which proposed adding eight more wells for a total of ten to the Chesapeake Energy site. On March 23, 2011 the Site Plan Review Committee approved SU11-01 which proposed enlarging the site for the addition water separation/storage tanks and relocating the masonry screening fence to the Chesapeake Energy site. On June 6, 2012 the Site Plan Review Committee approved SU11-02 which allowed the fresh water pond to remain in place for a period of one year, to expire on June 6, 2013 to the Chesapeake Energy site. On April 24, 2013 the Site Plan Review Committee approved an extension to SU11-02 which allowed the fresh water pond to remain in place for an additional year, to expire on June 6, 2014 to the Chesapeake Energy site. City Council approved zone change request Z12-02 (Ord. 2012-19) from "R-MF-2" Multifamily District to "R-MF" Multifamily District and conditional use permit CU12-13 (Ord.2012-20) for a multifamily development at their May 15, 2012 located south of the 39-unit townhome development. At the October 15, 2013 meeting Council approved CU13-20 (Ord. 13-48) for an outdoor commercial amusement west of the mall.

Approximately 98 acres located to the east and the north (Billingsley tracts) were recently rezoned at the October 21, 1997 joint public hearing (Z97-15 and Z97-16, Ordinance 97-117 and 97-118 respectively) from "HCO" Hotel/Corporate Office District, "PID" Planned Industrial Development District, and "R-20" Single Family Residential to "CC" Community Commercial District and "BP" Business Park District (approximately 20 acres). City Council approved zone change request Z09-05 (Ord.2009-38), approximately 16.06 acres from "CC" Community Commercial District to "MXU" Mixed Use District at their September 15, 2009 meeting for a multi-phase apartment project and a multi-tenant retail/office structure.

SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: "HCO," Hotel/Corporate Office - Chesapeake drilling operation, "R-MF-2," Multifamily - Cross Creek and Terrawood Apartments
- SOUTH: "HCO," Hotel/Corporate Office - Hilton Hotel and Austin Ranch
- EAST: "CC," Community Commercial - Grapevine Vineyards Shopping Center (retail/restaurants), Fellowship Church (east side of S.H. 121 North)
- WEST: CC" Community Commercial - vacant property, "R-5.0" Linkside

Townhomes, "R-MF" Multifamily District – Enclave of Grapevine
(under construction)

AIRPORT IMPACT:

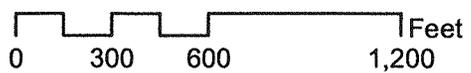
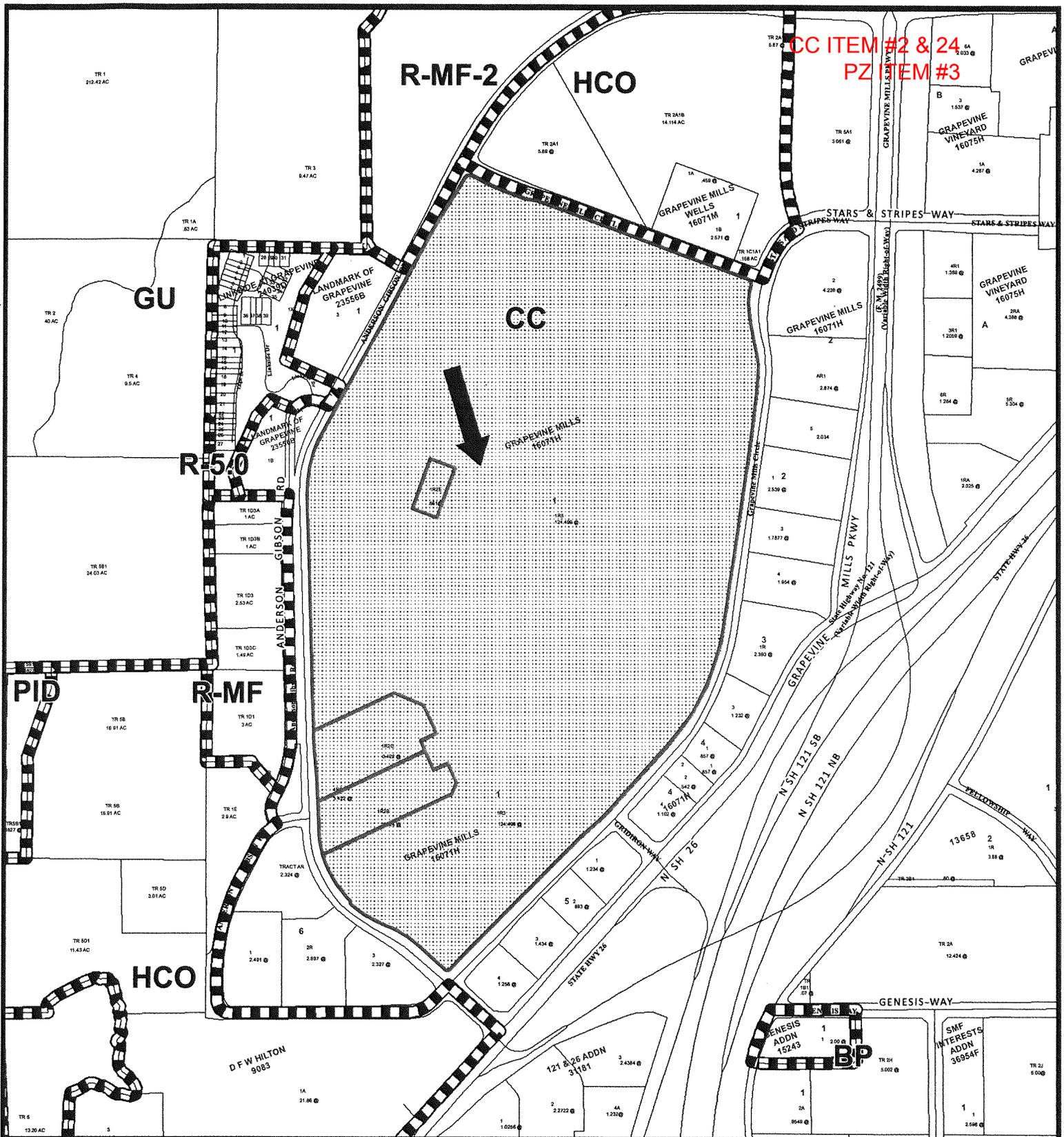
The subject tract is located within "Zone B" Middle Zone of Effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" map. In Zone B, the following uses may be considered only if sound treatment is included in building design: multi family apartments, motels, office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

MASTER PLAN APPLICATION:

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

/at

CC ITEM #2 & 24
PZ ITEM #3



CU13-35 Legoland Discovery Center



CITY OF GRAPEVINE

CONDITIONAL USE APPLICATION

Form "A"

PART 1. APPLICANT INFORMATION

Applicant Name: LEGLANO Discovery Centre Dallas LLC

Applicant Address: 3000 Grapevine Mills Pkwy Ste 319

City/State/Zip: Grapevine TX 76051

Phone No. 817-285-7800 Genn Fax No. —
GRIGGS

Email Address ggriggs@griggs-group.com Mobile Phone 214-208-6955

Applicant's interest in subject property Tenant

PART 2. PROPERTY INFORMATION

Street Address of subject property 3000 GRAPEVINE MILLS PKWY GRAPEVINE TX **#519**

Legal Description: Lot 1R3 Block 1 Addition GRAPEVINE MILLS ADDITION

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

Size of subject property: acres .661 square footage 28,800

Present zoning classification CC

Proposed use of property "SPLASH PAD"

Zoning ordinance provision requiring a conditional use SEC 25, C, 14 "OUTDOOR COMMERCIAL AMUSEMENT"

PART 3. PROPERTY OWNER INFORMATION

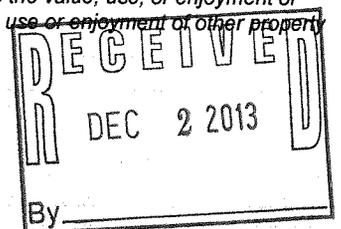
Property Owner Grapevine Mills LP

Prop Owner Address 3000 Grapevine Mills Cir

City/State/Zip Grapevine, TX 76051

Phone No. _____ Fax No. _____

- 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

IAN SCOLLER
Print Applicant's Name

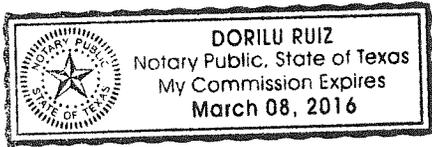
Iain Scouler
Applicant's Signature

The State of Texas

County of Tarrant

Before me (notary) Dorilu Ruiz on this day personally appeared (applicant) Iain Scouler 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 2 day of December, A.D. 2013



Dorilu Ruiz
Notary In and For State of Texas

Joseph C Szymaszek
Print Property Owner's Name

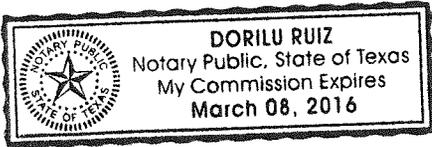
Joseph C Szymaszek
Property Owner's Signature

The State of Texas

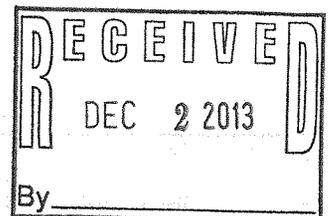
County of Tarrant

Before me (notary) Dorilu Ruiz on this day personally appeared (applicant) Joseph Szymaszek 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 2 day of December, A.D. 2013



Dorilu Ruiz
Notary In and For State of Texas



ACKNOWLEDGEMENT

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

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

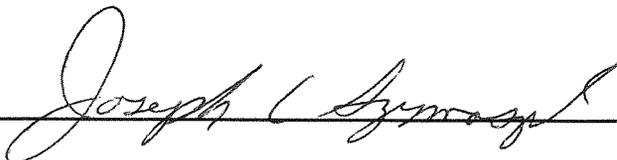
Any changes to a site plan (no matter how minor or major) approved with a conditional use or a special use permit can only be approved by city council through the public hearing process.

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

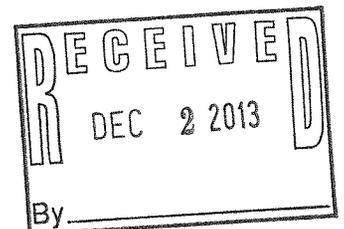
I have read and understand all of the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.

Signature of Applicant 

Date: 12/2/13

Signature of Owner 

Date: 12-2-2013



ORDINANCE NO. _____

CU13-35
LEGOLAND
DISCOVERY CENTER

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 CU13-35 AMENDING THE SITE PLAN APPROVED BY ORDINANCE NO. 2010-70 TO ALLOW AN OUTDOOR SPLASH PAD IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT REGULATIONS ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS; 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 & 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 CU13-35 to amend the site plan approved by Ordinance No. 2010-70, as amended, for a planned commercial center in excess of 1,000,000 square feet of gross leasable space, specifically to allow an outdoor splash pad (Legoland Discovery Center) in a district zoned "CC" Community Commercial District Regulations within the following described property: Lot 1R3, Block 1, Grapevine Mills Addition, Phase 1 (3000 Grapevine Mills Parkway #519) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of January, 2014.

APPROVED:

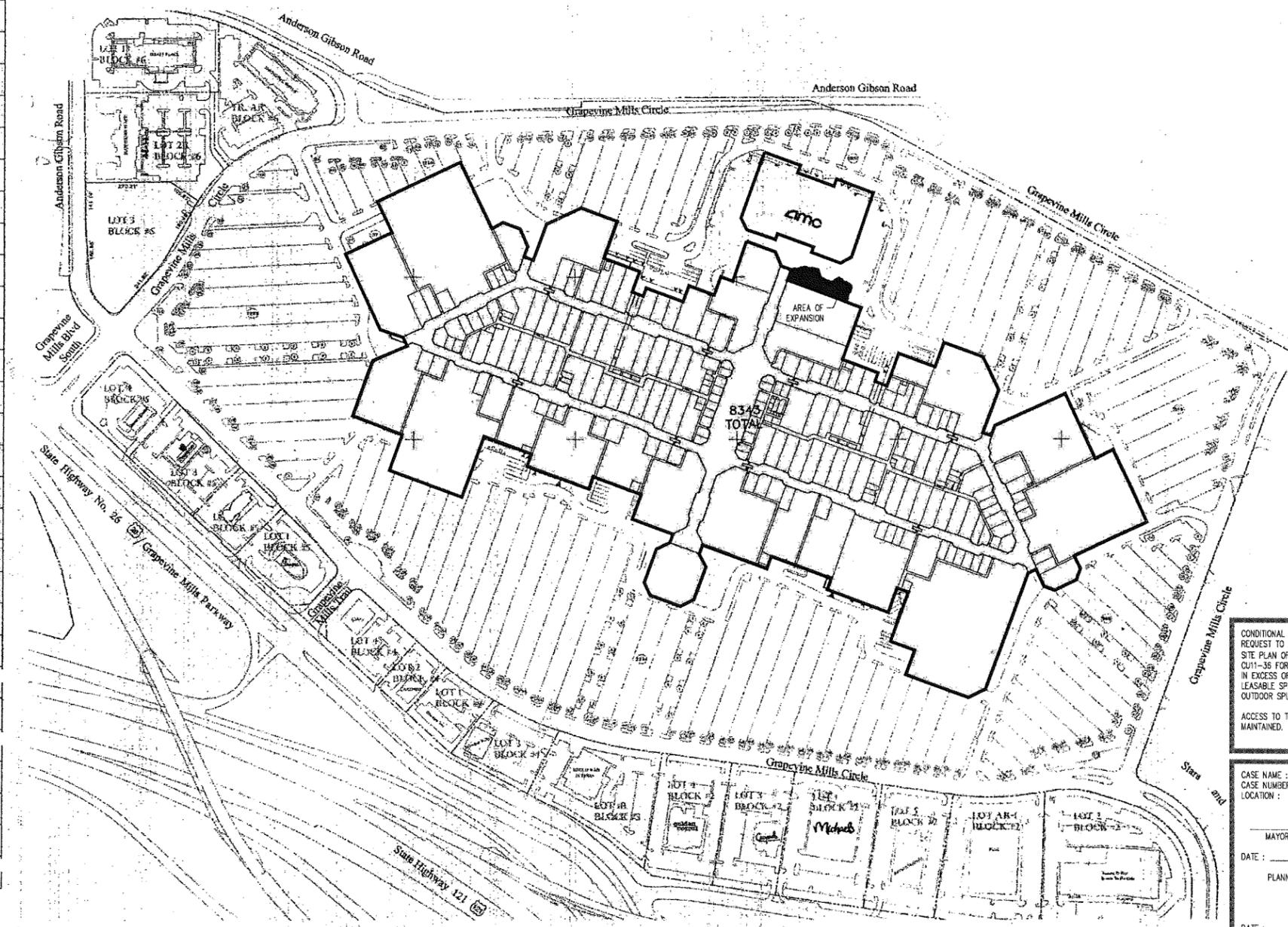
ATTEST:

APPROVED AS TO FORM:

ZONING CASE HISTORY

CU95-36 (ORD NUMBER 9608) ESTABLISH A PLANNED COMMERCIAL CENTER OVER 1,000,000 SQUARE FEET OF GROSS LEASABLE AREA
ADDENDUM 96-01 (PRESOLUTION NUMBER 95-34) APPROVAL OF (8) PUBLIC ENTRYWAY ELEVATIONS FOR GRAPEVINE MILLS MALL
ADDENDUM 95-26 (ORD. NUMBER 96-79) AMEND THE SITE LAYOUT
CU97-05 (ORD NUMBER 97-09) CONDITIONAL USE REQUEST (SEGA GAMEWORKS) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES
SU97-09 (ORD NUMBER 97-10) SPECIAL USE REQUEST SKILL ORIENTED GAMES IN EXCESS OF EIGHT MACHINES AND TWO BILLIARD TABLES
ADDENDUM 97-06 (ORD NUMBER 97-11) AMEND THE SITE LAYOUT (AMC THEATER)
CU97-13 (ORD NUMBER 97-25) CONDITIONAL USE REQUEST (THE AMERICAN WILDERNESS EXPERIENCE) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES
CU97-18 (ORD NUMBER 97-40) CONDITIONAL USE REQUEST (RAINFORREST CAFE) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES
CU97-25 (ORD NUMBER 97-25) CONDITIONAL USE REQUEST (TRES HOMBRÉS) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES
CU97-29 (ORD NUMBER 97-56) CONDITIONAL USE REQUEST FOR MALL SIGNAGE AND AN 80 FOOT ENTERTAINMENT GLOBE (ORD NUMBER 97-61)
CU97-36 (ORD NUMBER 97-72) AMEND THE SITE LAYOUT (MICHAEL'S)
CU97-39 (ORD NUMBER 97-99) CONDITIONAL USE REQUEST TO AMEND THE LANDSCAPING PLAN AND PROVIDE THREE 50 FOOT, AND TWO 40 FOOT OUTPARCEL SIGNS
CU97-40 (ORD NUMBER 97-90) CONDITIONAL USE REQUEST (CHIL'S TOO) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES
CU97-41 (ORD NUMBER 97-91) CONDITIONAL USE REQUEST (DICK CLARK RESTAURANTS) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES
CU 97-42 (ORD. NUMBER 97-92) AMEND THE SITE LAYOUT (DISCOUNT TIRE)
CU 97-82 (ORD. NUMBER 97-128) CONDITIONAL USE REQUEST (GO TO ROOMS) TO AMEND THE SITE LAYOUT (PHASE 1)
CU 97-83 (ORD. NUMBER 97-129) CONDITIONAL USE REQUEST (CHICK-FIL-A) TO AMEND THE SITE LAYOUT (PHASE 1)
CU97-84 (ORD NUMBER 97-130) CONDITIONAL USE REQUEST (BAXTERS AFICHONADO COLLECTIONS) FOR OFF PREMISES CONSUMPTION OF ALCOHOLIC BEVERAGE (WINE ONLY, PHASE 1)
CU 97-65 (ORD. NUMBER 97-147) CONDITIONAL USE REQUEST (PRIMACARE) TO AMEND THE SITE LAYOUT (PHASE 1)
CU 97-75 (ORD. NUMBER 96-10) AMEND THE WALL SIGNAGE PLAN FOR OUT-PARCEL TENANT WALL SIGNS (PHASE 1)
CU 97-76 (ORD. NUMBER 96-11) CONDITIONAL USE REQUEST (COZYMEL'S) TO AMEND THE SITE LAYOUT (PHASE 1)
CU 97-77 (ORD. NUMBER 96-12) AMEND THE FLOOR PLAN FOR ALCOHOL BEVERAGE SALES AT SEGA GAMEWORKS (PHASE 1)
CU 98-03 (ORD. NUMBER 96-12) AMEND THE FLOOR PLAN FOR ALCOHOL BEVERAGE SALES AT DICK CLARK'S RESTAURANTS (PHASE 1)
CU 98-07 (ORD. NUMBER 96-40) AMEND THE FLOOR PLAN FOR ALCOHOL BEVERAGE SALES AT CORNER BAKERY R-1 (PHASE 1)
CU 98-03 (ORD. NUMBER 96-12) AMEND THE FLOOR PLAN FOR ALCOHOL BEVERAGE SALES AT AMERICAN WILDERNESS (PHASE 1)
CU 98-47 (ORD. NUMBER 96-118) AMEND THE FLOOR PLAN AT COZYMEL'S (PHASE 1)
CU98-48 (ORD NUMBER 97-90) CONDITIONAL USE REQUEST (MASON JAR/MJ'S CHOP HOUSE) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1)
CU98-48 (ORD NUMBER 97-90) AMEND THE SITE LAYOUT PLAN (AMC THEATER) TO INCLUDE A CANOPY ADJACENT TO THE EXISTING TICKET BOOTHS (PHASE 1)
CU98-57 (ORD NUMBER 96-130) CONDITIONAL USE REQUEST (BLACK-EYED PEA) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1)
CU98-59 (ORD NUMBER 96-135) CONDITIONAL USE REQUEST (SEGA GAMEWORKS) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1)
CU 98-79 (ORD. NUMBER 99-17) CONDITIONAL USE REQUEST (AMERISUITES) FOR A 125 ROOM 8 STORY HOTEL
CU98-78 (ORD NUMBER 99-15) CONDITIONAL USE REQUEST (AMERICAN WILDERNESS) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1)
CU 98-79 (ORD. NUMBER 99-17) CONDITIONAL USE REQUEST (SEGA GAMEWORKS) FOR THE INSTALLATION OF SALE COUNTER, GAME SOFTWARE SALES DISPLAY AND ONE PAIR OF ADDITIONAL DOORS
CU 98-79 (ORD. NUMBER 99-17) CONDITIONAL USE REQUEST (IQUANA AMERAMEX) TO AMEND THE SITE LAYOUT
CU99-17 (ORD NUMBER 99-51) CONDITIONAL USE REQUEST (JEKYLL AND HYDE) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1)
CU 98-79 (ORD. NUMBER 99-17) CONDITIONAL USE REQUEST (COZYMEL'S) TO AMEND THE SITE LAYOUT
CU99-41 (ORD NUMBER 99-1) CONDITIONAL USE REQUEST (BENNINGAN'S) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1)
CU09-37 (ORD NUMBER 2009-51) CONDITIONAL USE REQUEST (APPLEBEE'S) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1)
CU10-32 (ORD NUMBER 10) CONDITIONAL USE REQUEST (APPLEBEE'S) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1)

LOT NUMBER	LOT SIZE	BUILDING COVERAGE	DENSITY	BUILDING HEIGHT	Site Data		TOTAL BUILDING AND PAVED AREA	PARKING REQUIRED	PARKING PROVIDED
					PAVED AREA	OPEN SPACE			
APPLEBEE'S, LOT 3, BLOCK 5	62,485 SF	7,189 SF	11.51%	22' - 8"	39,870 SF	15,405 SF (24.65%)	47,060 SF	79	101
CARENOW, LOT 2, BLOCK 4	23,598 SF	3,855 SF	18.30%	25' - 0"	13,014 SF	6,729 SF (28.50%)	18,889 SF	25	25
CHICK-FIL-A, LOT 1, BLOCK 5	53,768 SF	3,822 SF	7.11%	25' - 0"	31,337 SF	18,810 SF (34.80%)	35,159 SF	37	47
CHIPOTLE MEXICAN GRILL, LOT 2, BLOCK 5	38,898 SF	3,457 SF	8.89%	24' - 0"	21,977 SF	13,144 SF (33.8%)	25,754 SF	29	42
CHUCK E. CHEESE, LOT 5, BLOCK 2	88,581 SF	6,600 SF	13.51%	20' - 2"	62,274 SF	14,358 SF (16.21%)	74,223 SF	146	147
COZYMEL'S, LOT 3, BLOCK 3	77,755 SF	8,429 SF	12.10%	30' - 0"	49,481 SF	19,045 SF (24.50%)	58,690 SF	126	126
DISCOUNT TIRE, LOT 1, BLOCK 4	37,346 SF	7,700 SF	20.62%	50' - 0"	20,170 SF	9,478 SF (25.40%)	27,570 SF	19	27
GOLDEN CORRAL, LOT 4, BLOCK 2	85,135 SF	10,345 SF	12.15%	77' - 0"	58,413 SF	15,275 SF (17.9%)	69,858 SF	126	147
GRAPEVINE MILLS MALL, LTR, BLOCK B1	5,964,147 SF	1,868,952 SF					5,363,842 SF	7,489	8,467
HAWTHORN PLACE, LOT 2, BLOCK 6	119,335 SF	14,604 SF	14.01%	69' - 8"	45,101 SF	46,772 SF (39.19%)	68,063 SF	128	128
HYATT PLACE, LOT 1, BLOCK 6	108,488 SF	5,909 SF	11.01%	21' - 11"	58,322 SF	36,615 SF (33.8%)	71,873 SF	126	130
KINKO'S, LOT 4, BLOCK 4	47,899 SF	3,880 SF	7.08%	64' - 1"	20,522 SF	25,571 SF (53.38%)	27,122 SF	42	38
LOVE & WAR LOT 1, BLOCK 3	70,047 SF	7,038 SF	10.04%		49,238 SF	13,775 SF (19.70%)	56,272 SF	96	111
MICHAELS, LOT 1, BLOCK 2	110,581 SF	28,742 SF	24.18%		56,104 SF	17,795 SF (16.00%)	92,546 SF	139	139
ROOMS TO GO, LOT 2, BLOCK 2	184,171 SF	39,880 SF	21.85%	25' - 8"	90,000	54,301 SF (29.50%)	128,870 SF	205	228
SALTWATER WILLY'S, LOT 3, BLOCK 4	53,676 SF	5,903 SF	11.01%	21' - 11"	33,071 SF	12,054 SF (22.50%)	38,980 SF	66	88
SPRINGHILL SUITES, LOT 3, BLOCK 6	101,244 SF	22,962 SF	19.24%		51,287 SF	33,085 SF (32.68%)	68,159 SF	114	114
STEAK-N-SHAKE, LOT 4, BLOCK 5	54,791 SF	16,872 SF	16.66%		33,827 SF	17,084 SF (31.18%)	37,707 SF	45	54
TOTAL	7,283,944 SF				734,008 SF	369,236 SF (27.98%)	943,795 SF	1548	1692



- ### PLAN NOTES
- ALL REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
 - REQUIRED PARKING FOR DISABLED PERSONS IS UNCHANGED BY THIS PROJECT. EXISTING PARKING IS ADEQUATE.
 - DUMPSTERS ARE IN THE EXISTING LOADING AREA, ADJACENT TO THE PROJECT.
 - INTERNAL TRAFFIC CIRCULATION IS NOT CHANGED BY THIS PROJECT.
 - ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH THIS NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
 - ANY NEW WATER SERVICE REQUIRED FOR THIS PROJECT SHALL MEET THE CITY OF GRAPEVINE STANDARDS.

CC ITEM #2 & 24
PZ ITEM #3

architecture
design
management

1520 Norwood Drive
Suite 200
Houston, Texas 77054
Tel: 817.285.7800 Fax: 817.285.7801
www.gpgrp.com



LEGO
LEGOLAND
DISCOVERY CENTER

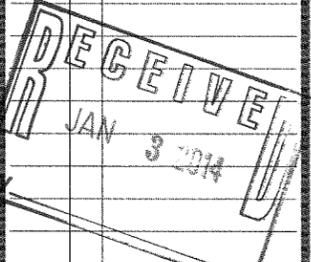
EXTERIOR
SPLASH ZONE
EXPANSION

3000 GRAPEVINE MILLS PARKWAY
GRAPEVINE, TEXAS 76051
G21 PROJECT NUMBER - 13016

CONDITIONAL USE PERMIT SUBMITTAL

DECEMBER 30, 2013

DATE (YY/MM/DD)	REVISION DESCRIPTION
13/12/30	CONDITIONAL USE PERMIT SUBMITTAL



CONDITIONAL USE REQUEST CU13-35 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU10-25 (ORD. 2010-70) SPRING CU11-36 FOR A PLANNED COMMERCIAL CENTER IN EXCESS OF 1,000,000 SQUARE FEET OF GROSS LEASABLE SPACE, SPECIFICALLY TO ALLOW AN OUTDOOR SPLASH PAD.

ACCESS TO THE CURRENT METER WILL BE MAINTAINED.

ELECTRONIC PLOT DATE STAMP
Thursday, January 02, 2014 11:24:53 AM

ELECTRONIC FILENAME STAMP
LSG_S01-10.dwg

PLAN NORTH

PLAN SCALE
1" = 50'-0"
AS NOTED

PLAN TITLE
MASTER SITE PLAN

DATE: _____

PLANNING AND ZONING COMMISSION

DATE: _____

CHAIRMAN

SHEET : 01 OF 03

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

DEPARTMENT OF DEVELOPMENT SERVICES

PLAN NORTH

01 MASTER SITE PLAN

SCALE : 1" = 500'-0"

MASTER SITE PLAN

GRAPEVINE MILLS MALL OVERALL

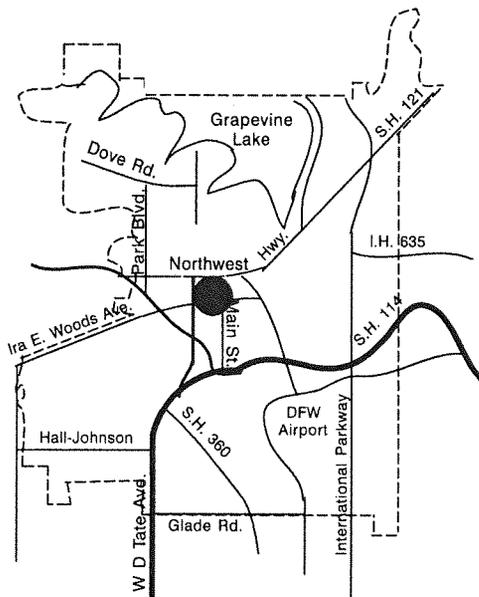
01 OF 03

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

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

MEETING DATE: JANUARY 21, 2014

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU13-36 FARINA'S WINERY



APPLICANT: Gary Farina

PROPERTY LOCATION AND SIZE:

The subject property is located at 418 & 420 South Main Street and platted as Lots 10 & 11, Block 3, City of Grapevine. The property contains approximately 0.154 acre and has approximately 71 feet of frontage along South Main Street and Barton Street.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to allow for the possession, storage, retail sales and on- and off-premise consumption of alcoholic beverages (beer and wine only) and outside dining in conjunction with a restaurant.

Conditional Use Permit CU05-50 was approved on August 16, 2005 by City Council for a wine tasting room on the subject site. On March 15, 2011 City Council approved a conditional use permit for an expansion to the wine tasting room to include an outdoor seating area to the rear (west) of the existing site.

With this request the applicant proposes to change the use on the subject site from a wine tasting room to a restaurant with outside dining and alcoholic beverage sales (beer and wine only) for on- and off-premise consumption. The total square footage for the subject site is 6,888 square feet. The total seating including indoor and outside seating is for 117

patrons. The applicant is aware that if approved, a minimum of fifty percent of all retail sales on premises must be comprised of food sales.

The applicant has applied for a Wine and Beer Retailer's Permit (BG Permit) from the Texas Alcoholic Beverage Commission. The BG Permit allows for both on- and off-premise consumption of beer and wine and relative to the City of Grapevine, requires the holder of a BG permit that operates within a restaurant to meet the regulations that are currently in place for on-premise alcoholic beverage consumption. The City Council on December 17, 2013 approved AM13-16 (Ord. 2013-56) which makes the BG permit accessible to existing and future restaurant operators through the conditional use process.

On February 23, 2011 the Grapevine Historic Preservation Commission approved a Certificate of Appropriateness (CA11-12) at 418 and 420 South Main Street for an outdoor wine tasting area. The approval included outdoor seating, a patio cover, a combination brick and wood with wrought iron fence, a stone fireplace, brick pavers, and a fountain as shown on the site plan.

PRESENT ZONING AND USE:

The property is zoned "CBD" Central Business District and is currently used as a retail shop and wine tasting room.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and surrounding areas were rezoned in the 1984 City Rezoning from "C-2" Community Business District to "CBD" Central Business District. The subject property is also located within a Historic Overlay District (HL92-03). At the August 16, 2005 meeting hearing conditional use request CU05-50 (Ord.05-66) for a wine tasting room was approved on the subject property. At the October 17, 2006 meeting an extension of one year, to end on August 16, 2007, was granted to the wine tasting room. At the May 15, 2007 meeting Conditional Use Request CU07-03 (Ord.07-23) was approved to allow for an expanded wine tasting room within 418 and 420 South Main Street. On property to the north Planned Development Overlay PD09-02 (Ord. 2009-09) was approved at the March 24, 2009 meeting which allowed a residence on the second floor of an existing structure. On property to the east Conditional Use Request CU11-02 (Ord.11-08) was approved at the February 15, 2011 meeting which established a bakery within an existing structure. Conditional Use Request CU11-04 (Ord. 2011-14) was approved at the March 15, 2011 meeting to expand the wine tasting room to include an outdoor wine tasting area.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "CBD" Central Business District—various retail businesses

SOUTH: "CBD" Central Business District—various retail businesses

EAST: "CBD" Central Business District—various retail businesses

WEST: "CBD" Central Business District—storage units

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.

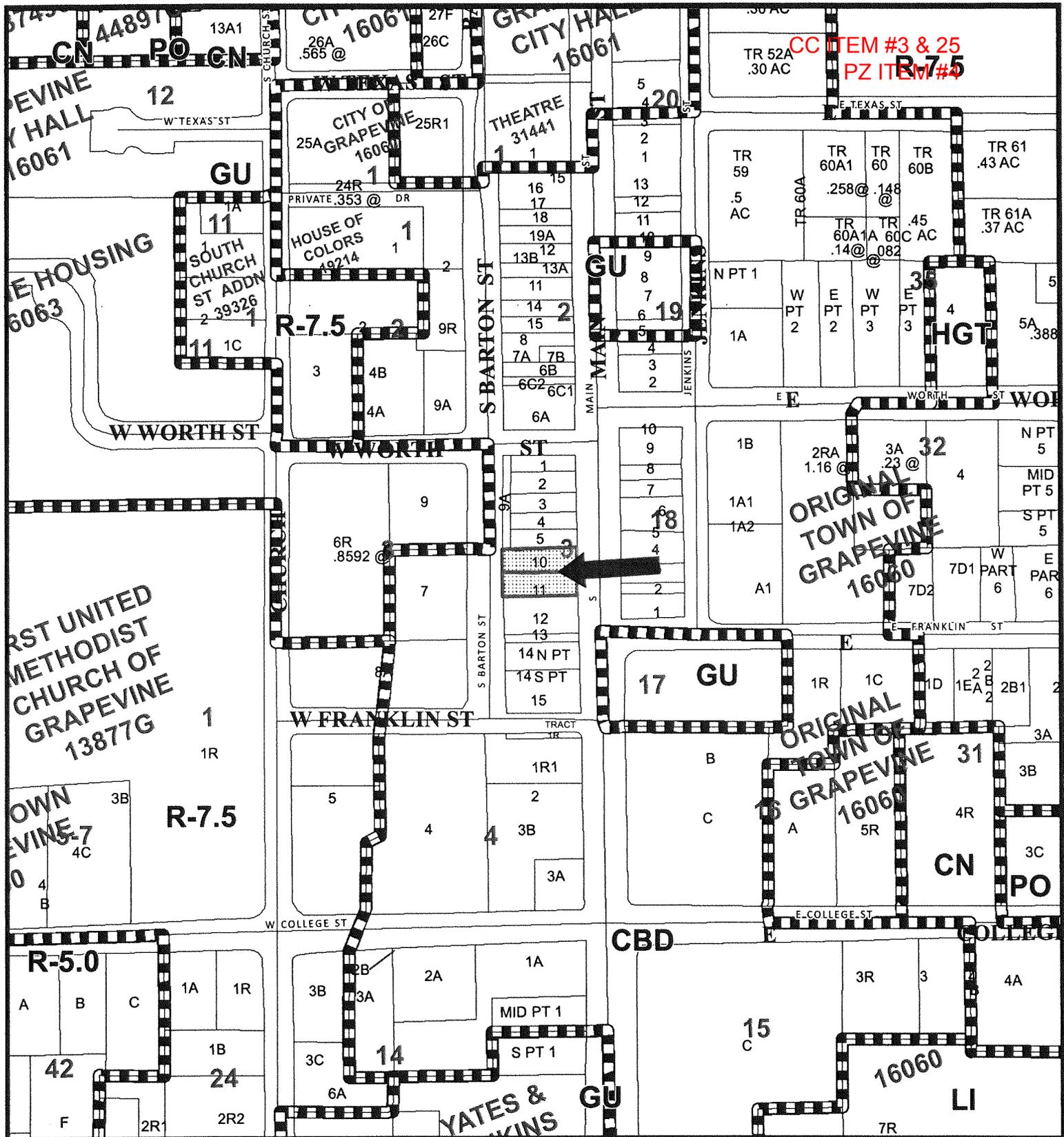
MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates this segment of South Main Street as Type F, Collector with a minimum 80-foot right-of-way developed as 2 lanes.

/at



CC ITEM #3 & 25
PZ ITEM #4

ORIGINAL
TOWN OF
GRAPEVINE
16060

ORIGINAL
TOWN OF
GRAPEVINE
16060



0 50 100 200 Feet

CU13-36
Farina's Winery



CITY OF GRAPEVINE

CONDITIONAL USE APPLICATION

Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent/company/contact
GARY P. FARINA - FARINA'S WINERY

Street address of applicant / agent:
418 - 420 S. MAIN STREET

City / State / Zip Code of applicant / agent:
GRAPEVINE, TX 76051

Telephone number of applicant / agent: 817-329-7882	Fax number of applicant/agent 817-416-1377
Email address of applicant/agent ANTIQUEREVIVAL@VERIZON.NET	Mobile phone number of applicant/agent 817-975-4616

Applicant's interest in subject property:

PART 2. PROPERTY INFORMATION

Street address of subject property
418 - 420 S. MAIN STREET

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

Lot **10+11** Block **3** Addition **ORIGINAL TOWN OF GRAPEVINE**

Size of subject property

Present zoning classification: CBD	Proposed use of the property:	Acres	Square footage
--	-------------------------------	-------	----------------

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:	
418: TERRY LACROSSE	420: LANCE D. GILLIAM
Street address of property owner: 3321 MARSH LANE	C/O COMERICA BANK CODE#6592 6260 E. MOCKINGBIRD LANE P.O. BOX 650282
City / State / Zip Code of property owner: GRAPEVINE, TX 76051	DALLAS, TX 75265-0282
Telephone number of property owner: 817-488-0518	number of property owner: 214-828-5900

RECEIVED
 DEC 5 2013
 By _____

- 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

GARY P. FARINA

Print Applicant's Name:

[Signature]

Applicant's Signature:

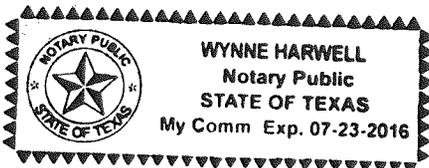
The State of Texas

County Of Tarrant

Before Me Wynne Harwell (notary) on this day personally appeared Gary Farina (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 2 day of December, A.D. 2013.



Wynne Harwell
Notary In Aid For State Of Texas

LANCE D. GILLIAM

Print Property Owners Name:

[Signature]
Property Owner's Signature:

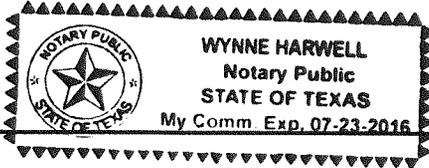
The State Of Texas

County Of Tarrant

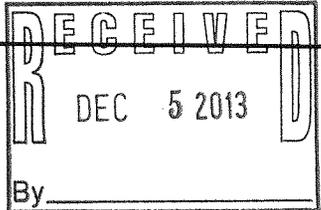
Before Me Lance Gilliam Wynne Harwell (notary) on this day personally appeared Lance Gilliam (property owner)

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 2 day of December, A.D. 2013.



Wynne Harwell
Notary In Aid For State Of Texas



ACKNOWLEDGEMENT

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

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

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

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

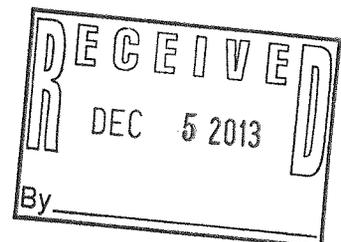
I have read and understand all of the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.

Signature of Applicant LANCE Gilliam / ARS FOR

Date: December 2, 2013

Signature of Owner Lance Gilliam

Date: December 2, 2013



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.

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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: 11-29-13

Signature of Owner 

Date: 11-29-2013



Farina's Winery & Cafe

Gary P. Farina, Owner
420 S. Main Street
Grapevine, TX 76051

CUIB-36
CC ITEM #3 & 25
PZ ITEM #4

December 3, 2013

City of Grapevine
200 South Main Street
Grapevine, TX 76051

RE: Proposed Conditional Use
418 S. Main Street; Lot 11, Block 3
420 S. Main Street; Lot 12, Block 3
Original Town of Grapevine, Texas

Dear City Council Members,

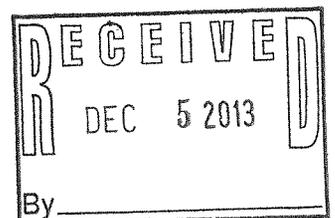
The proposal presented is in reference to the properties known as 418 S Main Street & 420 S. Main Street in the Historic Downtown District.

I have submitted this request to change my current TABC licensing to a BG Retail License as per House Bill 2818.

Respectfully,



Gary P. Farina



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 CU13-36 FOR THE POSSESSION, STORAGE, RETAIL SALE, ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) AND OUTSIDE DINING IN CONJUNCTION WITH A RESTAURANT IN A DISTRICT ZONED "CBD" CENTRAL BUSINESS DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS; 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 & 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 CU13-36 to allow for the possession, storage, retail sale, on- and off-premise consumption of alcoholic beverages (beer and wine only) and outside dining in conjunction with a restaurant (Farina's Winery), in a district zoned "CBD" Central Business District within the following described property: Lots 10 and 11, Block 3, City of Grapevine (418 and 420 South Main Street) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

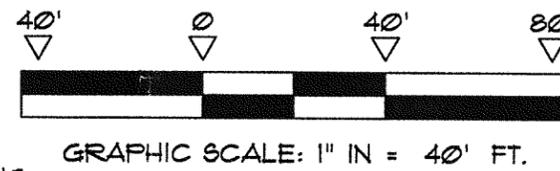
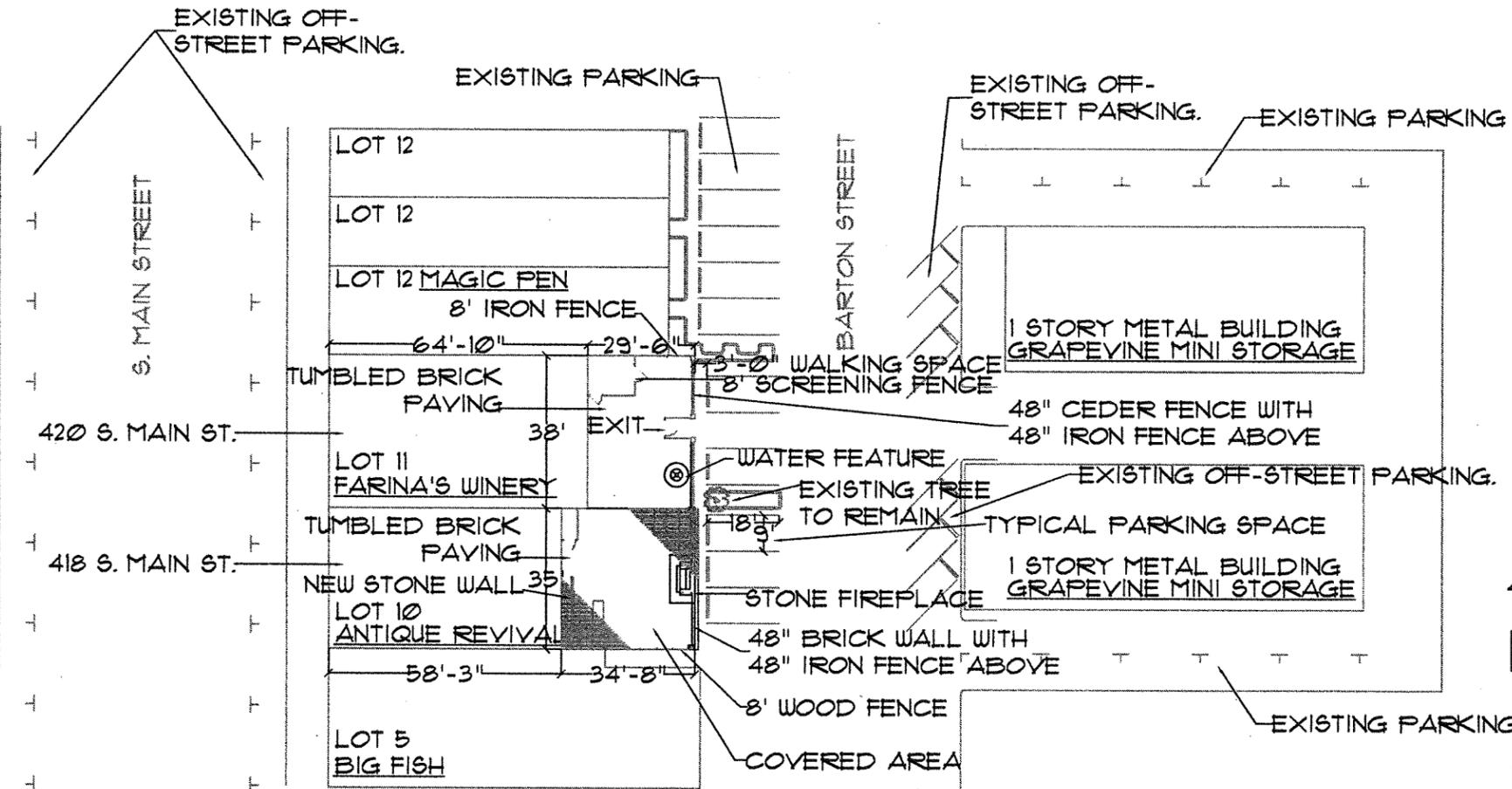
Section 8. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of January, 2014.

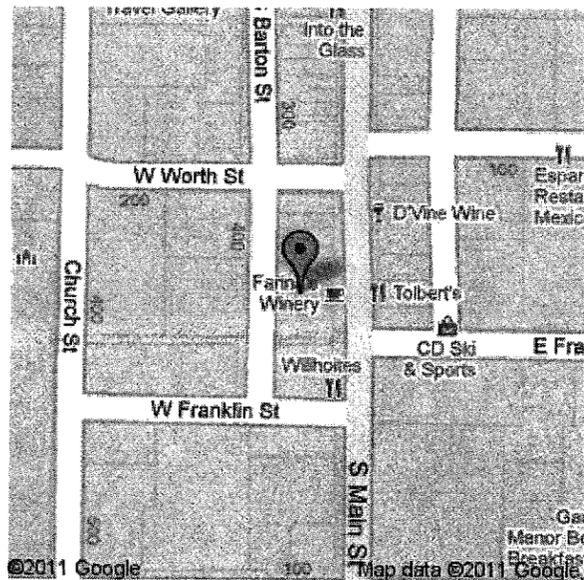
APPROVED:

ATTEST:

APPROVED AS TO FORM:



VICINITY MAP



1 SITE PLAN
SCALE: 1"=40'-0"

OCCUPANCY LOAD TO BE 117 PEOPLE
 FARINA'S WINERY SQUARE FOOTAGE: 2,489
 ANTIQUE REVIVAL SQUARE FOOTAGE: 2,065
 OUTDOOR WINE TASTING SQUARE FOOTAGE: 2,334

NOTE:
 CONDITIONAL USE REQUEST CUI3-36 IS A REQUEST TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES, ON-PREMISE AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE ONLY) IN CONJUNCTION WITH A RESTAURANT, INCLUDING OUTSIDE DINING. THE PREMISE IS THE ENTIRE SITE.

SITE DATA

ZONED: "CBD"
 LOT#: 10 & 11
 BLOCK#: 3
 ADDITION: ORIGINAL TOWN OF GRAPEVINE
 DIMENSIONS: 35'-0"x58'-3"(LOT 10) & 38'-0"x64'-10" (LOT 11)
 SQUARE FOOTAGE: 4,502
 ADDRESS: 418 & 420 S. MAIN STREET GRAPEVINE TX, 76051

CASE NAME: FARINA'S WINERY & ANTIQUE REVIVAL
 CASE NUMBER: CUI3-36
 LOCATION: 418 & 420 S. MAIN STREET GRAPEVINE, TX

MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING & ZONING COMMISSION

CHAIRMAN _____
 DATE: _____

SHEET: C1.1 - 1 OF 3
 APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

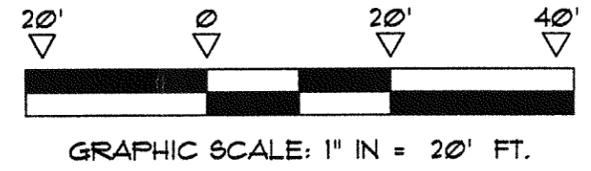
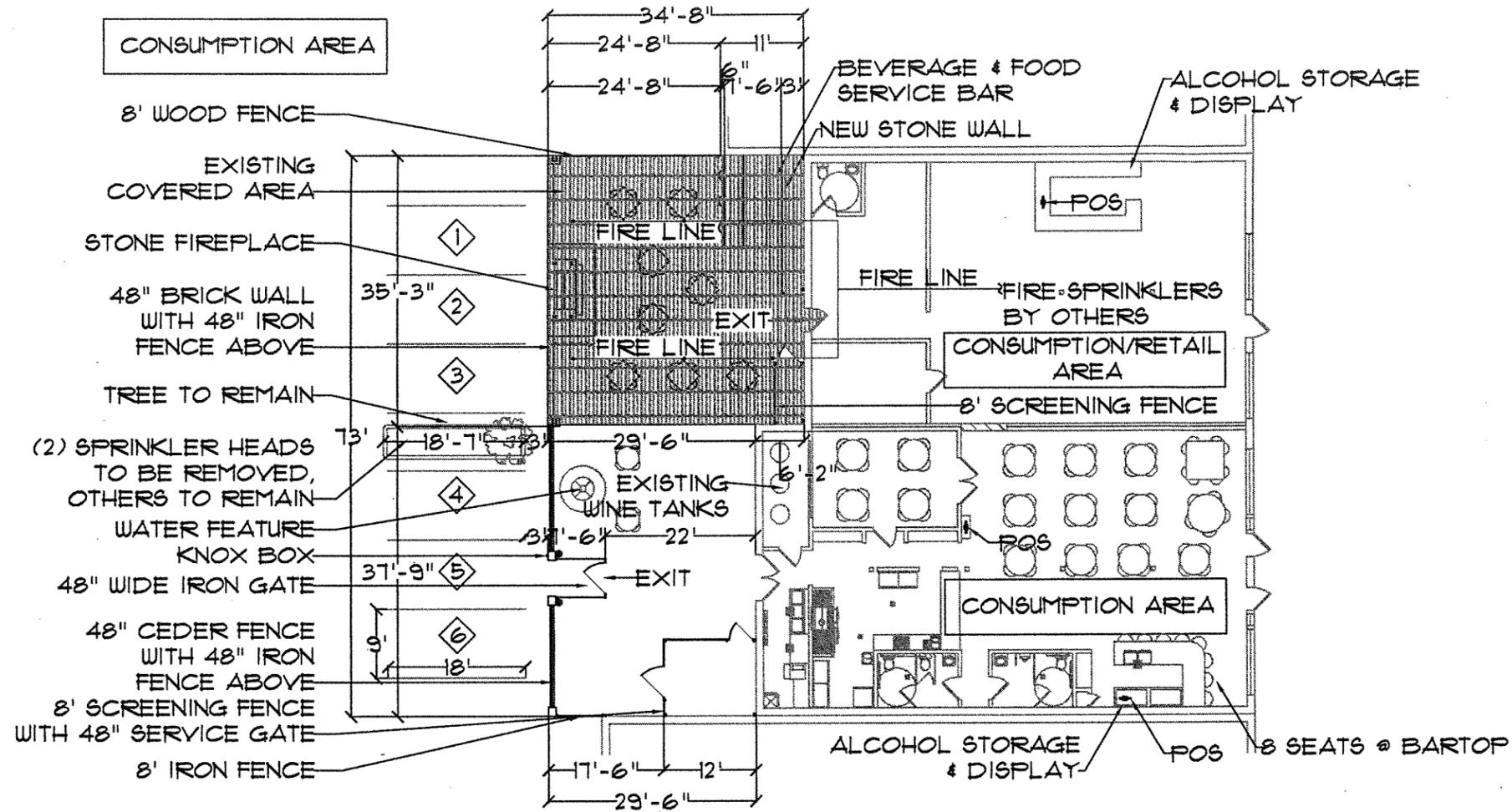
DEPARTMENT OF DEVELOPMENT SERVICES

FARINA'S WINERY & ANTIQUE REVIVAL
 418 & 420 SOUTH MAIN STREET
 GRAPEVINE, TEXAS 76051

LARRY L. BLACKMON INC.
 ENGINEERING & BUILDING DESIGN
 6716 AZLE AVENUE
 FORT WORTH, TEXAS 76135
 REGISTRATION #: F-0022382
 PHONE: 817-338-9901 FAX: 817-338-9904



SHEET: C1.1
 DATE: 12/30/13
 DRAWN BY: CCB
 DESIGN BY: LLB



① - ⑥ EXISTING PARKING TO REMAIN

① AREA PLAN
SCALE: 1"=20'-0"

OCCUPANCY LOAD TO BE 117 PEOPLE
 FARINA'S WINERY SQUARE FOOTAGE: 2,489
 ANTIQUE REVIVAL SQUARE FOOTAGE: 2,065
 OUTDOOR SEATING SQUARE FOOTAGE: 2,334

NOTE:
 CONDITIONAL USE REQUEST CUI3-36 IS A REQUEST TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES, ON-PREMISE AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE ONLY) IN CONJUNCTION WITH A RESTAURANT. INCLUDING OUTSIDE DINING.

THE PREMISE IS THE ENTIRE SITE.

CASE NAME: FARINA'S WINERY & ANTIQUE REVIVAL
 CASE NUMBER: CUI3-36
 LOCATION: 418 & 420 S. MAIN STREET GRAPEVINE, TX

MAYOR SECRETARY

DATE: _____
PLANNING & ZONING COMMISSION

CHAIRMAN

DATE: _____

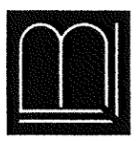
SHEET: A11 - 2 OF 3

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

DEPARTMENT OF DEVELOPMENT SERVICES

FARINA'S WINERY & ANTIQUE REVIVAL
 418 & 420 SOUTH MAIN STREET
 GRAPEVINE, TEXAS 76051

LARRY L. BLACKMON INC.
 ENGINEERING & BUILDING DESIGN
 6716 AZLE AVENUE
 FORT WORTH, TEXAS 76135
 REGISTRATION #: F-002382
 PHONE: 817-238-9801 FAX: 817-238-9804



SHEET: A11

DATE: 12/30/13

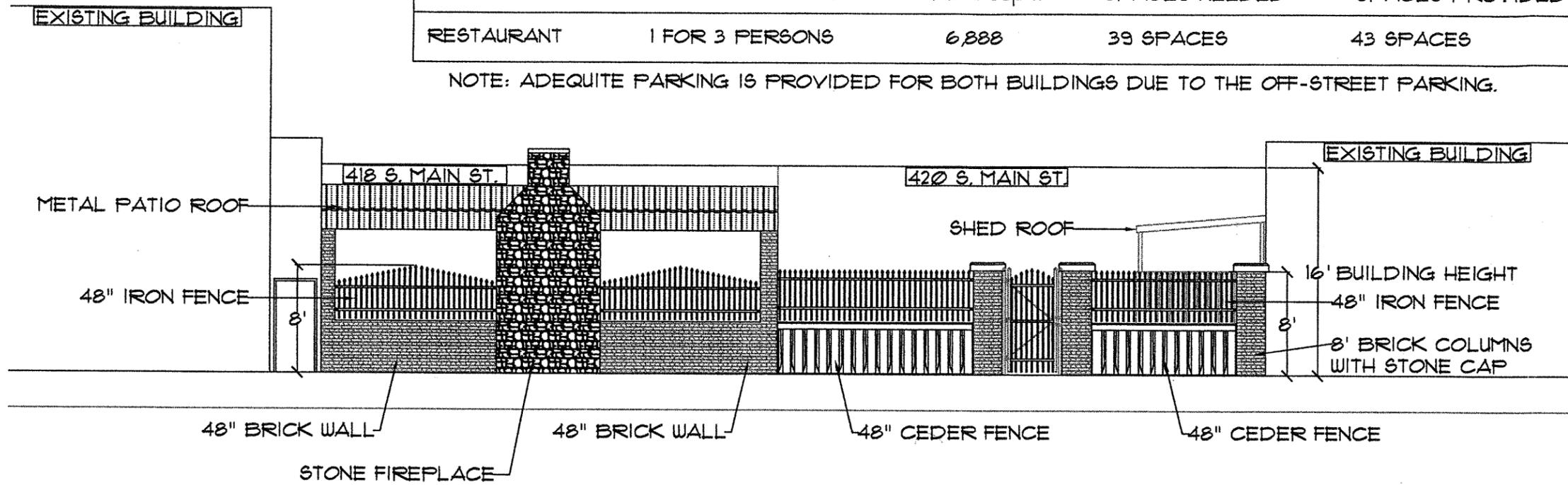
DRAWN BY: CCB

DESIGN BY: LLB

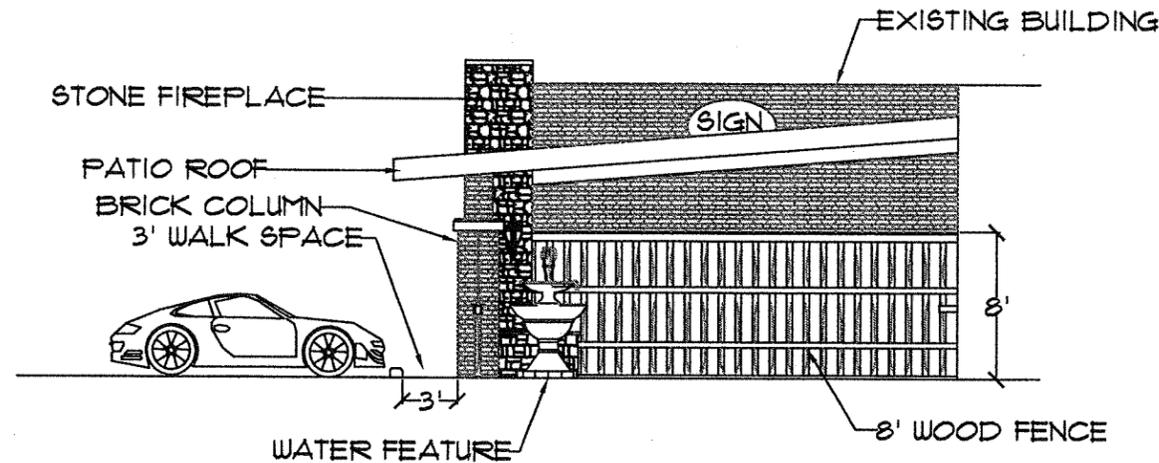
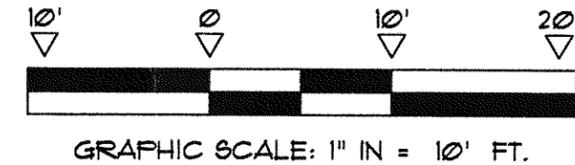
PARKING ANALYSIS

USE	*SPACES REQ'D.	AREA. Sq.Ft.	* SPACES NEEDED	* SPACES PROVIDED
RESTAURANT	1 FOR 3 PERSONS	6,888	39 SPACES	43 SPACES

NOTE: ADEQUITE PARKING IS PROVIDED FOR BOTH BUILDINGS DUE TO THE OFF-STREET PARKING.



1 **EXISTING REAR ELEVATION**
SCALE: 1"=10'-0"



2 **EXISTING SIDE ELEVATION**
SCALE: 1"=10'-0"

NOTE:
CONDITIONAL USE REQUEST CUI3-36 IS A REQUEST TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES, ON-PREMISE AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE ONLY) IN CONJUNCTION WITH A RESTAURANT, INCLUDING OUTSIDE DINING. THE PREMISE IS THE ENTIRE SITE.

CASE NAME: FARINA'S WINERY & ANTIQUE REVIVAL
CASE NUMBER: CUI3-36
LOCATION: 418 & 420 S. MAIN STREET GRAPEVINE, TX

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING & ZONING COMMISSION

CHAIRMAN _____
DATE: _____

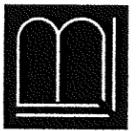
SHEET: A2.1 - 3 OF 3

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

DEPARTMENT OF DEVELOPMENT SERVICES

FARINA'S WINERY & ANTIQUE REVIVAL
418 & 420 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

LARRY L. BLACKMON INC.
ENGINEERING & BUILDING DESIGN
6716 AZLE AVENUE
FORT WORTH, TEXAS 76135
REGISTRATION #: F-0022382
PHONE: 817-238-9901 FAX: 817-238-9904



SHEET: **A2.1**

DATE: 12/30/13

DRAWN BY: CCB

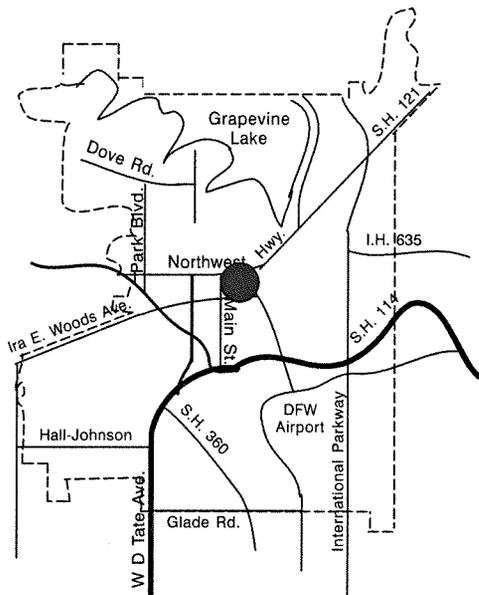
DESIGN BY: LLB

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: JANUARY 21, 2014

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
HISTORIC LANDMARK SUBDISTRICT HL13-05



APPLICANT: Michael & Evon Harris

PROPERTY LOCATION AND SIZE:

The subject property is located at 404 East Worth Street and platted as Lot W ½ 4 E 25 ½ ft 3, Block 33, City of Grapevine Addition.

REQUESTED HISTORIC LANDMARK SUBDISTRICT AND COMMENTS:

The applicant is requesting a Historic Landmark Subdistrict designation for property located at 404 East Worth Street and platted as Lot W ½ 4 E 25 ½ ft 3, Block 33, City of Grapevine Addition.

The Historic Preservation Commission, at their November 20, 2013 meeting, adopted the preservation criteria for the subject property addressing such issues as setbacks, driveways, parking, exterior finishes and other architectural embellishments to preserve the historic integrity of the property.

The Henry C. Yancey House at 404 East Worth Street is located in the Original Town Residential Historic District. The house was built in 1925 in the Craftsman Bungalow style.

Located to the rear of the house is a Bungalow style, gabled detached garage and workshop building. The front of the house is symmetrical with wide wood windows placed to either side of a wide Craftsman-style front door. The appearance of the house has a sumptuous quality when viewed from the street and a spacious interior. The house is similar in design and construction details to the Wall House at 508 East Worth. The Wall House was built by the Estill family, local contractors who built many fine homes and structures throughout Grapevine in its early period of development.

Henry Clinton Yancey came to Grapevine February 12, 1915 as bookkeeper in the Grapevine National Bank which was later the Grapevine Home Bank. Henry became Cashier of the bank in 1919. On April 12, 1917. Henry established the Yancey Insurance Agency. He married Deedie Kendrick, daughter of William Pierce and Mary (King) Kendrick. Deedie was born September 13, 1893, on the Cate's Place, near Minter's Chapel about three miles south of Grapevine. Henry, was known to his friends as Yancey, was always active in civic affairs serving on the city council, treasurer of the school board, treasurer of the First Baptist Church and secretary of the Masonic Lodge for 25 years. Henry and Deedie Yancey had three children: William Henry and Benjamin Clinton, twins, born on September 22, 1922, and Bobbye Lipscomb born on March 5, 1933.

The house was built as the family home. Henry and Deedie raised their family there and resided in the house until their deaths. Henry Clinton Yancey died September 25, 1970 and Deedie Kendrick Yancey died May 5, 1973.

PRESENT ZONING AND USE:

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

HISTORY OF TRACT AND SURROUNDING AREA:

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

SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: "R-7.5" Single Family Residential – residential structures
- SOUTH: "R-7.5" Single Family Residential – residential structures
- EAST: "R-7.5" Single Family Residential - residential structures
- WEST: "R-7.5" Single Family Residential - residential structures

AIRPORT IMPACT:

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

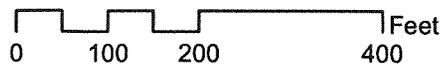
MASTER PLAN APPLICATION:

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

/sb

CC ITEM #4.8.26

PZ ITEM #5



HL13-05
404 East Worth Street

CITY OF GRAPEVINE

HISTORIC LANDMARK SUBDISTRICT APPLICATION

1. APPLICANT/AGENT NAME Michael and Evon Harris

COMPANY NAME _____

ADDRESS 2925 River Crest

CITY/STATE/ZIP Grapevine, TX 76051

WORK PHONE (817) 424-3908 FAX NUMBER _____

2. APPLICANT'S INTEREST IN SUBJECT PROPERTY Owner

3. PROPERTY OWNER(S) NAME Same

ADDRESS _____

CITY/STATE/ZIP _____

WORK PHONE _____ FAX NUMBER _____

4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION
404 E Worth Street

LEGAL DESCRIPTION: LOT Partial 3 & 4 BLOCK 33, ADDITION Jenkins & Yates

SIZE OF SUBJECT PROPERTY .3582 ACRES 1683 SQUARE FEET

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

5. PRESENT ZONING CLASSIFICATION Historic Grapevine Township District

6. PRESENT USE OF PROPERTY Single family residence

- 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) Evon Harris

APPLICANT SIGNATURE 

OWNER (PRINT) Evon Harris

OWNER SIGNATURE 

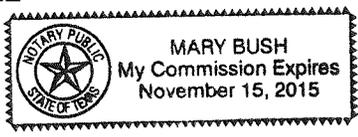
The State of TEXAS

County of TARRANT

Before me MARY BUSH on this day personally appeared EVON HARRIS known to me (or proved to me on the oath of TX D.L. IDENTIFICATION (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 13th day of NOVEMBER, A.D. 2013.

SEAL



[Signature]
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

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

1. Name

Historic Henry C. and Deedie Yancey House
And/or common

2. Location

Address 404 East Worth Street land survey
Location/neighborhood Jenkins and Yates Addition block/lot Block 33/Lots 7 & E358 tract size 0.379 acres

3. Current zoning

A1 Single Family

4. Classification

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

5. Ownership

Current owner: Michael and Evon Harris phone: 817-424-3908
Address: 2925 River Crest city: Grapevine state: Texas zip: 76051

6. Form Preparation

Name & title David Klempin organization: City of Grapevine Historic Preservation Officer
Contact: David Klempin 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 Structure District
 Site Structure & Site

11. Historic Ownership

original owner Henry Clinton & Deedie Kendrick Yancey
 significant later owner(s) Craig R. White

12. Construction Dates

Original 1925 House and detached Garage with workshop
 alterations/additions

13. Architect

original construction Unknown
 alterations/additions

14. Site Features

Natural Several native trees along west property line
 urban design

15. Physical Description

Condition	Check One:		Check One:
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> Unaltered	<input checked="" type="checkbox"/> Original site
<input type="checkbox"/> good	<input type="checkbox"/> Ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> Moved (date: _____)
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

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

This beautiful house was built in 1925 in the Craftsman Bungalow style. The house is located to the east on the lot facing Worth Street. A line of native trees follows the west property line boundary. To the rear of the house is a Bungalow style, gabled detached garage and workshop building, which is placed along the west property line.

The Yancey house is built with pier-and-beam construction, wood lap siding, wood windows, doors and decorative features. A wide front facing shed dormer crowns the roof with decorative glass windows. A deep inset porch extends the entire length of the front of the house. Decorative wood brackets support the wide gable ends of the roof. The original square wood columns and wood railing of the front porch have been replaced with brick piers and tapered wood columns that are also characteristic of the Craftsman Bungalow style. The original wood shingle roof has been replaced with composition shingles.

The front of the house is symmetrical with wide wood windows placed to either side of a wide Craftsman-style front door. The appearance of the house has a sumptuous quality when viewed from the street and a spacious interior. The house is similar in design and construction details to the Wall House at 508 East Worth. The Wall house was built by the Estill family, local contractors who built many fine homes and structures throughout Grapevine in its early period of development.



Home of Henry C. and Deedie Yancey, 404 East Worth Street
Grapevine, Texas

Photo c. 1930s, Square box columns and wood railing



Photo c. 2002, Brick base and tapered columns, no railing

Historical Significance

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

Henry Clinton Yancey was born November 11, 1895, about five miles north of Roanoke, Texas, the son of Benjamin Warder Yancey and Della (Standifer) Yancey. His father Benjamin was born at Maysville, Kentucky the son of John Arnold Yancey. Ben Yancey came to Roanoke about 1888, and was married after he came to Della Standifer who was born near Richardson Texas. Ben and Della Yancey had four children: Henry Clinton Yancey and three daughters: Bessie, Mary and Hannah.

Henry was graduated from High School at Roanoke, and was offered a scholarship at Austin College in Sherman, Texas but being the oldest and only son of four children, he felt he should go to work and help send his sisters through college and this he accomplished. He came to Grapevine February 12, 1915 as bookkeeper in the Grapevine National Bank which was later the Grapevine Home Bank. Henry became Cashier of the bank in 1919. On April 12, 1917 Henry established the Yancey Insurance Agency.

On August 29, 1920, Henry Clinton Yancey married Deedie Kendrick, daughter of William Pierce and Mary (King) Kendrick. Deedie was born September 13, 1893, on the Cate's Place, near Minter's Chapel about three miles south of Grapevine.

Henry, was known to his friends as Yancey, was always active in civic affairs serving on the city council, treasurer of the school board, treasurer of the First Baptist Church and secretary of the Masonic Lodge for twenty-five years.

Henry and Deedie Yancey had three children: William Henry and Benjamin Clinton, twins, born on September 22, 1922, and Bobbye Lipscomb born on March 5, 1933.

The Henry C. Yancey house was built in 1925 as the family home. Henry and Deedie raised their family there and resided in the house until their deaths. Henry Clinton Yancey died September 25, 1970 and Deedie Kendrick Yancey died May 5, 1973.

Bibliography

Sanborn Digital Maps

Tarrant County Appraisal District Records

Tarrant County Deed Records

Young, Charles H. *Grapevine Area History*. Grapevine: Grapevine Historical Society. 1979.

16. 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. <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. _____</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. <u> X </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> X </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. _____</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. _____</p> |
| <p>F. Embodiment of distinguishing characteristics of an architectural type or specimen. <u> X </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.

Burl Gilliam, Chair
Grapevine Historic Preservation Commission

David Klempin
Historic Preservation Officer

Scott Williams, Director
Development Services Department

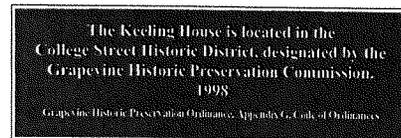
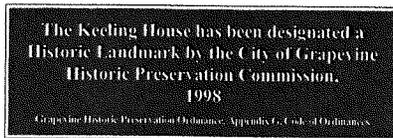
Historical Marker

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

Check One:

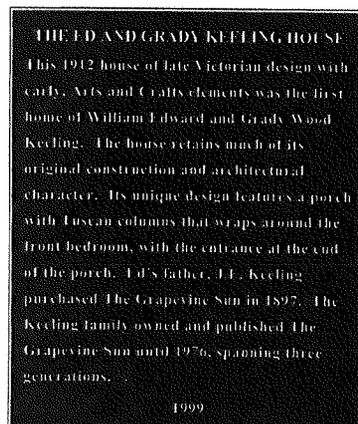
- Yes, I am interested in obtaining a bronze Historic Landmark Plaque for my property from the Historic Preservation Commission. I understand there is no fee for this plaque.
- No, I am not interested in obtaining a marker for my property.
-
- Yes, I am interested in obtaining a bronze Historic Marker (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
This 1912 house of late Victorian design with early Arts and Crafts elements was the first home of William Edward and Grady Wood Keeling. The house retains much of its original construction and architectural character. Its unique design features a porch with Tuscan columns that wraps around the front bedroom, with the entrance at the end of the porch. Ed's father, J.J. Keeling, purchased The Grapevine Sun in 1897. The Keeling family owned and published The Grapevine Sun until 1976, spanning three generations.

1999

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

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○ Historic Landmark Marker, existing GHS marker.



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○ Historic District Marker, existing GHS marker.



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Design Guidelines

**Henry C. and Deedie Yancey House
404 East Worth Street
Grapevine, Texas**

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

November 20, 2013

Table of Contents

PREFACE

I. SITE

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

II. BUILDING FABRIC

- Preservation
- Exterior Finishes
- Windows

III. EMBELLISHMENTS

- Awnings-Canopies
- Exterior Lighting

IV. NEW BUILDING CONSTRUCTION

- Infill
- Additions to Historic Buildings

Preface



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Grapevine, Texas

Photo c. 1930



Photo c. 2002

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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.

ORDINANCE NO. _____

HL 13-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING A HISTORIC LANDMARK SUBDISTRICT HL13-05 IN ACCORDANCE WITH SECTION 39 OF ORDINANCE NO. 82-73 (APPENDIX "D" OF THE CODE OF ORDINANCES), DESIGNATING THE AREA PLATTED AS LOT WEST ½ 4 AND EAST 25 ½ 3, BLOCK 33, CITY OF GRAPEVINE ADDITION AND MORE SPECIFICALLY DESCRIBED HEREIN, IN A DISTRICT ZONED "R-7.5" SINGLE FAMILY DISTRICT REGULATIONS; PROVIDING FOR THE ADOPTION OF THE HENRY C AND DEEDIE YANCEY 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) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH AN OFFENSE OCCURS OR CONTINUES; 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 & 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 (HL13-05) 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: 404 East Worth Street, specifically described as Lot West ½ 4 and East 25 ½ 3, Block 33, City of Grapevine Addition, more fully and completely described in Exhibit "A", attached hereto and made a part of hereof; and, in addition thereto, the adoption of the Henry C and Deedie Yancey 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 21st day of January 2014.

APPROVED:

ATTEST:

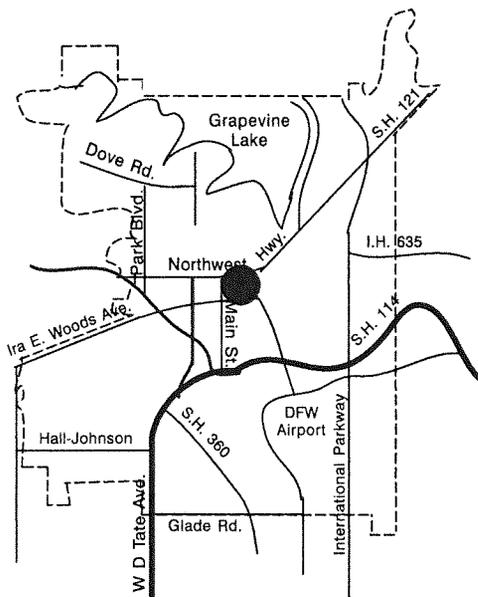
APPROVED AS TO FORM:

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

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

MEETING DATE: JANUARY 21, 2014

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
HISTORIC LANDMARK SUBDISTRICT HL13-06



APPLICANT: Audrea Weimer

PROPERTY LOCATION AND SIZE:

The subject property is located at 710 East Wall Street and platted as Lot 10, Block 101 College Heights Addition.

REQUESTED HISTORIC LANDMARK SUBDISTRICT AND COMMENTS:

The applicant is requesting a Historic Landmark Subdistrict designation for property located at 710 East Wall Street and platted as Lot 10, Block 101 College Heights Addition.

The Historic Preservation Commission, at their December 18, 2013 meeting, adopted the preservation criteria for the subject property addressing such issues as setbacks, driveways, parking, exterior finishes and other architectural embellishments to preserve the historic integrity of the property.

The House at 710 is located in the College Heights Addition and within the boundary of the Original Town Residential Historic District. The house was built in 1930 in the Craftsman Bungalow style. Located to the rear of the house is a detached storage building.

This Craftsman bungalow-style house is located on the south side of East Wall Street in the College Heights Addition. This was the dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920's. The Craftsman bungalow-style, like the Prairie style was quickly spread throughout the country by pattern books and popular magazines. The style features low pitched gabled roofs with wide, unenclosed eave overhang. About one third of Craftsman houses are built with a front gabled roof.

The house is built with pier-and-beam construction, wood lap siding, wood windows, doors and decorative bracket features. A double front facing gable feature contains the large front porch and the house roof line. The original craftsman style columns have been replaced with straight wood posts. The original wood shingle roof has been replaced with composition shingles. A small wood frame storage building is located in the backyard which is non-contributing to the significance of the original house.

Extensive renovation was completed in 2011 by David Smith. At that time the house plumbing and electrical systems, the kitchen and bathroom were upgraded for modern standards. A carport/ pergola structure was added at the side of the house to provide protection for vehicles. On the interior, original bookcases, millwork and fireplace mantle have been preserved.

PRESENT ZONING AND USE:

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

HISTORY OF TRACT AND SURROUNDING AREA:

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

SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: HC – Highway Commercial – non-conforming residential structures
- SOUTH: R-MF-2 – Multifamily District - townhomes
- EAST: R-MF-2 – Multifamily District - townhomes
- WEST: R-7.5 - Single Family Residential - residential structures

AIRPORT IMPACT:

The subject tract is located within "Zone A" Zone of Minimal Effect as defined on the

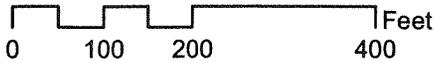
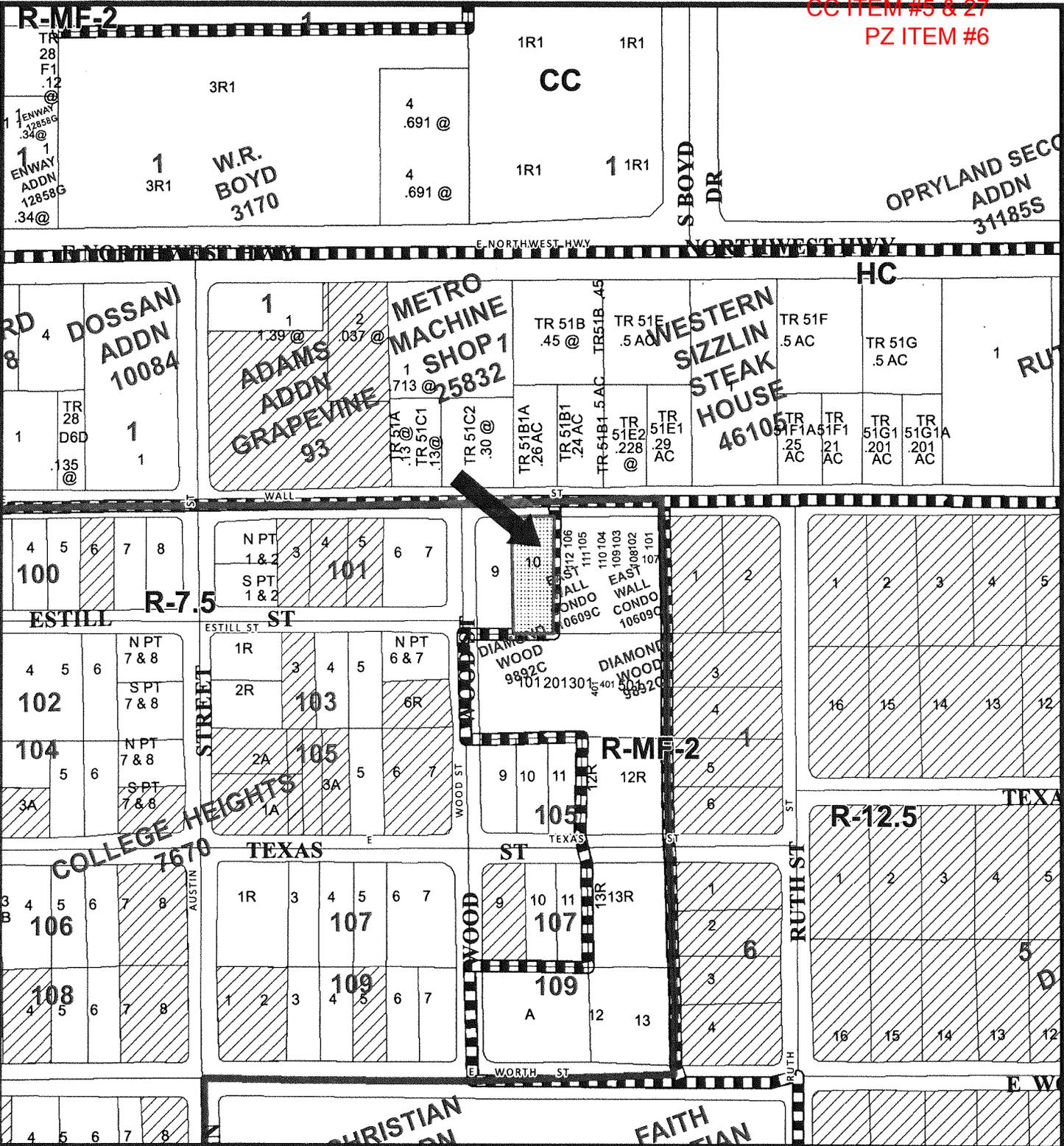
“Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs” Map. Few activities will be affected by aircraft sounds in “Zone A” except for sound sensitive activities such as auditoriums, churches, schools, hospitals, and theaters. The applicant’s proposal is an appropriate use in this noise zone.

MASTER PLAN APPLICATION:

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

/sb

CC ITEM #5 & 27
PZ ITEM #6



HL13-06
710 East Wall Street

CITY OF GRAPEVINE

HISTORIC LANDMARK SUBDISTRICT APPLICATION

1. APPLICANT/AGENT NAME AUDREA CARROLL WEIMER
COMPANY NAME OWNER
ADDRESS 710 E. WALL ST.
CITY/STATE/ZIP GRAPEVINE, TX 76051
WORK PHONE 214 766-7481 FAX NUMBER _____
2. APPLICANT'S INTEREST IN SUBJECT PROPERTY OWNER
3. PROPERTY OWNER(S) NAME AUDREA CARROLL WEIMER
ADDRESS 710 E. WALL ST.
CITY/STATE/ZIP GRAPEVINE, TX 76051
WORK PHONE 214 766-7481 FAX NUMBER _____
4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION
710 E. WALL ST.
LEGAL DESCRIPTION: LOT 10 BLOCK 101, ADDITION COLLEGE HEIGHTS
SIZE OF SUBJECT PROPERTY _____ ACRES _____ SQUARE FEET
METES & BOUNDS MUST BE DESCRIBED ON 8 1/2" X 11" SHEET
5. PRESENT ZONING CLASSIFICATION RESIDENTIAL A1 SINGLE FAMILY
6. PRESENT USE OF PROPERTY PRIVATE HOME

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) Audrea Weimer

APPLICANT SIGNATURE *A Weimer*

OWNER (PRINT) Audrea Weimer

OWNER SIGNATURE *A Weimer*

The State of TEXAS

County of TARRANT

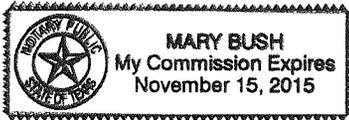
MARY BUSH

Before me 13th Day of December on this day personally appeared ANDREA WEIMER known to me (or proved to me on the oath of _____ or through TX DL# (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 13 day of December, A.D. 2013.

SEAL

[Signature]
Notary Signature



The State of TEXAS

County of TARRANT

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

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

1. Name

Historic 710 East Wall Street
And/or common

2. Location

Address 710 East Wall Street land survey
Location/neighborhood College Heights Addition block/lot Block 101/Lot 10 tract size

3. Current zoning

A1 Single Family

4. Classification

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

5. Ownership

Current owner: Audrea Carroll Weimer phone: 214-766-7481
Address: 710 East Wall Street city: Grapevine state: Texas zip: 76051

6. Form Preparation

Name & title David Klempin organization: City of Grapevine Historic Preservation Officer
Contact: David Klempin 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 Structure District
 Site Structure & Site

11. Historic Ownership

original owner Lois Steward

significant later owner(s)

12. Construction Dates

Original 1930 House

alterations/additions

13. Architect

original construction Unknown

alterations/additions

14. Site Features

Natural Several native trees along west property line

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 details.

This charming Craftsman bungalow-style house was built in 1930. The house is located on the south side of East Wall Street in the College Heights Addition. This was the dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920's. The Craftsman bungalow-style, like the Prairie style was quickly spread throughout the country by pattern books and popular magazines. The style features low pitched gabled roofs with wide, unenclosed eave overhang. About one third of Craftsman houses are built with a front gabled roof.

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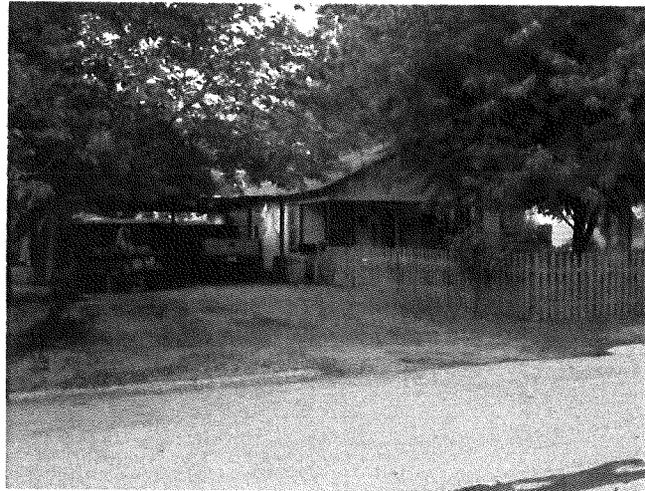


Photo c. 2002



Photo c. 2013 after Restoration

Historical Significance

According to tax records the property in College Heights was originally owned by the Farmers National Bank. The first owner was Lois Steward. There have been a number of owners through the years of the property. L. Ballard owned the property from 1944 to 1967 and represents the longest ownership of record.

Bibliography

Sanborn Digital Maps

Tarrant County Appraisal District Records

Tarrant County Deed Records

Young, Charles H. *Grapevine Area History*. Grapevine: Grapevine Historical Society. 1979.

McAlester, Virginia and Lee, *A Field Guide to American Houses*, Alfred Knoph, Publisher, New York. 2002.

16. Attachments

District or Site map

Site Plan

Photos (historic & current)

Additional descriptive material

Footnotes

Other (_____)

Designation Merit

A. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Grapevine, State of Texas of the United States.

G. Identification as the work of an architect or master builder whose individual work has influenced the development of the city.

B. Location as the site of a significant historical event.

H. Embodiment of elements of architectural design, detail, materials or

craftsmanship which represent a significant architectural innovation.

- | | |
|---|--|
| C. Identification with a person or persons who significantly contributed to the culture and development of the city. _____ | I. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif. _____ |
| D. Exemplification of the cultural, economic, social or historical heritage of the city _____ | J. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city. _____ |
| E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style. _____ X | K. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric value. _____ |
| F. Embodiment of distinguishing characteristics of an architectural type or specimen. _____ X | L. Value as an aspect of community sentiment or public pride. _____ X |

Recommendation

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

Burl Gilliam, Chair
Grapevine Historic Preservation Commission

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

David Klempin
Historic Preservation Officer

Scott Williams, Director
Development Services Department

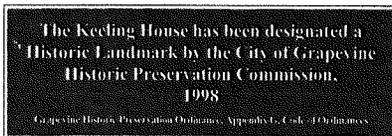
Historical Marker

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.

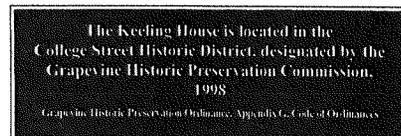
Check One:

- 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.

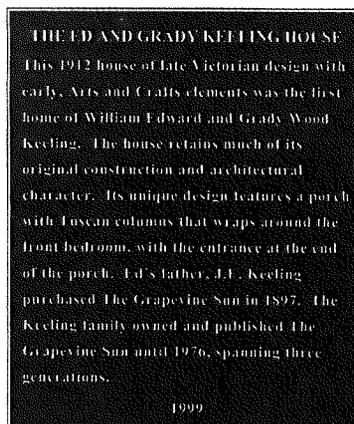
Below for office use only



- Historic Preservation Commission's Historic Landmark Plaque.



- Historic Preservation Commission's Historic District Plaque.



- Grapevine Historical Society's Historic Landmark Marker.



Medallion

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

1999

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

Copyright Historic Preservation Commission, Grapesvine, California

○ Historic Landmark Marker, existing GHS marker.



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Design Guidelines

**710 East Wall Street
Grapevine, Texas**

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

December 18, 2013

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I. SITE

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

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- Preservation
- Exterior Finishes
- Windows

III. EMBELLISHMENTS

- Awnings-Canopies
- Exterior Lighting

IV. NEW BUILDING CONSTRUCTION

- Infill
- Additions to Historic Buildings

Preface



Photo c. 2002



Photo after Restoration c. 2013

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Extensive renovation was completed in 2011 by David Smith. At that time the house plumbing and electrical systems, the kitchen and bathroom were upgraded for modern standards. A carport/ pergola structure was added at the side of the house to provide protection for vehicles. On the interior, original bookcases, millwork and fireplace mantle have been preserved.

Historical Significance

According to tax records the property in College Heights was originally owned by the Farmers National Bank. The first owner was Lois Steward. There have been a number of owners through the years of the property. L. Ballard owned the property from 1944 to 1967 and represents the longest ownership of record.

The renovated home was featured on the 2013 Candlelight Tour of Homes presented by the Grapevine Heritage Foundation.

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.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING A HISTORIC LANDMARK SUBDISTRICT HL13-06 IN ACCORDANCE WITH SECTION 39 OF ORDINANCE NO. 82-73 (APPENDIX "D" OF THE CODE OF ORDINANCES), DESIGNATING THE AREA PLATTED AS LOT 10, BLOCK 101, COLLEGE HEIGHTS ADDITION AND PART CLOSED STREET ON SOUTH AND MORE SPECIFICALLY DESCRIBED HEREIN, IN A DISTRICT ZONED "R-7.5" SINGLE FAMILY DISTRICT REGULATIONS; PROVIDING FOR THE ADOPTION OF THE 710 EAST WALL STREET 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) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH AN OFFENSE OCCURS OR CONTINUES; 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 & 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 (HL13-06) 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: 710 East Wall Street, specifically described as Lot 10, Block 101, College Heights Addition and part closed street on south, more fully and completely described in Exhibit "A", attached hereto and made a part of hereof; and, in addition thereto, the adoption of the 710 East Wall Street 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 21st day of January 2014.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 21, 2014

SUBJECT: FINAL PLAT APPLICATION
LOTS 5A1 & 5A2, BLOCK A, GRAPEVINE MILLS CROSSING
ADDITION
(BEING A REPLAT OF LOT 5A, BLOCK A, GRAPEVINE MILLS
CROSSING ADDITION)

PLAT APPLICATION FILING DATE.....January 14, 2014

APPLICANT.....Kyle Bennett, Binkley & Barfield -C & P

REASON FOR APPLICATIONPlatting site into two (2) lots

PROPERTY LOCATION.....South of Grapevine Mills Blvd. between FM 2499 & SH 121

ACREAGE8.5503

ZONING..... CC: Community Commercial

NUMBER OF LOTS.....2

PREVIOUS PLATTING.....October 2008

CONCEPT PLAN..... CU13-26

SITE PLAN No

OPEN SPACE REQUIREMENT No

AVIGATION RELEASE.....Yes

PUBLIC HEARING REQUIRED.....Yes

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOTS 5A1 & 5A2, BLOCK A, GRAPEVINE MILLS CROSSING ADDITION (BEING A
REPLAT OF LOT 5A, BLOCK A, GRAPEVINE MILLS CROSSING ADDITION)**

I. GENERAL:

- The applicant, Kyle Bennett with Binkley & Barfield – C & P is platting this 8.5503 acre site from one lot into two lots. The property is located on the south side of Grapevine Mills Blvd. North between FM 2499 and SH121.

II. STREET SYSTEM:

- The development has access to Grapevine Mills Blvd.
- ALL abutting roads: are on the City Thoroughfare Plan:
 are not on the City Thoroughfare Plan:

Periphery Street Fees are due as follows:

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

Periphery Street Fees are not due:

TOTAL

III. STORM DRAINAGE SYSTEM:

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

IV. WATER SYSTEM:

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

V. SANITARY SEWER SYSTEM:

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

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for: Lots 5A1 & 5A2, Block A, Grapevine Mills Crossing Addition
- Water and Wastewater Impact Fees are due prior to the issuance of building permits: Lot 5A1, Block A, Grapevine Mills Crossing Addition
 - Single Family Residential (\$ 2,191/ Lot)
 - Multifamily (\$ 1,026 / Unit)
 - Hotel (\$ 38,107/ Acre)
 - Corporate Office (\$ 18,847/ Acre)
 - Government (\$ 4,037/ Acre)
 - Commercial / Industrial (\$ 5,209 / Acre)
- Open Space Fees are not required for : Lots 5A1 & 5A2, Block A, Grapevine Mills Crossing Addition
- Open Space Fees are required for:
 - R-5.0, Zero Lot District (\$ 1,416.00 / Lot)
 - R-7.5, Single Family District (\$ 1,146.00 / Lot)
 - R-12.5, Single Family District (\$ 1,071.00 / Lot)
 - R-20.0, Single Family District (\$ 807.00 / Lot)

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

VII. STATEMENT OF FINDINGS:

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

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

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lots 5A1 & 5A2, Block A, Grapevine Mills Crossing Addition."

APPLICATION FOR PLATTING
CITY OF GRAPEVINE, TEXAS

TYPE OF PLAT: Preliminary Final X Replat Amendment

PROPERTY DESCRIPTION:

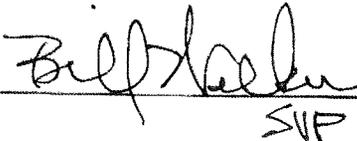
Name of Addition: GRAPEVINE MILLS CROSSING ADDITION
Number of Lots: 2 Gross Acreage: 8.5503 Proposed Zoning: CC
Location of Addition: SW CORNER OF GRAPEVINE MILLS BLVD + S.H. 121

PROPERTY OWNER:

Name: GRAPEVINE CROSSING HOLDINGS, LLC. Contact: BILL WALKER, PE

Address: 1722 ROUTH ST., SUITE 1313 City: DALLAS
State: TX Zip: 75201 Phone: (214) 270-0983

Fax: (214) 270-0992

Signature:  SIP
Email: BWalker@Billingsleyco.com

APPLICANT:

Name: BINKLEY + BARFIELD - C+P Contact: KYLE BENNETT, PE

Address: 1801 GATEWAY, SUITE 101 City: RICHARDSON
State: TX Zip: 75080 Phone: (972) 644-2800

Fax: (972) 644-2817

Signature: 
Email: kbennett@bbcp.com

SURVEYOR:

Name: LANE'S SOUTHWEST SURVEYING Contact: HEATHER MATTESON
Address: 2717 MOTLEY DR., SUITE B City: MESQUITE

State: TX Zip: 75150 Phone: (972) 681-4442

Fax: (972) 681-4829

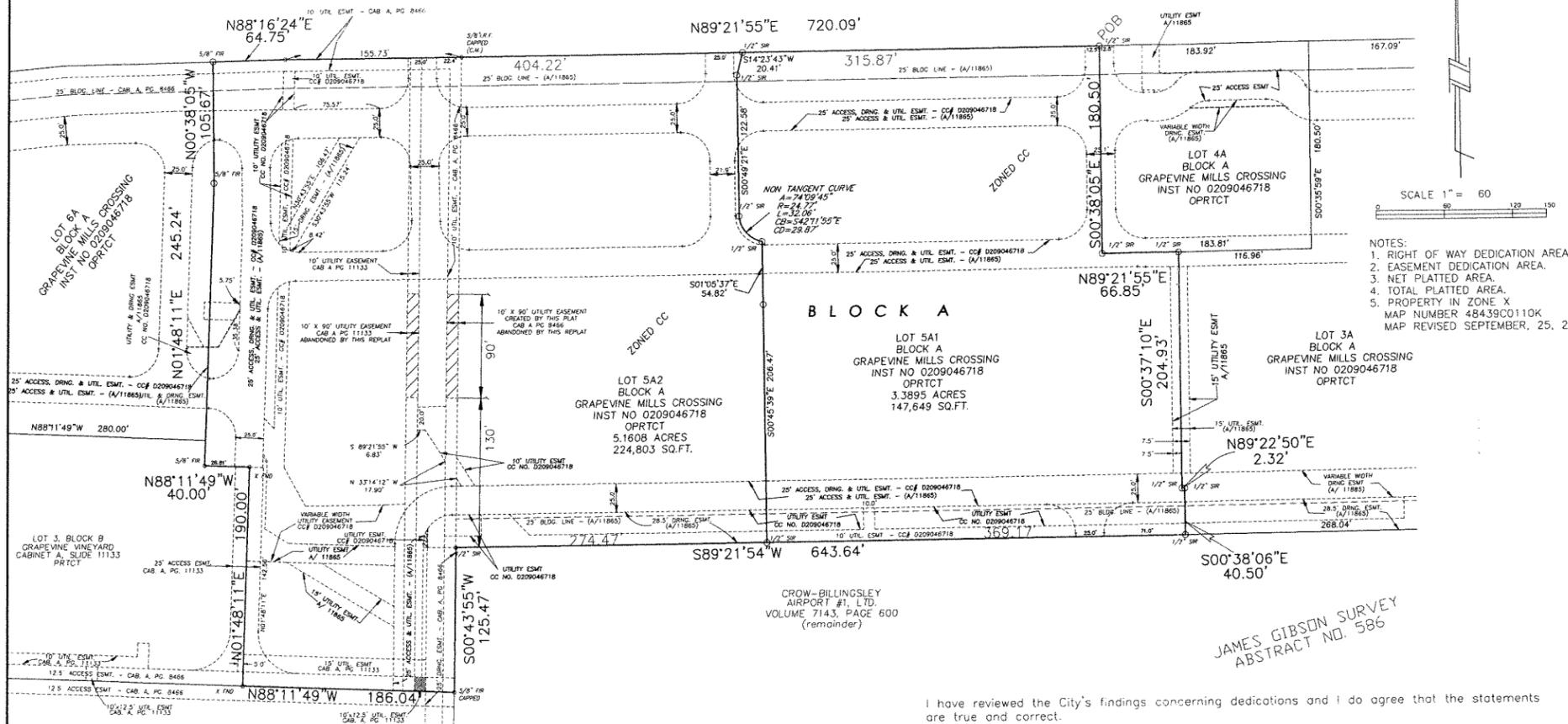
Email: heather_matteson@earthlink.net

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

Application Received: 10/7/03
Fee Amount: \$525.00

By: Henry Billingsley
Check Number: 2731

GRAPEVINE MILLS BOULEVARD
(VARIABLE WIDTH R.O.W.)



NOTES:
1. RIGHT OF WAY DEDICATION AREA. 0
2. EASEMENT DEDICATION AREA. 0
3. NET PLATTED AREA. 0
4. TOTAL PLATTED AREA. 372,452 SQ FT
5. PROPERTY IN ZONE X
MAP NUMBER 48439C0110K
MAP REVISED SEPTEMBER, 25, 2009

JAMES GIBSON SURVEY
ABSTRACT NO. 586

I have reviewed the City's findings concerning dedications and I do agree that the statements are true and correct.

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

Witness my hand this the _____ day of _____, 2013.

Grapevine Crossing Holdings, LLC, a Texas limited liability company

By: The Residences of Austin Ranch No. 1, a Texas limited partnership, its member

By: 24BCO, Inc., a Texas corporation, its general partner

By: Kenneth Mabry, Senior Vice President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared KENNETH MABRY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my Hand and Seal of Office on this the ____ day of _____, 2013

NOTARY PUBLIC in and for the State of TEXAS

SURVEYOR'S CERTIFICATION

I, J. L. LANE, of Lane's Southwest Surveying, Inc., a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the State of Texas and the City of Grapevine.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. 12/04/13

J. L. LANE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2509

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared J. L. LANE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my Hand and Seal of Office on this the ____ day of _____, 2013

NOTARY PUBLIC in and for the State of TEXAS

PLANNING & ZONING COMMISSION: _____
DATE APPROVED: _____
CHAIRMAN: _____
SECRETARY: _____

GRAPEVINE CITY COUNCIL:
DATE APPROVED: _____
MAYOR: _____
CITY SECRETARY: _____

FINAL PLAT OF LOTS 5A1 AND 5A2 BLOCK A
GRAPEVINE MILLS CROSSING ADDITION

BEING A REPLAT OF LOT 5A BLOCK A
GRAPEVINE MILLS CROSSING ADDITION
CITY OF GRAPEVINE, DALLAS COUNTY, TEXAS
8.5503 ACRES OF LAND
JAMES GIBSON SURVEY, ABSTRACT NO. 586
ZONING: CC
SEPTEMBER 2013

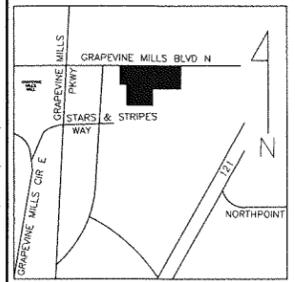
OWNER
GRAPEVINE CROSSING HOLDINGS, LLC
1722 ROUTH STREET, SUITE 1313
DALLAS, TEXAS 75201-2517

THIS PLAT IS FILED ON _____, INSTRUMENT # _____
DATE: JULY 20, 2012, 7-23-12, 8-01-12, 9-23-13, 12-04-13 FILE No. RP-917

LEGEND

LT	LIGHT POLE
SD	STORM DRAIN
FL	FIRELANE
WM	WATER METER
BL	BUILDING LINE
CO	CLEAN OUT
PH	FIRE HYDRANT
SS	SANITARY SEWER
WTR	WATER
CLF	CHAINLINK FENCE
MH	MAN HOLE
T	TELEPHONE
GM	GAS METER
FR	FOUND IRON ROD
SIR	SET IRON ROD WITH YELLOW CAP STAMPED "JL LANE 2509"
FND	FOUND
PC	FENCE CORNER
PT	POWER & TELEPHONE
P/2	POWER POLE
UP	UNDERGROUND POWER
C	GAS

VICINITY MAP
NO SCALE



STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, GRAPEVINE CROSSING HOLDINGS, LLC, a Texas limited liability company, hereinafter called "Owner" (whether one or more), is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being more particularly described as shown on this plat.

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

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

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

EXECUTED at _____, Texas, this ____ day of _____, 2013.

Grapevine Crossing Holdings, LLC, a Texas limited liability company

By: The Residences of Austin Ranch No. 1, a Texas limited partnership, its Member

By: 24BCO, Inc., a Texas corporation, its general partner

By: Kenneth Mabry, Senior Vice President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared KENNETH MABRY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my Hand and Seal of Office on this the ____ day of _____, 2013

NOTARY PUBLIC in and for the State of TEXAS

C:\2013\JACK\W05016-AS-BUILT-1

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
MEETING DATE: JANUARY 21, 2014
SUBJECT: SOLID WASTE FRANCHISE AGREEMENT AND SOLID WASTE DISPOSAL ORDINANCE AMENDMENTS

RECOMMENDATION:

City Council consider adopting the following:

- an ordinance amending the City's current franchise agreement (Ordinance No. 95-35), as amended, with Republic Services (dba Allied Waste Services of Fort Worth, LLC.) to provide a clean brush and yard waste program,
- an ordinance amending Chapter 25, Utilities and Services , Article III Solid Waste Disposal to reflect adjustments to the residential solid waste agreement necessary to implement a clean brush and yard waste program,

and take any necessary action.

BACKGROUND:

City Council approved a three month clean brush and yard waste pilot program in two of Grapevine's ten residential recycle routes on July 16, 2013.

The pilot program was conducted in the three month period of September through November, 2013 with positive results.

Based on the pilot program results, Republic Services has proposed a brush diversion program for residential service by providing for clean brush and yard waste collection and diversion. The clean brush and yard waste collection will alternate weekly with the bulk and brush collection. The current pick-up date will remain on Wednesday City Wide with the only change being every other week the current brush and bulk pickup will be restricted to clean brush and yard waste.

This program will become effective the week of March 5, 2014.

The attached ordinances amend the current franchise agreement and the City Code addressing Solid Waste to reflect the new program.

Staff recommends approval.

JSL/ds

ORDINANCE NO. _____

AMEND
FRANCHISE
AGREEMENT

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING ORDINANCE NO. 95-35, AS AMENDED, THE SOLID WASTE FRANCHISE; ALLOWING FOR CLEAN BRUSH AND YARD WASTE DIVERSION; PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on June 1, 1995, by passage of Ordinance No. 95-35 the City of Grapevine, Texas granted a franchise for solid waste services within the City (the "Franchise") to the franchisee; and

WHEREAS, on September 18, 2001, by passage of Ordinance No. 2001-67 the City of Grapevine, Texas extended the term of the franchise five (5) years commencing on June 1, 2005 and renumbered Sections 11 through 25 of the Franchise to Sections 12 through 26; and

WHEREAS, on July 20, 2010, by passage of Ordinance No. 2010-30 the City of Grapevine, Texas extended the term of the franchise five (5) years commencing on August 1, 2010; and

WHEREAS, on September 18, 2012, by passage of Ordinance No. 2012-44 the City of Grapevine, Texas extended the term of the franchise five (5) years commencing on November 1, 2012; and granted Republic Services an automatic renewal of the franchise agreement for one (1) additional five (5) year period, commencing on November 1, 2017; and

WHEREAS, Section 24 of the Franchise provides that the Franchise may be amended on the mutual agreement of the parties; and

WHEREAS, the franchisee has requested authority to implement a clean brush and yard waste diversion recycling program by Franchise amendment; and

WHEREAS, the City has determined that clean brush and yard waste diversion recycling is in the best interest of the City and its citizens.

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

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

Section 2. That Section 5(1) of the Franchise, as amended, is hereby amended to read as follows:

- “1. All garbage, trash, and yard waste shall be placed in containers in such a manner as to prevent same from being scattered. Brush and yard waste shall be placed in such a manner as to prevent same from being scattered for weekly collection. Bulky wastes shall be placed out for collection every other week.”

Section 3. That Section 5(2) of the Franchise, as amended, is hereby amended to read as follows:

- “2. All trash containers, yard waste containers, brush, and bulky wastes shall be placed at the curbside on the street bearing the customer's address.”

Section 4. That Section 6(2) of the Franchise, as amended, is hereby amended to read as follows:

- “2. COMPANY shall provide curbside service, including garbage, trash, and yard waste to residential customers twice each week. Additionally, COMPANY will provide weekly collection of brush and yard waste; as well as, collection of bulky wastes every other week.”

- “13. COMPANY shall collect all brush and yard waste items weekly. Additionally, COMPANY shall collect all bulky wastes every other week. If within three (3) working days of notification, whether by the owner, occupant, or CITY, COMPANY fails to collect said material, COMPANY will be penalized \$100 for each day collection is not made.”

Section 5. That Section 25 of the Franchise, as amended, is hereby amended to read as follows:

“SECTION 25 – ACCEPTANCE OF AGREEMENT

That the COMPANY shall have ten (10) days from and after the passage and approval of this Ordinance to file its written acceptance thereof with the City Secretary, and after such acceptance is filed, this Ordinance shall take effect and be in force from and after March 5, 2014.”

Section 6. That all ordinances or any parts thereof in conflict with the terms of this ordinance shall be and hereby are deemed repealed and of no force or effect; provided, however, that the ordinance or ordinances under which the cases currently filed and pending in the Municipal Court of the City of Grapevine, Texas, shall be deemed repealed only when all such cases filed and pending under such ordinance or ordinances have been disposed of by a final conviction or a finding not guilty or nolo contendere, or dismissal.

Section 7. That if any section, article, paragraph, sentence, clause, phrase or word in this ordinance, or application thereto any person or circumstance 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 despite such invalidity, which remaining portions shall remain in full force and effect.

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 public creates an emergency which requires that this ordinance become effective from and after the date of its passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of January, 2014.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

ORDINANCE NO. _____

CHAPTER 25
SOLID WASTE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING THE GRAPEVINE CODE OF ORDINANCES, CHAPTER 25 UTILITIES AND SERVICES, ARTICLE III SOLID WASTE DISPOSAL; PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on June 1, 1995, by passage of Ordinance No. 95-35 the City of Grapevine, Texas granted Laidlaw Waste Systems, Inc. a franchise agreement to provide for solid waste services for both residential and commercial customers for a ten (10) year period; and

WHEREAS, on September 18, 2001, by passage of Ordinance No. 2001-67 the City of Grapevine, Texas granted Laidlaw Waste Systems, Inc. an extension of the franchise agreement to provide for solid waste services for both residential and commercial customers for one (1) additional five (5) year period, commencing on June 1, 2005; and

WHEREAS, Laidlaw Waste Systems, Inc. was renamed Trinity Waste Services, Inc.; and

WHEREAS, Trinity Waste Services, Inc. was renamed, Allied Waste Services Inc.; and

WHEREAS, Allied Waste Services Inc. was renamed, Allied Waste Services of Fort Worth, LLC.; and

WHEREAS, on July 20, 2010, by passage of Ordinance No. 2010-30 the City of Grapevine, Texas extended the term of the franchise five (5) years commencing on August 1, 2010; and

WHEREAS, on September 18, 2012, by passage of Ordinance No. 2012-44 the City of Grapevine, Texas extended the term of the franchise five (5) years commencing on November 1, 2012; and granted Republic Services an automatic renewal of the franchise agreement for one (1) additional five (5) year period, commencing on November 1, 2017; and

WHEREAS, the City Council desires to improve residential recycle service by having Republic Services provide clean brush and yard waste service; and

WHEREAS, Republic Services has requested an every other week collection schedule for bulky wastes to commence on March 5, 2014.

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

Section 1. That the above premises are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Section 2. That Chapter 25 Utilities and Services, Article III, Solid Waste Disposal, is hereby amended by amending Section 25-91 to read as follows:

“Sec. 25-91. Containers-Required.

Every owner, occupant, tenant, or lessee using or occupying any building, house or structure within the city for residences, churches, schools, colleges, lodges, commercial business and other purposes shall provide and maintain garbage, trash, and yard waste containers of sufficient number and size, as hereinafter specified, to hold the garbage, trash, and yard waste that will normally accumulate on the premises.”

Section 3. That Chapter 25 Utilities and Services, Article III, Solid Waste Disposal, is hereby amended by amending Section 25-94 in its entirety to read as follows:

“Sec. 25-94. Same--Placement for emptying.

The owner, occupant, tenant, or lessee of the premises shall place the container, such container having no more than a 33-gallon capacity and weighing less than 50 pounds, in the required front yard or right-of-way. Containers shall not be placed in the required front yard or right-of-way more than 12 hours prior to the day of pickup. All containers shall be placed at the foregoing prescribed locations not later than 7:00 a.m. on the day of scheduled collection if they are to be picked up. Dumpsters shall not be placed in the right-of-way or required front yard of any premises. The development services director may approve the location of dumpsters in the required front yards, provided he finds there is no other location on the lot suitable for storage and access to the dumpster. All dumpsters located within the City of Grapevine shall conform to all requirements of this section within 60 days of the adoption of this section.”

Section 4. That Chapter 25 Utilities and Services, Article III, Solid Waste Disposal, is hereby amended by amending Section 25-97(a) to read as follows:

“Sec. 25-97. Service rates--Schedules.

(a). Any houses, buildings or premises used for residential purposes, shall have their garbage and trash removed at a monthly charge where such collection and removal is not required in excess of twice each week and have their recyclable materials removed once per week. Same houses, buildings or premises used

for residential purposes shall have their bulky wastes, brush and yard waste removed on alternating weeks as follows:

- Clean Yard Waste and Brush every other week
- Yard Waste, Brush and Bulky Wastes every other week

with such rates established annually by ordinance.

	<i>Monthly Charge</i>
Single-family residential	\$12.51
Single-family residence without city water service	12.51
Duplex	25.02
Multifamily, per unit (without dumpster container)	12.51"

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

Section 7. That the effective date of this rate adjustment will be March 5, 2014.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of January, 2014.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER BR
MEETING DATE: JANUARY 21, 2014
SUBJECT: SEX OFFENDER RESIDENCY ORDINANCE

RECOMMENDATION:

Consideration of an ordinance restricting residency of convicted child sex offenders.

BACKGROUND:

On Tuesday, November 5, 2013, a workshop was held to discuss the feasibility of implementing an ordinance placing residency restrictions on convicted child sex offenders. Council requested that an ordinance be drafted and presented for consideration.

The ordinance drafted includes the elements requested by Council including, a 2,000 foot buffer zone around premises where children commonly gather. A definition of "places where children commonly gather" to include, a park, playground, school, day care facility, video arcade facility, public or private youth center, registered home daycare, recreational hiking and biking trails, or public swimming pools. The ordinance also defines a sex offender as an offender whose victim was under 18 years old.

The attached city map outlines the restricted areas based on the current list of places where children commonly gather.

Staff recommends approval.

BR/es

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING THE GRAPEVINE CODE OF ORDINANCES ADDING A NEW ARTICLE REGULATING SEX OFFENDER RESIDENCY; REPEALING CONFLICTING ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council (the “City Council”) of the City of Grapevine, Texas (the “City”), finds and determines that child sex offenders represent a serious threat to public safety; and

WHEREAS, the City Council finds and determines that the risk of recidivism posed by sex offenders is frightening and high; and

WHEREAS, the City Council finds and determines that child sex offenders who reside near places where children gather pose a great risk to a large number of children; and

WHEREAS, the City Council finds and determines that the City has a legitimate interest in the protection of children and that the following residency restrictions are enacted to provide protection for children in the City by minimizing sex offenders’ access and proximity to areas where children gather; and

WHEREAS, the City of Grapevine is a Home Rule municipality having full powers of self-government and may enact ordinances relative to its citizens’ health, safety, and welfare that are not inconsistent with the Constitution and laws of the State; and

WHEREAS, the Texas Attorney General has concluded that State law does not preempt a home-rule municipality’s ordinance prohibiting registered sex offenders from living within a specified distance from locations where children typically congregate; and

WHEREAS, the City Council finds and declares that the meeting at which this Ordinance is considered is open to the public as required by law, and that public notice of the time, place and purpose of said meeting was given as required by Chapter 551, Texas Government Code; and

WHEREAS, the City Council finds and determines that the adoption of this Ordinance is in the best interests of and necessary to protect 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 of the findings contained hereinabove are found to be true and correct and are incorporated into this Ordinance by reference as if copied herein.

Section 2. The City of Grapevine Code of Ordinance, Chapter 15 Offenses and Miscellaneous Provisions, is hereby amended by adding the following Article V. which and shall read as follows:

“ARTICLE V. SEX OFFENDER RESIDENCY RESTRICTIONS

Sec. 15-50. Definitions

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Permanent residence: A place where the person abides, lodges, or resides for fourteen (14) or more consecutive days.

Premises where children commonly gather: Includes but is not limited to a park, playground, school, day care facility, video arcade facility, public or private youth center, registered home daycare, recreational hiking and biking trails, or public swimming pool, as those terms are defined in section 481.134 of the Texas Health and Safety Code or commonly used in the City of Grapevine.

Sex offender: A person who is required to register on the state department of public safety’s sex offender database because of a violation involving a victim who was less than eighteen (18) years of age. It shall be prima facie evidence that this article applies to a sex offender if the person’s record as it appears on the state department of public safety’s sex offender database indicates that the victim was less than eighteen (18) years of age.

Temporary residence: A place where the person abides, lodges, or resides for less than fourteen (14) days or fourteen (14) or more days in the aggregate during any calendar year and which is not the person’s permanent address, or a place where the person routinely abides, resides, or lodges for a period of four (4) or more consecutive or nonconsecutive days in any month and which is not the person’s permanent residence.

Sec. 15-51. Prohibited areas; exceptions

- (a) It is unlawful for a sex offender to establish a permanent residence or temporary residence within 2,000 feet of any premises where children commonly gather.
- (b) For the purpose of determining the minimum distance separation, the requirement shall be measured by following a straight line from the property lot line of the permanent or temporary residence to the nearest property lot line of the premises where children commonly gather, as described herein.
- (c) Any person violating a provision of this section shall be guilty of a misdemeanor, and upon conviction shall be subject to a fine not to exceed \$500.

- (d) No culpable mental state is required to be proven by the prosecution as an element of this offense.
- (e) Nothing in this article shall be interpreted to modify or reduce the State's safety ban.
- (f) The following are affirmative defenses to a violation of subsection (a):
 - (1) The person established the permanent or temporary residence and has complied with all the sex offender registration laws of the state prior to the date of the adoption of this section;
 - (2) The person was a minor when he/she committed the offense and was not convicted as an adult;
 - (3) The person is a minor;
 - (4) The premises where children commonly gather, specified herein, within 2,000 feet of the children's or the person's permanent or temporary residence was opened after the person established the permanent or temporary residence, and the person has complied with all sex offender registration laws of the state; or
 - (5) The person proves that the information on the database is incorrect and that, if corrected, this section would not apply to the person.

Sec. 15-52. Renting to person prohibited from establishing residence

- (a) It is unlawful to let or rent any place, structure or part thereof with the knowledge that it will be used as a permanent or temporary residence by a sex offender prohibited from establishing such permanent residence or temporary residence pursuant to the terms of this article.
- (b) No lease or rental agreement or arrangement which would otherwise violate this Section shall be extended or renewed beyond the term in place as of January 21, 2014.
- (c) Any person, firm or corporation violating a provision of this section shall be guilty of a misdemeanor, and upon conviction shall be subject to a fine not to exceed \$500.00."

Section 3. That all ordinances or any parts thereof in conflict with the terms of this ordinance shall be and hereby are deemed repealed and of no force or effect.

Section 4. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and shall be fined as herein provided. A separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 5. If any section, subsection, sentence, clause or phase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, on this ___ day of _____, 2014.

Mayor William D. Tate, City of Grapevine

ATTEST:

Jodi Brown, City Secretary

APPROVED AS TO FORM AND LEGALITY:

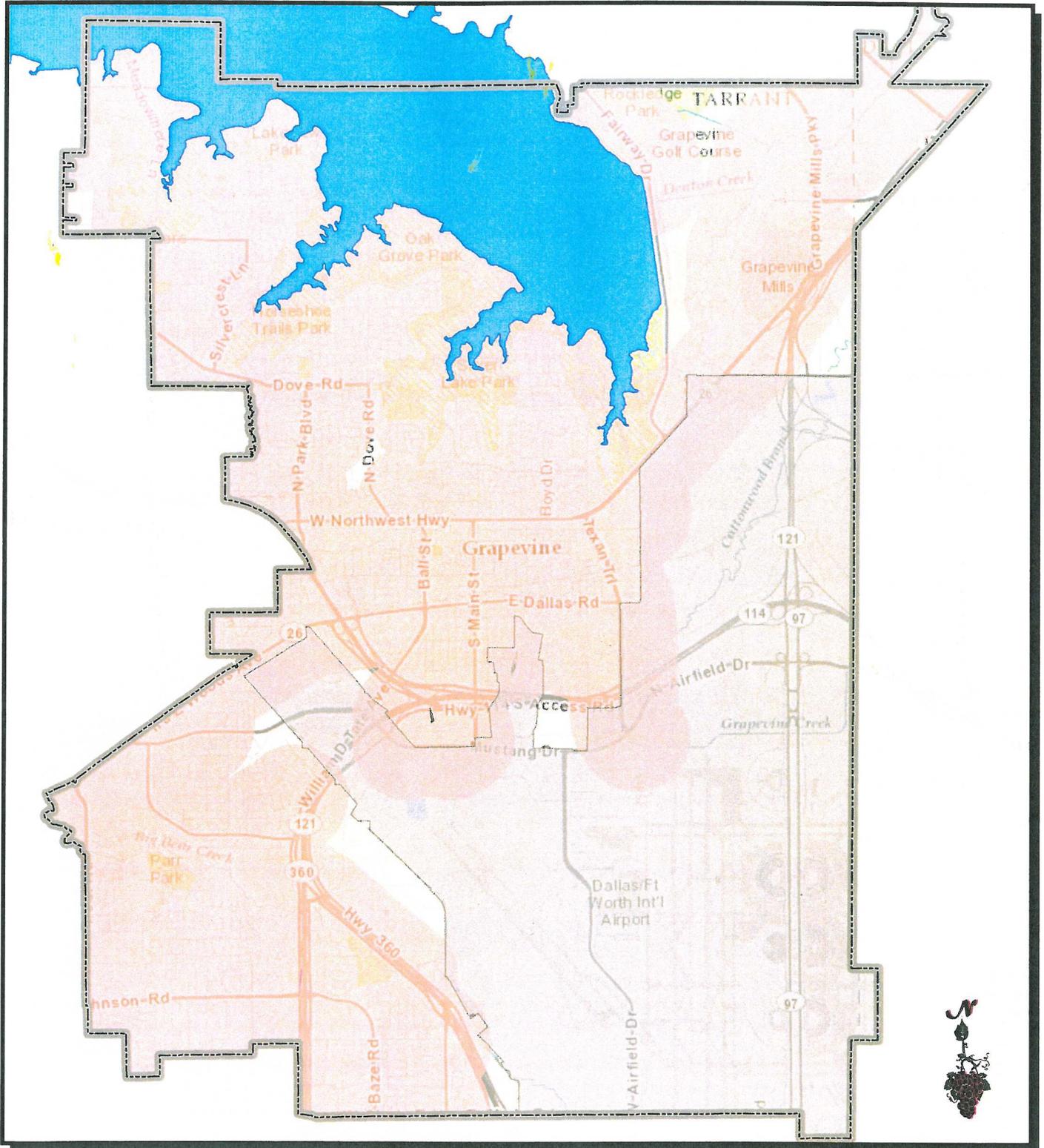
John F. Boyle, Jr., City Attorney



GRAPEVINE SEX OFFENDERS

CC ITEM #8

2,000' Buffer Around Sensitive Areas



Legend
2,000 Foot Buffer

The map above shows available housing outside the 2,000 foot buffer around areas in the city of Grapevine where children and adolescents will likely gather. Areas where housing is available are unshaded. A list of features represented is indicated in the table to the left.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER BR
MEETING DATE: JANUARY 21, 2014
SUBJECT: CONSIDER APPROVAL OF AN ADOPT-AN-AREA AGREEMENT
WITH THE LAKE GRAPEVINE RUNNERS AND WALKERS CLUB
FOR HORSESHOE TRAILS PARK

RECOMMENDATION:

The Parks & Recreation Advisory Board and staff recommend the Council approve an Adopt-An-Area agreement with the Lake Grapevine Runners and Walkers Club for Horseshoe Trails Park. A copy of the agreement is attached for review.

FUNDING SOURCE:

Adopt-An-Area signage would be placed at both ends of these areas. The total cost of the signage for this is approximately \$100 and will come from the Grounds Maintenance Account 100-42205-312-3.

BACKGROUND INFORMATION:

The proposed agreement is for a period of two years and requires the applicant to pick up litter a minimum of six times per year. The Parks & Recreation Advisory Board approved the agreement at their January 16, 2014 meeting. The Board and staff recommend approval of the agreement.

DE



**KEEP GRAPEVINE BEAUTIFUL
APPLICATION FOR ADOPT-AN-AREA PROGRAM - 2013**

Lake Grapevine Runners and Walkers Club 12/17/2013
(Name of Organization) (Date of Application)

P.O. Box 2982 president@lgraw.com
(Mailing Address) (Email Address)

Grapevine, TX 76099
(City, Zip Code)

Joe Luccioni
(President, Chairperson or Authorized Representative)

Joe Luccioni 817-939-8963
(Name of Contact Person) (Day Phone No.)

839 Kings Canyon Drive 817-939-8963
(Mailing Address) (Evening Phone No.)

Grapevine, TX 76051
(City, Zip Code)

Approximate number of people participating in each cleanup 10 - 15.

Area that you are interested in adopting:

Horse Shoe Trail Park

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

[Signature]
Authorized Signature for Group

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

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: JANUARY 21, 2014
SUBJECT: CALLING 2014 CITY OFFICERS ELECTION

RECOMMENDATION:

City Council to consider adopting a resolution calling the 2014 City Officers Election for Saturday, May 10, 2014 in compliance with the Texas Election Code, designating the polling place and, if necessary, a run-off election to be held on June 21, 2014.

FUNDING SOURCE:

Funding for election expenditures is currently available in the City Secretary's Special Services Account (100-44540-103-1).

BACKGROUND:

The first day for candidates to file for a place on the May ballot is Wednesday, January 29, 2014 and the last day to file is Friday, February 28. State law provides that write-in candidates' last day to file is Friday, February 28. Those positions to be placed on the ballot are City Council Place 5 (Chris Coy) and City Council Place 6 (Roy Stewart).

Due to the March 5th closing of the Community Activities Center for renovations, the City Council selected the Grapevine Convention Center located at 1209 South Main Street as the City's 2014 polling location. Early voting and Election Day voting for the 2014 City Officers Election will be conducted in Chenin Blanc Rooms 1 and 2, and in compliance with the Texas Election Code relative to the 2002 Help America Vote Act (HAVA). The Act provides voting privacy for individuals with disabilities by utilizing the Direct Recording Electronic System (DRE).

In order to comply with the HAVA Act, a contract with Tarrant County Elections Administration will be presented at a later date for the utilization of the DRE voting machines and for the County to conduct the election.

Staff recommends approval.

JCB/ab

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, PROVIDING FOR THE 2014 CITY OFFICER ELECTION TO BE HELD ON MAY 10, 2014; DETERMINING THE POLLING PLACE; PROVIDING SPECIFIC INSTRUCTIONS FOR THE CONDUCTING OF SAID ELECTION; REPEALING INCONSISTENT RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 41.001 of the Texas Election Code provides for the holding of general city elections on the second Saturday in May; and

WHEREAS, the City desires to conform its practices with State law; and

WHEREAS, the Charter of the City of Grapevine, Texas provides that the Election Code of the State of Texas is applicable to the City Council and Run-Off Elections, and in order to comply with said code an order should be passed establishing the procedure to be followed in said election, and designating the voting place for said election; and

WHEREAS, all statutory and constitutional requirements for the passage of this resolution have been met, including but not limited to the Texas Open Meetings Act.

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 Regular City Officer Election for the City of Grapevine is hereby called for Saturday, May 10, 2014, for the following:

COUNCIL, PLACE 5

COUNCIL, PLACE 6

Section 3. All eligible City of Grapevine voters shall cast their ballots at the Grapevine Convention Center, 1209 South Main Street, between the hours of 7:00 a.m. and 7:00 p.m. on election day.

Section 4. The first day to file an application for a place on the ballot is January 29, 2014. All candidates for election for Council, Place 5 and Council, Place 6, must file their names with the City Secretary of the City of Grapevine, Texas, by 5:00 p.m. on February 28, 2014. That all of the said applications shall be on a form approved by the City Secretary and shall be in compliance with the City Charter and the State Election Code.

Section 5. That the City Secretary shall post the names of all candidates who have filed their applications in accordance with the terms and provisions of this order.

Section 6. The Election shall be conducted under the jurisdiction of the Tarrant County Elections Department (the "Elections Administrator") pursuant to an Election Services Contract (the "Contract") by and among the Tarrant County Elections Department, the City and other participating entities, if any, described in the Contract. The Mayor or the Mayor's designee is authorized to amend or supplement the Contract to the extent required for the Election to be conducted in an efficient and legal manner as determined by the Elections Administrator.

Section 7. All early voting shall be conducted pursuant to and in accordance with the applicable provisions of the State of Texas Election Code. The Elections Administrator is hereby appointed as Early Voting Clerk for the Election and shall determine the early voting place and hours, however, such locations may be changed if so directed by the Elections Administrator without further action of the City Council. The Elections Administrator is hereby authorized and directed to make such changes in locations as may be necessary for the proper conduct of the Election. The Elections Administrator and/or Early Voting Clerk are hereby authorized to appoint the members of the Early Voting Ballot Board and the presiding judge and alternate judge in accordance with the requirements of the Code.

Section 8. The Elections Administrator shall provide and furnish all necessary supplies and personnel to conduct said election. Said supplies and personnel shall be furnished at the expense of the General Fund of the City of Grapevine, Texas. Early voting will be conducted on Direct Recording Electronic (DRE) System and election day voting will be on the Digital Scan System accompanied by DRE for disabled and provisional voters.

Section 9. The City Secretary is hereby instructed to publish notice of said election once in a newspaper of general circulation not more than thirty (30) days before the election and not less than ten (10) days before the election.

Section 10. This resolution shall repeal every prior resolution in conflict herewith, but only insofar as the portion of such resolution shall be in conflict, and as to all other sections of resolutions not in direct conflict herewith, this resolution shall be and is hereby made cumulative.

Section 11. The Mayor shall issue all necessary orders, writs and notices for said election and the returns of said election shall be made to the City Secretary after the close of the polls and the completion of the counting of the ballots.

Section 12. That a run-off election, if necessary, shall be called for June 21, 2014.

Section 13. That this resolution shall be effective from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of January, 2014.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 21, 2014

SUBJECT: RESOLUTION AUTHORIZING PERSONS NAMED BELOW
TO SIGN ON ALL ACCOUNTS AND TRANSACTIONS WITH
NORTHSTAR BANK

RECOMMENDATION:

City Council to consider a Resolution authorizing persons' signatures for all banking transactions with Northstar Bank.

BACKGROUND:

Chapter 105 (Sub Chapter B 105.011) of the Texas Local Government Code authorizes municipalities to establish depositories for banking services.

These individuals are hereby authorized and empowered to sign in banking transactions with Northstar Bank until Northstar Bank has received notice in writing that this authority, as to any or all individuals, has been revoked.

Staff recommends approval.

RESOLUTION NO. _____

NORTHSTAR
BANK

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING PERSONS NAMED BELOW TO SIGN ON ALL ACCOUNTS AND TRANSACTIONS WITH NORTHSTAR BANK AND PROVIDING AN EFFECTIVE DATE

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

Section 1. That the persons named below are those persons who are hereby authorized and empowered for and in the name and on the behalf of the City of Grapevine, which is not in contravention of the City Charter, to sign in banking transactions with Northstar Bank until said Northstar Bank has received notice in writing that this authority, as to any or all of the persons whose names appear below, has been revoked.

Section 2. That the City Council hereby authorizes William D. Tate, Mayor; Bruno Rumbelow, City Manager; John F. McGrane, Administrative Services Director; and Karen L. Walker, Controller on all accounts with Northstar Bank.

William D. Tate, Mayor

Signature

Bruno Rumbelow, City Manager

Signature

John F. McGrane, Administrative Services Director

Signature

Karen L. Walker, Controller

Signature

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of January, 2014.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER
MEETING DATE: JANUARY 21, 2014
SUBJECT: RESOLUTION AUTHORIZING THE ISSUANCE AND SALE
OF GRAPEVINE 4B ECONOMIC DEVELOPMENT
CORPORATION SALES TAX REVENUE BONDS, TAXABLE
SERIES 2014

RECOMMENDATION:

City Council to consider adopting a resolution issuing revenue bonds not to exceed \$19.5 million in aggregate as recommended by the 4B Economic Development Corporation Board of Directors.

BACKGROUND INFORMATION

At the December 17, 2013 Joint City Council and 4B Economic Development Board meeting, a public hearing was held and a subsequent resolution was approved authorizing the expenditure of Corporation Funds for the purchase of real estate.

The resolution authorized the expenditure of up to \$29.5 million in 4B Economic Development Corporation funds for the purchase of 185 acres of real estate, including the use of up to \$10 million of 4B fund balance; contingent upon the reimbursement of 4B funds in the event of the sale of all or a part of the real estate being acquired; and authorizing the publication of the notice relative to the issuance of debt for the remaining \$19.5 million consistent with and pursuant to Chapter 505 of the Local Government Code.

Staff recommends approval.

RESOLUTION No. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROVING A RESOLUTION ADOPTED BY THE BOARD OF DIRECTORS OF THE GRAPEVINE 4B ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE ISSUANCE OF GRAPEVINE 4B ECONOMIC DEVELOPMENT CORPORATION SALES TAX REVENUE BONDS, TAXABLE SERIES 2014; APPROVING THE ISSUANCE OF THE BONDS AND THE PLAN OF FINANCING AUTHORIZED THEREBY AND THE FINANCING DOCUMENTS

WHEREAS, the City of Grapevine, Texas (the "City"), has approved and authorized the creation of the Grapevine 4B Economic Development Corporation (the "Corporation") as a Texas nonprofit corporation, pursuant to Chapters 501, 502 and 505, Texas Government Code, as amended (the "Act"), to act on behalf of the City in its pursuit of economic development to promote and develop projects so as to eliminate unemployment and underemployment and to promote and encourage employment and the public welfare; and

WHEREAS, pursuant to the authority granted in the Act, the City has levied a local sales and use tax (the "Sales Tax") for the benefit of the Corporation, to be used exclusively for the purposes set forth in the Act; and

WHEREAS, the Corporation is authorized by the Act to issue its revenue bonds, to be secured by and payable from the Sales Tax; and

WHEREAS, the City and the Corporation have previously adopted, on December 17, 2013 and January ___, 2014, a Concurrent Resolution establishing the Sales Tax Proceeds Fund into which the receipts of the Sales Tax are deposited as collected and providing that moneys on deposit in such Fund shall be applied in accordance with a bond resolution authorizing the issuance of the Corporation's bonds; and

WHEREAS, the Corporation has determined to issue its Grapevine 4B Economic Development Corporation Sales Tax Revenue Bonds, Taxable Series 2014 (the "Bonds") for the purpose of providing funds to promote new or expanded business enterprises, including but not limited to entertainment, convention, tourist and exhibition facilities, amphitheaters, concert halls, parks, open space, restaurants, parking facilities, and related roads, streets and water and sewer facilities and improvements, which are authorized projects pursuant to the Act (the "Project"); and

WHEREAS, the Board of Directors of the Corporation has approved a Resolution authorizing the issuance of the Bonds (the "Resolution"), dated December 17, 2013; and

WHEREAS, the Act requires that the governing body of the City approve, by written resolution, any agreement to issue bonds approved by the Corporation; and

WHEREAS, this City Council has reviewed the Resolution and, by adoption of this resolution, intends to approve the Resolution and the terms thereof, the issuance of the Bonds,

the plan of financing established and approved by the Resolution and the financing documents related thereto; and to make the findings required by the Act to approve the Project; and

WHEREAS, it is officially found, determined, and declared that the meeting at which this Resolution has been adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered and acted upon at said meeting, including this Resolution, was given, all as required by the applicable provisions of Chapter 551, Texas Government Code, as amended;

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

Section 1. Capitalized terms used herein and not otherwise defined shall have the meaning assigned thereto in the Resolution.

Section 2. The City, acting by and through this City Council, hereby approves:

(a) the Resolution and the plan of financing established and approved by the Resolution; and

(b) the issuance of the Bonds in the amount and for the purposes referred to in the preambles hereof and as described in the Resolution and the Bonds; and

(c) the Paying Agent/Registrar Agreement a copy of which is on file among the records of this meeting; and

Section 3. The City agrees to provide any continuing disclosure information required of the City by Article XIV of the Resolution.

Section 4. This Resolution shall take effect immediately from and after its adoption.

PASSED AND APPROVED by the City Council of the City of Grapevine, Texas this
___ day of January, 2014.

Mayor Pro Tem, City of Grapevine, Texas

ATTEST:

City Secretary, City of Grapevine, Texas

APPROVED AS TO FORM:

City Attorney, City of Grapevine, Texas

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER BR
MEETING DATE: JANUARY 21, 2014
SUBJECT: RESOLUTION PROVIDING FOR THE COLLECTION,
HANDLING AND TRANSFER OF SALES TAX REVENUES
DUE AND OWING TO GRAPEVINE 4B ECONOMIC
DEVELOPMENT CORPORATION

RECOMMENDATION:

City Council to consider adopting a resolution that provides for the collection and transfer of sales tax provided by the one-quarter of one-half percent imposed for 4B economic development.

BACKGROUND INFORMATION

At the December 17, 2013 Joint City Council and 4B Economic Development Board meeting, a public hearing was held and a subsequent resolution was approved authorizing the expenditure of Corporation Funds for the purchase of real estate.

The resolution authorized the expenditure of up to \$29.5 million in 4B Economic Development Corporation funds for the purchase of 185 acres of real estate, including the use of up to \$10 million of 4B fund balance; contingent upon the reimbursement of 4B funds in the event of the sale of all or a part of the real estate being acquired; and authorizing the publication of the notice relative to the issuance of debt for the remaining \$19.5 million consistent with and pursuant to Chapter 505 of the Local Government Code.

Staff recommends approval.

RESOLUTION NO. 4B 2013-04

RESOLUTION NO. _____

A CONCURRENT RESOLUTION

PROVIDING FOR THE COLLECTION, HANDLING AND TRANSFER OF
SALES TAX REVENUES DUE AND OWING TO GRAPEVINE 4B
ECONOMIC DEVELOPMENT CORPORATION

Adopted Concurrently

By the BOARD OF DIRECTORS OF THE GRAPEVINE 4B ECONOMIC
DEVELOPMENT CORPORATION BOARD (the "Corporation")

and

By the CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS (the "City")
as its

WHEREAS, the Grapevine 4B Economic Development Corporation (the "Corporation") is a non-profit industrial development corporation, governed by Chapters 501, 502 and 505 of the Texas Local Government Code, as amended (collectively, the "Act"); and

WHEREAS, pursuant to the authority granted in the Act, the City has levied a one-half of one percent sales and use tax for the benefit of the Corporation, to be used exclusively for its lawful purposes; and

WHEREAS, under current policies and procedures established by the Comptroller of Public Accounts of the State of Texas (the "Comptroller"), sales tax belonging to the City and the Sales Tax belonging to the Corporation are collected, commingled and remitted directly to the City in undivided interests and without allocation or notations of ownership as between the City and the Corporation; and

WHEREAS, the Corporation proposes to issue its sales tax revenue bonds (the "Bonds") for its lawful purposes in accordance with the Act, the same to be authorized and issued under and secured respectively by, the terms and provisions of a Bond Resolution (the "Bond Resolution"); and

WHEREAS, in order to provide security for the Bonds, it is appropriate and necessary that the Corporation and the City adopt formal procedures by which the revenues received from

the Sales Tax (as defined in said Bond Resolution) are collected, deposited, held, identified, allocated and transferred, to or for the benefit of the Corporation;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF GRAPEVINE 4B ECONOMIC DEVELOPMENT CORPORATION, AND BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, acting concurrently, as follows, to-wit:

Section 1. Short Title, Definitions of Terms. (a) This Resolution may hereafter be cited in the Bond Resolution and in other documents and without further description as the "Sales Tax Collection Resolution."

(b) All capitalized terms used herein, including the preambles hereof and not otherwise, defined herein, shall have the meanings assigned to them in the Bond Resolution.

Section 2. Sales Tax Revenue Fund. (a) The Corporation, with the concurrence and approval of the City, as evidenced by its concurrent adoption hereof, creates and orders that there be established for the Corporations benefit a special fund to be named the "Sales Tax Revenue Fund."

(b) The Sales Tax Revenue Fund shall be held and maintained by the City, on behalf of the Corporation, at its official depository bank (the "Depository Bank") in accordance with the terms and provisions of the Bond Resolution. The monies from time to time on deposit in the Sales Tax Revenue Fund, shall be transferred, used and applied as directed by the Bond Resolution.

Section 3. Collection and Transfer of Undivided Sales Tax Receipts. (a) The City hereby requires and orders that all remittances of commingled sales and use tax collections belonging to the City and the Corporation in undivided interests (the "Undivided Sales Tax Receipts") shall be deposited as received, or transmitted by the Comptroller directly, to the depository account of the City held and maintained by the City at the Depository Bank and the City shall request the Comptroller to transmit such funds by the earliest available and feasible means under the policies of the Comptroller in effect from time to time.

(b) Immediately upon receipt of Undivided Sales Tax Receipts from the Comptroller, an Authorized Officer and the Director of Administrative Services or his designee, of the City shall determine the share of the Undivided Sales Tax Receipts belonging to the Corporation, in accordance with the Act.

(c) Within twenty-four hours, or during the next succeeding business day, whichever is later, after receipt, the City, on behalf of the Corporation, shall transfer 1/4th of the Corporation's share of the Undivided Sales Tax Receipts into the Sales Tax Revenue Fund. The monies from time to time on deposit in the Sales Tax Revenue fund, shall be transferred, used and applied as directed by the Bond Resolution.

(d) The Depository Bank shall not have any responsibility to verify or determine the accuracy of the amounts certified to it from time to time according to this Section.

Section 4. Acceptance of Depository Responsibilities. (a) An Authorized Officer and the Director of Administrative Services of the City are authorized and directed to develop procedures to which the requirements of this Resolution are met, including the incorporation of this Resolution by the City into and as a part of the bidding procedures by which the City designates and selects its Depository Bank or Banks from time to time.

(b) Each Depository Bank, by its acceptance of its designation as depository of the City, agrees to abide by the terms and provisions of this Resolution.

(c) All reasonable costs, if any, of the Depository Bank associated with the administration of the terms and provisions of this Resolution shall be paid for by the Corporation as an administrative expense under the Bond Resolution and shall be paid by the Corporation upon receipt of statements therefore from the Depository Bank. Such costs, if any, shall never constitute a cost, liability, or obligation of the City.

Section 5. Effect of Resolution. The City and the Corporation acknowledge that the Bonds entered into the Bond Resolution will be purchased in reliance upon timely and diligent compliance with the terms and requirements of this Resolution.

Section 6. Effective Date. This Resolution shall take effect upon and as of the last date of adoption by either the City or the Corporation.

ADOPTED this 17th day of December, 2013.

GRAPEVINE 4B ECONOMIC DEVELOPMENT
CORPORATION

Vice President

ATTEST:

Secretary

[SEAL]

ADOPTED this _____ day of January, 2014.

CITY OF GRAPEVINE, TEXAS

By: _____

ATTEST:

APPROVED AS TO FORM:

By: _____

[SEAL]

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
MEETING DATE: JANUARY 21, 2014
SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR
MASONRY CONSTRUCTION AND REPAIR SERVICES

RECOMMENDATION:

City Council to consider approval to renew an annual contract for RFB 377-2012 with Austin Masonry Construction Inc. as primary vendor and Chibli Stone Works as the secondary vendor for masonry construction and repair services.

FUNDING SOURCE:

Funds for this purchase are available in account 174-74015-060-000 (Street Maintenance/ Capital Replacement/ Park Signage Replacement) and 121-48840-312-13-000026 (Quality of Life) for an annual estimated budgeted amount of \$183,000.00.

BACKGROUND:

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The bid was advertised in the Fort Worth Star Telegram on December 15 and 22, 2011. There were 104 vendors notified of the bid with 10 additional bid packets being sent to vendors who requested the bid. Two bids were received. The contract was for an initial one-year period with four, one-year renewal options. If approved, this would be the second renewal available.

The purpose of this bid is to establish fixed annual pricing for construction and repair services that will be required on various masonry structures on an as-needed basis. Construction and repairs typically involve pavilion columns, bridge abutments, retaining walls, signs, various brick work and surfaces composed of pavers.

Austin Masonry Construction Inc. and Chibli Stone Works submitted the lowest responsive and responsible bids for their line items. To insure availability of services, Council awarded primary and secondary contracts. Austin Masonry Construction Inc. and Chibli Stone Works have agreed to renew their contracts with no increase in pricing.

Staff recommends approval.

MH/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: JANUARY 21, 2014

SUBJECT: APPROVAL TO RENEW A PERSONAL SERVICES CONTRACT FOR LAUNDRY SERVICES

RECOMMENDATION:

City Council to consider approval to renew a personal services contract with Jiffy Wash for the laundering of linens and towels for The Vineyards Campground & Cabins and the Grapevine Golf Course.

FUNDING SOURCE:

Funding for this purchase is currently available in account 119-44540-312-9 (Lake Parks Fund/ Operating Supplies/ Lake Parks) for \$20,000.00 and 210-44540-340-1 (Lake Enterprise Fund/ Golf Course Pro Shop/ Professional Services) for \$6,000 for the total estimated budgeted amount of \$26,000.00.

BACKGROUND:

Interpretation of the Texas Local Government Code 252.022. (a)(4) considers the laundering of linens and towels by Jiffy Wash as a personal service therefore exempting the City under its policy to get three quotes for this service. However, staff researched alternate vendor options for laundering linens for The Vineyards Campground and the Golf Course throughout the city of Grapevine that would provide the quick turnaround service required. Jiffy Wash was the only vendor capable of doing so at a reasonable fee.

The contract was for an initial one-year period with four, one-year renewal options. If approved, this will be for the second annual renewal of the four available. Jiffy Wash has agreed to renew the contract with no increase in pricing and has provided this service to the City in the past with successful results.

Staff recommends approval.

JM/LW

January 16, 2014 (3:00:03 PM)

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: JANUARY 21, 2014
SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR
GROUNDS MANAGEMENT SERVICES

RECOMMENDATION:

City Council to consider approval to renew an annual contract for RFB 350-2011 with VMC Landscape Services for grounds management services.

FUNDING SOURCE:

Funding for this purchase is limited to the budgeted amount by each department in an annual estimated amount of \$1,294,500.00.

BACKGROUND:

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The bid was advertised in the Fort Worth Star Telegram on November 24, 2010 and December 1, 2010. The contract was for an initial one-year period with four, one-year renewal options. If approved, this will be for the third annual renewal available.

Staff issued an additional 25 bid notifications to vendors. Due to the complexity of this contract, a pre-bid meeting was held with three vendors attending. Staff received one bid from VMC Landscape Services. A committee team independently evaluated the best value bid for the City of Grapevine. Each committee member evaluated the bid on the operational plan, work history, references, equipment and vehicles. The recommendation of the committee was to accept the best value bid from VMC Landscape Services.

The purpose of this bid was to establish fixed annual pricing for grounds maintenance services for mowing, litter control and weed abatement. The contract also includes fertilization, herbicides, pesticides, fungicide application, landscaping and irrigation services to be performed at various parks, medians, right-of-ways, open spaces, facilities and athletic complexes. VMC Landscape Services has agreed to renew the contract with no increase in pricing.

Staff recommends approval.

January 15, 2014 (4:09:48 PM)

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: JANUARY 21, 2014
SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF A CHEVROLET TAHOE

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of a Chevrolet Tahoe from Reliable Chevrolet through a Cooperative Agreement with the State of Texas CO-OP Purchasing Program.

FUNDING SOURCE:

Funding for this purchase is currently available in account 325-48910-209-14-0024 (Capital Equipment/Machinery Purchase Fund/Motor Vehicles) for an amount not to exceed \$27,675.88.

BACKGROUND:

This purchase will be made in accordance with an existing Cooperative Agreement with the State of Texas CO-OP Purchasing Program as allowed by Texas Local Government Code, Section 271.081, 082 and 083 State Cooperative Purchasing Program.

Bids were taken by the Cooperative and awarded to Reliable Chevrolet as the primary vendor. The Public Works, Police and Purchasing staff reviewed the contract for specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City. The Cooperative Agreement satisfies all bidding requirements under the Texas Local Government Code.

This vehicle was approved to replace unit 92120 on the Vehicle and Equipment Replacement List for FY2014 Budget for the Police Department.

Staff recommends approval.

PH/BS

RESOLUTION NO. _____

TAHOE

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 CHEVROLET TAHOE THROUGH AN ESTABLISHED COOPERATIVE AGREEMENT AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by the Texas Local Government Code, Sections 271.081, 271.082 and 271.083 to purchase an item under state contract therefore satisfying any state law requiring local governments to seek competitive bids; and

WHEREAS, the State of Texas term contracts are a qualified purchasing cooperative program as authorized under the Texas Local Government Code; and

WHEREAS, the City of Grapevine, Texas has established a Cooperative Agreement with the State of Texas, #M2201 and wishes to utilize a contract meeting all State of Texas requirements; and

WHEREAS, the State of Texas has an established term contract #071-A1-Automobiles and Law Enforcement Vehicles with Reliable Chevrolet; and

WHEREAS, the City of Grapevine, Texas has a need to purchase a Chevrolet Tahoe to replace an old unit for the Police Department.

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

Section 1. That all matters stated in the above preamble are true and correct and are incorporated herein as if copied in their entirety.

Section 2. That the City Council of the City of Grapevine authorizes the purchase of a Chevrolet Tahoe for the Police Department from Reliable Chevrolet for an amount not to exceed \$27,675.88.

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

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 21st day of January, 2014.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: JANUARY 21, 2014
SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF
UTILITY VEHICLES

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of model 3650 utility vehicles from Bobcat of Dallas, the local dealer for the Bobcat Company, through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard).

FUNDING SOURCE:

Funding for this purchase is currently available in account 200-48910-530-2 (Capital Equipment/Machinery Purchase Fund/Motor Vehicles) for an amount not to exceed \$54,724.43.

BACKGROUND:

This purchase will be made in accordance with an existing Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard) as allowed by Texas Local Government Code, Section 271.102, Cooperative Purchasing Program.

Bids were taken by the Cooperative and a contract was awarded to the Bobcat Company. The Fleet Services and Purchasing staff reviewed the contract for specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City. The Interlocal Participation Agreement satisfies all bidding requirements under the Texas Local Government Code.

The Public Works Waste Water Department received approval for three utility vehicles to replace units 30105, 31125 and 31105 in the Vehicle and Equipment Replacement List for FY2014 Budget.

Staff recommends approval

PH/BS

RESOLUTION NO. _____

UTILITY
VEHICLES

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

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

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

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

WHEREAS, The Local Government Purchasing Cooperative (Buyboard) has established a contract with the Bobcat Company, contract #424-13, Construction, Road, Bridge & Other Equipment; and

WHEREAS, the City of Grapevine, Texas has a need to purchase three Bobcat utility vehicles to replace old units for the Public Works Waste Water Department.

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

Section 1. That all matters stated in the above preamble are true and correct and are incorporated herein as if copied in their entirety.

Section 2. That the City Council of the City of Grapevine authorizes the purchase of three Model 3650 Bobcat utility vehicles from Bobcat of Dallas, the dealer for the Bobcat Company, through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard) for an amount not to exceed \$54,724.43.

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of January, 2014.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: JANUARY 21, 2014
SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF A
BACKHOE LOADER

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of a backhoe loader from RDO Equipment Co. through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard).

FUNDING SOURCE:

Funding for this purchase is currently available in account 325-48860-415-14-0034 (Capital Equipment/Machinery Purchase Fund/Motor Vehicles) for an amount not to exceed \$111,240.84.

BACKGROUND:

This purchase will be made in accordance with an existing Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard) as allowed by Texas Local Government Code, Section 271.102, Cooperative Purchasing Program.

Bids were taken by the Cooperative and a contract was awarded to RDO Equipment Company. The Fleet Services and Purchasing staff reviewed the contract for specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City. The Interlocal Participation Agreement satisfies all bidding requirements under the Texas Local Government Code.

The Public Works Department received approval to replace unit 15888 with a 2014 John Deere 410K Backhoe/loader and attachments in the Vehicle and Equipment Replacement List for FY2014 Budget.

Staff recommends approval

PH/BS

RESOLUTION NO. _____

BACKHOE
LOADER

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 BACKHOE LOADER THROUGH AN ESTABLISHED INTERLOCAL PARTICIPATION AGREEMENT AND PROVIDING AN EFFECTIVE DATE

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

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

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

WHEREAS, The Local Government Purchasing Cooperative (Buyboard) has established a contract with RDO Equipment Company, contract #424-13, Construction, Road, Bridge & Other Equipment; and

WHEREAS, the City of Grapevine, Texas has a need to purchase a backhoe loader to replace an old unit for the Public Works Department.

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

Section 1. That all matters stated in the above preamble are true and correct and are incorporated herein as if copied in their entirety.

Section 2. That the City Council of the City of Grapevine authorizes the purchase a John Deere 410K backhoe loader from RDO Equipment Company, through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard) for an amount not to exceed \$111,240.84.

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

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 21st day of January, 2014.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
MEETING DATE: JANUARY 21, 2014
SUBJECT: APPROVAL FOR THE AWARD OF A QUOTE TO PURCHASE A POLICE MOTORCYCLE

RECOMMENDATION:

City Council to consider approval for the award of a quote to purchase a Harley-Davidson police motorcycle from Longhorn Harley-Davidson/Buell.

FUNDING SOURCE:

Funding for this purchase is currently available in account 325-48910-209-14-0024 (Capital Equipment/Machinery Purchase Fund/Motor Vehicles) for the amount not to exceed \$22,534.71.

BACKGROUND:

Quotes were requested and received by the Fleet Department. Formal bids and advertisements are not required for purchases under \$50,000.00. Three vendors submitted quotations.

Informal quotes received:

Longhorn Harley-Davidson/Buell	\$22,534.71
American Eagle Harley-Davidson	\$23,234.11
Harley-Davidson of Dallas	\$24,520.71

Of the three quotes received, Longhorn Harley-Davidson/Buell submitted the lowest quote meeting specifications.

The Police Department received approval to purchase a 2014 Harley Davidson FLHTP Police motorcycle to replace unit 91088 on the Vehicle and Equipment Replacement List for FY2014 Budget. The motorcycle meets the replacement values and specifications required.

Staff recommends approval.

PH/BS

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Workshop on this the 17th day of December, 2013 at 6:15 p.m. in the City Council Conference Room, Second Floor, 200 South Main Street, with the following members present to-wit:

William D. Tate	Mayor
C. Shane Wilbanks	Mayor Pro Tem
Sharron Spencer	Council Member
Roy Stewart	Council Member
Darlene Freed	Council Member
Mike Lease	Council Member
Chris Coy	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
Jodi C. Brown	City Secretary

CALL TO ORDER

Mayor Tate called the workshop to order at 6:16 p.m.

ITEM 1. COMMUNITY ACTIVITIES CENTER EXPANSION

City Manager Bruno Rumbelow reviewed the impact to the programs at the Community Activities Center (CAC) during the renovation and expansion of the building, and the advantages and cost savings of relocating CAC programs and services during the 10 month period. Assistant Parks Director Kevin Mitchell reviewed the floor plan, time period of renovations and pool component construction, safety and parking issues.

Following discussion, it was the consensus of the Council to close and relocate the CAC programs and services during the 10 month renovation phase which would begin in March 2014.

There was no formal action taken by the City Council.

ITEM 2. RELOCATION OF ELECTION POLLING LOCATION

As requested at the November 19, 2013 Workshop, City Secretary Jodi Brown presented information on temporarily relocating the City's election polling location from the Community Activities Center (CAC) to either the Convention Center or the Library Program

Room due to the future improvements and expansion of the CAC. Following discussion, it was the consensus of the Council to conduct the upcoming 2014 elections at the Convention Center for the convenience and safety of the voters.

There was no formal action taken by the City Council.

ITEM 3. MONTHLY FINANCIAL UPDATE

Administrative Services Director John McGrane presented the monthly financial update, noting that sales tax collections are as budgeted and that the holiday sales tax report was due out in February; difference in franchise fees is due to an early posting in FY2012; hotel and motel occupancy tax collection is up and the average room rate for October 2013 was \$122.85. The City's unemployment rate dropped to 4.8% which remains below the state average.

There was no action taken by the City Council.

ADJOURNMENT

Mayor Pro Tem Wilbanks, seconded by Council Member Coy, offered a motion to adjourn the workshop at 6:46 p.m. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy

Nays: None

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of January, 2014.

APPROVED:

William D. Tate
Mayor

ATTEST:

Jodi C. Brown
City Secretary

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council and the Grapevine 4B Economic Development Corporation Board of Directors of the City of Grapevine, Texas met in Executive Session on this the 17th day of December, 2013 at 7:00 p.m. in the City Council Conference Room, Second Floor, 200 South Main Street, with the following members present to-wit:

C. Shane Wilbanks	Mayor Pro Tem/4B Vice President
Sharron Spencer	Council Member/4B Member
Roy Stewart	Council Member
Darlene Freed	Council Member/4B Member
Mike Lease	Council Member
Chris Coy	Council Member
Martin Honeycutt	4B Member
Matt Carnes	4B Member
Cory Halliburton	4B Member

constituting a quorum, with Mayor/4B President William D. Tate absent, with the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
John F. Boyle, Jr.	City Attorney
Matthew Boyle	Assistant City Attorney
Jodi C. Brown	City Secretary

CALL TO ORDER

Mayor Pro Tem Wilbanks called the meeting to order at 7:01 p.m.

ITEM 1. EXECUTIVE SESSION

Mayor Pro Tem Wilbanks announced the City Council and the Grapevine 4B Economic Development Board of Directors would conduct a closed session regarding:

(A) Real property relative to deliberation or the exchange, lease or value of real property relative to economic development pursuant to Section 551.072, Texas Government Code; and

(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 or expand in the City; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

Upon reconvening in open session in the Council Chambers, Mayor Pro Tem Wilbanks asked if there was any action necessary relative to the closed session. City Manager Bruno Rumbelow stated there was no action necessary as a result of the Executive Session.

NOTE: Item (B) Conference with City Manager and Staff under Section 551.087, Texas Government Code was not discussed.

ITEM 2. PUBLIC HEARING, PROPOSED ISSUANCE OF REVENUE BONDS

Mayor Pro Tem Wilbanks declared the City Council and Grapevine 4B Economic Development Corporation joint public hearing open.

City Manager Rumbelow noted the City Council and the Grapevine 4B Economic Development Corporation were conducting a public hearing to receive comments on the proposed issuance of up to \$19.5 million in revenue bonds in support of the acquisition of approximately 185 acres of land at the intersection of State Highway 121, Grapevine Mills Boulevard, and Grapevine Mills Parkway, and then reviewed a presentation on the tract's history, purchase, and funding options.

Mayor Pro Tem Wilbanks asked if anyone wished to speak. The following people spoke in support of the proposed bonds: Carl Young, 4113 Meadow Drive; Curtis Ratliff, 220 Blevins Street; Paul Slechta, 2703 Pebble Stone; and Mark Terpening, 516 Dunn Court. Ross Bannister, 424 Ball Street, spoke in opposition to the action being taken to purchase the land.

Following discussions of the Council and 4B Board, 4B Board Member Freed offered a motion to close the joint public hearing. The motion was seconded by 4B Board Member Honeycutt and prevailed by the following vote:

Ayes: Wilbanks, Spencer, Freed, Honeycutt, Carnes & Halliburton
Nays: None
Absent: Tate

NOTE: The 4B Board then considered Items 3.A.-3.C. which only required action of the 4B Board. There being no further 4B Board business to consider, the 4B Board meeting was adjourned.

ITEM 4. RESOLUTION, AUTHORIZE EXECUTION OF REAL ESTATE CONTRACT

Mayor Pro Tem Wilbanks called for a motion to consider and act on a resolution authorizing the City Manager to execute a real estate contract along with any and all associated documents for the acquisition of the property (approximately 185 acres of land at the intersection of State Highway 121, Grapevine Mills Boulevard and Grapevine Mills Parkway).

Council Member Stewart, seconded by Council Member Lease, offered a motion to approve the resolution. The motion prevailed by the following vote:

Ayes: Wilbanks, Spencer, Stewart & Lease
Nays: Freed & Coy
Absent: Tate

RESOLUTION NO. 2013-102

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER
TO EXECUTE A REAL ESTATE CONTRACT AND
PROVIDING AN EFFECTIVE DATE

ADJOURNMENT

There being no further business to consider from the Council's portion of the Executive Session Special Agenda, Mayor Pro Tem Wilbanks declared the meeting adjourned at 8:16 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of January, 2014.

APPROVED:

C. Shane Wilbanks
Mayor Pro Tem

ATTEST:

Jodi C. Brown
City Secretary

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council and the Planning & Zoning Commission of the City of Grapevine, Texas met in Regular Joint Session on this the 17th day of December, 2013 at 7:30 p.m. in the City Council Chambers, Second Floor, 200 South Main Street, with the following members of the City Council present to-wit:

William D. Tate	Mayor
C. Shane Wilbanks	Mayor Pro Tem
Sharron Spencer	Council Member
Roy Stewart	Council Member
Darlene Freed	Council Member
Mike Lease	Council Member
Chris Coy	Council Member

constituting a quorum, with the following members of the Planning & Zoning Commission:

Larry Oliver	Chairman
Herbert Fry	Vice Chairman
Betty "BJ" Wilson	Member
Monica Hotelling	Member
Jim Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Theresa Mason	Alternate

constituting a quorum, with Commissioner Dennis Luers absent, with the following members of the City Staff:

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
John F. Boyle, Jr.	City Attorney
Jodi C. Brown	City Secretary

CALL TO ORDER

Mayor Tate called the meeting to order at 8:22 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner Herbert Fry delivered the Invocation and led the Pledge of Allegiance.

ITEM 1. PRESENTATION, PUBLIC WORKS AND PARKS & RECREATION DEPARTMENTS

Mayor Tate expressed gratitude to the Staff of the Public Works and Parks & Recreation Departments, on behalf of the citizens and City Council, for their dedication and efforts during the recent December ice storm.

ITEM 2. PUBLIC HEARING, AM13-06 PROPOSED AMENDMENTS TO APPENDIX D, SECTION 42 SUPPLEMENTARY DISTRICT REGULATIONS

Mayor Tate declared the public hearing open.

Planning and Development Manager Ron Stombaugh stated the proposed amendments to the Code of Ordinances, Appendix D, Section 42 Supplementary District Regulations were a result of a change in the Texas Alcoholic Beverage Code. Under House Bill 2818 (83rd Legislature), a city may consider the issuance of a Wine and Beer Retailer's Permit (BG permit), if previous Local Option Elections approved the legal sale of beer and wine for off-premise consumption and the legal sale of mixed beverages for on-premise consumption, without the expense of conducting a new Local Option Election.

Staff presented to Council during a work session on December 3, 2013 proposed amendments to codify the Wine and Beer Retailer's Permit. Based on Council direction, additional wording has been placed within Section 42 Supplementary District Regulations prohibiting the holder of the Wine and Beer Retailer's Permit from offering any other alcoholic beverage on site other than beer and/or wine and requiring holders of this permit within the "GV" Grapevine Vintage District or the "CBD" Central Business District to offer wine by the bottle or case for purchase for off-premise consumption. An establishment seeking approval of a BQ permit would be required to process a conditional use permit application.

Mayor Tate invited guests present to comment regarding the application. No one wished to speak and there was no correspondence to report.

Commissioner Hotelling, seconded by Commissioner Wilson, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Fechter, Martin & Tiggelaar
Nays: None

Council Member Coy, seconded by Council Member Freed, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

ITEM 3. PUBLIC HEARING, CONDITIONAL USE APPLICATION CU13-19A LA BUENA VIDA VINEYARDS

Mayor Tate declared the public hearing open.

Planning and Development Manager Stombaugh stated that Conditional Use Application CU13-91A had been submitted by Virginia Puente (La Buena Vida Vineyards) requesting a conditional use permit for the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (beer and wine only) and outside dining in conjunction with a restaurant. The subject property is located at 416 East College Street and is zoned "GV" Grapevine Vintage District Regulations. The public hearing was tabled at the September 17 and November 19, 2013 meetings. Proposed amendments to the Grapevine Code of Ordinances, Chapter 4 relative to Alcoholic Beverages, will require holders of a Beer and Wine Retailer's Permit to comply with the City's 50/50 Food and Alcohol reporting.

Ms. Gina Puente requested favorable consideration of the application and answered questions relative to noise, hours of operation, and indoor and outdoor music.

Mayor Tate invited guests present to comment regarding the application. Mr. Charles Weinstein, 405 East College Street, spoke in opposition to the applicant and submitted a petition in opposition from surrounding neighbors. One letter of support and one letter in opposition had been copied to the Council and Commission.

Commissioner Fechter, seconded by Commissioner Wilson, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Fechter, Martin & Tiggelaar
Nays: None

Council Member Stewart, seconded by Council Member Coy, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

ITEM 4. PUBLIC HEARING, CONDITIONAL USE APPLICATION CU13-30
TRAVELER TRADER HOTEL STORES

Mayor Tate declared the public hearing open.

Planning and Development Manager Stombaugh stated that Conditional Use Application CU13-30 had been submitted by Traveler Trader Hotel Stores requesting a conditional use permit to amend the site plan approved by Ordinance No. 2011-18 for the possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with two gift shops within the Gaylord Texan Hotel. The subject property is located at 1501 Gaylord Trail #1241 and #1271 and is zoned "PCD" Planned Commerce Development District.

Ms. Sara Brown requested favorable consideration of the application.

There were no questions from the City Council or the Planning & Zoning Commission.

Mayor Tate invited guests present to comment regarding the application. No one wished to speak and there was no correspondence to report.

Commissioner Fry, seconded by Commissioner Hotelling, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Fechter, Martin & Tiggelaar

Nays: None

Council Member Lease, seconded by Mayor Pro Tem Wilbanks, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy

Nays: None

ITEM 5. PUBLIC HEARING, CONDITIONAL USE APPLICATION CU13-31 TEXAS
GUN EXPERIENCE

Mayor Tate declared the public hearing open.

Planning and Development Manager Stombaugh stated that Conditional Use Application CU13-31 had been submitted by Texas Gun Experience requesting a conditional use permit to amend the site plan approved by Ordinance No. 2000-62, as amended, for a planned commercial center to allow a 20,822 square foot indoor shooting range. The subject property is located at 1901 South Main Street and is zoned "CC" Community Commercial District Regulations.

Mr. Bob Williams, representing the applicant, requested favorable consideration of the application, and answered questions relative to indoor gun range regulations, noise abatement and the building's exterior.

Mayor Tate invited guests present to comment regarding the application. No one wished to speak and one letter of support and one letter of concern were copied to the Council and Commission.

Commissioner Fechter, seconded by Commissioner Wilson, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Fechter, Martin & Tiggelaar

Nays: None

Mayor Pro Tem Wilbanks, seconded by Council Member Lease, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

NOTE: Council Member Freed left the dais at 9:18 p.m.

ITEM 6. PUBLIC HEARING, CONDITIONAL USE APPLICATION CU13-32 THE PEAVLER GROUP

Mayor Tate declared the public hearing open.

NOTE: Council Member Freed returned to the Chambers at 9:20 p.m.

Planning and Development Manager Stombaugh stated that Conditional Use Application CU13-32 had been submitted by Homeyer Engineering (The Peavler Group) requesting a conditional use permit to amend the site plan approved by Ordinance No. 2012-56, as amended, for a planned commercial center to allow a 8,325 square foot office building. The subject property is located at 2215 Westgate Plaza and is zoned "CC" Community Commercial District Regulations.

Mr. Steve Homeyer requested favorable consideration of the application and answered questions relative to parking, intended use and occupancy.

Mayor Tate invited guests present to comment regarding the application. No one wished to speak and there was no correspondence to report.

Commissioner Wilson, seconded by Commissioner Fry, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Fechter, Martin & Tiggelaar
Nays: None

Council Member Stewart, seconded by Council Member Coy, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

ITEM 7. PUBLIC HEARING, CONDITIONAL USE APPLICATION CU13-33 SILVER LAKE CROSSINGS

Mayor Tate declared the public hearing open.

Planning and Development Manager Stombaugh stated that Conditional Use Application CU13-33 had been submitted by Grapevine Metro Hotels GP LLC (Silver Lake Crossings) requesting a conditional use permit to establish a planned commercial center and a 20-foot pylon sign. The subject property is located at 2200 and 2250 Bass Pro Court and is zoned "CC" Community Commercial District Regulations.

Mr. Mike Patel requested favorable consideration of the application and answered questions regarding the requested pylon sign and sign location.

Mayor Tate invited guests present to comment regarding the application. No one wished to speak and one letter of support was copied to the Council and Commission.

Commissioner Wilson, seconded by Commissioner Tiggelaar, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Fechter, Martin & Tiggelaar
Nays: None

Council Member Lease, seconded by Council Member Freed, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

ITEM 8. PUBLIC HEARING, PLANNED DEVELOPMENT OVERLAY PD13-02 THE SOURCE

Mayor Tate declared the public hearing open.

Planning and Development Manager Stombaugh stated that Planned Development Overlay PD13-02 had been submitted by Biatwic LLC (The Source) requesting a planned development overlay to allow a residential component in the Central Business District. The subject property is located at 520 South Main Street and is zoned "CBD" Central Business District.

Mr. Nandu Madireddi requested favorable consideration of the application.

Mayor Tate invited guests present to comment regarding the application. The following spoke in opposition to the request: Ross Bannister, 424 Ball Street and Joe Lipscomb, 210 West College Street. Two letters of opposition were copied to the Council and Commission.

Commissioner Wilson, seconded by Commissioner Martin, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Hotelling, Fechter, Martin & Tiggelaar
Nays: None

Council Member Stewart, seconded by Council Member Coy, offered a motion to close the public hearing. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

RECESS AND RECONVENE

Mayor Tate announced the Planning & Zoning Commission would recess to the Planning & Zoning Conference Room to consider published business.

The City Council recessed briefly and then reconvened in the Council Chambers to consider published business. All members of the Council were present upon reconvening.

ITEM 9A. CITIZENS COMMENTS, RAY HARRIS

Mr. Ray Harris, 2975 Peninsula Drive, expressed his support of closing the Community Activities Center to expedite construction and renovations.

ITEM 9. CONTRACT AWARD, ENGINEERING SERVICES, WALL-FARRAR NATURE PARK, PHASE 1

Parks & Recreation Director Doug Evans presented a professional services contract for engineering services with MHS Planning & Design for the preparation of plans and specifications for Phase 1 of the Wall-Farrar Nature Park in the amount of \$35,765.40. Mr. Evans reviewed the background on the nature park, grant submittal for funding and the park's concept plan.

Council Member Freed, seconded by Mayor Pro Tem Wilbanks, offered a motion to award the contract as presented. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

ITEM10. CONTRACT AWARD, LANDSCAPE AND SIGNAGE MASTER PLAN, DFW CONNECTOR CORRIDOR

Assistant Parks Director Kevin Mitchell recommended award of a Landscape Architecture Contract to Shrickel, Rollins and Associates, Inc. for the landscape and signage master plan and construction documents for Phase 1 of the DFW Connector Corridor in the amount of \$219,400.00, authorization of a 10% project contingency, and authorization for Staff to execute the contract. Mr. Mitchell stated that several areas throughout the DFW Connector corridor were not included in the Texas Department of Transportation's

landscape plan for the project. The consultant presented concept plans to the Council at the December 3 meeting. The City has \$580,000.00 allocated for DFW Connector Landscape enhancements; of this amount, \$380,000.00 was awarded in two separate grants through the Governor's Community Achievement Award and \$200,000.00 is budgeted in the FY 2014 Quality of Life Fund.

Council Member Lease, seconded by Council Member Coy, offered a motion to award the contract as recommended. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

CONSENT AGENDA

The next order of business for the City Council was to consider the consent agenda items, which were deemed to need little or no discussion and were acted upon as one business item. Mayor Tate asked if there was any member of the audience or the City Council who wished to remove an item from the consent agenda for full discussion. There were none.

Item 11. Ordinance, Conditional Use Application CU13-27 Hansom Hank's

Development Services Director recommended approval of the second and final reading of an ordinance relative to Conditional Use Application CU13-27 submitted by Anna Hoard (Hansom Hank's) requesting a conditional use permit to amend the site plan approved by Ordinance No. 2000-69, as amended, for a convenience store with gasoline sales, the possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer and wine only) and to revise the location of the gasoline pumps. The subject property is located at 3613 Ira E. Woods Avenue and is zoned "HC" Highway Commercial District. The City Council approved the conditional use application on first reading during the November 19 meeting and the variance request was approved by the Board of Zoning Adjustment at the December 2, 2013 meeting.

Motion by Council Member Stewart, seconded by Council Member Coy, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

ORDINANCE NO. 2013-55

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 CU13-27 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO.

2000-69 TO REVISE THE SITE LAYOUT OF A CONVENIENCE STORE WITH GASOLINE SALES AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) IN A DISTRICT ZONED "HC" HIGHWAY 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) AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS; AND PROVIDING AN EFFECTIVE DATE

Item 12. Resolution, Authorize Purchase of Concrete Box Culverts

Public Works Director recommended approval of a resolution authorizing the purchase of concrete box culverts for the Rustic Lane Drainage Improvements Project in an amount not to exceed \$353,694.80 from Hanson Pipe and Precast, Inc. through an Interlocal Agreement with Tarrant County, Texas.

Motion by Council Member Stewart, seconded by Council Member Coy, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

RESOLUTION NO. 2013-103

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

Item 13. Resolution, Authorize Purchase of Dump Trucks

Public Works Director recommended approval of a resolution authorizing the purchase of two dump trucks in an amount not to exceed \$280,158.00 from Grande Truck Center through an Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston

Area Council (H-GAC). The purchase of the dump trucks for the Public Works and Parks & Recreation Departments was approved in the FY2014 Budget.

Motion by Council Member Stewart, seconded by Council Member Coy, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

RESOLUTION NO. 2013-104

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE 2014 MACK DUMP TRUCKS THROUGH AN ESTABLISHED INTERLOCAL AGREEMENT FOR COOPERATIVE PURCHASING AND PROVIDING AN EFFECTIVE DATE

Item 14. Resolution, Authorize Excavator and Pneumatic Roller/Compactor Purchase

Public Works Director recommended approval of a resolution authorizing the purchase of a new excavator and pneumatic roller/compactor in an amount not to exceed \$287,227.00 through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard). The equipment purchase was approved in the FY2014 Budget.

Motion by Council Member Stewart, seconded by Council Member Coy, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

RESOLUTION NO. 2013-105

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 NEW EXCAVATOR AND PNEUMATIC ROLLER / COMPACTOR THROUGH AN ESTABLISHED INTERLOCAL PARTICIPATION AGREEMENT AND PROVIDING AN EFFECTIVE DATE

Item 15. Renew, Portable Toilet Rental Services Annual Contract

Parks & Recreation Director recommended approval of the renewal of the Portable Toilet Rental Services Annual Contract with MMG Building and Construction Services, LLC through an Interlocal Agreement with the City of Fort Worth, Texas. This is the second annual renewal of the four optional, one-year renewals available and funding is limited to the budgeted amount by each department in an estimated amount of \$100,000.00.

Motion by Council Member Stewart, seconded by Council Member Coy, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

Item 16. Approve Adopt-An-Area Agreements, Hall-Johnson Road and Grapevine Lake Shoreline

Parks & Recreation Director recommended approval of Adopt-An-Area Agreements with the Boy Scouts of America, Troop 4 Grapevine for Hall-Johnson Road from Parr Road to Pool Road and with the Nichols/Carpenter Family for the shoreline from Dove Loop Boat Ramp west to McPherson Slough.

Motion by Council Member Stewart, seconded by Council Member Coy, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

Item 17. Consideration of Minutes

City Secretary recommended approval of the minutes of the November 19 and December 3, 2013 City Council meetings as published.

Motion by Council Member Stewart, seconded by Council Member Coy, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

RECESS AND RECONVENE

Mayor Tate announced that the City Council would take a brief recess. Upon reconvening in the Council Chambers, all members of the City Council were present.

ITEM 18. PLANNING & ZONING COMMISSION RECOMMENDATION
AM13-06 PROPOSED AMENDMENTS TO APPENDIX D, SECTION 42
SUPPLEMENTARY DISTRICT REGULATIONS
AMEND GRAPEVINE CODE OF ORDINANCES, CHAPTER 4 ALCOHOLIC
BEVERAGES

Chairman Oliver reported the Planning & Zoning Commission voted 7-0 for approval of AM13-06 amendments to the Grapevine Code of Ordinances, Appendix D, Comprehensive

Zoning Ordinance No. 82-73, as amended, Section 42 Supplementary District Regulations relative to the sale of alcoholic beverages.

Staff recommended approval of an ordinance amending the Grapevine Code of Ordinances, Chapter 4 Alcoholic Beverages relative to on- and off-premise sales to reflect the changes proposed in Appendix D of the Comprehensive Zoning Ordinance.

Council Member Freed, seconded by Council Member Stewart, offered a motion to accept the Commission's recommendation and approve the ordinance amending the Grapevine Code of Ordinances, Appendix D and Chapter 4. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

ORDINANCE NO. 2013-56

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING CHAPTER 4 ALCOHOLIC BEVERAGES AND ORDINANCE NO. 82-73, AS AMENDED, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE, BY PROVIDING FOR AMENDMENTS AND CHANGES TO ZONING REGULATIONS BY AMENDING SECTION 42 SUPPLEMENTARY DISTRICT REGULATIONS RELATIVE TO ALCOHOLIC BEVERAGES; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

ITEM 19. PLANNING & ZONING COMMISSION RECOMMENDATION
CONDITIONAL USE APPLICATION CU13-19A LA BUENA VIDA
VINEYARDS

Chairman Oliver reported the Planning & Zoning Commission voted 7-0 to table Conditional Use Application CU13-19A La Buena Vida Vineyards to the February 18, 2014 meeting.

There was not action taken by the City Council.

ITEM 20. PLANNING & ZONING COMMISSION RECOMMENDATION
CONDITIONAL USE APPLICATION CU13-30 TRAVELER TRADER HOTEL
STORES

Chairman Oliver reported the Planning & Zoning Commission voted 6-1 for approval of Conditional Use Application CU13-30 submitted by Traveler Trader Hotel Stores requesting a conditional use permit to amend the site plan approved by Ordinance No. 2011-18 for the possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with two gift shops within the Gaylord Texan Hotel. The subject property is located at 1501 Gaylord Trail #1241 and #1271 and is zoned "PCD" Planned Commerce Development District.

Council Member Stewart, seconded by Council Member Coy, offered a motion to accept the Commission's recommendation and approve the ordinance granting the conditional use permit. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

ORDINANCE NO. 2013-57

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING A CONDITIONAL USE PERMIT IN ACCORDANCE WITH SECTION 48 OF ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE, BY GRANTING CONDITIONAL USE PERMIT CU13-30 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 2011-18 FOR THE POSSESSION, STORAGE, RETAIL SALE AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) IN CONJUNCTION WITH TWO GIFT SHOPS IN THE GAYLORD TEXAN IN A DISTRICT ZONED "PCD" PLANNED COMMERCE DEVELOPMENT 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) AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

ITEM 21. PLANNING & ZONING COMMISSION RECOMMENDATION
CONDITIONAL USE APPLICATION CU13-31 TEXAS GUN EXPERIENCE

Chairman Oliver reported the Planning & Zoning Commission voted 6-1 for approval of Conditional Use Application CU13-31 with the stipulation that the applicant be allowed to file an application through the Site Plan Review Committee for an exterior masonry modification. The conditional use application was submitted by Texas Gun Experience requesting a conditional use permit to amend the site plan approved by Ordinance No. 2000-62, as amended, for a planned commercial center to allow a 20,822 square foot indoor shooting range. The subject property is located at 1901 South Main Street and is zoned "CC" Community Commercial District Regulations.

Council Member Spencer, seconded by Council Member Lease, offered a motion to accept the Commission's recommendation and approve the ordinance granting the conditional use permit. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy

Nays: None

ORDINANCE NO. 2013-58

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 CU13-31 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 2000-62, AS AMENDED, FOR A PLANNED COMMERCIAL CENTER FOR AN INDOOR SHOOTING RANGE IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT REGULATIONS ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

ITEM 22. PLANNING & ZONING COMMISSION RECOMMENDATION
CONDITIONAL USE APPLICATION CU13-32 THE PEAVLER GROUP

Chairman Oliver reported the Planning & Zoning Commission voted 7-0 for approval of Conditional Use Application CU13-32 submitted by Homeyer Engineering (The Peavler Group) requesting a conditional use permit to amend the site plan approved by Ordinance No. 2012-56, as amended, for a planned commercial center to allow an 8,325 square foot office building. The subject property is located at 2215 Westgate Plaza and is zoned "CC" Community Commercial District Regulations.

Council Member Coy, seconded by Council Member Freed, offered a motion to accept the Commission's recommendation and approve the ordinance granting the conditional use permit. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

ORDINANCE NO. 2013-59

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 CU13-32 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 2012-56, AS AMENDED, FOR A PLANNED COMMERCIAL CENTER, FOR AN OFFICE BUILDING IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT REGULATIONS ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

ITEM 23. PLANNING & ZONING COMMISSION RECOMMENDATION
CONDITIONAL USE APPLICATION CU13-33 SILVER LAKE CROSSINGS

Chairman Oliver reported the Planning & Zoning Commission voted 7-0 for approval of Conditional Use Application CU13-33 submitted by Grapevine Metro Hotels GP LLC (Silver Lake Crossings) requesting a conditional use permit to establish a planned commercial center and a 20-foot pylon sign. The subject property is located at 2200 and 2250 Bass Pro Court and is zoned "CC" Community Commercial District Regulations.

Mayor Pro Tem Wilbanks, seconded by Council Member Freed, offered a motion to accept the Commission's recommendation and approve the ordinance granting the conditional use permit. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy

Nays: None

ORDINANCE NO. 2013-60

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 CU13-33 TO ESTABLISH A PLANNED COMMERCIAL CENTER AND ALLOW FOR A 20-FOOT PYLON SIGN IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT REGULATIONS ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

ITEM 24. PLANNING & ZONING COMMISSION RECOMMENDATION
PLANNED DEVELOPMENT OVERLAY PD13-02 THE SOURCE

Chairman Oliver reported the Planning & Zoning Commission voted 7-0 for denial of Planned Development Overlay PD13-02 submitted by Biatwic LLC (The Source) requesting

a planned development overlay to allow a residential component in the Central Business District. The subject property is located at 520 South Main Street and is zoned "CBD" Central Business District.

Council Member Freed, seconded by Council Member Lease, offered a motion to accept the Commission's recommendation for denial of the application. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

ADJOURNMENT

Council Member Coy, seconded by Council Member Spencer, offered a motion to adjourn the meeting at 10:26 p.m. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of January, 2014.

APPROVED:

William D. Tate
Mayor

ATTEST:

Jodi C. Brown
City Secretary

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Workshop on this the 7th day of January, 2014 at 6:30 p.m. in the City Council Conference Room, Second Floor, 200 South Main Street, with the following members present to-wit:

William D. Tate	Mayor
C. Shane Wilbanks	Mayor Pro Tem
Sharron Spencer	Council Member
Roy Stewart	Council Member
Darlene Freed	Council Member
Mike Lease	Council Member
Chris Coy	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
Jodi C. Brown	City Secretary

CALL TO ORDER

Mayor Tate called the workshop to order at 6:33 p.m.

ITEM 1. CLEAN BRUSH PILOT PROGRAM RESULTS

Environmental Manager Dewey Stoffels reviewed the July 16, 2013 Council action authorizing the implementation of a three month Clean Brush and Yard Waste Pilot Program for two residential routes. The pilot program allowed collection of data and participants' survey response to recycling of tree limbs, leaves, brush and lawn clippings instead of sending the green waste to the landfill. Mr. Stoffels highlighted the tonnage assessment showing a 35.2% diversion rate; with survey responses reflecting a 64% preference in implementing the program citywide, preferred bulk/brush pickup twice per month approval of 70%, and diversion of 1,000 tons annually. A citywide program would allow residents to utilize a reusable container (not to exceed 33 gallons) or paper mulch bags on a bi-weekly schedule at no additional costs.

Following discussion on the effectiveness of the pilot program, it was the consensus of the City Council to consider the program at a future meeting. There was no formal action taken by the City Council.

ITEM 2. DISCUSS LIMITING TABLING REQUESTS

Development Services Director Scott Williams stated there were no provisions in the City's ordinances that addressed the length of time or the number of times that an applicant could request to table a case scheduled for public hearing. Currently, an applicant can make a request to table in writing prior to the meeting, or during the actual public hearing. Council Member Spencer had requested consideration of placing a limitation on the number of requests that may be made to table a case scheduled for joint public hearing to no more than one request to table not to exceed 30 days in duration.

After discussing the matter, it was the consensus of Council to have Staff draft an amendment to Appendix D, Section 67 Amendments, for future consideration that would allow a one-time, 30 day tabling of a particular case scheduled for a joint public hearing. There was no formal action taken by the City Council.

ADJOURNMENT

Council Member Stewart, seconded by Council Member Coy, offered a motion to adjourn the workshop at 7:01 p.m. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of January, 2014.

APPROVED:

William D. Tate
Mayor

ATTEST:

Jodi C. Brown
City Secretary

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Executive Session on this the 7th day of January, 2014 at 7:00 p.m. in the City Council Conference Room, Second Floor, 200 South Main Street, with the following members present to-wit:

William D. Tate	Mayor
C. Shane Wilbanks	Mayor Pro Tem
Sharron Spencer	Council Member
Roy Stewart	Council Member
Darlene Freed	Council Member
Mike Lease	Council Member
Chris Coy	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
Jodi C. Brown	City Secretary

CALL TO ORDER

Mayor Tate called the meeting to order at 7:01 p.m.

ITEM 1. EXECUTIVE SESSION

Mayor Tate announced the City Council would conduct a closed session regarding:

(A) Lease of real property relative to Parks and Recreation Department pursuant to Section 551.072, Texas Government Code; and

(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 or expand in the City; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to the closed session. City Manager Bruno Rumbelow requested authorization to enter into an agreement to lease space at 1250 William D. Tate Avenue for temporary program space while the Community Activities Center (CAC) is closed for renovation under Section 551.072, Texas Government Code.

Mayor Pro Tem Wilbanks, seconded by Council Member Freed, offered a motion to authorize the City Manager to sign a lease agreement for 1250 William D. Tate Avenue. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

City Manager Rumbelow noted the relocation of the CAC programs and activities to another site requires the City to appropriate funds to lease and operate another facility during CAC construction, and recommended approval of a resolution authorizing appropriation of \$200,000.00 from the General Fund unappropriated balance for the lease and operation of rental space located at 1250 William D. Tate Avenue.

Mayor Pro Tem Wilbanks, seconded by Council Member Freed, offered a motion to approve the resolution as recommended. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

RESOLUTION NO. 2014-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$200,000 FROM THE GENERAL FUND UNAPPROPRIATED BALANCE TO ACCOUNT NUMBER 100-44540-312-8 AND PROVIDING AN EFFECTIVE DATE

NOTE: City Council continued with the Regular City Council meeting in open session in the City Council Chambers.

ADJOURNMENT

Mayor Pro Tem Wilbanks, seconded by Council Member Lease, offered a motion to adjourn the meeting at 8:10 p.m. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of January, 2014.

APPROVED:

William D. Tate
Mayor

ATTEST:

Jodi C. Brown
City Secretary

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 7th day of January, 2014 at 7:30 p.m. in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present to-wit:

William D. Tate	Mayor
C. Shane Wilbanks	Mayor Pro Tem
Sharron Spencer	Council Member
Roy Stewart	Council Member
Darlene Freed	Council Member
Mike Lease	Council Member
Chris Coy	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
Jodi C. Brown	City Secretary

CALL TO ORDER

Mayor Tate called the meeting to order at 7:32 p.m.

INVOCATION

Council Member Chris Coy delivered the Invocation.

PLEDGE OF ALLEGIANCE

Boy Scout Troop 928 posted the colors and led the Pledge of Allegiance.

ITEM 1A. CITIZENS COMMENTS, CARL YOUNG

Mr. Carl Young, 4113 Meadow Drive, expressed his concern of there being no public discussion on the Executive Session item (Lease of real property relative to the Parks and Recreation Department under Section 551.027, Texas Government Code) prior to Council's approval of the lease agreement and funding appropriation, and implementation of a citywide Clean Brush Program when only 7% of the 2,700 participants returned their survey on the pilot program.

ITEM 1. FIRE DEPARTMENT REPORT

Assistant Fire Chief Mark Ashmead reviewed the department's statistics for FY2012-13 highlighting the number of emergency calls and response times; Assistant Fire Chief Darrell Brown presented licensing and training compliance requirements and future EMS programs; and Fire Chief Steve Bass reviewed the department's public safety responsibilities, staff levels and future staffing needs.

There was no formal action taken by the City Council.

ITEM 2. APPROVE INTERLOCAL AGREEMENT ADDENDUMS, COMMUNITY OUTREACH CENTER

Police Chief Eddie Salame presented the Grapevine-Colleyville Independent School District's approval history on the Community Outreach Center. The original Memorandum of Understanding or Interlocal Agreement was approved by the Council on September 1, 2009 allowing the Center to operate in portable buildings on the school district's property. Since that time, two changes have occurred requiring addendums, the school district authorized the addition of park benches and playground equipment on the site. Chief Salame recommended approval of the addendums to the Interlocal Agreement to formalize the equipment installation.

Council Member Freed, seconded by Council Member Coy, offered a motion to approve the addendums as recommended. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy

Nays: None

CONSENT AGENDA

The next order of business for the City Council to consider was the consent agenda items, which were deemed to need little or no discussion and were acted upon as one business item. Mayor Tate asked if there was any member of the audience or the City Council who wished to remove an item from the consent agenda for full discussion. Item 5 Board Appointments was removed by Kathleen Thompson.

Item 3. Approve Adjustment and Payment, Final Cost of DFW Connector Master Utility Adjustment Agreement

Public Works Director recommended approval of an adjustment to the final cost of the DFW Connector Master Utility Adjustment Agreement with NorthGate Constructors to \$1,868,850.41 for the necessary relocation and adjustment of City water and wastewater facilities in the DFW Connector Corridor of State Highway 114 and State Highway 121 and authorization for the City Manager to issue final payment in the amount of \$47,948.85.

Motion by Council Member Stewart, seconded by Council Member Lease, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

Item 4. Award Construction Materials Engineering and Testing Services Contract for State Highway 121, Section 13 Utility Relocation Project and Appropriation of Funds

Public Works Director recommended approval of the award of the Construction Materials Engineering and Testing Services Contract for the State Highway 121, Section 13 Utility Relocation Project to Fugro Consultants, Inc. in the amount of \$24,890.00, authorization of a 10% project contingency in the amount of \$2,500.00, appropriating funds from the unappropriated Utility Fund balance and authorization for Staff to execute the contract.

Motion by Council Member Stewart, seconded by Council Member Lease, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

ITEM 5. BOARD APPOINTMENTS, BOARD OF ZONING ADJUSTMENT AND CONVENTION & VISITORS BUREAU ADVISORY BOARD

This item was removed from the Consent Agenda and considered after Item 9.

Council Member Roy Stewart stated there were two vacancies on the Board of Zoning Adjustment and to ensure a quorum of the Board, he recommended the appointment of Michael Morris as an alternate member to the Board of Zoning Adjustment to fill an unexpired, two year term ending in 2015.

Council Member Spencer noted the appointment of Mark Terpening as a regular member, from an alternate member position, on the Convention & Visitors Bureau Advisory Board was to fill an unexpired term after the passing of Dennis Roberts. Council Member Spencer recommended that Mr. Terpening be appointed to the unexpired, regular member position and that Debi Meek be appointed, as an alternate member of the Board, to fill Mr. Terpening's remaining term which expires in 2014.

There being no additional nominations, Council Member Spencer offered a motion to approve the mid-year board appointments as presented. Council Member Stewart seconded the motion which prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

Item 6. Resolution, Authorize Purchase of Supplied Air Respirators

Public Works Director recommended approval of a resolution authorizing the purchase of supplied air respirators (SCBA) in an amount not to exceed \$35,586.00 from Casco Industries, Inc. through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard).

Motion by Council Member Stewart, seconded by Council Member Lease, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

RESOLUTION NO. 2014-02

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

Item 7. Resolution, Authorize STW Finance System Co-location Service Annual Contract

City Manager recommended approval of a resolution authorizing an annual contract with renewals for co-location service for the STW finance system in an amount not to exceed \$19,027.60 with Qwest Communications Company, LLC dba Centurylink QCC through a contract established by the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program.

Motion by Council Member Stewart, seconded by Council Member Lease, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

RESOLUTION NO. 2014-03

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 CO-LOCATION SERVICE FOR THE STW FINANCE SYSTEM FOR THE INFORMATION TECHNOLOGY DEPARTMENT THROUGH A STATE OF TEXAS DEPARTMENT OF INFORMATION RESOURCES (DIR) CONTRACT PROGRAM AND PROVIDING AN EFFECTIVE DATE

Item 8. Resolution, Authorize Purchase of VMware View Licenses

City Manager recommended approval of a resolution authorizing the purchase of an additional 220 VMware View licenses in an amount not to exceed \$55,558.28 from Insight Public Sector through a contract established by the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program.

Motion by Council Member Stewart, seconded by Council Member Lease, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

RESOLUTION NO. 2014-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE VMWARE LICENSES THROUGH A STATE OF TEXAS DEPARTMENT OF INFORMATION RESOURCES (DIR) CONTRACT PROGRAM AND PROVIDING AN EFFECTIVE DATE

Item 9. Consideration of Minutes

City Secretary recommended approval of the minutes of the December 12, 2013 City Council meetings as published.

Motion by Council Member Stewart, seconded by Council Member Lease, to approve as recommended prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

ADJOURNMENT

Mayor Pro Tem Wilbanks, seconded by Council Member Lease, offered a motion to adjourn the meeting at 8:10 p.m. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Stewart, Freed, Lease & Coy
Nays: None

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of January, 2014.

APPROVED:

William D. Tate
Mayor

ATTEST:

Jodi C. Brown
City Secretary

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Special Briefing Session on this the 17th day of December 2013 at 7:00 p.m. 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
Herb Fry	Vice Chairman
B J Wilson	Member
Monica Hotelling	Member
Jimmy Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Theresa Mason	Alternate

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

Ron Stombaugh	Development Services Asst. Director
Albert Triplett, Jr.	Planner II
Susan Batte	Planning Technician

CALL TO ORDER

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

WORK SESSION ITEM 1.

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

AM13-06	AMENDMENTS TO APPENDIX D SECTION 42
CU13-19A	LA BUENA VIDA
CU13-30	TRAVELER TRADER HOTEL STORES
CU13-31	TEXAN GUN EXPERIENCE
CU13-32	THE PEAVLER GROUP
CU13-33	SILVER LAKE CROSSINGS
PD13-02	THE SOURCE

to discuss development issues.

ADJOURNMENT

After a brief discussion, Chairman Oliver adjourned the meeting at 7:38 p.m.

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 21st DAY OF JANUARY 2014.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN

NOTE: Planning and Zoning Commission continued with the Joint Public Hearing

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Joint Public Hearing with the City Council, on this the 17th day of December 2013, in the City Council Chambers, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
Herb Fry	Vice Chairman
B J Wilson	Member
Monica Hotelling	Member
Jimmy Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Theresa Mason	Alternate

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

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

CALL TO ORDER

Mayor Tate called the joint meeting to order at 8:23 p.m. and Chairman Oliver called the Planning and Zoning Commission deliberation session to order at 9:43 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner Herb Fry delivered the Invocation and led the Pledge of Allegiance.

JOINT PUBLIC HEARINGS

AM13-06 – AMENDMENTS TO SECTION 42, SUPPLEMENTARY DISTRICT REGULATIONS OF THE ZONING ORDINANCE RELATIVE TO WINE AND BEER RETAILER’S PERMIT (BG PERMIT)

First for the Commission to consider and make recommendation to City Council was to consider amendments to Section 42, Supplementary District Regulations of the zoning ordinance relative to the Wine and Beer retailer’s Permit (BG Permit).

Section 42, Supplementary District Regulations of the zoning ordinance and Chapter 4, Alcoholic Beverages of the Code of Ordinances also requires holders of a mixed

beverage permit or private club permit to have at least fifty (50) percent of their gross sales derived from food.

During the last Texas legislative session (83rd Legislature) the Texas Alcoholic Beverage Commission Code relative to Chapter 25, Wine and Beer Retailer's Permit (BG permit) was amended as part of House Bill 2818. The specific amendment authorizes cities to consider this permit, if the legal sale of beer and wine for off-premise consumption and the legal sale of mixed beverages for on-premise consumption have been previously authorized, without going through the time and expense to hold another local option election. Specifically this BG permit allows for both on- and off-premise consumption of beer and wine and relative to the city of Grapevine, requires the holder of a BG permit that operates within a restaurant to meet the regulations that are currently in place for on-premise alcohol beverage consumption.

Based on direction given to staff wording was added within Section 42, Supplementary District Regulations prohibiting the holder of the Wine and Beer Retailer's Permit from offering any other alcoholic beverage on site other than beer and/or wine and requiring holders of this permit within the "GV" Grapevine Vintage District or the "CBD" Central Business District to offer wine by the bottle or case for purchase for off-premise consumption. The permit will require consideration and approval by the city council through the conditional use process.

With no further questions, guests to speak, nor letters or petitions, the public hearing was closed.

In the Commission's deliberation session, B J Wilson moved to approve AM13-06. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

CONDITIONAL USE APPLICATION CU13-19A – LA BUENA VIDA

Next for the Commission to consider and make recommendation to City Council was conditional use application CU13-19A submitted by Gina Puente for property located at 416 East College Street and platted as Lot 1R3, Block 22R1, City of Grapevine. The applicant was requesting a conditional use permit to convert the wine tasting room into a full-service restaurant with on-premise alcohol beverage sales limited to wine only which was tabled by the applicant at the September 18, 2013 and again at the November 19, 2013 meeting in order to research the new BG Permit from the Texas Alcohol Beverage Commission.

Originally approved in 1994 as a winery, it is the applicant's intent to convert the wine tasting room into a full-service restaurant with on- and off-premise alcohol beverage sales (beer and wine only) along with outside dining. The recently amended State regulations relative to the Beer and Wine Retailer's permit has created an opportunity

for the applicant to provide both on- and off-premise beer and wine sales while maintaining the current atmosphere and décor of the winery. The applicant is aware that if approved, a minimum of fifty percent of all retail sales on premise must be comprised of food sales. There will be no outdoor speakers on the subject site.

Gina Puente, the applicant, was available to answer questions and requested favorable consideration. Ms. Puente stated that she will meet the 50/50 for restaurants. She has also implemented training and a policy regarding noise on the premise. The business will never be open past 10:00 pm.

Mr. Charles Weinstein, spoke in opposition of the restaurant stating current issues with noise, buses running, trash and rodents. Mr. Weinstein presented a petition with signatures of 14 property owners and nine concerned citizens.

With no further questions, guests to speak, two letters of support and one letter of opposition, the public hearing was closed.

In the Commission's deliberation session, discussion was held regarding speakers and the hours of operation. The Commission asked the applicant to table the request in order to address these issues. The applicant requested tabling to February 18, 2014 meeting. Monica Hotelling moved to table conditional use application CU13-19A to February 18, 2014. B J Wilson seconded the motion, which prevailed by the following vote:

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

CONDITIONAL USE APPLICATION CU13-30 – TRAVELER TRADE HOTEL STORES

Next for the Commission to consider and make recommendation to City Council was conditional use application CU13-30 submitted by Gardere Wynne Sewell LLP for property located at 1501 Gaylord Trail #1241 & #1271 and platted as Lot 1, Opryland Addition. The applicant was requesting a conditional use permit to amend previously approved site plan CU11-07 (Ord. 11-18) for a planned commercial center in conjunction with a hotel and convention center, specifically to allow the retail sale, storage and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a gift store within the Gaylord Texan Hotel.

Ms. Sara Brown, the applicant, was available to answer questions and requested favorable consideration.

With no further questions, guests to speak, nor letters or petitions, the public hearing was closed.

In the Commission's deliberation session, Monica Hotelling moved to approve conditional use application CU13-30. Gary Martin seconded the motion, which prevailed by the following vote:

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

CONDITIONAL USE APPLICATION CU13-31 – TEXAS GUN EXPERIENCE

Next for the Commission to consider and make recommendation to City Council was conditional use application CU13-31 submitted by Texas Gun Experience for property located at 1901 South Main Street and platted as Lot 1, Block 3, Metroplace 2nd Installment Addition. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU00-26 (Ord. 00-62) for a planned commercial center, specifically to allow for the development of an indoor shooting range.

Mr. Bob Williams, representing the applicant, was available to answer questions and requested favorable consideration. Mr. Williams stated that the exterior of the building will have an 1800's look.

With no further questions, guests to speak, one letter of support and one letter of concern, the public hearing was closed.

In the Commission's deliberation session, discussion was held regarding the exterior elevations and the amount of tilt wall showing. B J Wilson moved to approve conditional use application CU13-31 with the condition that the applicant return to the Site Plan Review Committee with elevations showing additional facade treatments. Jimmy Fletcher seconded the motion, which prevailed by the following vote:

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

CONDITIONAL USE APPLICATION CU13-32 – PEAVLER GROUP

Next for the Commission to consider and make recommendation to City Council was conditional use application CU13-32 submitted by Homeyer Engineering for property located at 2215 Westgate Plaza and platted as Lot 2R, Block 2R, Westgate Plaza. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU12-39 (Ord. 12-56) for a planned commercial center, specifically to allow the development of a professional office building.

The applicant proposed to develop an 8,325 square foot professional office building required and providing 35 parking spaces. A metal carport was also proposed for five parking spaces.

Mr. Steve Homeyer, the applicant, was available to answer questions and requested favorable consideration. Mr. Homeyer stated that the office will be owner/occupied as a law office.

With no further questions, guests to speak, nor letters or petitions, the public hearing was closed.

In the Commission's deliberation session, Monica Hotelling moved to approve conditional use application CU13-32. B J Wilson seconded the motion, which prevailed by the following vote:

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

CONDITIONAL USE APPLICATION CU13-33 – SILVER LAKE CROSSING

Next for the Commission to consider and make recommendation to City Council was conditional use application CU13-33 submitted by Grapevine Metro Hotels GP LLC for property located at 2200 and 2250 Bass Pro Court and platted as Lot 1, Block 1, Silver Lake Crossings and Lot 2A, Block 1, The Bluffs at Grapevine. The applicant was requesting a conditional use permit to establish a planned commercial center and to allow for a 20-foot pole sign.

Mr. Mehul Patel, the applicant, was available to answer questions and requested favorable consideration. Discussion was held regarding the sign location, Mr. Patel stated that it would be a double sided sign and that the conceptual restaurant will only have wall signage.

With no further questions, guests to speak, one letter of support, the public hearing was closed.

In the Commission's deliberation session, Herb Fry moved to approve conditional use application CU13-33. Gary Martin seconded the motion, which prevailed by the following vote:

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

PLANNED DEVELOPMENT OVERLAY PD13-02 – THE SOURCE

Next for the Commission to consider and make recommendation to City Council was planned development overlay application PD13-02 submitted by Biatwic LLC for property located at 520 South Main Street and plated as Lot 2R, Block 4, Original Town of Grapevine. The applicant was requesting a planned development overlay to allow for a residential use within the CBD Central Business District.

Mr. Nandu Madireddi, the applicant, was available to answer questions and requested favorable consideration. Discussion was held regarding the height of the building.

Mr. Ross Bannister and Mr. Joe Lipscomb spoke in opposition of the request stating that it was an inappropriate use for the area and the height of the building.

With no further questions, guests to speak, two letters of opposition, the public hearing was closed.

In the Commission's deliberation session, B J Wilson moved to deny planned development overlay application PD13-02. Gary Martin seconded the motion, which prevailed by the following vote:

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

END OF PUBLIC HEARING

CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the November 19, 2013, Planning and Zoning meetings.

Monica Hotelling moved to approve the Planning and Zoning Commission minutes of November 19, 2013. B J Wilson seconded the motion, which prevailed by the following vote:

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

ADJOURNMENT

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 10:20 p.m. Monica Hotelling seconded the motion which prevailed by the following vote:

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

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE
CITY OF GRAPEVINE, TEXAS ON THIS THE 21ST DAY OF JANUARY 2014.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN