

AGENDA  
CITY OF GRAPEVINE, TEXAS  
SPECIAL CITY COUNCIL MEETING WORKSHOP  
TUESDAY, FEBRUARY 18, 2014 AT 6:45 P.M.  
CITY COUNCIL CONFERENCE ROOM  
SECOND FLOOR  
200 SOUTH MAIN STREET  
GRAPEVINE, TEXAS 76051

CALL TO ORDER

1. Monthly financial update.

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 Workshop Agenda was prepared and posted on this the 14th day of February, 2014 at 5:00 p.m.

  
\_\_\_\_\_  
Jodi C. Brown, City Secretary



AGENDA  
CITY OF GRAPEVINE, TEXAS  
SPECIAL CITY COUNCIL MEETING  
TUESDAY, FEBRUARY 18, 2014 AT 6:45 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. Real property relative to deliberation or the exchange, lease, sale or value of City owned properties (Parks and Recreation and Public Works Departments) pursuant to Section 551.072, Texas Government Code.
  - B. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

City Council to reconvene in open session in the 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 14th day of February, 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, FEBRUARY 18, 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 Monica Hotelling

JOINT PUBLIC HEARINGS

1. City Council and Planning & Zoning Commission to conduct a public hearing relative to Zoning Application **Z14-01** submitted by Mary Wickman (West Wall Street) requesting rezoning of 1.039 acres from "PO" Professional Office District Regulations to "R-7.5" Single Family Residential District Regulations. The subject property is located at 1301 West Wall Street.
2. City Council and Planning & Zoning Commission to conduct a public hearing relative to Conditional Use Application **CU14-02** submitted by Alan Kunst and Ralph Mattison (Sloan & Williams Winery) requesting a conditional use permit for the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (wine only) and outdoor seating in conjunction with a winery. The subject property is located at 112 East Texas Street and is zoned "CBD" Central Business District.
3. City Council and Planning & Zoning Commission to conduct a public hearing relative to Conditional Use Application **CU14-04** submitted by Mark Sellers (Twice the Ice) requesting a conditional use permit to amend the site plan approved by Ordinance No. 91-39 for a self-serve ice and water dispenser. The subject property is located at 1216 West Northwest Highway and is zoned "HC" Highway Commercial District.
4. City Council and Planning & Zoning Commission to conduct a public hearing relative to Special Use Application **SU14-01** submitted by William Tang (Bigfoot Reflexology) requesting a special use permit to allow for massage therapy services. The subject property is located at 2350 Hall-Johnson Road #145 and is zoned "CN" Neighborhood Commercial District Regulations.

5. City Council and Planning & Zoning Commission to conduct a public hearing relative to **AM14-01 proposed amendments** to the Grapevine Code of Ordinances, Appendix D, Comprehensive Zoning Ordinance No. 82-73, as amended, Section 67 Amendments relative to limiting the number of requests that can be made by an applicant to table a particular item scheduled for a joint public hearing.

#### END OF JOINT PUBLIC HEARINGS

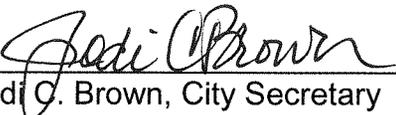
Planning & Zoning Commission to recess to Planning & Zoning Commission Conference Room, Second Floor to consider published agenda items.

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 14th day of February, 2014 at 5:00 p.m.

  
\_\_\_\_\_  
Jodi C. Brown, City Secretary



AGENDA  
CITY OF GRAPEVINE, TEXAS  
REGULAR CITY COUNCIL MEETING  
TUESDAY, FEBRUARY 18, 2014 AT 7:30 P.M.  
CITY COUNCIL CHAMBERS  
SECOND FLOOR  
200 SOUTH MAIN STREET  
GRAPEVINE, TEXAS 76051

CITIZEN COMMENTS

PUBLIC HEARING

6. City Council to conduct a public hearing to receive input relative to the proposed 40th Year Community Development Block Grant (CDBG) Program street reconstruction project; consider authorizing Staff to proceed with the application submittal to Tarrant County and take any necessary action.

NEW BUSINESS

7. Consider awarding the construction contract for the 2013 Water Line Improvement Project to Gra-Tex Utilities, Inc.; awarding a Materials Testing Services contract to HVJ Associates, Inc.; authorizing a 5% project contingency; appropriating funds from the unappropriated balance of the Utility Fund and the 2011 Water Impact Fee Fund Balance; authorizing Staff to execute the contracts and take any necessary action.
8. Consider a **resolution** authorizing the sole source purchase of multimedia services from Swagit Productions, LLC for City Council and Planning and Zoning Commission meetings; consider an annual multimedia services contract, appropriating funds from the unappropriated balance of the General Fund and take any necessary action.

CONSENT AGENDA

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

9. Consider renewal of the Baseball Field Material and Services Annual Contract with Master Turf Products and Services, Inc. Parks & Recreation Director recommends approval.
10. Consider renewal of the Pool Maintenance Services Annual Contract with Aloha Pool Service for City swimming pools. Parks & Recreation Director recommends approval.

11. Consider renewal of the Lighting and Ballasts Annual Contract with Facility Solutions Group, Inc. Administrative Services Director recommends approval.
12. Consider awarding an Engineering Services Contract to Deltatek Engineering for the Denton Creek Wastewater Lift Station relining and rehabilitation, authorizing a project contingency and authorizing Staff to execute the contract. Public Works Director recommends approval.
13. Consider a **resolution** authorizing and ratifying the emergency purchase of wireless connectivity equipment from DoubleRadius, Inc. to repair the communication system at the Dove Tower. Public Works Director recommends approval.
14. Consider a **resolution** authorizing the purchase of a roof preventative maintenance program with Weatherproofing Technologies, Inc. through an established Cooperative Agreement with The Cooperative Purchasing Network (TCPN). Public Works Director recommends approval.
15. Consider a **resolution** authorizing the purchase of Panasonic laptop computers from ARC for the Fire Department through a contract established by the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program. City Manager recommends approval.
16. Consider a **resolution** authorizing the purchase of VMware annual support services from SHI Government Solutions, Inc. through a contract established by the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program. City Manager recommends approval.
17. Consider a **resolution** setting the City of Grapevine population at 48,751 as of December 31, 2013. Development Manager recommends approval.
18. Consider a resolution authorizing City Manager Bruno Rumbelow, Administrative Services Director John McGrane and Controller Karen Walker as authorized signers on all accounts and transactions with Bank of the West. Administrative Services Director recommends approval.
19. Consider the minutes of the February 4, 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

20. Consider the recommendation of the Planning & Zoning Commission relative to Conditional Use Application **CU13-19A** 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 Planning & Zoning Commission tabled this item at the December 17, 2013 meeting.**

21. Consider the recommendation of the Planning & Zoning Commission relative to Zoning Application **Z14-01** (West Wall Street) and a subsequent **ordinance**, if applicable.
22. Consider the recommendation of the Planning & Zoning Commission relative to Conditional Use Application **CU14-02** (Sloan & Williams Winery) and a subsequent **ordinance**, if applicable.
23. Consider the recommendation of the Planning & Zoning Commission relative to Conditional Use Application **CU14-04** (Twice the Ice) and a subsequent **ordinance on first reading**, if applicable.
24. Consider the recommendation of the Planning & Zoning Commission relative to Special Use Application **SU14-01** (Bigfoot Reflexology) and a subsequent **ordinance**, if applicable.
25. Consider the recommendation of the Planning & Zoning Commission relative to **AM14-01 proposed amendments** to the Grapevine Code of Ordinances, Appendix D, Comprehensive Zoning Ordinance No. 82-73, as amended, Section 67 Amendments and a subsequent **ordinance**, if applicable.
26. Consider the recommendation of the Planning & Zoning Commission relative to the **final plat** of Lot 1, Block 1, Mason Dental 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 14th day of February, 2014 at 5:00 p.m.

  
\_\_\_\_\_  
Jodi C. Brown, City Secretary



AGENDA  
CITY OF GRAPEVINE  
SPECIAL BRIEFING SESSION  
PLANNING & ZONING COMMISSION  
TUESDAY, FEBRUARY 18, 2014 AT 7:00 P.M.  
PLANNING & ZONING CONFERENCE ROOM  
SECOND FLOOR  
200 SOUTH MAIN STREET

CALL TO ORDER

WORK SESSION

1. Planning & Zoning Commission to conduct a briefing session to discuss items tabled at the December 17, 2013 meeting and items scheduled to be heard in the February 18, 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 14th day of February, 2014 at 5:00 p.m.

  
\_\_\_\_\_  
Jodi C. Brown, City Secretary



AGENDA  
CITY OF GRAPEVINE, TEXAS  
REGULAR PLANNING & ZONING COMMISSION MEETING  
TUESDAY, FEBRUARY 18, 2014 AT 7:30 P.M.  
PLANNING & ZONING COMMISSION CONFERENCE ROOM  
SECOND FLOOR  
200 SOUTH MAIN STREET  
GRAPEVINE, TEXAS 76051

OLD BUSINESS

1. Consider Conditional Use Application **CU13-19A** submitted by Virginia Puente (La Buena Vida Vineyards) and make a recommendation to the City Council. The application requests 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 application was tabled at the December 17, 2013 meeting.**

NEW BUSINESS

2. Consider Zoning Application **Z14-01** (West Wall Street) and make a recommendation to the City Council.
3. Consider Conditional Use Application **CU14-02** (Sloan & Williams Winery) and make a recommendation to the City Council.
4. Consider Conditional Use Application **CU14-04** (Twice the Ice) and make a recommendation to the City Council.
5. Consider Special Use Application **SU14-01** (Bigfoot Reflexology) and make a recommendation to the City Council.
6. Consider **AM14-01 proposed amendments** to the Grapevine Code of Ordinances, Appendix D, Comprehensive Zoning Ordinance No. 82-73, as amended, Section 67 Amendments and make a recommendation to the City Council.
7. Consider the **final plat** of Lot 1, Block 1, Mason Dental Addition and make a recommendation to the City Council.

CONSIDERATION OF MINUTES

8. Consider the minutes of the January 21, 2014 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 14th day of February, 2014 at 5:00 p.m.

  
\_\_\_\_\_  
Jodi C. Brown, City Secretary

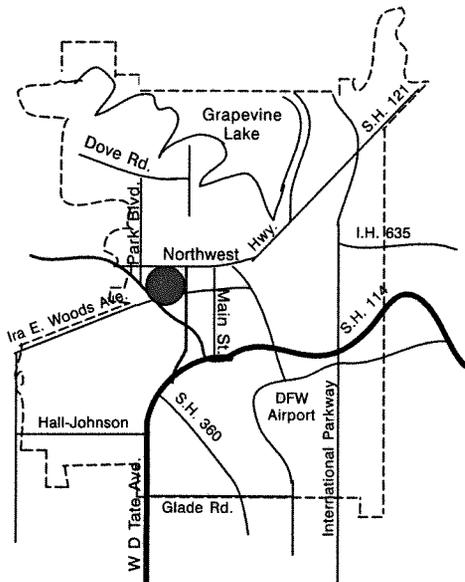


TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE  
PLANNING AND ZONING COMMISSION

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

MEETING DATE: FEBRUARY 18, 2014

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF ZONE  
CHANGE APPLICATION Z14-01, 1301 WEST WALL STREET



APPLICANT: Mary A. Wickman

PROPERTY LOCATION AND SIZE:

The subject property is located at 1301 West Wall Street and is platted as Lot 3R, Shamrock Ventures Addition. The subject property contains 1.039 acres (45,247 square-feet) and has approximately 354 feet of frontage along West Wall Street.

REQUESTED ZONE CHANGE AND COMMENTS:

The applicant is requesting a zone change to rezone approximately 1.039 acres from "PO" Professional Office District to "R-7.5" Single Family District.

As shown on the zoning exhibit the applicant intends to rezone Lot 3R and add it to Lot 2R which is an existing residential property containing an existing occupied single family residence.

PRESENT ZONING AND USE:

The property is currently zoned "PO" Professional Office District and is undeveloped.

## HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and the property to the east were rezoned from "R-3" Multiple Family to "PO" Professional Office District in the 1984 City-wide rezoning. The properties to the north were rezoned from "C2" Community Business to "HC" Highway Commercial District in the 1984 City-wide rezoning. The properties to the south were rezoned from "R1" Single Family to "R-7.5" Single Family District in the 1984 City-wide rezoning. The properties to the west were rezoned from "R-1" Single Family to "R-7.5" Single Family District in the 1984 City-wide rezoning. At the January 15, 2008 meeting a conditional use request (CU07-44) was considered on the subject property for a funeral home but was subsequently withdrawn by the applicant. At the November 20, 2012 meeting, zone change request Z12-12 (Ord. 2012-60) was approved on two sites south of the subject site for residential use.

## SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: "HC" Highway Commercial District—an unoccupied structure and a occupied dwelling
- SOUTH: "PO" Professional Office District—Yancy Farmhouse, "R-7.5" Single Family District—Shamrock Ventures Addition single family residence
- EAST: "PO" Professional Office District—existing multi-family structure
- WEST: R-7.5" Single Family District—Bowles Addition single family residences and a church

## AIRPORT IMPACT:

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

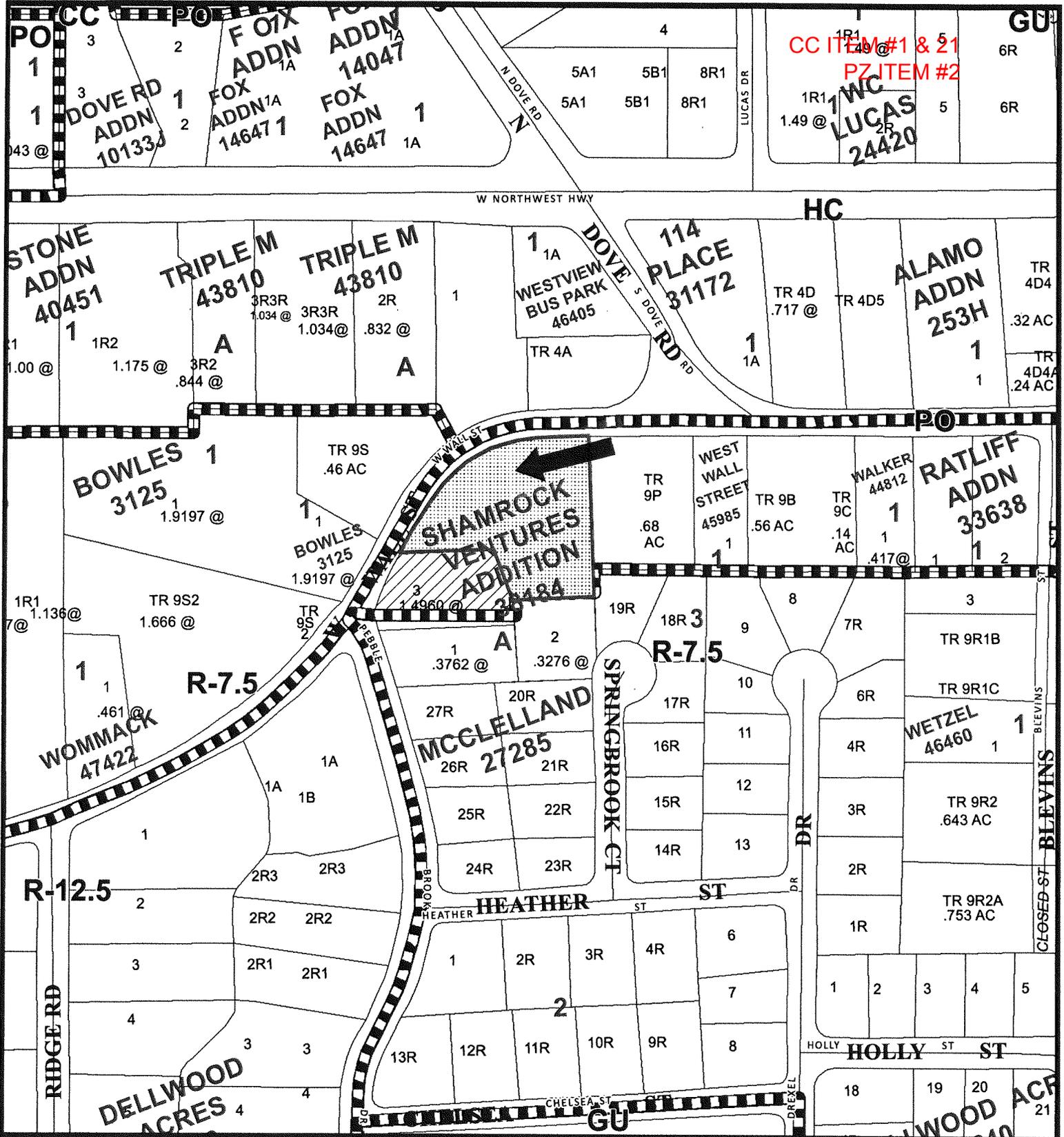
## MASTER PLAN APPLICATION:

The Master Plan designates the subject property as a Low Intensity Commercial land use. The applicant's proposal is not in compliance with the Master Plan.

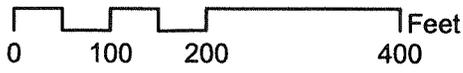
## THOROUGHFARE PLAN APPLICATION:

The segment of West Wall Street contiguous to the subject site is not a designated thoroughfare as shown on the City of Grapevine's Thoroughfare Plan.

/at



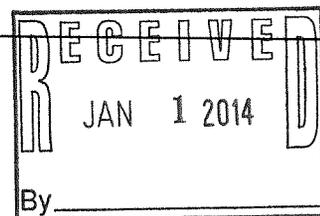
CC ITEM #1 & 21  
 PZ ITEM #2  
 1R1 @ 1.49  
 WC  
 LUCAS  
 2R  
 24420



**Z14-01**  
**Mary Wickman**

CITY OF GRAPEVINE  
ZONE CHANGE APPLICATION

1. Applicant/Agent Name Mary A. Wiekman  
Company Name N/A  
Address 308 Springbrook Court  
City Grapevine State TEXAS Zip 76051  
Phone # 817-733-5074 Fax # None  
Email None Mobile # None
2. Applicant's interest in subject property owner
3. Property owner(s) name SAME AS APPLICANT  
Address -  
City - State - Zip -  
Phone # - Fax # -
4. Address of subject property 1301 West Wall Street  
Legal Description: Lot 3R Block A Addition Shamrock Ventures  
Size of subject property 1.039 acres \_\_\_\_\_ square foot  
Metes & Bounds must be described on 8 1/2" x 11" sheet
5. Present Zoning Classification Professional Office
6. Present Use of Property VACANT
7. Requested Zoning District R-7.5
8. The applicant understands the master plan designation and the most restrictive zone that would allow the proposed use is Low Intensity Commercial
9. Minimum/Maximum District size for requested zoning 0



10. Describe the proposed use COMBINE INTO PRESENT LOT 2R  
1

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

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

**Any changes to a concept plan approved with a zone change request can only be approved by city council through the public hearing process.**

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

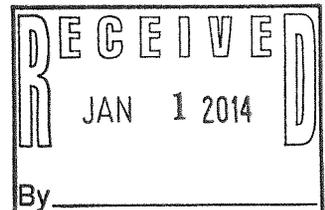
11. Signature to authorize a zone change request and place a zone change request sign on the subject property.

Applicant (print): Mary A. Wickman

Applicant signature: x Mary A. Wickman

Property Owner (print): Mary A. Wickman

Property Owner signature: x Mary A. Wickman



The State of Texas

County of Tarrant

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

Given under my hand and seal of office this 2<sup>nd</sup> day of January, A.D. 2014.

SEAL



Susan Batte  
Notary Signature

The State of \_\_\_\_\_

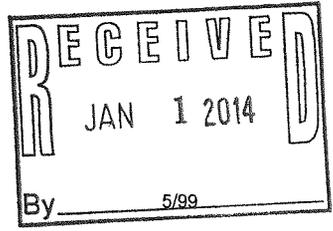
County of \_\_\_\_\_

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



**ACKNOWLEDGEMENT**

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

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

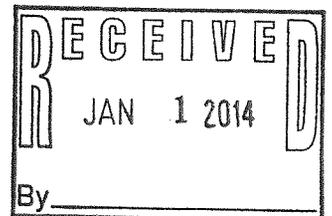
**I have read and understand all of the requirements as set forth by the application for zone change request and acknowledge that all requirements of this application have been met at the time of submittal.**

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

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

**Signature of Owner** Mary A. Wickman \_\_\_\_\_

**Date:** 1-2-2014 \_\_\_\_\_





# ZONING EXHIBIT B

CC ITEM #1 & 21  
PZ ITEM #2

WHEREAS, MARY AGNES WICKMAN is the owner of Lot 3R, Block A Shamrock Ventures Addition an addition to the City of Grapevine, Tarrant County, Texas as recorded in Instrument No. D213251943 of the Plat Records of Tarrant County, Texas and being 1.366 acres of land and being more fully described as follows:

BEGINNING at a 1/2" iron rod found at th northeast corner of said Lot 3R and also being in the south right-of-way line of W. Wall Street (R.O.W. varies) and also being in the west line of that certain tract of land as described in deed to West Wall, LTD., as recorded in Instrument No. D201239808 D.R.T.C.T.;

THENCE S 01° 28' 00" E with said west line and passing at 183.72 feet the southwest corner of said West Wall tract and said point being the northwest corner of Lot 19R, Block 3 McClelland Addition, an addition to the City of Grapevine, Tarrant County, Texas as recorded in Volume 388-185, Page 43 P.R.T.C.T. and continuing in all a distance of 228.96 feet to a 1/2" iron rod found at the southeast corner of said Lot 3R and also being by plat call the northeast corner of Lot 2R, Block A Shamrock Ventures Addition;

THENCE S 88°01'52" W a distance of 120.00 feet to a 1/2" iron rod found at a point in the east line of Lot 4, Block A of said Shamrock Ventures Addition;

THENCE N 19°36'04" W along said Lot 4 a distance of 79.31 feet to a 1/2" iron rod found;

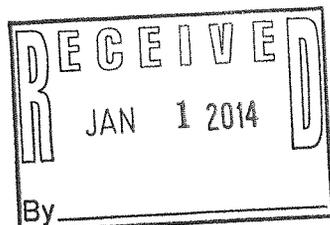
THENCE S 88°02'00" W along said Lot 4 a distance of 135.00 feet to a 1/2" iron rod found in the east right-of-way line of said W. Wall St.;

THENCE N 27° 22' 00" E along said right-of-way line a distance of 77.80 feet to the Point of Curvature of a curve to the right having a Radius of 175.00 feet, a Central Angle of 63°07'58", a Chord Bearing of N 58°56'00" W and a Chord Distance of 183.22 feet;

THENCE along said right-of-way and curve in a northeasterly direction a distance of 192.83 feet to a 1/2" iron rod found;

THENCE S 89°30'24" E along said right-of-way a distance of 82.90 feet to the Point of Beginning and containing in all 45247 square feet or 1.039 acre of land.

ZONING EXHIBIT  
OF  
LOT 3R, BLOCK A SHAMROCK VENTURES ADDITION  
IN THE  
HEIRS OF A. FOSTER SURVEY, ABSTRACT No. 518  
SITUATED IN THE  
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS  
1.039 ACRES  
CURRENT ZONING: P.O.  
PROPOSED ZONING: R-7.5  
DECEMBER 2013  
1 LOT



File #: Z14-01  
MARY WICKMAN

1308 W. Wall  
CC ITEM #1 & 21  
PZ ITEM #2

WRITTEN COMMENTS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 5PM  
ON MONDAY, FEBRUARY 17, 2014

**Procedure to Respond:**

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

We approved this request.

Kind regards

CHRIS & JONELL BOWLES

Current Property Owner (printed) CHRIS & JONELL BOWLES

Property Address: 1308 W. Wall St.

Lot TR, Block 95, Addition (.46 AC)

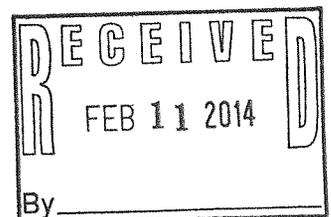
Property Owner Signature: [Signature]

Property Owner Name (printed): CHRIS BOWLES

Daytime phone number: 817-219-2650

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

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



File #: Z14-01  
MARY WICKMAN

1326 W. Wall  
CC ITEM #1 & 21  
PZ ITEM #2

WRITTEN COMMENTS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 5 PM  
ON MONDAY, FEBRUARY 17, 2014

**Procedure to Respond:**

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

We approved this request.  
Kind regards  
Chris Jonell Bowles

Current Property Owner (printed) CHRIS J. Jonell Bowles

Property Address: 1326 W. Wall

Lot \_\_\_\_\_, Block \_\_\_\_\_, Addition Bowles 3125 (1.9197 AC)

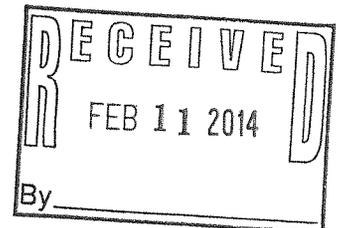
Property Owner Signature: [Signature]

Property Owner Name (printed): CHRIS BOWLES

Daytime phone number: 817-219-2650

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

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





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

2/4-01

AN ORDINANCE AMENDING ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE OF GRAPEVINE, TEXAS, GRANTING ZONING CHANGE Z14-01 ON A TRACT OF LAND OUT OF THE A. FOSTER SURVEY, ABSTRACT NO. 518, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PO" PROFESSIONAL OFFICE DISTRICT REGULATIONS TO "R-7.5" SINGLE FAMILY DISTRICT REGULATIONS; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) 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, applications were made to amend the Official Zoning Map, City of Grapevine, Texas by making applications 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 these requested changes should be granted or denied; safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the site; safety from fire hazards and measures for fire control, protection of adjacent property from flood or water damages, noise producing elements and glare of the vehicular and stationary lights and effect of such lights on established character of the neighborhood, location, lighting and types of signs and relation of signs to traffic control and adjacent property, street size and adequacy of width for traffic reasonably expected to be generated

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

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

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

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

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

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

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

amended and changed by Zoning Application Z14-01 to rezone the following described property to-wit: being a 1.039 acre tract of land out of the A. Foster Survey, Abstract No. 518, Tarrant County, Texas (1301 West Wall Street) more fully and completely described in Exhibit "A", attached hereto and made a part hereof, which was previously zoned "PO" Professional Office District Regulations is hereby changed to "R-7.5" Single Family District Regulations, all in accordance with Comprehensive Zoning Ordinance No. 82-73, as amended.

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 18th day of February, 2014.

APPROVED:

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ATTEST:

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APPROVED AS TO FORM:

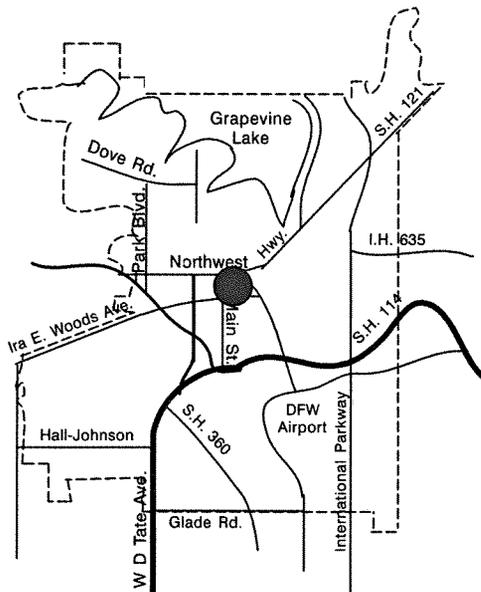
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TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE  
PLANNING AND ZONING COMMISSION

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

MEETING DATE: FEBRUARY 18, 2014

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF  
CONDITIONAL USE APPLICATION CU14-02, SLOAN &  
WILLIAMS WINERY



APPLICANT: Alan Kunst

PROPERTY LOCATION AND SIZE:

The subject property is located at 112 East Texas Street and is legally described as Tracts 59 & 60A, Abstract 422, William Dooley Survey. The subject property contains approximately 28,616 square feet and has approximately 146 feet of frontage along East Texas Street and approximately 196 feet of frontage along Jenkins Street.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit for the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (wine only) in conjunction with a winery with outdoor seating.

Three buildings currently exist on the subject site. Approximately 1,600 square feet of the western most portion of the existing 3,165 square foot brick and metal building which has frontage on East Texas Street is proposed for the establishment of a winery. A 330-square foot outdoor patio is proposed on the west side of subject building. The applicant envisions offering wine produced on-site and wine produced globally. Consumption areas are proposed inside at the tasting bar and within two seating areas: 16 seats inside and 12 seats outdoors on the patio. Parking required for the winery is 20 parking spaces. Parking for the winery is proposed to be met by using both on-site and off-site parking. There are 26 parking spaces shown on the site plan that are shared by tenants on the subject site.

The applicant proposes use of the on-site parking after 7:00 p.m. Prior to 7:00 p.m. the applicant proposes using a combination of on-site parking spaces and available public parking in the immediate vicinity as shown on the parking plan.

**PRESENT ZONING AND USE:**

The property is currently zoned "CBD" Central Business District and is developed with three structures including a multi-tenant structure which has frontage on Texas Street and two other structures which have frontage on Jenkins Street.

**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. West of the subject property Conditional Use Request CU05-12 (ord. 2005-27) was approved at the April 19, 2005 meeting for a restaurant with the sale and on-premise consumption of alcoholic beverages. Also on the site to the west, at the February 21, 2012 meeting Conditional Use Request CU10-15 (Ord.10-34) was approved by Council which allowed for an expansion for additional seating and a confectionary shop.

**SURROUNDING ZONING AND EXISTING LAND USE:**

- NORTH: "CBD" Central Business District—First Baptist Church accessory use
- SOUTH: "CBD" Central Business District—public parking lot & professional office
- EAST: "CBD" Central Business District—professional office
- WEST: "CBD" Central Business District—various retail businesses

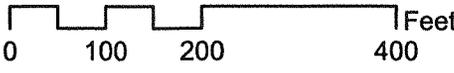
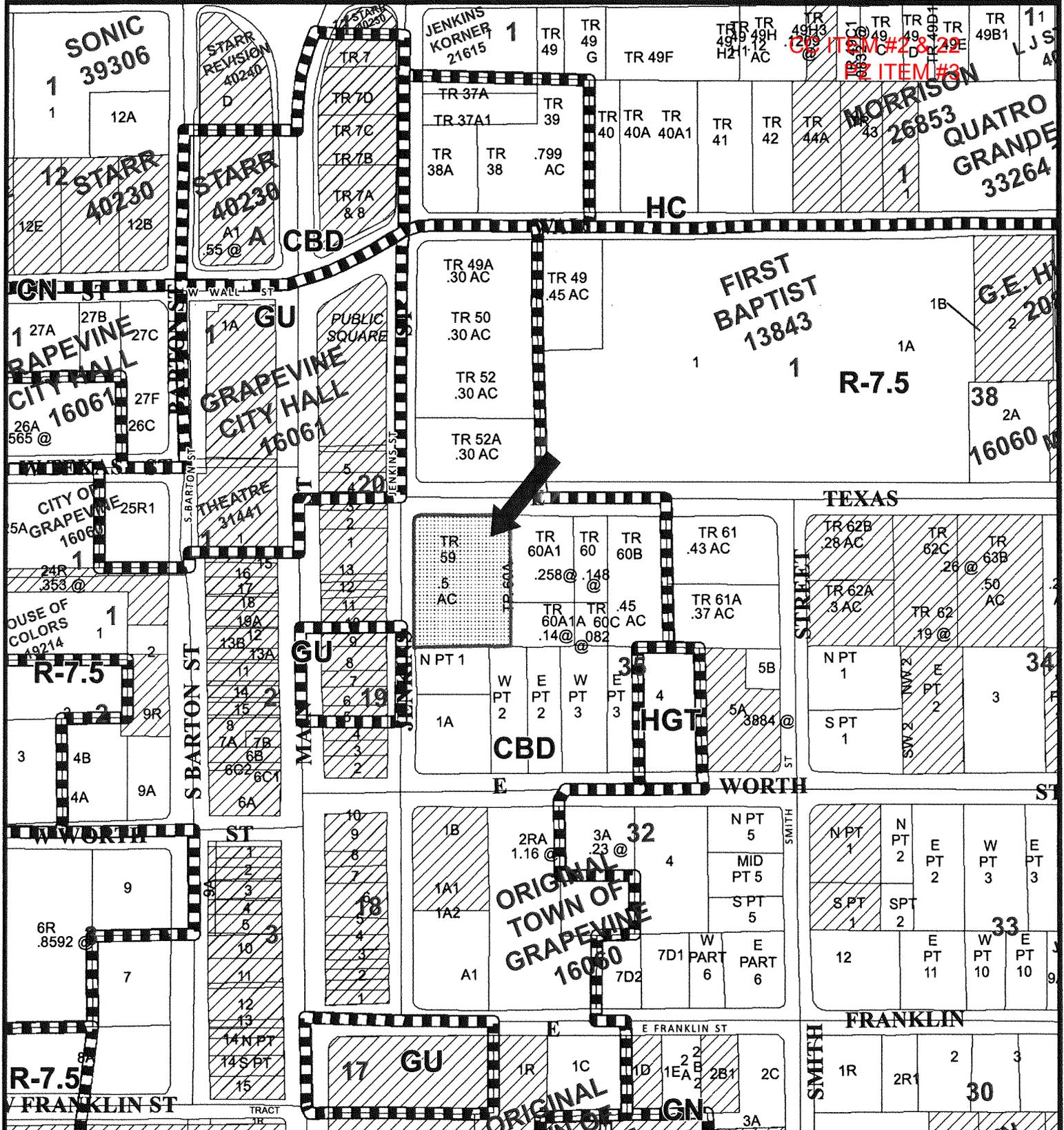
**AIRPORT IMPACT:**

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.

/at



**CU14-02**  
**Sloan & Williams Winery**



CUL-02  
CC ITEM #2 & 22  
PZ ITEM #3

# CITY OF GRAPEVINE

## CONDITIONAL USE APPLICATION

### Form "A"

#### PART 1. APPLICANT INFORMATION

Applicant Name: Alan William Kunst & Ralph Sloan Mattison

Applicant Address: 4504 Woodcrest Lane

City/State/Zip: Mansfield, TX 76063

Phone No. 817-988-4723 Fax No. N/A

Email Address alankunst@hotmail.com Mobile Phone 817-988-4723 / RALPH MATTISON 972 897 0117

Applicant's interest in subject property: Establish new winery and tasting room for retail outlet and event rental.

#### PART 2. PROPERTY INFORMATION

Street Address of subject property: 112 E. Texas St.

Legal Description: Lot 59/60A Block Addition Dooley, William Survey (A-422)

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

Size of subject property: acres .258 square footage 1700

Present zoning classification: CBD Central Business District

Proposed use of property: Winery, Winery Tasting Room, Retail, Event Rental

Zoning ordinance provision requiring a conditional use:

#### PART 3. PROPERTY OWNER INFORMATION

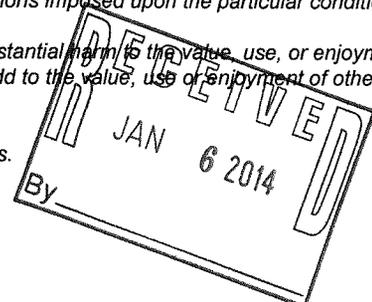
Property Owner: DJA Properties

Prop Owner Address: 4016 Moonlight Dr.

City/State/Zip: Little Elm, TX 75068

Phone No. 469-233-5183 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.



C114-02

CC ITEM #2 & 22  
PZ ITEM #3

- 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**

ALAN W. KUNST JR  
Print Applicant's Name

*Alan W. Kunst Jr*  
Applicant's Signature

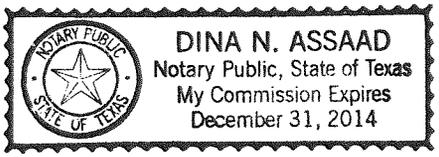
The State of Texas

County of Tarrant

Before me (notary) Dina Assaad on this day personally appeared (applicant) Mr. Alan W. Kunst

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 11<sup>th</sup> day of December, A.D. 2013



*Dina N. Assaad*  
Notary In and For State of Texas

Anne J. McCausland  
Print Property Owner's Name

*Anne J. McCausland*  
Property Owner's Signature

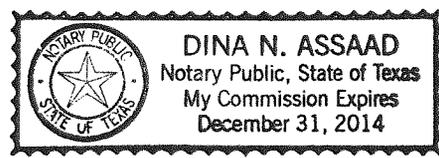
The State of Texas

County of Tarrant

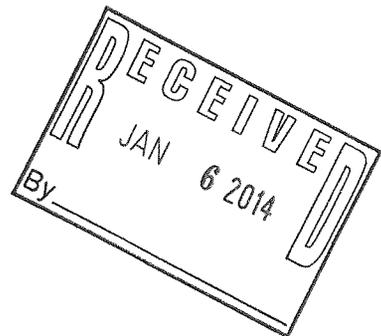
Before me (notary) Dina Assaad on this day personally appeared (applicant) Mrs. Ann J. McCausland

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 11<sup>th</sup> day of December, A.D. 2013



*Dina N. Assaad*  
Notary In and For State of Texas



ACKNOWLEDGEMENT

C114-02  
CC ITEM #2 & 22  
PZ ITEM #3

**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

*AW Kistler*

Date

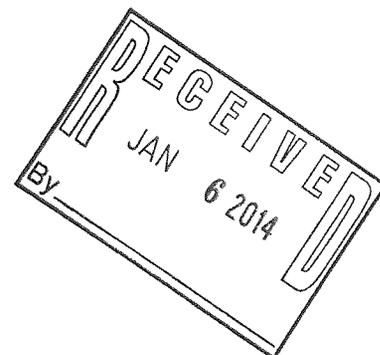
12/11/13

Signature of Property Owner

*Ann McCausland*

Date

12/11/13





## Sloan & Williams Winery, LLC

### Proposed Conditional Use Project Description

Sloan & Williams Winery, LLC d/b/a Sloan & Williams Winery is requesting approval of Conditional Use Permit to establish a winery and wine tasting room in an existing building at 112 E. Texas St.

Sloan & Williams Winery, hereafter referred to as The Winery, will provide a tasting bar, lounge area, an outdoor patio area attached to the side of the building, a small area for retail sales, on site facility rental for private and/or special events, to include catering, custom wine making/labeling, wine education, and an operational full-time winery.

Patrons will enjoy wines produced from our own on-site winery as well as from selected appellations from around the world. Wine will be offered by the taste, glass, or bottle. Wines to be produced will include reds, whites, fruit wines, blends, dessert wines, and ports. We will also offer Wine-A-Ritas which is a blend of our wines with margarita mixes. To reward our returning customers, a wine club will be offered to patrons for free so they can take advantage of discounts, special events, free tastings, and access to limited released wines.

Food items will be available to patrons consisting of pre-prepared small-bites, featuring various cheeses, meats (pre-cooked), fruits, vegetables, desserts, and "Tapas" style treats. We'd also like to partner with local restaurants to feature samples of their fares, paired with our wines, in order to promote synergies with our business neighbors. There will be no cooking facilities on-site. If food requires heating, it will be done via chaffing dishes, microwave, soup tureens, or warming oven.

The Winery will also offer limited retail sales of wine-themed gifts, notions, accessories, and glass wares. We will provide a small offering of Do-It-Yourself home winemaking kits/supplies for the wine hobbyist.

#### Site Information:

The Winery will be located in an approximately 1930 square-foot site and is one of the two units located in this building on E. Texas St. The other business in the building is the New Image Salon. The previous use of this site was occupied by Mustang Printing which recently consolidated their operations into a single building.

The proposed conditional use will not cause substantial harm to the value, use, or enjoyment of other property in the neighborhood. In fact, by providing the City of Grapevine with a new winery, this will in turn increase the amount of tourism and visitors to the area, thus, bringing more tax revenue to the city. The Winery believes our winery, and the other wineries in the area, are the anchors in establishing quality retail stores in the downtown area. By

interweaving our winery into the fabric of the historical downtown community, we believe this will further promote tourism and much-needed industry growth.

### Grapevine Wine Tradition:

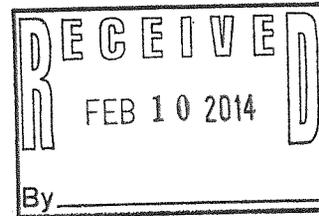
In order to promote a variety of downtown uses that appeal to a wide range of residents, visitors, and tourists, wineries are a very-welcome anchor in the Downtown Grapevine area. Grapevine's historical association with wine is the prime tourist attraction for the city and we are very happy to provide a long-term commitment to the city. The Winery will be a portal for those to relax and enjoy quality wines in an award-winning historical city and the reason they return time and time again, thus, adding value, use or enjoyment of other property in the neighborhood.

Ralph S Mattison Jr

Owner

Alan Kunst

Owner





File #: CU14-02  
SLOAN & WILLIAMS WINERY

CC ITEM #2 & 22  
PZ ITEM #3

WRITTEN COMMENTS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 5 PM  
ON MONDAY, FEBRUARY 17, 2014

Procedure to Respond:

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

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Current Property Owner (printed) JANEYE L. MCCALLUM

Property Address: 205 E. WORTH ST

Lot \_\_\_\_\_, Block \_\_\_\_\_, Addition \_\_\_\_\_

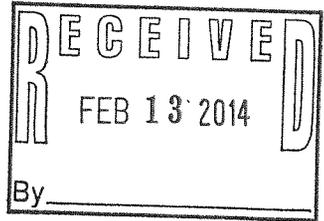
Property Owner Signature: *Janeye L. McCallum*

Property Owner Name (printed): JANEYE L. MCCALLUM

Daytime phone number: 817 488-6632

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

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



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

AN ORDINANCE ISSUING A CONDITIONAL USE PERMIT IN ACCORDANCE WITH SECTION 48 OF ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE, BY GRANTING CONDITIONAL USE PERMIT CU14-02 FOR THE POSSESSION, STORAGE, RETAIL SALE AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (WINE ONLY) AND OUTDOOR SEATING IN CONJUNCTION WITH A WINERY 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 CU14-02 to allow for the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (wine only) and outdoor seating in conjunction with a winery (Sloan & Williams Winery), in a district zoned "CBD" Central Business District within the following described property: Tracts 59 and 60A, Abstract 422, William Dooley Survey (112 East Texas 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 18th day of February, 2014.

APPROVED:

---

ATTEST:

---

APPROVED AS TO FORM:

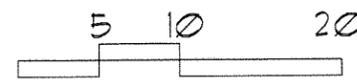
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**PRELIMINARY**  
NOT FOR CONSTRUCTION

**E TEXAS ST**  
50' R.O.W.

**DIMENSIONAL CONTROL PLAN**

SCALE: 1"=10'0"

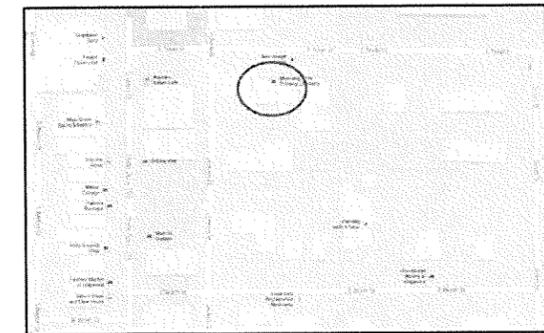
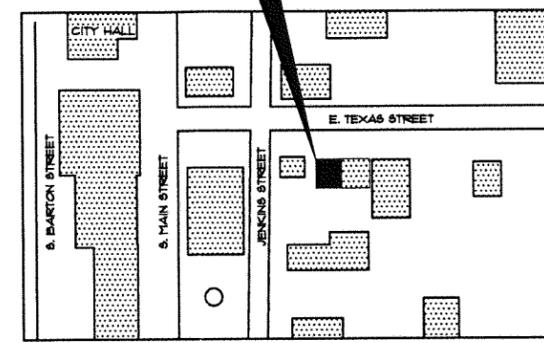


112 EAST TEXAS STREET  
TARRANT COUNTY  
GRAPEVINE, TEXAS

CONDITIONAL USE REQUEST, CU14-02 IS A REQUEST TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE, ON-PREMISE AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (WINE ONLY) AND AN OUTSIDE TASTING AREA IN CONJUNCTION WITH A WINERY

THE PREMISE IS THE ENTIRE SITE.

LOCATION OF PROJECT



VICINITY MAPS

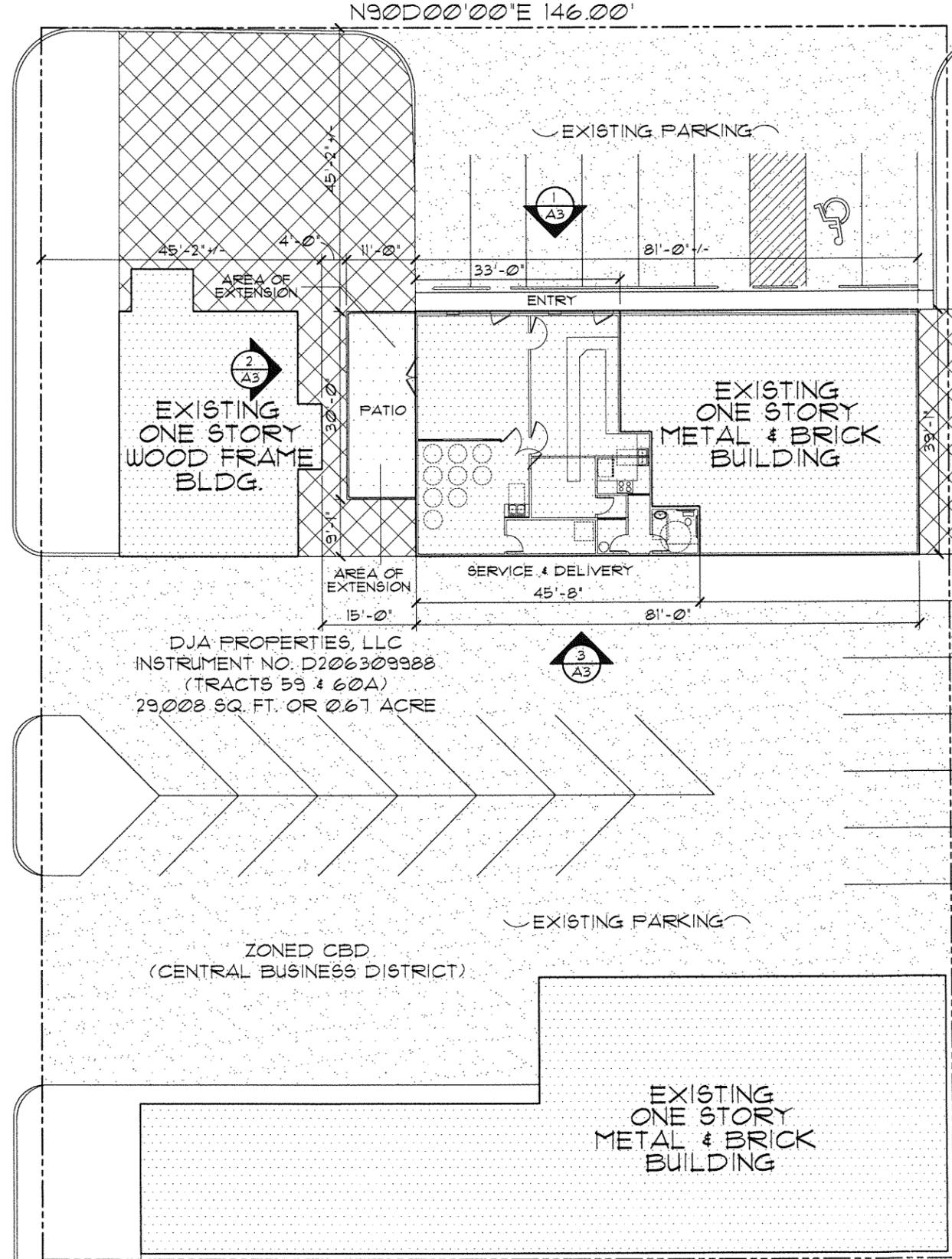
AREAS	SQ. FT.
TOTAL BUILDING (A/C)	1600
PATIO	330
TOTAL BUILDING COVERAGE	1930
AREA LOT	28616

CASE NAME: **BLOAN & WILLIAMS WINERY**  
CASE NUMBER: **CU14-02**  
LOCATION: **112 E. TEXAS STREET**

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

CHAIRMAN \_\_\_\_\_  
DATE: \_\_\_\_\_  
SHEET: **1** OF **4**

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



50000000" W 196'00"



CO ITEM #2 & 22  
Date: 02/06/13  
Drawn By: [redacted]  
Checked By: [redacted]  
Revisions

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BLOAN AND WILLIAMS WINERY  
112 E TEXAS ST  
GRAPEVINE, TX



M. J. WRIGHT & ASSOCIATES, INC.  
601 W. HAWWOOD ROAD  
HURST TX 76064-2161  
P.O. BOX 1000  
DALLAS, TX 75201  
TEL: 817/288-8558  
WWW.MJWRIGHT.COM



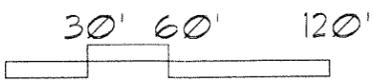
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Sheet No.  
**A1**  
Project No.  
131711W

**PRELIMINARY  
NOT FOR CONSTRUCTION**

# PARKING ANALYSIS PLAN

SCALE: 1"=60'0"



112 EAST TEXAS STREET  
TARRANT COUNTY  
GRAPEVINE, TEXAS

## PARKING ANALYSIS CHART

USE = WINERY  
AREA SQ. FT. = 1930 SQFT.  
PARKING REQUIRED: 20  
PARKING PROVIDED: 226  
NOTE: ADEQUATE PARKING IS PROVIDED DUE TO OFF-STREET PARKING

PARKING LOT	AMOUNT OF PARKING
A	8 8 SPACES AVAILABLE
B	18 AFTER 6PM: 12 SPACES AFTER 7PM: 6 SPACES
C	48 GENERAL PARKING
D	32 GENERAL PARKING
E	50 GENERAL PARKING
F	20 GENERAL PARKING
G	50 GENERAL PARKING

Date: 01/06/13  
Checked By: MJW  
Revision: ITEM #8

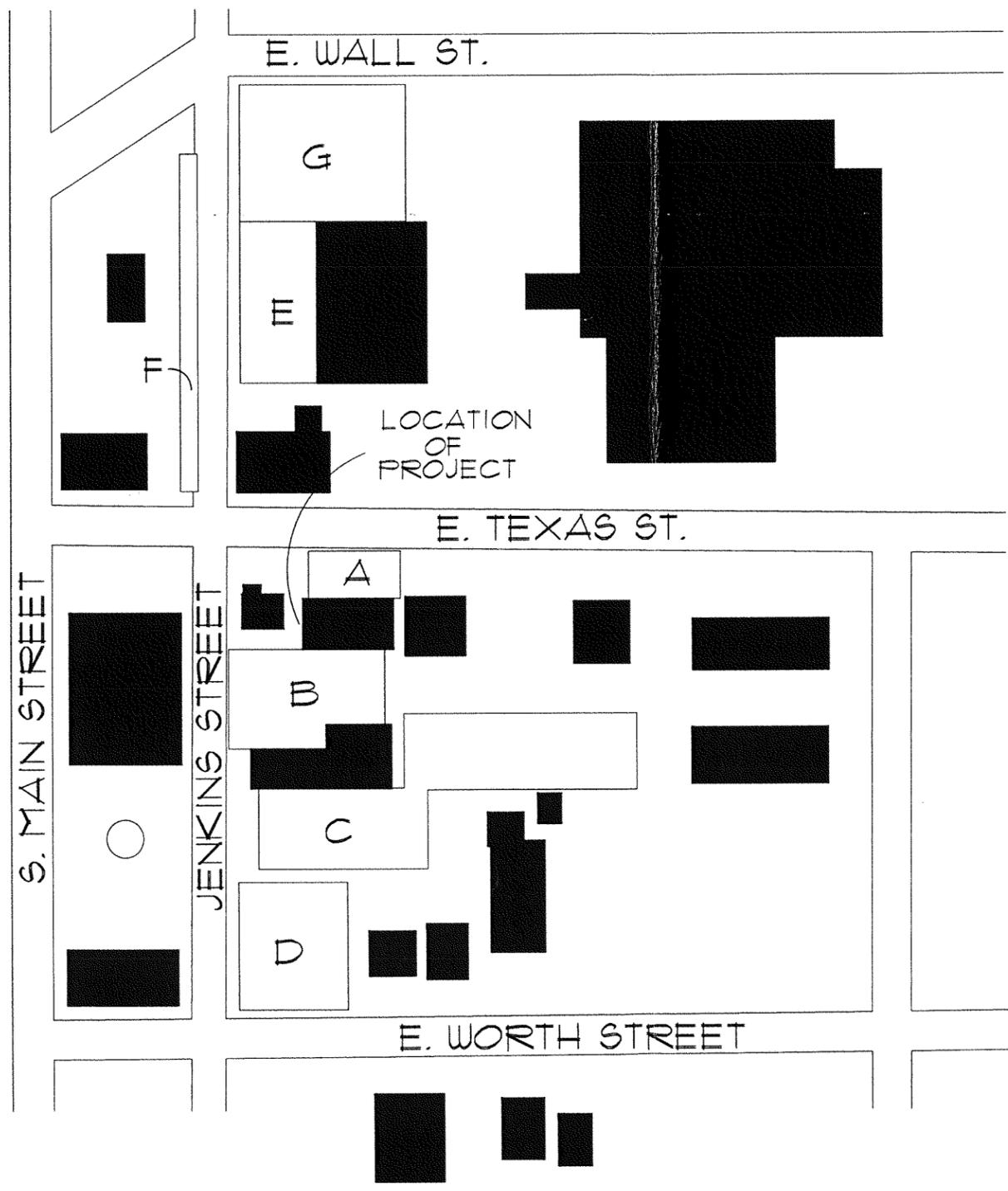
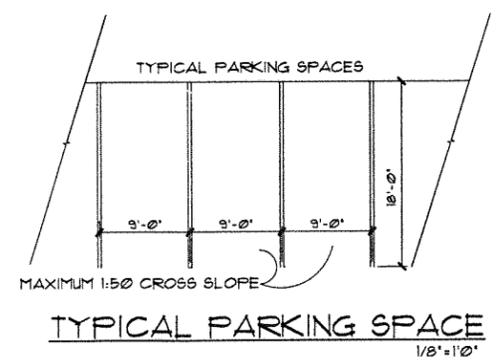
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SLOAN AND WILLIAMS WINERY  
112 E TEXAS ST  
GRAPEVINE, TX



M.J. WRIGHT & ASSOCIATES, INC.  
101 W. HANCOCK ROAD  
SUITE 200  
GRAPEVINE, TX 76039  
PHONE: 817/288-5558  
FAX: 817/288-5558  
WWW.MJWRIGHT.COM

CONDITIONAL USE REQUEST, CU14-02 IS A REQUEST TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE, ON-PREMISE AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (WINE ONLY) AND AN OUTSIDE TASTING AREA IN CONJUNCTION WITH A WINERY. THE PREMISE IS THE ENTIRE SITE.



CASE NAME: SLOAN & WILLIAMS WINERY  
CASE NUMBER: CU14-02  
LOCATION: 112 E. TEXAS STREET

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

CHAIRMAN \_\_\_\_\_  
DATE \_\_\_\_\_  
SHEET: 2 OF 4

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

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Sheet No.  
**A2**  
Project No.  
1317WIN

**PROPOSED FLOOR PLAN**

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

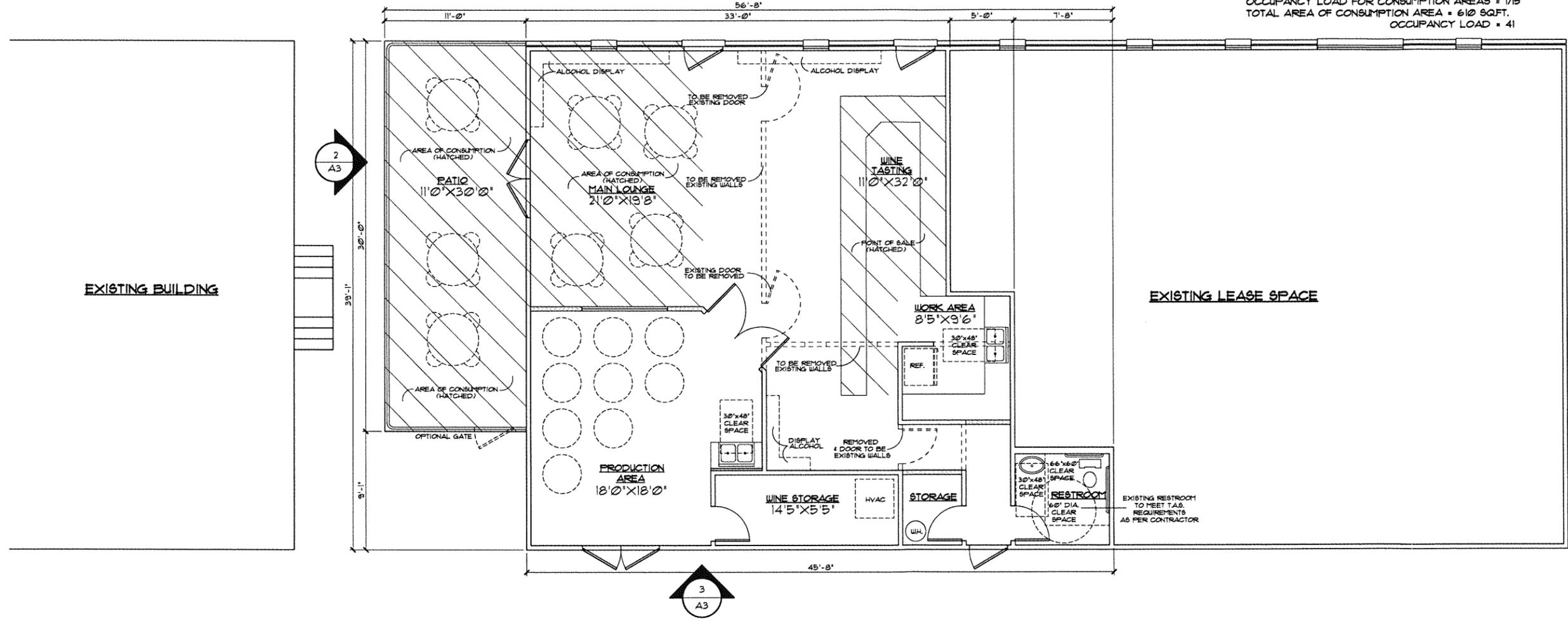
**WALL KEY**

EXISTING WALL	———
NEW WALL	———
DEMO WALL	- - - - -



AREAS	SQ. FT.
TOTAL BUILDING (A/C)	1600
PATIO	330
TOTAL BUILDING COVERAGE	1930

OCCUPANCY LOAD FOR CONSUMPTION AREAS = 1/15  
 TOTAL AREA OF CONSUMPTION AREA = 610 SQFT.  
 OCCUPANCY LOAD = 41



**PRELIMINARY  
NOT FOR CONSTRUCTION**

CONDITIONAL USE REQUEST, CU14-02 IS A REQUEST  
 TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL  
 SALE, ON-PREMISE AND OFF-PREMISE CONSUMPTION  
 OF ALCOHOLIC BEVERAGES (WINE ONLY) AND AN  
 OUTSIDE TASTING AREA IN CONJUNCTION WITH A WINERY  
  
 THE PREMISE IS THE ENTIRE SITE.

**FOR APPROVAL ONLY  
-NOT FOR CONSTRUCTION-**

OWNER	DATE
CONTRACTOR	DATE

CASE NAME: BLOAN & WILLIAMS WINERY  
 CASE NUMBER: CU14-02  
 LOCATION: 112 E. TEXAS STREET  
  
 MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 PLANNING AND ZONING COMMISSION  
 CHAIRMAN \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SHEET: 3 OF 4  
 APPROVAL DOES NOT AUTHORIZE ANY WORK  
 IN CONFLICT WITH ANY CODES OR  
 ORDINANCES  
 DEPARTMENT OF DEVELOPMENT SERVICES

© copyright 2013 FOR REVIEW ONLY, NOT FOR BIDDING, PERMIT, OR CONSTRUCTION, MICHAEL J. WRIGHT, ARCHITECT, TEXAS REG.#1190

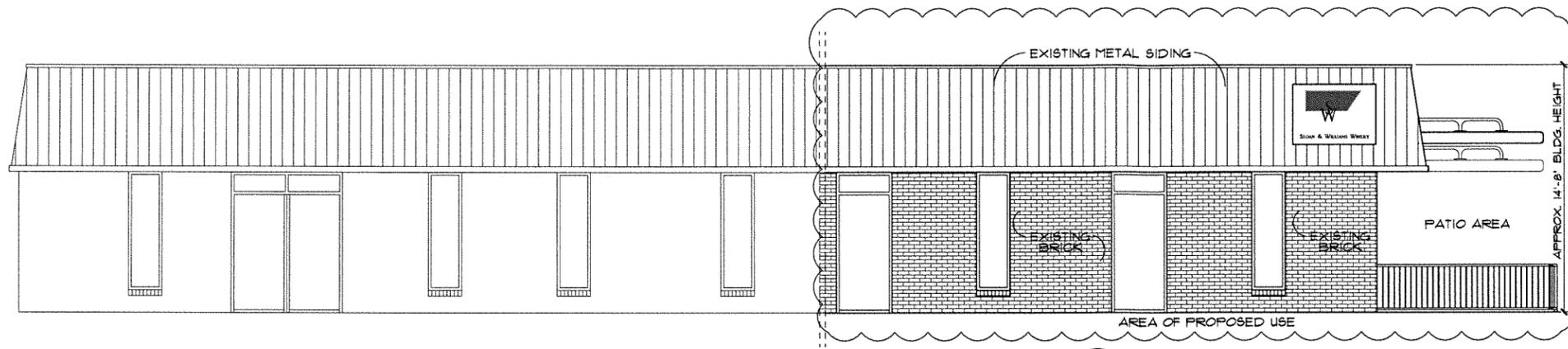
**BLOAN AND WILLIAMS WINERY**  
 112 E. TEXAS ST  
 GRAPEVINE, TX



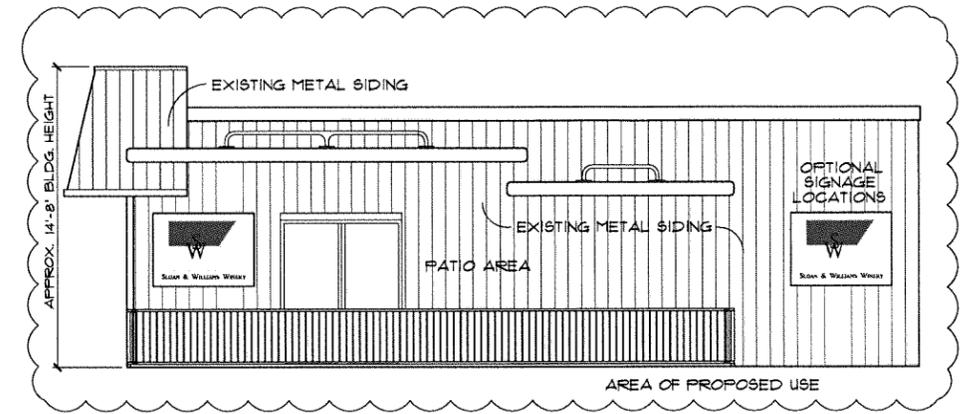
M.J. WRIGHT & ASSOCIATES, INC.  
 601 W. HANCOCK ROAD  
 SUITE 100  
 OPTIMA 817-288-5588  
 FAX: 817-288-5588  
 WWW.MJWRIGHT.COM



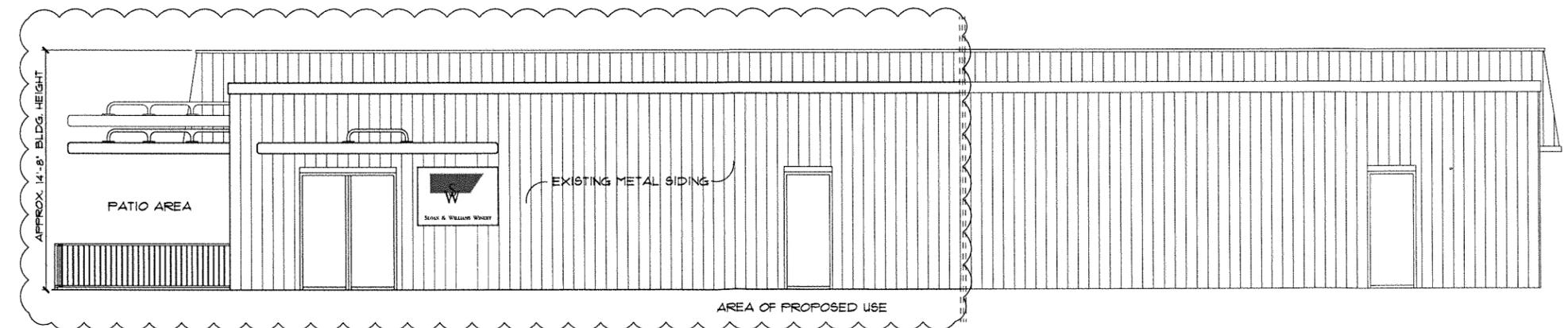
Sheet No.  
**A3**  
 Project No.  
 1317WIN



NOTE: ALL EXISTING MATERIALS TO REMAIN. MASONRY FACADE CONDITIONS UNCHANGED. **2 FRONT ELEVATION**  
 A3 1/4" = 1'-0" 1' 2' 4'



NOTE: ALL EXISTING MATERIALS TO REMAIN. MASONRY FACADE CONDITIONS UNCHANGED. **2 RIGHT ELEVATION**  
 A3 1/4" = 1'-0" 1' 2' 4'



NOTE: ALL EXISTING MATERIALS TO REMAIN. MASONRY FACADE CONDITIONS UNCHANGED. **3 REAR ELEVATION**  
 A3 1/4" = 1'-0" 1' 2' 4'

CONDITIONAL USE REQUEST, CU14-02 IS A REQUEST TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALE, ON-PREMISE AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (WINE ONLY) AND AN OUTSIDE TASTING AREA IN CONJUNCTION WITH A WINERY.

THE PREMISE IS THE ENTIRE SITE.

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

FOR APPROVAL ONLY -NOT FOR CONSTRUCTION-	
OWNER	DATE
CONTRACTOR	DATE

CASE NAME: BLOAN & WILLIAMS WINERY  
 CASE NUMBER: CU14-02  
 LOCATION: 112 E. TEXAS STREET

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

CHAIRMAN \_\_\_\_\_  
 DATE \_\_\_\_\_  
 SHEET 4 OF 4  
 APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.  
 DEPARTMENT OF DEVELOPMENT SERVICES

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BLOAN AND WILLIAMS WINERY  
 112 E TEXAS ST  
 GRAPEVINE, TX



M.J. WRIGHT & ASSOCIATES, INC.  
 801 W. HARWOOD ROAD  
 SUITE 200  
 FURCOCK, TX 76044-3768  
 PHONE: 817/288-5558  
 FAX: 817/288-5558  
 WWW.MJWRIGHT.COM

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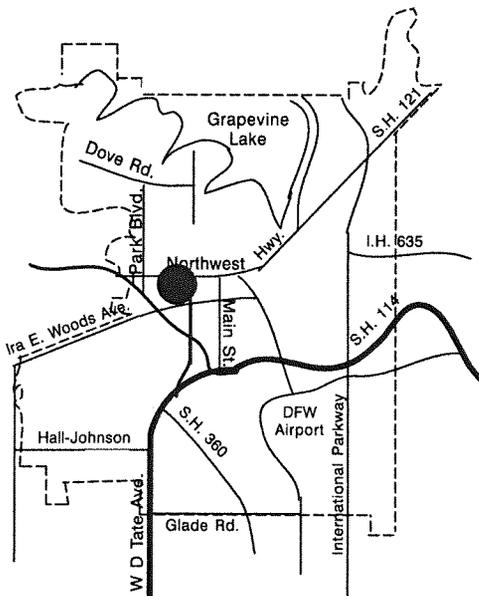
Sheet No.  
**A4**  
 Project No.  
 1317WIN

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

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

MEETING DATE: FEBRUARY 18, 2014

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF  
CONDITIONAL USE APPLICATION CU14-04 TWICE THE ICE



APPLICANT: Mark Sellers

PROPERTY LOCATION AND SIZE:

The subject property is located at 1216 West Northwest Highway and platted as Lots 5A1 & 5B1, Block 8, W C Lucas. The site contains 28,074 square feet and has approximately 137.51 feet of frontage along West Northwest Highway and approximately 179.80 feet of frontage along Dove Road.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan of CU91-12 (Ord. 1991-39) to allow for the possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer and wine only) gasoline sales and a 20-foot pole sign with changeable copy in excess of 30% in conjunction with a convenience store, specifically to retrofit an existing self-service car wash into an unmanned ice and water dispenser.

The applicant's intent is to establish a 672-square foot, self-service packaged ice and water dispenser on the subject site within an inoperable car wash. The car wash will be retrofitted with a self-contained ice and water vending machine. The water and ice

dispensing are proposed on the west and south sides respectively of the dispenser. The applicant proposes replacing an existing 55-square foot sign panel with a sign for the proposed use on an existing 23-foot pole sign. Two pole signs are present on the subject site. Additional improvements to the subject site include:

- New paint on all elevations and stone accents on three elevations
- Construct a masonry refuse enclosure
- Install bollards adjacent to the ice/water dispenser
- Replace an existing no-left turn sign adjacent to West Northwest Highway to discourage exiting vehicles from entering eastbound traffic
- Add a new right turn only sign adjacent to West Northwest Highway to encourage exiting vehicles to enter westbound traffic

If approved this will be the first reading of an ordinance given the subject site requires approval of a special exception, due to the minimum open space and maximum impervious requirements for the subject site. These items will be heard before the Board of Zoning Adjustment at their March 3, 2014 meeting. If approved by the Board the second reading will occur at the Council's March 18, 2014 meeting.

#### PRESENT ZONING AND USE:

The property is currently zoned "HC" Highway Commercial District and is developed as a convenience store with alcoholic beverage sales and gasoline sales. The accessory car wash is not currently in operation.

#### HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was rezoned in 1984 City Rezoning from "S-P" Site Plan Zoning to "HC" Highway Commercial District but maintained the "S-P" uses. The area to the north was rezoned from "R-2" Two Family District to "HC" Highway Commercial District in the 1984 City Rezoning. The area to the east was rezoned from "C-2" Community Business District to "HC" Highway Commercial District in the 1984 City Rezoning. The area to the south was rezoned from "C-2" Community Business District to "HC" Highway Commercial District in the 1984 City Rezoning. The area to the west was rezoned from "SP" Specific Use Permit (Fox Rental) to "HC" Highway Commercial District in the 1984 City Rezoning. Conditional Use Request CU03-42 (ord. 2003-69) was approved on the site to the south at the October 21, 2003 meeting which allowed for a drive-through window in conjunction with a pharmacy.

#### SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "HC" Highway Commercial District – Professional Office, Dove Chiropractic and Miray Capital Management

SOUTH: "HC" Highway Commercial District – Dove Corner multi-tenant retail

center

EAST: "HC" Highway Commercial District – Waffle Way restaurant

WEST: "HC" Highway Commercial District – Fox Rental, equipment rental

**AIRPORT IMPACT:**

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

**MASTER PLAN APPLICATION:**

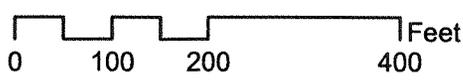
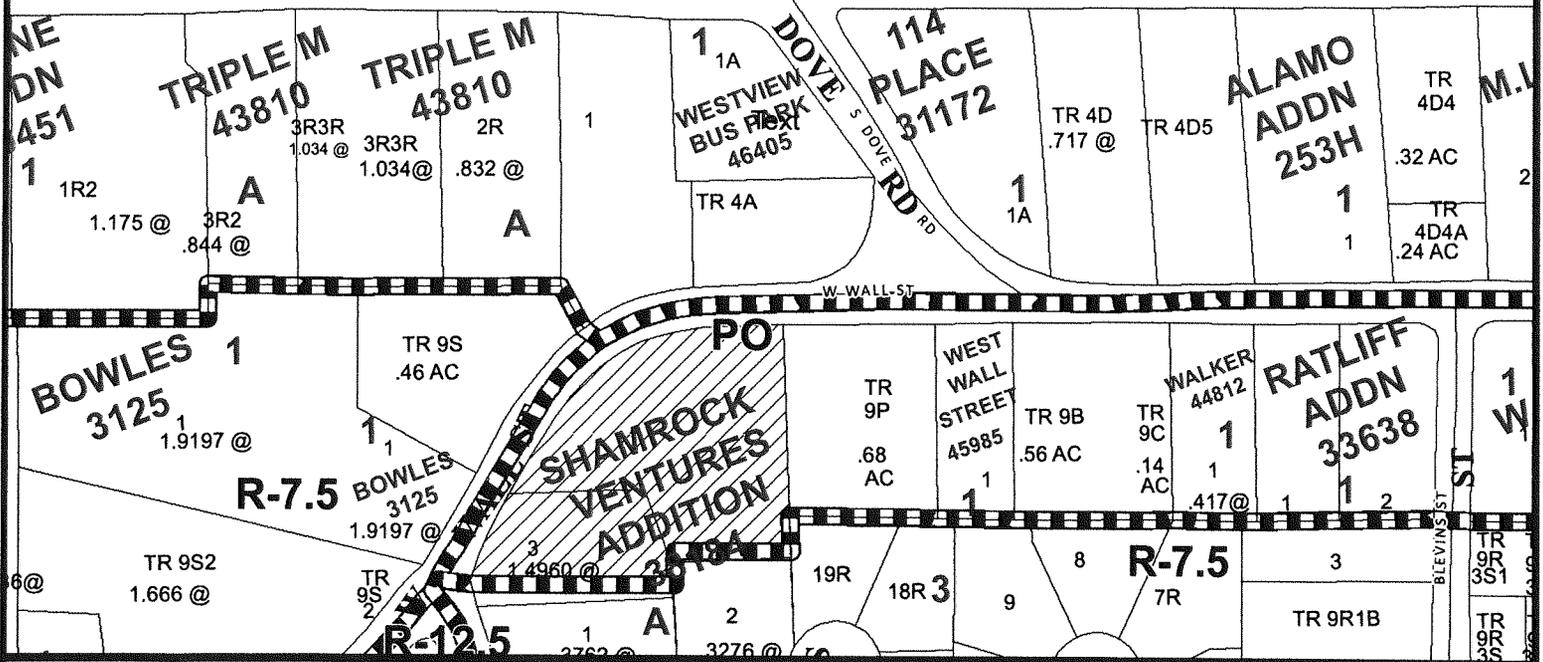
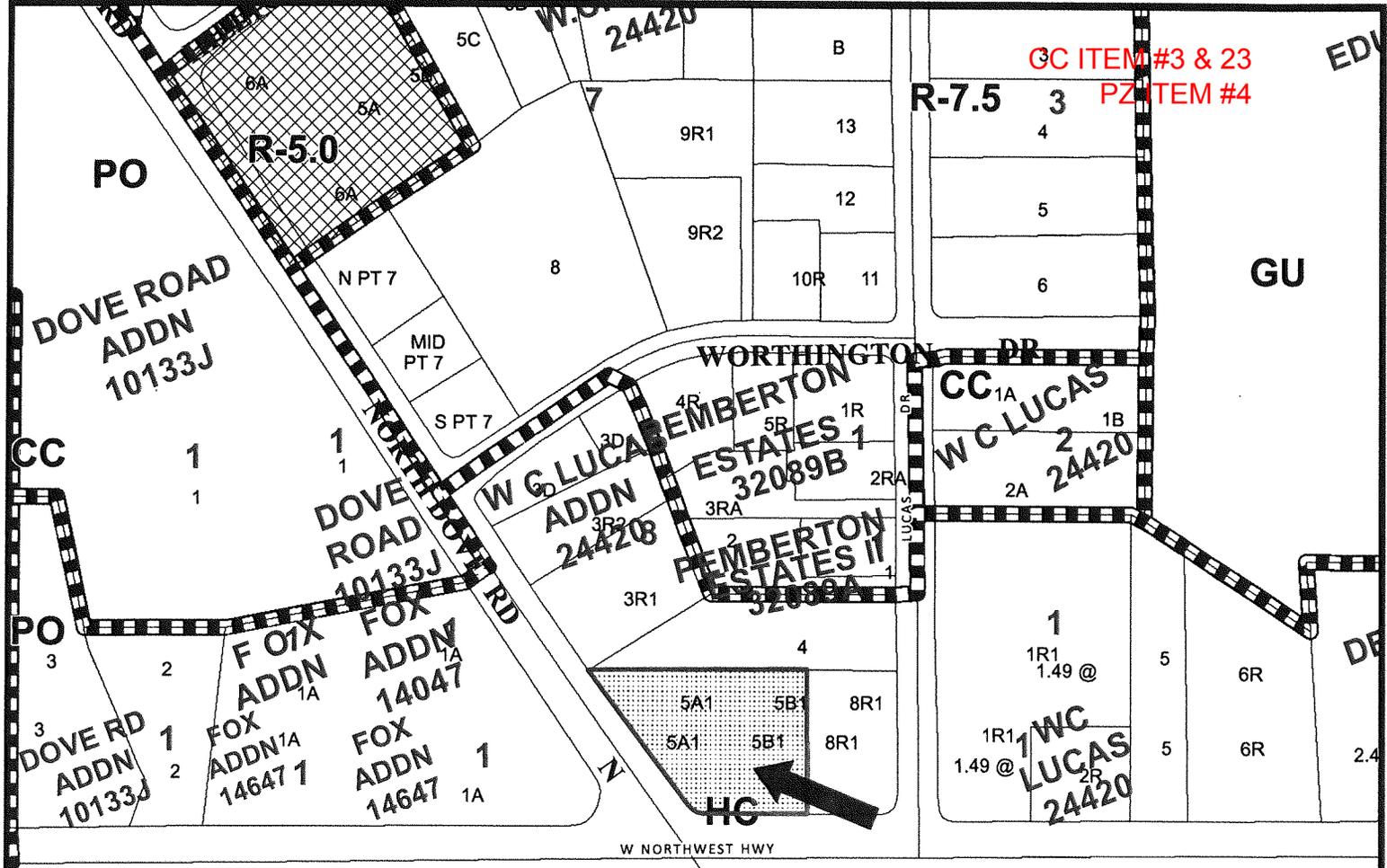
The Master Plan designates the subject property as a Commercial land use. The applicant's request is in compliance with the Master Plan.

**THOROUGHFARE PLAN APPLICATION:**

The Thoroughfare Plan designates West Northwest Highway as a Type C Minor Arterial requiring a minimum right-of-way of 80 feet to be developed as 4 lanes with a turn lane. The Thoroughfare Plan designates North Dove Road as a Type E Collector requiring a minimum right-of-way of 75 feet to be developed as 4 lanes.

/at

GC ITEM #3 & 23  
PZ ITEM #4



**CU14-04**  
**Twice the Ice**



C114-04  
CC ITEM #3 & 23  
PZ ITEM #4

# CITY OF GRAPEVINE

## CONDITIONAL USE APPLICATION

### Form "A"

#### PART 1. APPLICANT INFORMATION

Applicant Name: Sanford Mark Sellers / Best Ice2Go LLC

Applicant Address: 4513 N Shore Dr

City/State/Zip: The Colony, TX 75056

Phone No. 469.446.3518 Fax No. N/A

Email Address marksellers@bestice2go.com Mobile Phone 469.446.3518

Applicant's interest in subject property install ice and water vending system, retails sales for packaged ice and filtered drinking water

#### PART 2. PROPERTY INFORMATION

Street Address of subject property 1216 W. Northwest Highway, Grapevine TX 76051 #100

Legal Description: Lot 5A & 5E Block 8 Addition WC Lucas Addition

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

Size of subject property: acres .64 square footage 28074

Present zoning classification HC Highway Commercial District

Proposed use of property Packaged ice and filtered drinking water vending

Zoning ordinance provision requiring a conditional use

#### PART 3. PROPERTY OWNER INFORMATION

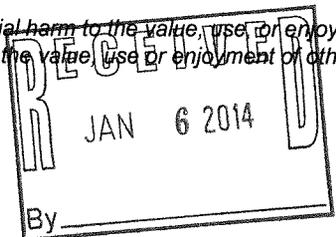
Property Owner Mickey Ross

Prop Owner Address 721 Creekview

City/State/Zip Colleyville, TX 76034

Phone No. 682.214.1979 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.

CC ITEM #3 & 23  
PZ ITEM #4

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

Sanford Mark Sellers  
Print Applicant's Name

*Sanford Mark Sellers*  
Applicant's Signature

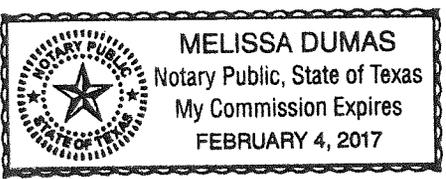
The State of TEXAS

County of TARRANT

Before me (notary) \_\_\_\_\_ on this day personally appeared (applicant) \_\_\_\_\_

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

(Seal) Given under my hand and seal of office this 6 day of January, A.D. 2014



*Melissa Dumas*  
Notary In and For State of TEXAS

\_\_\_\_\_  
Print Property Owner's Name

*Mickey Ross*  
Property Owner's Signature

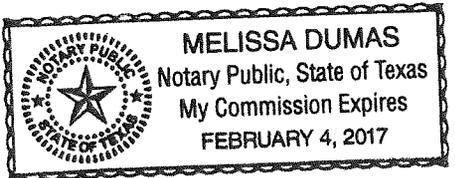
The State of TEXAS

County of TARRANT

Before me (notary) \_\_\_\_\_ on this day personally appeared (applicant) \_\_\_\_\_

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

(Seal) Given under my hand and seal of office this 6 day of January, A.D. 2014



*Melissa Dumas*  
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.**

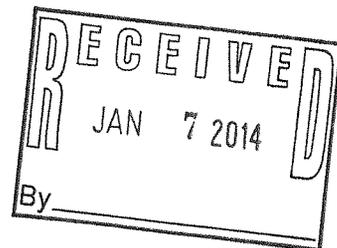
**I have read and understand all of the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.**

Signature of Applicant Mark Sellers

Date: 1/6/2014

Signature of Owner Michael Ross

Date: 1/6/2014



Mark Sellers  
Best Ice2Go LLC  
4513 N Shore Dr.  
The Colony, TX 75056

Development Services  
Planning Division  
City of Grapevine  
200 S. Main Street  
Grapevine, TX 76099



Re: Conditional Use Request for 1216 W Northwest Hwy. (Legal: W.C. Lucas Addition, Block 8, Lot 5A and 5B.)

January 2, 2014

**Request Summary:**

Amend existing Conditional Use Permit for 1216 W Northwest Highway, (W.C. Lucas Addition, Block 8, Lots 5A & 5B) to include onsite production and sales of packaged ice and filtered drinking water utilizing a patented vending concept.

- Hours of Operation: 24 X 365 (24 HR p/day X 365 days p/YR)
- Business Type: Self-serve vending system (unmanned retail sales)
- Management: daily inspection & service performed by owner/operator and field technicians (system testing & maintenance, trash removal and supplies)
- Maintenance: remote monitoring of mechanical and vending components with on-call / onsite field support to resolve technical issues and emergencies

Ice machine\* and vending equipment\* will be installed & housed completely within the existing structure that was formally used as a drive-thru car wash; vending interface, ice delivery chutes and water dispenser will be mounted on the exterior of building to provide convenient easy access for customers. (\*Engineering specifications and installation documentation for ice and vending equipment can be provided upon request.)

**Existing Site Condition:** car wash is abandoned and in disrepair, and surrounding parking area and landscape needs maintenance and updating. While the car wash foundation, concrete block walls, mortar and building structure are intact, stable and sound, there are a number of issues related to the car wash building and the immediate surroundings that present code violations, safety hazards and an unsightly appearance and negative image to the local community and patrons. See details below.

- Building type: free-standing, concrete block built on flat slab. (81% painted masonry, 15% metal overhead door, 4% glass (currently boarded-up with plywood), with non-combustible roof and roof awning.
- Metal roofing and overhead doors are rusting (one overhead door is open and off its tracks allowing unauthorized access to the interior of the car wash building and presents a hazard)
- Unpainted wooden surfaces (covering windows) are rotting and unattractive
- Roof awning is damaged and needs repair and painting
- Exposed live electrical circuits inside and outside of the building present numerous safety hazards
- Exterior paint on concrete blocks is peeling
- Car wash perimeter lighting (two pole lights N & S of bldg.) non-functioning
- Trash dumpster is unscreened
- Green space / landscape near car wash is in disrepair and unsightly
- Interior of car wash building is currently accessible to unauthorized individuals (due to the broken overhead door) and contains a number of hazards (broken glass and fixtures, dangerous mechanical equipment, and live / exposed electrical circuits)
- Car wash surroundings (inside and outside of the building) show signs of loitering.

**Proposed Site Modifications (Summary):**

Phase 1: repair / remove all existing electrical and mechanical hazards and secure the building to prevent unauthorized access.

Phase 2: repair and remodel the existing drive-thru car wash building and related surroundings to create a safe & inviting, customer-friendly, retail vending business. Retrofit Ice equipment into remodeled car wash building.

Details provided below.

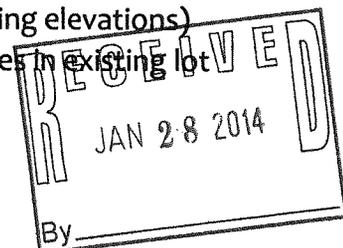
**Proposed Site Modifications (Detail):**

Phase 1: (Repair/remove hazards and secure facility.)

- Terminate and remove non-essential electrical circuits, conduits, panels, etc.
- Remove and dispose of all existing car wash equipment and related components & supplies.
- Remove existing roof and metal roof awning.
- Secure exterior of building to prevent unauthorized access.

Phase 2: (Remodel car wash building and enhance surrounding area.)

- Upgrade car wash exterior façade (see attached building elevations)
- Identify and stripe 5 additional off-street parking spaces in existing lot





- Add traffic circulation elements near car wash bldg. to aid in vehicle and pedestrian safety, flow, access and egress
  - a. Add two new turn signs at SE driveway
  - b. Repaint existing parking stripes as required
  - c. Add appropriate pre-cast curbs to parking spaces
  - d. Add bollards around dispensing area to protect patrons
- Replace roof and roof awning with new metal pan roof
- Refurbish 23' pole sign (Lot 5B1) – Upper sign box to be used in conjunction with proposed use (TWICE THE ICE).
- Improve existing landscaping beside and behind car wash bldg..
- Add dumpster screen to match existing bldgs and materials.

**Impact:**

The proposed changes will **not** have any substantial negative impact to the value, use or enjoyment of the installation site itself or any surrounding or nearby properties in the neighborhood. The changes will however have a **substantial positive** impact on the neighborhood as noted below:

- Safety and traffic circulation: While the existing site design already contains a number of positive features (multiple driveways and significant open space for turning and off-street parking), the proposed parking and circulation modifications (striping, signage, vehicle stops and bollard posts) will take advantage of those design features to improve safety and traffic flow in/out and around the NE corner of Dove and NW Hwy. The changes will also make access, parking, turn-arounds and egress easier for oversized vehicles (boats, trailers, construction trucks, etc.).

Note: Planned/proposed traffic circulation improvements provide parking, stacking and flow provisions to address additional traffic to the site as well as increasing pedestrian / customer safety at the location.

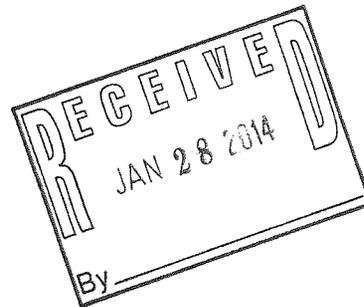
- Increased value and use: The upgraded appearance to building and grounds resulting from the remodeling will boost property values and community image, discourage loitering and provide an enhanced customer experience for those visiting the location itself (Ice House and adjacent businesses), for those traveling near the corner of Dove and NW Hwy and for residents of the City in general.
- Service to the local community: The proposed vended ice and water business offers an important service to Grapevine residents, workers and other businesses alike - safe, easy access to high quality, low cost “gourmet” ice and cold, filtered drinking water, offered 24 hours a day, 365 days a year.

Customer feedback\* indicates 95% of those surveyed are **very** satisfied with Ice House products and services. \*Survey comments gathered from individuals, catering & concession businesses, and lake / boaters / sports / recreational patrons of existing Ice Houses in other cities.

- Business synergy for adjacent / nearby establishments: feasibility studies for the proposed location estimate approximately 100-120 additional customers per day (avg\*) will visit the location to purchase ice or water. Survey responses indicate approximately 25% of ice customers also visit and purchase merchandise from businesses within parking area or adjacent to Ice House site. \*Existing sales data shows daily customer traffic of 50- 300 customers per day at comparable locations. Note: customer traffic estimated to increase approx. 15% in year two and another 10% in year three.

Thank you for your consideration.

Sincerely,  
Mark Sellers  
Member / Manager – Best Ice2Go LLC



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

CU14-04  
Twice The Ice

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 CU14-04 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 91-39 FOR A SELF-SERVE ICE AND WATER DISPENSER 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

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 CU14-04 to amend the previously approved site plan of Ordinance No. 91-39 (CU91-12) to allow an existing self-serve car wash to be retrofitted into a 672-square foot unmanned ice and water dispenser (Twice the Ice) in a district zoned "HC" Highway Commercial District within the following described property: Lots 5A1 and 5B1, Block 8, W. C. Lucas (1216 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 this ordinance shall become effective from and after the date of its final passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on first reading on this the 18th day of February, 2014.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on second and final reading on this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

APPROVED:

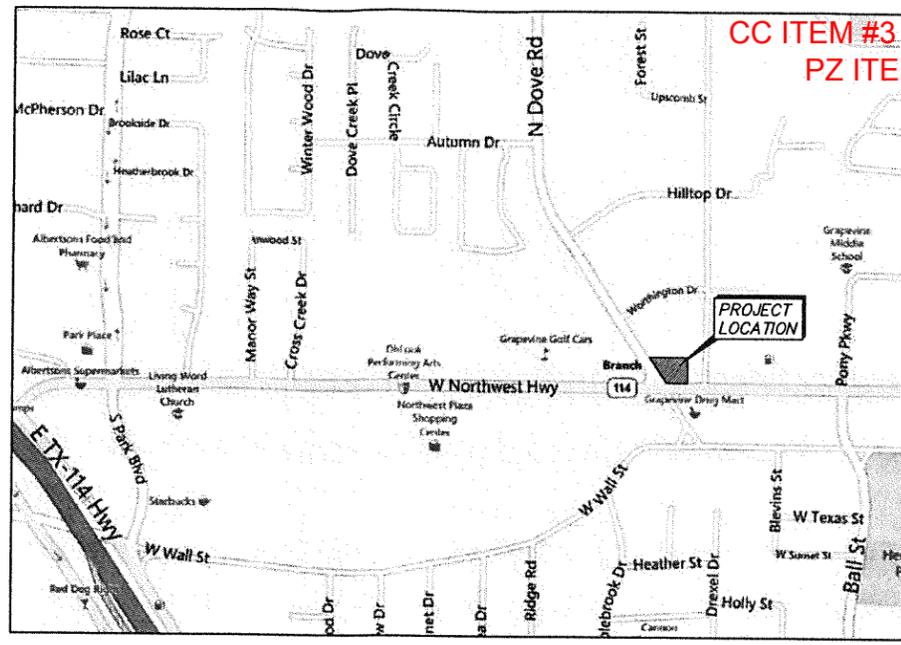
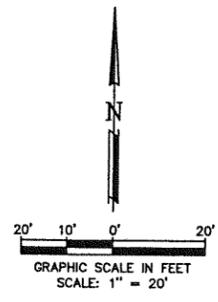
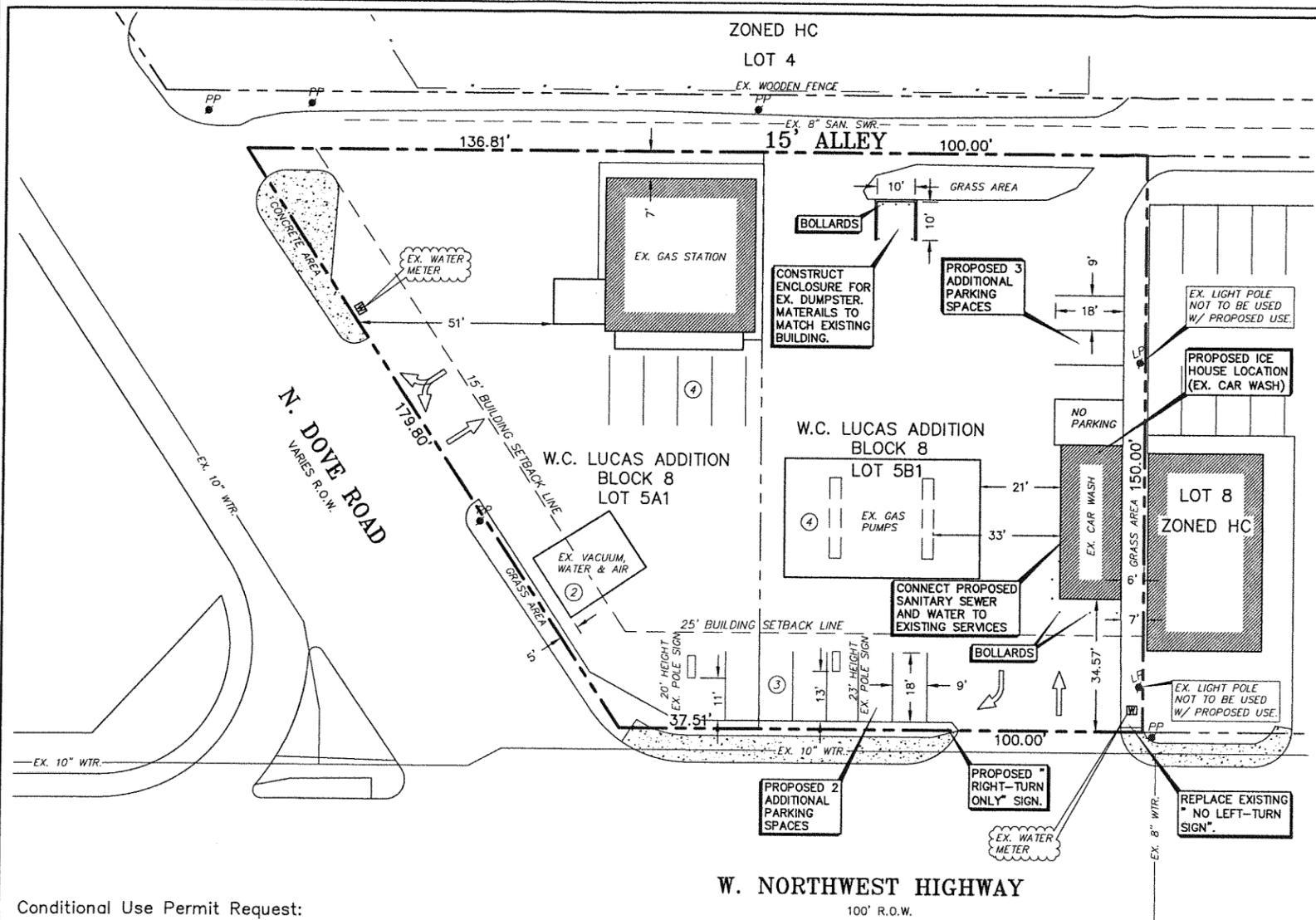
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ATTEST:

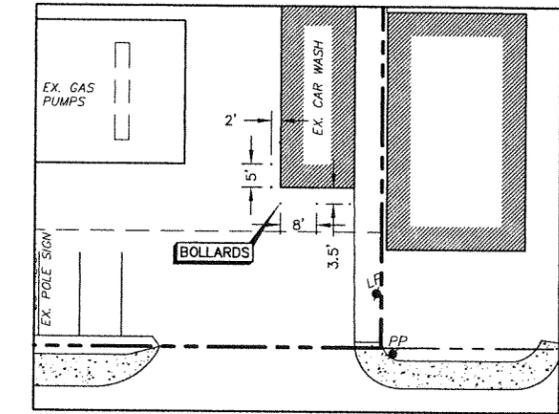
\_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_



VICINITY MAP  
N.T.S.



PROPOSED BOLLARD  
SCALE: 1"=20'



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TUAN P. LAM, P.E. 86968 ON 01/29/14. ALTERATION OF A SEALED DOCUMENT WITHOUT THE PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE FROM RECORD DRAWINGS. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS DRAWING. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES AND CONTACT ALL UTILITY COMPANIES 48 HRS PRIOR TO ANY EXCAVATION. 1-800-DIG TESS

**Conditional Use Permit Request:**

Amend existing Conditional Use Permit for 1216 W Northwest Highway, (W.C. Lucas Addition, Block 8, Lots 5A1 & 5B1) to include onsite production and sales of packaged ice and filtered drinking water utilizing a patented vending concept.

- \* Hours of Operation: 24 X 365 (24 HR p/day X 365 days p/YR)
- \* Business Type: Self-serve vending system (unmanned retail sales)
- \* Management: daily inspection & service performed by owner/operator and field technicians (system testing & maintenance, trash removal and supplies)
- \* Maintenance: remote monitoring of mechanical and vending components with on-call / onsite field support to resolve technical issues and emergencies

Ice machine\* and vending equipment\* will be installed & housed completely within the existing drive-thru car wash building; vending interface, ice delivery chutes and water dispenser will be mounted on the exterior of car wash to provide convenient easy access for customers. (\*Engineering specifications and installation documentation for ice and vending equipment can be provided upon request.)

**NOTES:**

- CONDITIONAL USE REQUEST CU14-04 IS A REQUEST TO AMEND THE PREVIOUS APPROVED SITE PLAN OF CU91-12 (ORD. 91-39) TO ALLOW THE POSSESSION, STORAGE, AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY), GASOLINE SALES AND A 20-FOOT POLE SIGN WITH EXCESS CHANGEABLE COPY IN CONJUNCTION WITH A CONVENIENCE STORE, SPECIFICALLY TO RETROFIT AN EXISTING SELF-SERVE CAR WASH INTO AN 672-SQUARE FOOT UNMANNED ICE AND WATER DISPENSER.
- DUMPSTER ENCLOSURE SHALL BE ONE (1) FOOT ABOVE DUMPSTER, NOT TO EXCEED EIGHT (8) FEET.
- ALL THE REQUIREMENTS FOR THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
- LIGHTING LEVELS AT THE PROPERTY LINES, INCLUDING EXISTING SIGNAGE MAY NOT EXCEED 3.0 FOOTCANDLES.
- EXISTING 23' POLE SIGN (PER ELEVATION PLAN), UPPER SECTION OF THREE SIGN BOXES TO BE USED IN CONJUNCTION WITH PROPOSED USE.
- PROPOSED BOLLARDS AROUND THE DISPENSE AREA WILL BE INSTALLED TO PROTECT CUSTOMER FROM VEHICLE TRAFFIC.

**PROJECT DATA:**

LEGAL DESCRIPTION	W.C. LUCAS ADD. LOT 5A1 & 5B1, BLOCK 8
OCCUPANCY CLASSIFICATION	M
PROPOSED BUILDING USE	RETAIL
TYPE OF CONSTRUCTION (ICE HOUSE)	V-B 2009 IBC
FIRE SPRINKLED	NO
ACTUAL AREA	672 SQ. FT.
BUILDING HEIGHT	1 STORY
OCCUPANT LOAD CLASSIFICATION	UNMANNED BUILDING

**SITE DATA**

	REQUIRED	PROVIDED
LOT AREA	5,000 SQ. FT.	28,074 SQ. FT. (100%)
BUILDING AREA		2,217 SQ. FT. (8%)
LANDSCAPE AREA	4,211 SQ. FT. (15%)	2,210 SQ. FT. (8%)
PAVING AREA		23,647 SQ. FT. (84%)
IMPERVIOUS AREA	23,863 SQ. FT. (85%)	25,864 SQ. FT. (92%)
BUILDING SEPARATION	10 FT.	21 FT.
PARKING SPACE	13 SPACES	18 SPACES

CASE NAME: TWICE THE ICE - ICE HOUSE  
CASE NUMBER: CU14-04  
LOCATION: 1216 W. NORTHWEST HIGHWAY

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

BY: \_\_\_\_\_

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

DEPARTMENT OF DEVELOPMENT SERVICES

**TWICE THE ICE**  
1216 W. NORTHWEST HWY. - GRAPEVINE, TX.

OWNER / DEVELOPER:  
**BEST ICE2GO**  
4513 N. SHORE  
COLONY, TX. 75056  
(469) 446-3518

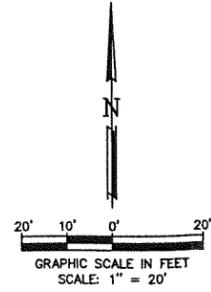
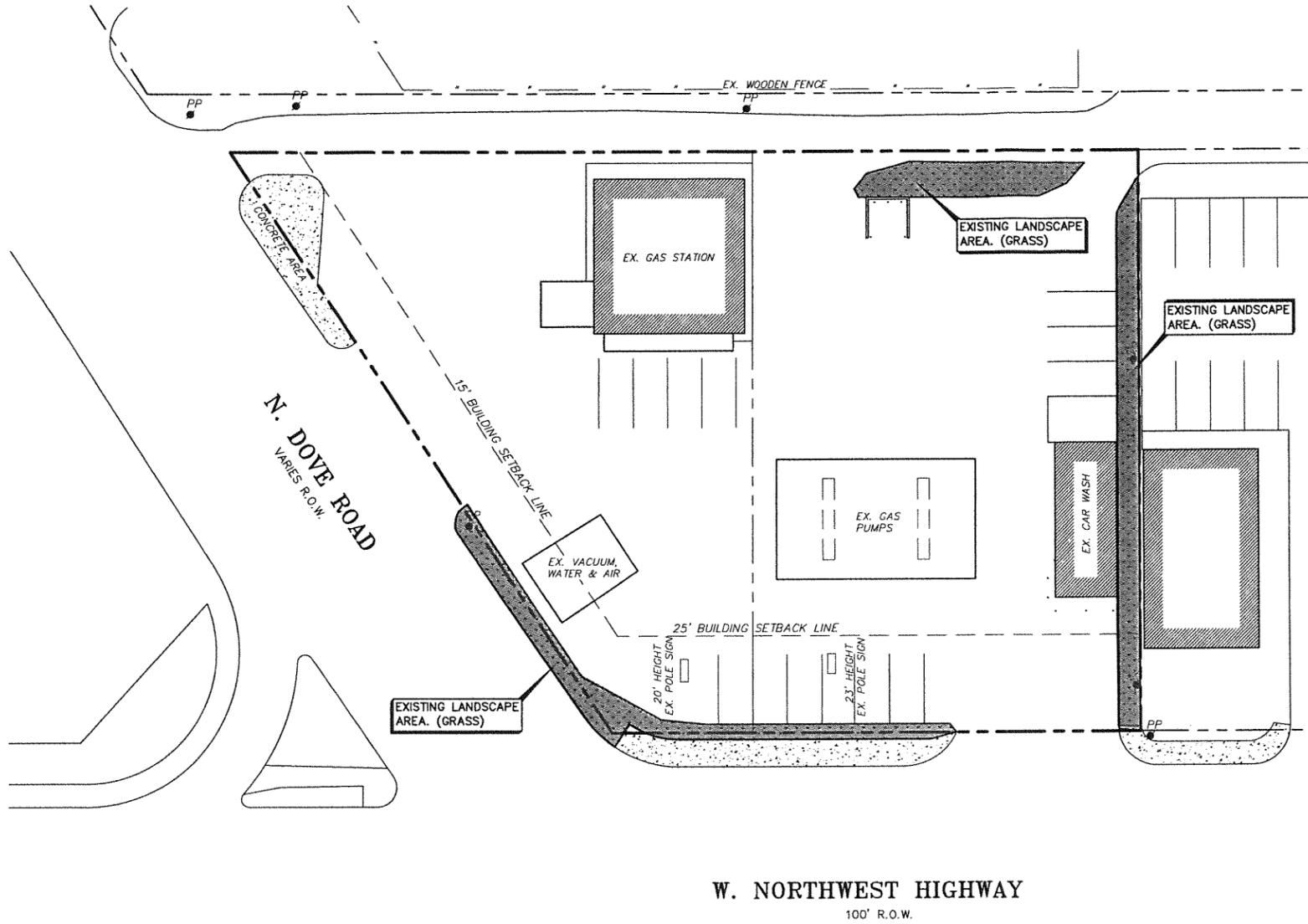
CONSULTING ENGINEERING  
6804 WILHELMINA DRIVE  
SACHSE, TEXAS 75048  
Phone (214) 766-1011  
www.lamcivil.com  
Firm# F-8763

PROJECT ID: 0474-14  
PROJECT NAME: 1216 NORTHWEST HWY  
DATE: 01/02/14  
MARKET: GRAPEVINE  
DRAWN BY: CTL

DIMENSIONAL CONTROL  
SITE PLAN



CC ITEM #3 & 23  
PZ ITEM #4



**TWICE THE ICE**  
1216 W. NORTHWEST HWY. - GRAPEVINE, TX.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TUAN P. LAM, P.E. 86968 ON 01/29/14. ALTERATION OF A SEALED DOCUMENT WITHOUT THE PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

OWNER / DEVELOPER:  
BEST ICE2GO  
4513 N. SHORE  
COLONY, TX. 75056  
(469) 446-3518

LAM CONSULTING ENGINEERING  
6804 WILHELMINA DRIVE  
SACHSE, TEXAS 75046  
Phone (214) 766-1011  
www.lamcivil.com  
Firm# F-9763

CASE NAME: TWICE THE ICE - ICE HOUSE  
CASE NUMBER: CU14-04  
LOCATION: 1216 W. NORTHWEST HIGHWAY

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

SHEET: 3 OF 3

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

DEPARTMENT OF DEVELOPMENT SERVICES

PROJECT ID: 0474-14  
PROJECT NAME: 1216 NORTHWEST HWY  
DATE: 01/02/14  
MARKET: GRAPEVINE  
DRAWN BY: CTL

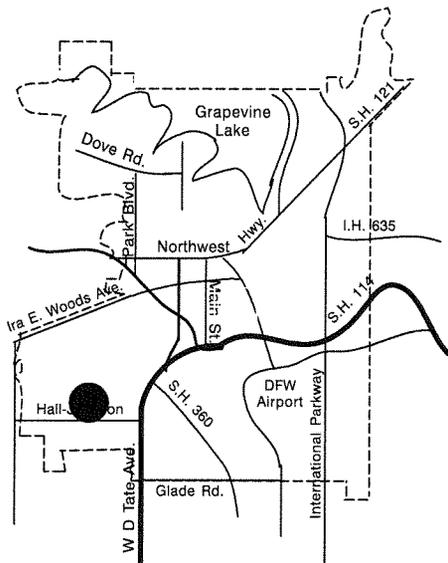
EXISTING LANDSCAPE PLAN

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

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

MEETING DATE: FEBRUARY 18, 2014

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF SPECIAL  
USE APPLICATION SU14-01, BIGFOOT REFLEXOLOGY



APPLICANT: William Tang

PROPERTY LOCATION AND SIZE:

The subject property is addressed as 2350 Hall Johnson Road #145 and is platted as Lot 2, Block A, Primrose Addition. The property contains approximately 2.62 acres and has 378 feet of frontage along Hall Johnson Road.

REQUESTED SPECIAL USE AND COMMENTS:

The applicant is requesting a special use permit to allow for massage services.

The applicant intends to provide massages services (Reflexology) in a 1,920 square foot lease space in a multi-tenant retail structure located near the northeast corner of Heritage Avenue and Hall-Johnson Road. Given the current mix of tenants within the building, 140 parking spaces are required and 147 have been provided. See the attached letter from the applicant describing the services provided.

PRESENT ZONING AND USE:

The property is currently zoned "CN" Neighborhood Commercial District and is developed as a multi-tenant retail structure.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property, and the properties to the west, north and east were rezoned from "R-1" Single Family District to "CN" Neighborhood Commercial District in the city-wide rezoning of 1984. The property to the south has retained the current zoning of "R-MF-2" Multi-Family District that was in place prior to the city-wide rezoning of 1984. A Concept Plan was approved on the subject property in July, 2004 for a multi-tenant retail structure. At the May 16, 2006 meeting, a conditional use permit (CU06-12) was approved for a wine tasting room in Suite 120 of the subject property which is no longer in business.

#### SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: "R-7.5" Single Family District—Belfort Addition existing single family homes
- SOUTH: "R-MF-2" Multi-Family District—existing multi-family
- EAST: "CN" Neighborhood Commercial District—child day care
- WEST: "CN" Neighborhood Commercial District—drive-through bank

#### 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 Environs" map.

#### MASTER PLAN APPLICATION:

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

#### THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates Hall Johnson Road as a Type B, Major Arterial with a minimum 80-foot right-of-way developed as four lanes with a median.

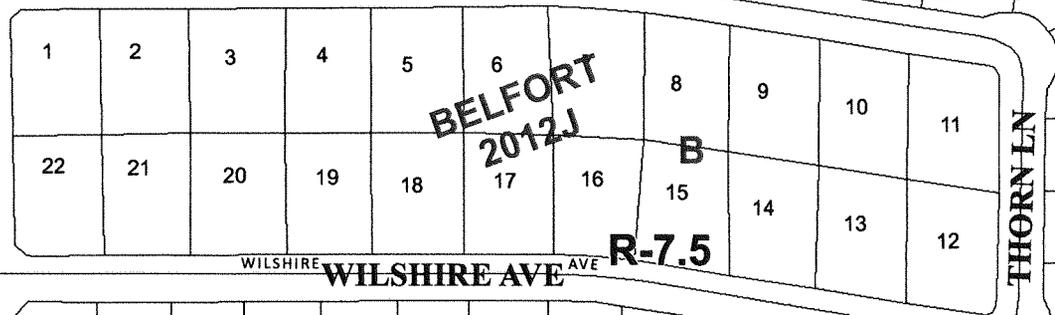
/rs

TR 2B1A2  
2.195 @

CC ITEM #4 & 24  
PZ ITEM #5

R-20

LEXINGTON AVE



R-7.5

WILSHIRE AVE

TR 2B1A  
1.066 AC

TR 2B1  
.759 @

TR 2B2  
.846 AC

TR 2B  
.593 @

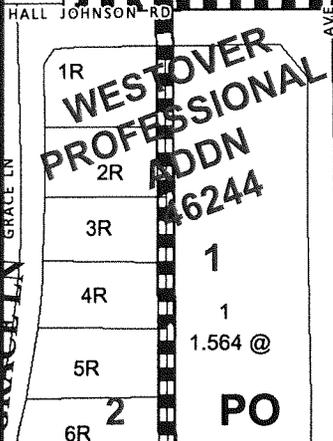
FIRST AMERICAN BANK ADDN  
13823G  
1  
1.32 @

PRIMROSE ADDN  
233013  
2.613 @  
A

SONIC HALL JOHNSON ADDN  
1.4731 @  
39366H

HALL JOHNSON ADDN  
1.804 @  
167

HALL JOHNSON RD



1B  
1.336 @

R-MF-2

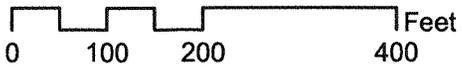
LA PETITE ACADEMY  
23046  
1.165 @

CC

GILMAR/REILLY BROTHERS  
15315

TOM THUMB ADDN  
42315

1  
1A  
11.995 @



SU14-01  
Bigfoot Reflexology



# CITY OF GRAPEVINE

## SPECIAL USE APPLICATION

### Form "A"

#### PART 1. APPLICANT INFORMATION

Applicant Name: William Tang

Applicant Address: 2717 Hidden Forest Drive

City/State/Zip: McKinney, TX 75070

Phone No. 702 468 6600 Fax No. \_\_\_\_\_

Email Address will.willtang@gmail.com Mobile Phone \_\_\_\_\_

Applicant's interest in subject property Proposed lease of 1920 SF of existing CN Center to establish Reflexology services

#### PART 2. PROPERTY INFORMATION

Street Address of subject property 2350 Hall Johnson Rd., Suite 145

Legal Description: Lot 2 Block A Addition Primrose Addition

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

Size of subject property: acres .04 square footage 1,920

Present zoning classification CN Neighborhood Commercial Dis

Proposed use of property Reflexology (foot and hands massage therapy)

Zoning ordinance provision requiring a special use Section 49. B. 4. Special Use Permits

#### PART 3. PROPERTY OWNER INFORMATION

Property Owner Hall Johnson Center, LLC

Prop Owner Address 16990 Dallas Pkwy Ste 112

City/State/Zip Dallas Tx 75248-1903

Phone No. 214-340-6322 x202 Fax No. 214-553-9483

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

RECEIVED  
 JAN 6 2014  
 By \_\_\_\_\_

SU14-01

CC ITEM #4 & 24

PZ ITEM #5

- All special 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 special use or special use permit can only be approved by city council through the public hearing process.
- I have read and understand all the requirements as set forth by the application for special use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.

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

William Tang  
 Print Applicant's Name

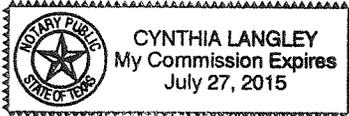
*[Signature]*  
 Applicant's Signature

The State of Texas

County of Tarrant

Before me (notary) CYNTHIA LANGLEY on this day personally appeared (applicant) WILLIAM TANG  
 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 3 day of JANUARY, A.D. 2014



*[Signature]*  
 Notary In and For State of TEXAS

RBI Properties, Inc.  
 Print Property Owner's Name

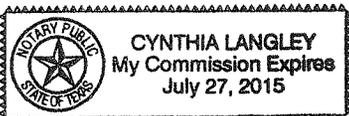
*[Signature]*  
 Property Owner's Signature

The State of Texas

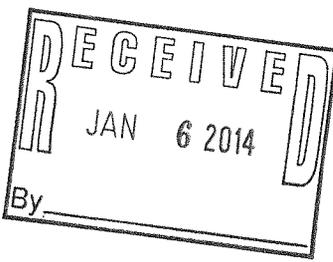
County of Dallas

Before me (notary) CYNTHIA LANGLEY on this day personally appeared (applicant) CRAIG A. BULLIN  
 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 3 day of JANUARY, A.D. 2014



*[Signature]*  
 Notary In and For State of TEXAS



Will Tang  
2717 Hidden Forest Dr  
McKinney, TX 75070  
702 468 6600  
Will.willtang@gmail.com

To City of Grapevine Department of Development Services and City Council:

Re: Letter in support of SUP application for Bigfoot Reflexology

Bigfoot Reflexology will provide reflexology services to a wide variety of clientele. Reflexology can be thought of as foot and partial body massage, but reflexology is more specifically the application of appropriate pressure to specific reflex points on the feet to stimulate the nervous system to release tension and promote general health. Attached is a more detailed description of reflexology.

Bigfoot Reflexology will provide its reflexology services in a fully open environment. The customer removes his or her footwear, but otherwise remains fully clothed. He or she sits in a comfortable reclining chair while the therapist works on the feet and upper body. Couples or friends can receive treatment at the same time in adjacent chairs from separate reflexologists, much the same way as they might receive a pedicure or manicure. At the conclusion of the therapy, the customer moves to a comfortable post-treatment area in another part of the room, and when ready puts back on their footwear and exits.

Bigfoot Reflexology will be staffed by experienced reflexologists, and plans to be open for treatments the following hours: 10-10 Daily

I am the owner and manager of Bigfoot Reflexology. While I only recently moved to the DFW area, I have successfully owned and operated a reflexology studio in my hometown of Henderson, Nevada. That studio remains open. Through Bigfoot Reflexology, I look forward to providing beneficial and healthful reflexology services to the community.

Sincerely,  
Will Tang



## Reflexology

Reflexology is the application of appropriate pressure to specific points and areas on the feet, hands, or ears. Reflexologists believe that these areas and reflex points correspond to different body organs and systems, and that pressing them has a beneficial effect on the organs and person's general health. For example, reflexology holds that a specific spot in the arch of the foot corresponds to the bladder point. When a reflexology practitioner uses thumbs or fingers to apply appropriate pressure to this area, it affects bladder functioning.

Although reflexology is not used to diagnose or cure health disorders, millions of people around the world use it to complement other treatments when addressing conditions like anxiety, asthma, cancer treatment, diabetes, headaches, kidney function, PMS, stroke recovery and sinusitis.

Reflexology is growing increasingly popular across Europe and Asia as both a complement to other treatments and as a preventive measure. One example is Denmark, where various municipalities and companies have employed reflexologists since the early '90s.

Massage: Some people confuse reflexology with massage. While both massage and reflexology use touch, the approaches are very different.

- Massage is the systematic manipulation of the soft tissues of the body, using specific techniques (for example, tapping, kneading, stroking, and friction) to relax the muscles.
- Reflexology focuses on reflex maps of points and areas of the body in the feet, hands, and ears using unique micromovement techniques such as thumb or finger walking and hook and backup to create a response throughout the body.

In short, massage therapists work "from the outside in," manipulating specific muscle groups or fascia to release tension. Reflexology practitioners see themselves as working "from the inside out" -- stimulating the nervous system to release tension.

Another difference between massage and reflexology is that a client will stay fully clothed for a reflexology session except for removing footwear, whereas clients remove clothing for a massage session.

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

AN ORDINANCE ISSUING A CONDITIONAL USE PERMIT IN ACCORDANCE WITH SECTION 49 OF ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE, BY GRANTING SPECIAL USE PERMIT SU14-01 TO ALLOW FOR MASSAGE SERVICES IN A DISTRICT ZONED "CN" NEIGHBORHOOD 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 Special Use Permit SU14-01 to allow for massage services (Bigfoot Reflexology) in a district zoned "CN" Neighborhood Commercial District Regulations within the following described property: Lot 2, Block A, Primrose Addition (2350 Hall-Johnson Road, #145) 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 18th day of February, 2014.

APPROVED:

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ATTEST:

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APPROVED AS TO FORM:

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MEMO TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS  
FROM: BRUNO RUMBELOW, CITY MANAGER  
SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR

MEETING DATE: FEBRUARY 18, 2014

SUBJECT: ZONING ORDINANCE AMENDMENT AM14-01—LIMITATION ON  
THE TABLING OF REQUESTS SCHEDULED FOR A JOINT  
PUBLIC HEARING

RECOMMENDATION:

Planning and Zoning Commission and the City Council to consider an amendment to Section 67, Amendments of the zoning ordinance relative to the tabling of requests scheduled for a joint public hearing, and take any necessary action.

BACKGROUND INFORMATION:

As the ordinance is written there are no specific guidelines established relative to the tabling of a request that has been placed on the Council's and Planning and Zoning Commission's joint public hearing agenda. Currently, an applicant can make a request to table in writing prior to the meeting or during the actual public hearing for the particular case in question. If the request to table has been granted the case is postponed to a particular date and the public is informed of what has taken place verbally. No further action is taken on the agenda item until the rescheduled date.

At a Council work session on January 7, discussion was held on the subject of placing a limitation on the number of requests that can be made to table a case scheduled to be heard by the Council and the Planning and Zoning Commission during the joint public hearing process—specifically, no more than one request to table not to exceed 30 days in duration.

Staff recommends the following wording be placed within Section 67, Amendments, of the zoning ordinance:

- *An application for an amendment to the zoning ordinance or a requested change in zoning can be tabled (postponed) no more than once and must be scheduled to be heard no later than the next scheduled joint public hearing. This requirement also applies to applications being considered during the Planning and Zoning Commission's deliberations. This requirement shall not apply to requests to table presented by city staff, the City Council, or the Planning and Zoning Commission.*

Staff recommends approval.

**Section 67. Amendments**

**A. APPLICATION FOR ZONING CHANGES:**

1. Any person, firm or corporation requesting change in zoning of any property from one district classification to another district classification under this Ordinance shall make an application in writing to the City Planning Department requesting change in zoning, which application shall contain the following information:
  - a. Legal description of the land on which a zoning change is requested, together with the local street address.
  - b. Name and address of the owner of the property.
  - c. Name and address of the person making the application, if made by anyone other than the owner, together with a statement that the person making the application is authorized to act for the owner in making the application.
  - d. District use under which the property is regulated at the time of making application and the district use requested by the applicant.
  - e. Any other information concerning the property as may be reasonably requested by the City Planning Department.
  
2. Upon filing of an application for a change in zoning with the City Planning Department, the applicant shall pay to the City the sum of five hundred dollars (\$500.00) for all tracts that do not exceed one (1) acre and an additional filing fee of twenty five dollars (\$25.00) per acre, on any part thereof, for each additional tract that exceeds one (1) acre, no part of which shall be returnable, regardless of the action taken on the request. For a request for a change in zoning related to the establishment of a Historic Landmark "H" designation, there shall be no fee.

For established planned commercial centers in excess of five (5) acres, the application fee for conditional/special uses shall be determined as follows:

- a. For interior modifications relative to established structures regardless of the size of said structure, the fee shall be \$500.00.

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- b. For new construction with an established legally described property boundary the fee shall be based solely on the size of said legally described property which shall be calculated as follows: \$500.00 for the first acre and an additional \$25.00 per acre or part thereof.
  - c. For any modifications to the approved plan for an established planned commercial center that effects or is relative to the entire planned commercial center, the fee shall be based upon the size, in acres, of the entire center.
3. A waiting period of one (1) year between the date an application for amendment to the zoning ordinance, or a requested change in zoning, is denied by the City Council and a new application for such a change or amendment is accepted, is hereby established. The one-year waiting period shall be applicable to all requested amendments and changes for the same zoning district, or districts, on all or any portion of the property previously considered for amendment or change in zoning; provided, however, said one-year waiting period shall not be applicable to any proposed amendment or change instituted by the City Council or Planning and Zoning Commission or to any proposed amendment or change denied by the City Council without prejudice. For purposes of this section, denied by the City Council shall mean that on final reading: (a) a motion by the City Council to deny the requested zoning change passed by a majority of the quorum present and voting; or (b) a motion by the City Council to deny or approve the requested zoning change received a tie vote of the quorum present and voting; or (c) a motion by the City Council to approve the requested zoning change failed for lack of having the necessary votes; or (d) a motion by the City Council to approve a withdrawal of a requested zone change, when requested by the applicant, that is approved by a majority of the quorum present and voting. A denial without prejudice must be expressly granted by the City Council, except that a tie vote shall automatically constitute a denial without prejudice.

**An application for an amendment to the zoning ordinance or a requested change in zoning can be tabled (postponed) no more than once and must be scheduled to be heard no later than the next scheduled joint public hearing. This requirement also applies to applications being considered during the Planning and Zoning Commission's deliberations. This requirement shall not apply to requests to table presented by city staff, the City Council, or the Planning and Zoning Commission.**

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

AM 14-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE, BY PROVIDING FOR AMENDMENTS AND CHANGES TO ZONING REGULATIONS BY AMENDING SECTION 67, AMENDMENTS 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

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

Section 1. That 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 is hereby amended in the following particulars, and all other sections, subsections, paragraphs, definitions, words and phrases of said Appendix "D" and not amended but hereby ratified, verified, and affirmed:

A. That Section 67, Amendments is hereby amended by amending subsection A.3. to read as follows:

"3. A waiting period of one (1) year between the date an application for amendment to the zoning ordinance, or a requested change in zoning, is denied by the City Council and a new application for such a change or amendment is accepted, is hereby established. The one-year waiting period shall be applicable to all requested amendments and changes for the same zoning district, or districts, on all or any portion of the property previously considered for amendment or change in zoning; provided, however, said one-year waiting period shall not be applicable to any proposed amendment or change instituted by the City Council or Planning and Zoning Commission or to any proposed amendment or change denied by the City Council without prejudice. For purposes of this section, denied by the City Council shall mean that on final reading: (a) a motion by the City Council to deny the requested zoning change passed by a majority of the quorum present and voting; or (b) a motion by the City Council to deny or approve the requested zoning change received a tie vote of the quorum present and voting; or (c) a motion by the City Council to approve the requested zoning change failed for lack

of having the necessary votes; or (d) a motion by the City Council to approve a withdrawal of a requested zone change, when requested by the applicant, that is approved by a majority of the quorum present and voting. A denial without prejudice must be expressly granted by the City Council, except that a tie vote shall automatically constitute a denial without prejudice.

An application for an amendment to the zoning ordinance or a requested change in zoning can be tabled (postponed) no more than once and must be scheduled to be heard no later than the next scheduled joint public hearing. This requirement also applies to applications being considered during the Planning and Zoning Commission's deliberations. This requirement shall not apply to requests to table presented by city staff, the City Council, or the Planning and Zoning Commission."

Section 2. 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 3. 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 or competent jurisdiction, such holding shall not affect the validity of the remaining portions of this 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 4. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare 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 18th day of February 2014.

APPROVED:

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ATTEST:

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APPROVED AS TO FORM:

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MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL CC ITEM #6  
FROM: BRUNO RUMBELOW, CITY MANAGER  
MEETING DATE: FEBRUARY 18, 2014  
SUBJECT: CITY COUNCIL PUBLIC HEARING – 40th YEAR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

RECOMMENDATION:

City Council conduct a Public Hearing to receive input relative to the proposed 40th Year Community Development Block Grant (CDBG) Program street reconstruction project, authorize staff to proceed with the application submittal to Tarrant County and take any necessary action.

FUNDING SOURCE:

Funds are available in the amount of \$47,903.00 in the Street Division Annual PCMF account 174-43301-090 and \$140,000.00 in Community Development Block Grant Funds (estimated).

BACKGROUND:

The scope of the project is the reconstruction of the 500 block of East Texas Street (from Austin to Dooley Streets) including new curb and gutter, asphalt paving, sidewalks on both sides of the road, handicap ramps and driveway approaches.

The roadway reconstruction project is located in the College Heights Addition, CDBG Target Area designated as census tract 1137.05 Block Group 2, in the 2000 Census.

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

The cost estimate for this project including engineering is \$187,903.00.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL CC ITEM #7

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: FEBRUARY 18, 2014

SUBJECT: AWARD OF CONSTRUCTION CONTRACT AND MATERIAL TESTING SERVICES CONTRACT – 2013 WATER LINE IMPROVEMENT PROJECT FROM SHADY BROOK DRIVE TO DOVE LOOP

### RECOMMENDATION

City Council consider:

- awarding the construction contract for the 2013 Water Line Improvement Project to Gra-Tex Utilities, Inc. in the amount of \$610,259.00,
- awarding a Materials Testing Services contract to HVJ Associates, Inc. in the amount of \$2,500.00,
- authorizing a 5% project contingency in the amount of \$30,600.00,
- appropriating funds from the 2011 Water Impact Fee Fund Balance,
- appropriating funds from the unappropriated balance of the Utility Fund,
- authorizing staff to execute said contracts,

and take any necessary action.

### FUNDING:

Funds are programmed in the 2011 Water Impact Fee Fund Balance and in the unappropriated Utility Fund Balance.

### BACKGROUND:

The City's water distribution master plan includes this proposed 12-inch water line to convey additional water to the northwest portion of the City where peak demand puts a strain on the existing delivery capabilities. Construction of this 12-inch line supplements the recently completed Lake Pointe Subdivision 12-inch waterline improvements also on the City's master plan. Council authorized City cost participation in the 12-inch water line through Lake Pointe Subdivision in December, 2012.

This proposed 12-inch waterline connects to the 12-inch line improvements within Lake Pointe and completes the 12-inch line identified in the Masterplan extending from Shady Brook Drive through Lake Pointe Subdivision to Dove Loop.

Bids were opened on December 19, 2013 with five bids received as follows: **CC ITEM #7**

Gra-Tex Utilities, Inc.	\$ 610,259.00
Flow-Line Construction	\$ 679,920.00
Canary Construction	\$ 681,014.00
Saber Development	\$ 744,148.30
Housley Communications	\$ 1,147,258.55

Goodwin and Marshall Inc. has reviewed the bids and has recommended that the City award the contract to Gra-Tex Utilities, Inc.

The contract schedule for the project establishes a construction time of 240 calendar days.

HVJ Associates, Inc. specializes in material placement inspection and testing services to support the City inspection staff for installation of the waterline. HVJ will provide services including field density testing of the compacted backfill soils and concrete testing as needed.

HVJ is highly regarded for this type of work and the City of Grapevine has used them in the past with good results.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER *B12*  
MEETING DATE: FEBRUARY 18, 2014  
SUBJECT: RESOLUTION FOR A SOLE SOURCE PURCHASE OF  
MULTIMEDIA SERVICES AND APPROPRIATION OF FUNDS

RECOMMENDATION:

City Council to consider approval of a resolution authorizing the sole source purchase of multimedia services from Swagit Productions, LLC for City Council and Planning and Zoning Commission meetings for \$72,246 as well as \$1,714.85 for fiber optic cables Cingl Telecommunications and appropriating funds from the unappropriated balance of the General Fund.

FUNDING SOURCE:

Funding for this purchase will be financed by appropriating \$73,960.85 from the General Fund unappropriated balance to account 100-44540-102-1 (Professional Services).

BACKGROUND:

This procurement will be made as a sole source in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a)(7)(A).

The live-streaming and archiving of City Council and Planning & Zoning Commission meetings requires the installation of cameras and equipment in the Council Chambers, P&Z Conference Room and audio visual room.

Staff has met with three companies that can install the equipment and host the video, but Swagit Productions is the only vendor that can run the cameras from their remote facility thus saving the expense of hiring additional staff.

Approval of this item will be for the one-time purchase of equipment and fiber optic cables and for an annual agreement for the filming, streaming and hosting of the videos. The purchase and installation for the Council Chambers, P&Z Conference Room and audio visual room amounts to \$57,460.85 and will take 30-60 days. The annual subscription fees to stream and archive City Council and P&Z Commission meetings is \$16,500. Staff recommends approval.

TB/BS

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

MULTIMEDIA  
SERVICES

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO APPROVE THE SOLE SOURCE PURCHASE OF MULTIMEDIA SERVICES; APPROPRIATING FUNDS FROM THE UNAPPROPRIATED BALANCE OF THE GENERAL FUND AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the sole source purchase is with the only vendor that can run the cameras from their remote facility.

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 sole source purchase from Swagit Productions, LLC for multimedia equipment and services in an amount not to exceed \$72,246.00.

Section 3. That the City Council of the City of Grapevine authorizes the expenditure of \$73,960.85 for the project from the unappropriated balance of the General Fund to account number 100-44540-102-1.

Section 4. That the City Manager or his designee is authorized to take all steps necessary to consummate the sole source purchase.

Section 5. 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 18th day of February, 2014.

APPROVED:

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ATTEST:

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APPROVED AS TO FORM:

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MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER <sup>B2</sup>  
MEETING DATE: FEBRUARY 18, 2014  
SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR  
BASEBALL FIELD MATERIAL AND SERVICES

RECOMMENDATION:

City Council to consider approval to renew an annual contract with Master Turf Products and Services, Inc. for baseball field material and services.

FUNDING SOURCE:

Funds are available in account 174-74015-055-000 (General Fund/Recreation Facilities Maintenance/Parks Maintenance) in the estimated annual amount of \$25,000.00.

BACKGROUND:

This procurement will be made as a sole source in accordance with Local Government Code Chapter 252, Subchapter B, Section § 252.022. General Exemptions (a) (7) (A) as approved by City Council in March 2011. Master Turf Products and Services, Inc. is the sole provider of Master Seal products and were awarded an initial one-year contract with four optional renewals. If approved, this would be the third renewal.

The purpose of this bid is to establish fixed annual pricing for various products and materials including infield soil turf mixture and conditioners. These materials and services will be ordered on an as-needed basis to recondition baseball and softball fields and replace infield material.

Staff recommends approval.

RW/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*  
MEETING DATE: FEBRUARY 18, 2014  
SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR POOL  
MAINTENANCE SERVICES FOR CITY SWIMMING POOLS

RECOMMENDATION:

City Council to consider approval to renew an annual contract for pool maintenance services with Aloha Pool Service for City swimming pools.

FUNDING SOURCE:

Funds for this purchase are available in account 100-44540-312-3 (General Fund/ Professional Services/Parks and Recreation Maintenance) and account 100-44540-312-5 (General Fund/Professional Services/Parks and Recreation Aquatics) in the estimated amount of \$19,000.00.

BACKGROUND:

Quotes were taken in accordance with City Purchasing Policy. Formal bids and advertisements are not required for purchases under \$50,000.00. Quotes were requested from three vendors with only one vendor, Aloha Pool Service, agreeing to the specifications. The contract was for an initial one-year period with four, one-year renewal options. If approved, this would be the second renewal.

The purpose of this contract is to establish fixed annual pricing for the purchase of pool maintenance services for City swimming pools on an as-needed basis used by the Parks and Recreation Department. Aloha Pool Service will assist with all sanitization needs to comply with maintaining high public health standards and provide scheduled cleaning of City pools and fountains. These services include vacuuming of pool walls and floors, scrubbing and brushing, removing debris and complete any normal repair issues that might arise.

Staff recommends approval.

MH/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER BR  
MEETING DATE: FEBRUARY 18, 2014  
SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR  
LIGHTING AND BALLASTS

RECOMMENDATION:

City Council to consider approval to renew an annual contract for lighting and ballasts with Facility Solutions Group, Inc.

FUNDING SOURCE:

Funds for this purchase are available in account 100-14111-0000 (General Fund/Warehouse Inventory) in the estimated amount of \$17,000.00.

BACKGROUND:

Bids were taken in accordance with City Purchasing Policy. Formal bids and advertisements are not required for purchases under \$50,000.00. An informal RFB #396-2013 was issued through the City eBid system. Eight vendors submitted bids. The contract was for an initial one-year period with four, one-year renewal options. If approved, this would be the first renewal.

The purpose of this bid is to establish fixed annual pricing for the purchase of various types of lighting and ballasts on an as-needed basis for use by the Facility Services Division to service various City facilities.

Facility Solutions Group, Inc. submitted the lowest responsive and responsible bid for the items listed. Facility Solutions Group, Inc. has agreed to renew the contract with an increase of 3% due to increases in raw materials, including Xenon gases used in the manufacturing of items.

Staff recommends approval.

LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL CC ITEM #12  
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*  
MEETING DATE: FEBRUARY 18, 2014  
SUBJECT: AWARD OF ENGINEERING SERVICES CONTRACT – DENTON CREEK WASTEWATER LIFT STATION RELINING AND REHABILITATION

RECOMMENDATION

City Council consider awarding an Engineering Services Contract to Deltatek Engineering in the amount of \$19,100.00 for lift station relining and renovation, authorizing a project contingency in the amount of \$5,000.00, authorizing staff to execute said contract, and take any necessary action.

FUNDING:

Funds are programmed in the FY2014 Wastewater PCMF account 200-43370-534-0 for this work.

BACKGROUND:

An inspection was performed on the Denton Creek Wastewater Lift Station on May 20, 2013. The results of the inspection were that the facility was in need of rehabilitation.

The funding for this work has been programmed in the FY 2014 Budget.

The existing coating in the wet well is exhibiting localized failures and needs to be removed and replaced. Associated with this lining replacement, is the need for repairs to the concrete walls where the wastewater gases have caused damage. Existing Ductile Iron pipe will be replaced with PVC pipe and rails, fittings and hardware will be replaced with non-corrosive materials.

Deltatek Engineering is a company that specialized in coating system design and inspection. They have provided this type of service to the City of Grapevine for several of our water and wastewater infrastructure items and have done an excellent job

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*  
MEETING DATE: FEBRUARY 18, 2014  
SUBJECT: APPROVAL OF A RESOLUTION FOR THE EMERGENCY  
REPAIR OF COMMUNICATION EQUIPMENT

RECOMMENDATION:

City Council consider adopting a resolution authorizing and ratifying the emergency purchase of wireless connectivity equipment to repair the communication system at the Dove Tower that was made from DoubleRadius, Inc.

FUNDING SOURCE:

Funding for this purchase is currently available in account 200-43370-534-0 (Utility Fund/ PCMF) in the amount not to exceed \$43,626.34.

BACKGROUND:

Dove Elevated Tower serves as a communication platform for several remote City sites throughout the northern part of the City. This platform consists of two "point to point" links and several access point antennas to provide communications for these remote sites.

This communication platform was damaged by the Dove Tank Rehabilitation Project contractor during installation of hatches to the tower. The damage shorted out all radios and antennas on the tower serving City sites in the northern part of the City. Sites impacted included 14 wastewater lift stations, six traffic signals, Fire Station #2, and the Water Treatment Plant.

Communications with these sites provide us the ability to perform many daily functions remotely, respond to monitor alarms and event notifications and perform many other operational functions for nearly 20 remote sites.

This tower platform also serves as the primary communication link for Fire Station #2 and the Water Treatment Plant as well as the point to point link from Dove Tower to Peach Tower. This point to point link enables all of these remote sites to gain access to the City owned fiber network.

DoubleRadius is a vendor who handles this type of communication equipment regularly and has previously provided this type of equipment to the city. DoubleRadius also had all the equipment necessary to make the necessary repairs available for immediate delivery.

The damage occurred late on Friday, January 17 and repairs were unsuccessful that afternoon. An emergency purchase order was issued to DoubleRadius, Inc. for the new equipment on Monday, January 20, the system was operational on Wednesday, January 22 and completed on the January 23.

Contractor has agreed to reimburse the City for these costs.

Attached is a map that shows the remote sites affected by the communication damage.

Staff recommends approval.

KC/BS

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO APPROVE AND RATIFY THE EMERGENCY REPAIR OF COMMUNICATION EQUIPMENT THAT WAS MADE IN JANUARY, 2014 AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by the Texas Local Government Code, Section 252.022 (a) (3) for an emergency repair of communication equipment; and

WHEREAS, the emergency repair caused by contractor error was necessary to fix the City's communication infrastructure.

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 ratifies the emergency purchase of wireless connectivity equipment from DoubleRadius, Inc. on January 20, 2014 in the amount not to exceed \$43,626.34.

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

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 18th day of February, 2014.

APPROVED:

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ATTEST:

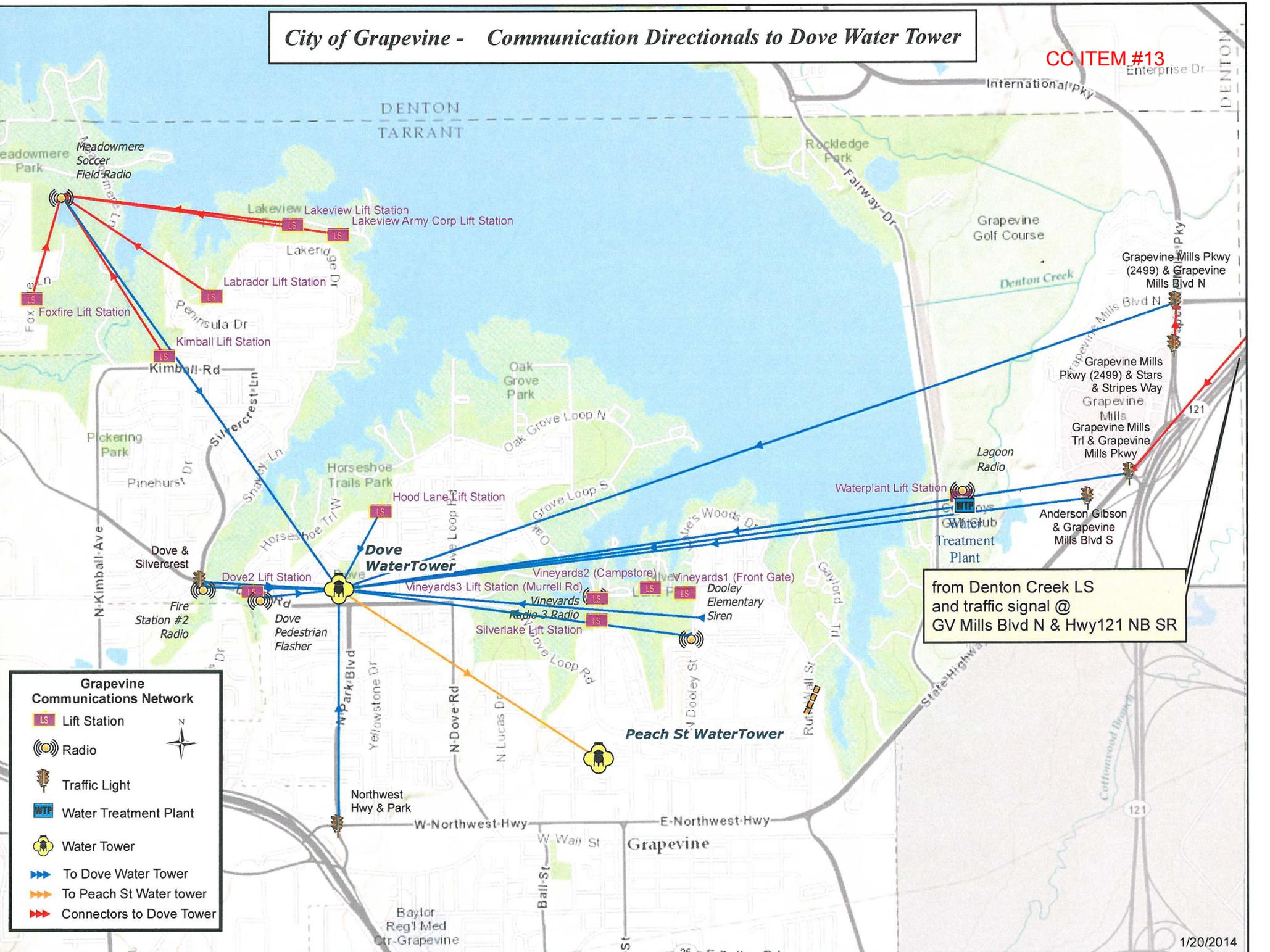
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APPROVED AS TO FORM:

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# City of Grapevine - Communication Directionals to Dove Water Tower

CC ITEM #13



**Grapevine Communications Network**

- Lift Station
- Radio
- Traffic Light
- Water Treatment Plant
- Water Tower
- To Dove Water Tower
- To Peach St Water tower
- Connectors to Dove Tower

from Denton Creek LS  
and traffic signal @  
GV Mills Blvd N & Hwy121 NB SR

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER

MEETING DATE: FEBRUARY 18, 2014

SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF A  
ROOF PREVENTATIVE MAINTENANCE PROGRAM

RECOMMENDATION:

City Council to consider a resolution for the purchase of a roof preventative maintenance program with Weatherproofing Technologies, Inc. through an established Cooperative Agreement with The Cooperative Purchasing Network (TCPN).

FUNDING SOURCE:

Funding for this purchase is currently available in account 174-74004-012-000 (Capital Replacement/Miscellaneous Projects/Roof Program), 210-43350-340-01 (Lake Enterprise Fund/Golf Course Pro Shop/Building Maintenance), 200-43350-530-2 (Utility Enterprise Fund/Water Treatment Billing & Collections/Building Maintenance), in the amount not to exceed \$25,554.26.

BACKGROUND:

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

Bids were taken by the Cooperative and a contract was awarded to Weatherproofing Technologies, Inc. The Facilities staff and Purchasing reviewed the contract for specification compliance and pricing and determined that the contract would provide the best service and pricing for meeting the needs of the City.

This purchase will provide a preventative maintenance program to extend the life of the roofs before a complete replacement is required. A comprehensive roof program is designed to maximize the life of the roof, decrease repair expenses, and accurately forecast capital needs for roof replacements.

CC ITEM #14

The preventative maintenance program will include initial inspection and evaluation to identify maintenance, repair or replacement requirements. The program includes a database reporting system allowing City Staff to accurately forecast and budget for current and future repair and replacement needs. Weatherproofing Technologies is our current provider.

Staff recommends approval.

CH/LW

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE SERVICES FOR A ROOF PREVENTATIVE MAINTENANCE PROGRAM 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, Section 271.102 to enter into a cooperative purchasing program agreement with other qualified entities in the State of Texas; and

WHEREAS, The Cooperative Purchasing Network (TCPN) is a qualified purchasing cooperative program as authorized by the Texas Local Government Code; and

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

WHEREAS, TCPN has an established contract #R5101 Job Order Contracting Services with Weatherproofing Technologies, Inc.; and

WHEREAS, the City of Grapevine, Texas has a need for a roof preventative maintenance program to extend the life of the roofs of City buildings.

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 roof preventative maintenance program from Weatherproofing Technologies, Inc. in an amount not to exceed \$25,554.26.

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

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 18th day of February, 2014.

APPROVED:

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ATTEST:

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APPROVED AS TO FORM:

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MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*  
MEETING DATE: FEBRUARY 18, 2014  
SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF  
LAPTOP COMPUTERS

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of Panasonic laptop computers from ARC through a contract established by the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program.

FUNDING SOURCE:

Funding for this purchase was budgeted in an amount not to exceed \$55,241.45 and will be paid for out of the Apparatus and Tools account (100-42281-210-3).

BACKGROUND:

This purchase will be made in accordance with a contract established with ARC by the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program. Purchases through this program are authorized under Texas Local Government Code, Chapter 271, Subchapter D and Texas Government Code Chapter 2054, Section 2054.0565 (b).

Bids were taken by the cooperative and a contract was awarded to ARC. The Purchasing and Fire Department 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.

This purchase request is for 11 Panasonic Toughbook laptop computers that will be utilized on fire and ambulance apparatus for the purpose of assisting in delivering emergency medical service and ambulance billing.

Staff recommends approval.

JS/BS

LAPTOP  
COMPUTERS

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE PANASONIC LAPTOP COMPUTERS THROUGH A STATE OF TEXAS DEPARTMENT OF INFORMATION RESOURCES (DIR) CONTRACT PROGRAM AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by the Texas Local Government Code, Chapter 271, Subchapter D and Texas Government Code Chapter 2054, Section 2054.0565 (b) to make purchases under a state contract therefore satisfying any state law requiring local governments to seek competitive bids for the purchase of the item; and

WHEREAS, the State of Texas Department of Information Resources (DIR) Cooperative Contracts program is a qualified purchasing program; and

WHEREAS, the City of Grapevine, Texas can participate in the State of Texas DIR Cooperative Contracts Program through membership in the Program and wishes to utilize the contract meeting all State of Texas bidding requirements; and

WHEREAS, the State of Texas DIR has an established contract #DIR-SDD-1365 with ARC for IT Products and Related Services; and

WHEREAS, The City has a need for new laptop computers.

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 from ARC for eleven Panasonic Toughbook laptop computers for an amount not to exceed \$55,241.45.

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

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 18th day of February, 2014.

APPROVED:

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ATTEST:

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APPROVED AS TO FORM:

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MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*  
MEETING DATE: FEBRUARY 18, 2014  
SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF  
VMWARE ANNUAL SUPPORT SERVICES

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of VMware annual support services from SHI Government Solutions, Inc. through a contract established by the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program.

FUNDING SOURCE:

Funding for this purchase is currently available in account 100-44540-101-2 (Professional Services) in the amount not to exceed \$32,019.00.

BACKGROUND:

This purchase will be made in accordance with a contract established with SHI Government Solutions, Inc. by the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program. Purchases through this program are authorized under Texas Local Government Code, Chapter 271, Subchapter D and Texas Government Code Chapter 2054, Section 2054.0565 (b).

Bids were taken by the cooperative and a contract was awarded to SHI Government Solutions, Inc. The Purchasing and IT staff reviewed the contract for specification compliance and pricing and determined that the contract would provide the best service and pricing for meeting the needs of the City.

This purchase request is for the annual support renewal for VMware products.

Staff recommends approval.

JJ/BS

VMWARE

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE VMWARE ANNUAL SUPPORT SERVICES THROUGH A STATE OF TEXAS DEPARTMENT OF INFORMATION RESOURCES (DIR) CONTRACT PROGRAM AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by the Texas Local Government Code, Chapter 271, Subchapter D and Texas Government Code Chapter 2054, Section 2054.0565 (b) to make purchases under a state contract therefore satisfying any state law requiring local governments to seek competitive bids for the purchase of the item; and

WHEREAS, the State of Texas Department of Information Resources (DIR) Cooperative Contracts program is a qualified purchasing program; and

WHEREAS, the City of Grapevine, Texas can participate in the State of Texas DIR Cooperative Contracts Program through membership in the Program and wishes to utilize the contract meeting all State of Texas bidding requirements; and

WHEREAS, the State of Texas DIR has an established contract #DIR-SDD-2500 with SHI Government Solutions, Inc. for IT Products and Related Services; and

WHEREAS, The City has a need for VMware annual support services.

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

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

Section 2. That the City Council of the City of Grapevine authorizes the purchase with SHI Government Solutions, Inc. for VMware annual support services for an amount not to exceed \$32,019.00.

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF  
GRAPEVINE, TEXAS on this the 18th day of February, 2014.

APPROVED:

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ATTEST:

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APPROVED AS TO FORM:

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TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS  
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*  
MEETING DATE: FEBRUARY 18, 2014  
SUBJECT: 2013 POPULATION ESTIMATE

RECOMMENDATION:

Staff recommends that the City Council adopt a resolution setting the population at 48,751 as of December 31, 2013.

BACKGROUND:

The estimated population at the end of 2012 was 47,854. Between the end of 2012 and December 31, 2013, an additional 44 single-family construction permits and 12 single-family demolition permits were issued. A total of 349 multi-family units permitted in 2012 but not finished until 2013 were added to the 2013 figures. A total of 260 multi-family units were permitted in 2013 but they have not been finished and will not be added until the 2014 estimates are calculated. This includes 168 units in the Enclave Apartments and 92 units in the Gatehouse. A unit ratio of 2.504 persons per unit and a 94% occupancy ratio were applied to the unit totals. These ratios and percentages were derived from the 2010 Census data. These calculations yielded a population gain of 897 persons during 2013 for a total population estimate of 48,751 persons by December 31, 2013.

dt

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, MAKING OFFICIAL THE FINDING AND DETERMINATION AS TO THE POPULATION AND NUMBER OF INHABITANTS OF AND WITHIN THE CITY OF GRAPEVINE, TEXAS, AS OF DECEMBER 31, 2013 AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of Grapevine, Texas, has found and determined that it will be for the benefit of said City to have a revised estimate of the population and number of inhabitants, and that the City make an official finding thereof; and

WHEREAS, the City Council has directed that an unofficial census of the population of the City of Grapevine be taken; and

WHEREAS, based upon the 2010 Census Report, City building records, and the investigation and review of the City's growth by the City Manager's Office, it has been found and determined that the City of Grapevine, Texas, as of December 31, 2013 actually has within its limits a population of 48,751.

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

Section 1. That the City Council has officially found and determined, and does now find and determine, that the population of the City of Grapevine, Texas, as of the 31st day of December 2013, is 48,751.

Section 2. That the City Secretary is hereby directed to forward a copy of this resolution to the Texas Highway Department so that they may change the population signs on the roads and highways entering and leaving the City of Grapevine, Texas.

Section 3. That this resolution shall become effective from and after the date of its final passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 18th day of February, 2014.

APPROVED:

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ATTEST:

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APPROVED AS TO FORM:

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MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL  
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*  
MEETING DATE: FEBRUARY 18, 2014  
SUBJECT: RESOLUTION AUTHORIZING PERSONS NAMED BELOW  
TO SIGN ON ALL ACCOUNTS AND TRANSACTIONS WITH  
BANK OF THE WEST

RECOMMENDATION:

City Council to consider a resolution authorizing signatures for all banking transactions with Bank of the West. The names to be authorized are:

Bruno Rumbelow, City Manager  
John McGrane, Administrative Services Director  
Karen Walker, Controller

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 Bank of the West until Bank of the West has received notice in writing that this authority, as to any or all individuals, has been revoked.

Staff recommends approval.

BANK OF THE WEST

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING PERSONS NAMED BELOW TO SIGN ON ALL ACCOUNTS AND TRANSACTIONS WITH BANK OF THE WEST 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 Bank of the West until said Bank of the West 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 Bruno Rumbelow, City Manager, John F. McGrane, Administrative Services Director and Karen L. Walker, Controller on all accounts with Bank of the West.

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 18th day of February 2014.

APPROVED:

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ATTEST:

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APPROVED AS TO FORM:

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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 4th day of February, 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:

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 Mayor William D. Tate absent, with the following members of the City Staff:

Bruno Rumbelow	City Manager
John F. Boyle, Jr.	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 Tate announced the City Council would conduct a closed session regarding:

(A) Real property relative to deliberation or the exchange, lease, sale or value of City owned properties (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, 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.

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 relative to real property or conference with City Manager and Staff under Sections 551.072 or 551.087, Texas Government Code.

NOTE: City Council continued with the Regular City Council meeting in open session in the City Council Chambers.

ADJOURNMENT

Council Member Lease, seconded by Council Member Spencer, offered a motion to adjourn the meeting at 8:12 p.m. The motion prevailed by the following vote:

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 18th day of February, 2014.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

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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 4th day of February, 2014 at 7:30 p.m. in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present to-wit:

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 Mayor William D. Tate absent, with the following members of the City Staff:

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

CALL TO ORDER

Mayor Pro Tem Wilbanks called the meeting to order at 7:40 p.m.

INVOCATION

Mayor Pro Tem Wilbanks delivered the Invocation.

PLEDGE OF ALLEGIANCE

Boy Scout Troop 905 posted the colors and led the Pledge of Allegiance.

ITEM 1A. CITIZENS COMMENTS

There were no Citizens Comments submitted.

ITEM 1. POLICE DEPARTMENT UPDATE

Police Chief Eddie Salame presented the Police Department's 2013 Annual Report highlighting crime statistics, departmental changes, building of community relations, and then introduced Colby Mowery, Community Outreach Coordinator, who then reviewed the Center's events, services and programs.

There was no formal action taken by the City Council.

ITEM 2. RESOLUTION, AUTHORIZE PRECAST CONCRETE RESTROOM FACILITY PURCHASE, MEADOWMERE PARK

Parks & Recreation Director Doug Evans presented a resolution authorizing the purchase and installation of a precast concrete restroom facility to be located at Meadowmere Park in an amount not to exceed \$174,139.04 from CXT Incorporated through an established Cooperative Agreement with the State of Texas CO-OP Purchasing Program. The restroom facility is for the Meadowmere Park Soccer Complex and was one of the Quality of Life projects approved by the City Council in the FY 2014 budget. The new restroom facility will replace the port-a-lets at the complex.

Council Member Freed, seconded by Council Member Coy, offered a motion to approve the resolution as presented. The motion prevailed by the following vote:

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

RESOLUTION NO. 2014-12

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

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 Pro Tem Wilbanks 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 3. Resolution, Authorize Jacobsen Fairway Mower Purchase

Golf Director recommended approval of a resolution authorizing the purchase of a Jacobsen LF570 fairway mower in an amount not to exceed \$45,694.24 from Luber Bros., Inc. through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard).

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

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

RESOLUTION NO. 2014-13

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 JACOBSEN LF570 FAIRWAY MOWER THROUGH AN ESTABLISHED COOPERATIVE AGREEMENT AND PROVIDING AN EFFECTIVE DATE

Item 4. Resolution, Authorize Purchase of HVAC Rooftop Unit for City Hall

Public Works Director recommended approval of a resolution authorizing the purchase and installation of a 75-ton HVAC rooftop unit for City Hall from The Brandt Companies, LLC in an amount not to exceed \$125,864.00 through an established Cooperative Agreement with the State of Texas CO-OP Purchasing Program.

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

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

RESOLUTION NO. 2014-14

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 75-TON HVAC ROOFTOP UNIT THROUGH AN ESTABLISHED COOPERATIVE AGREEMENT AND PROVIDING AN EFFECTIVE DATE

Item 5. Resolution, Authorize Network Storage Hardware Purchase

City Manager recommended approval of a resolution authorizing the purchase of network storage hardware from Alexander Open Systems, Inc. in an amount not to exceed \$57,109.44 through a contract established by the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program.

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

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

RESOLUTION NO. 2014-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE NETWORK STORAGE HARDWARE THROUGH A STATE OF TEXAS DEPARTMENT OF INFORMATION RESOURCES (DIR) CONTRACT PROGRAM AND PROVIDING AN EFFECTIVE DATE

Item 6. Resolution, Ratify Purchase of Christmas Decorations

Parks & Recreation Director recommended approval of a resolution ratifying the purchase of Christmas decorations from Arnett Marketing, LLC in the amount of \$99,590.90 through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard). Due to delivery time constraints, the decorations were ordered on October 15, 2013 for the Torian Cabin, Liberty Park and the triangle at Main Street and Northwest Highway, and funding for the purchase was approved by Council in the FY 2014 Quality of Life budget.

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

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

RESOLUTION NO. 2014-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO RATIFY THE PURCHASE OF CHRISTMAS DECORATIONS THAT WAS MADE ON OCTOBER 15, 2013 THROUGH AN ESTABLISHED INTERLOCAL PARTICIPATION AGREEMENT AND PROVIDING AN EFFECTIVE DATE

Item 7. Consideration of Minutes

City Secretary recommended approval of the minutes of the January 21, 2014 City Council meetings as published.

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

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

ADJOURNMENT

Council Member Lease, seconded by Council Member Spencer, offered a motion to adjourn the meeting at 8:12 p.m. The motion prevailed by the following vote:

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 18th day of February, 2014.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

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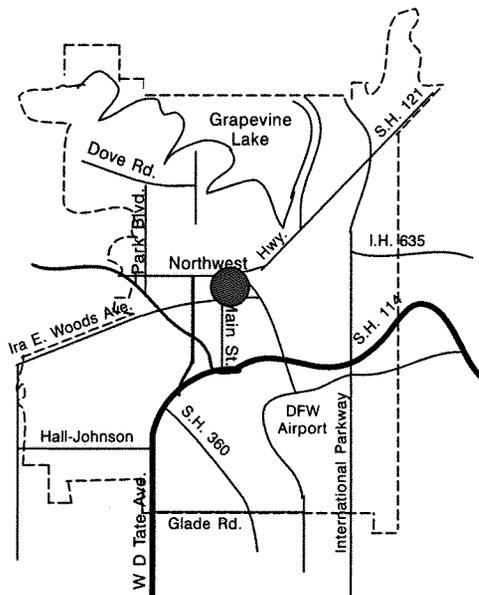
Jodi C. Brown  
City Secretary

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: FEBRUARY 18, 2014

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU13-19A, LA BUENA VIDA WINERY



APPLICANT: Virginia Puente

PROPERTY LOCATION AND SIZE:

The subject property is located at 416 East College Street and is platted as Lot 1R3, Block 22R1, Original Town of Grapevine. The addition contains approximately 1.8 acres and has 290 feet of frontage along East College Street.

REQUESTED CONDITIONAL USE AND COMMENTS:

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

Originally approved in 1994, 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. Given the Texas Alcohol Beverage Commission's "three-tier" system whereby producers sell their products to distributors who then sell to retailers, a business entity can only maintain one position within the three tiers. The applicant, as a wine producer is prohibited from also having a mixed beverage (retail) license. The applicant has recently relinquished her winery permit and has received a mixed beverage permit from the Texas Alcohol Beverage Commission at several other locations. 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.

The public hearing on the applicant's request was held during the December 17, 2013 meeting; however, the request was tabled during the Planning and Zoning Commission's deliberation session to the February 18, 2014 meeting to give the applicant sufficient time to address comments made during the public hearing relative to excessive noise from amplified music during special events on the property. The applicant has amended the site plan to more clearly show the outside seating area, band location, and outdoor speaker placement. The applicant has stated that a different type of outdoor speaker will be utilized that is "directional" which will be focused towards the interior of the property and away from area residents along with a portable shell that will be used to shield live music performances. In addition the applicant has stated that off-duty Grapevine police officers will be employed to continually monitor the sound during all music events and ensure that the noise level is below the ordinance mandate of 59 decibels. Lastly the applicant has included the noise policy procedures and an hourly monitoring report that will be implemented on the property.

Staff has received protest notification from surrounding property owners equivalent to 26 percent of the notification area thus requiring a super-majority (6/7) vote of the City Council to approve the request.

#### PRESENT ZONING AND USE:

The property is currently zoned "GV" Grapevine Vintage District and is developed as La Buena Vida Winery.

#### HISTORY OF TRACT AND SURROUNDING AREA:

The subject site and the surrounding properties were rezoned from "R-3" Multifamily to "R-7.5" Single Family District during the 1984 City Rezoning. The subject site was previously used as a day care center under the pre-1984 "R-3" Multifamily zoning regulations until a portion of the structure was destroyed by fire in February, 1992. In the fall of 1994 the subject site was rezoned from "R-7.5" Single Family District to "GV" Grapevine Vintage District (Z94-12) and a conditional use permit was approved (CU94-29) to allow for the development of a wine tasting room.

#### SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "R-7.5" Single Family District—single family homes; College Street Historic District

SOUTH: "R-7.5" Single Family District and "LI" Light Industrial District—  
single family homes, mobile home park

EAST: "R-7.5" Single Family District—Dooley Estates, single family homes  
WEST: "R-7.5" Single Family District—single family homes

**AIRPORT IMPACT:**

The subject tract is located within "Zone a" Middle 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 Low Intensity Commercial land use. The applicant's proposal is in compliance with the Master Plan.

/rs

For respectful submittal to the City of Grapevine's Honorable Mayor Tate, City Council and Planning and Zoning Committee.

In order to alleviate the noise concerns of our neighbors, La Buena Vida Vineyards (LBV) is implementing the following action plan :

### SECURITY

To ensure LBV is in compliance with all City of Grapevine's sound ordinances, LBV will hire off-duty Grapevine police officers to continually monitor sound decibel readings during all music events.

### MUSIC CONTROL

- Sound pressure decibel level will be "governed" not to exceed a 57 decibel reading. Grapevine's City Code in Section 55 is currently set at 59 decibels so **LBV's decibel reading will stay BELOW the city's mandated reading.**
- LBV will invest in a state of the art professional wireless audio system by Sennheiser (the brand that Celine Dion uses).
- All speakers will be temporary in nature and not mounted permanently.
- The acoustic design of the speakers' technology are directional in nature. The 3 speakers will be directionally pointed south away from the neighbors who are north of the property. The audio and acoustics will now be "focused sound" driven by the quality of this system.
- LBV's current masonry wall (as indicated on site plan) is 6' tall. The speakers will be mounted 36" above the ground. Mounting at this level south of the current masonry wall along with the decibel level cap will enhance the control of the music output.
- To ensure the neighborhood a controlled audible environment, LBV will ONLY contract with musicians/bands and DJ's who will agree to use our audio system. NO individual speakers, cabinets or mixer boards will be allowed on property.
- LBV will required all bands to use electronic drums instead of a regular drum set that will be plugged into LBV's audio system.
- High frequencies and low frequencies are the ones that can impact neighbors because they travel further out. These frequencies will now be mitigated to a controlled environment through our controlled system.
- The system's wireless speakers have been designed for indoor and outdoor events without the use of power or audio cables and will NOT be permanently installed on the property but instead only temporarily placed in the designated area (see site plan).
- Acoustical Solutions Sound absorbent wall system – will be strategically placed (see site plan) on the interior of the masonry wall. This material is a known system used for this very reason of blocking noise in residential area.
- The placement of the music source will be only permitted in the designated bandstand area.
- McDonnell Acoustic Portable Band Shell (see site plan)- will be positioned behind the designated bandstand area. Its purpose is to further block sound that would travel to its neighbors.
- **See attached Music log- Readings are recorded throughout the event**
- **See attached Music Noise Ordinance procedures- every LBV employee signs and agrees to policy.**

**TRASH**

- Effective March 1<sup>st</sup>, LBV will enter into a commercial service contract with Allied Waste for contracted weekly pickup.
- The container will be located behind the property (see attached site plan) and Allied Waste will pick up from that location.
- The larger container will eliminate any unsightly garbage cans in front of the property.

**La Buena Vida's Hours of Operation**

Monday & Tuesday - closed to the public

Wednesday – Saturday – 11am – 9pm

Sunday – 11am -7pm

If the facility is rented for a private event, the public will be notified that the venue will be closed for a private event. Notification will occur through signage, facebook and constant contact.

## Music Noise Ordinance Procedures

In accordance with the city of Grapevine's noise ordinance law(s) we must pay particular attention to this facet of our business. La Buena Vida is located in a historical area of town, which is also zoned as residential. The noise ordinances for our location can be found in this link:

<http://www.grapevinetexas.gov/documentcenter/view/304>

**The decibels allowed for our musicians/disc jockeys are to NOT exceed 57 on the meter NOR deemed an annoyance by the complainer and/or city. See immediately below. These are for the operating hours of 11am to 10pm. We do not book or allow music after 10:00pm on any day of the week.**

**\*\*Not only is it important to score within range of the meter; it is imperative we abide by section i of Grapevine city code under Section 55.**

i: Noise Disturbance – means any sound which (a) endangers or injures the safety or health of humans or animals, or (b) annoys or disturbs a reasonable person of normal sensitivities, or (c) endangers or injures personal or real property.

Our meter needs to be readily available at all times—especially when music/entertainment is on premise. Make sure backup batteries and the instructions are kept near the device as well. Please check your musicians periodically just to be proactive against neighborhood complaints. In the event you get receive a complaint from a neighbor or the Grapevine PD please use the following as a guideline of your expected reactions, responses and corrections. Keep in mind decibel readings are just a tool—section i can be a determining factor for a citation or ending the event. Keep in mind the meter reads multiple measurements so make sure you have it on the correct setting.

- Please show the officer the reading, be polite and courteous. But also be an educated operator and let them know you are familiar with the ordinance. Do not ever argue with the officer or a neighbor.
- If indeed we are over the reading or they feel we are out of compliance with Section i please immediately approach the talent and ask to correct the levels. Reminder Section i has no levels. **It will solely be determined by the officer that we are a disturbance to the neighborhood.**
- A second visit by the city is unacceptable.

For future events and/or days music is booked please make sure to adhere to the following:

- Musicians need to play away from the entrance—pavilion area preferred.
- Speakers face away from the neighborhood and turned into our building and TWGGA building.

- Musicians are aware of acceptable times; consequences.
- If a musician is ever negligent in their action to lower the levels, they will no longer play at La Buena Vida.
- Please post this notice in a viewable spot in the office.

**In the event you receive a visit from the city or take a call from the neighbor it is imperative you let management know the night of. It is also imperative you send a recap email noting the following:**

1. Time and Name of Event
2. Musician performed & their location
3. Meter reading
4. Guest count
5. Officer
6. Any negative reaction(s) from the musician or the event host
7. Conversations with the above 4 and 5.

I have read and fully understand the noise ordinance procedure as started above and that failure to abide by this may lead to disciplinary action up to and including termination.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Signature



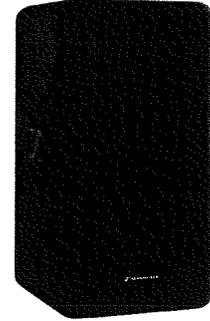
# LSP 500 PRO

Wireless Integrated  
Professional Audio System

## FEATURES

- Up to 20 LSP 500 PRO can be remote controlled by iPad (in a wireless network)
- Bluetooth audio streaming
- Mixing function for:
  - up to 3 wireless microphones
  - integrated USB player/recorder
  - professional 2-way speaker
- Battery powered
- 2 wired audio inputs
- Three ½ 19" slots for accommodating ew G3 receivers, one slot can alternatively accommodate an ew G3 transmitter

The LSP 500 PRO is a wireless two-way audio system for professional use. It has been designed to address audiences at indoor and outdoor events without the need of any power or audio cables. The LSP 500 PRO allows you to install up to three receivers for wireless microphones. You can also play music wirelessly via a Bluetooth connection. Alternatively, you can use the integrated media player to play music from your USB storage device. For larger events you can send the sum signal of one LSP 500 PRO via a wireless transmitter to other LSP 500 PRO devices. The LSP 500 PRO is remote controllable via an app for tablets (currently supported: iPad), which serves as a mixing console and permits the control of up to 20 LSP 500 PRO simultaneously.



## ARCHITECT'S SPECIFICATIONS

The wireless integrated PA system shall be a portable professional sound system for meetings, conferences, events, etc. It shall be a 2-way system featuring an 8" woofer, a ¾" compression driver and a passive crossover. Sound pressure level shall be 110 dB SPL (10% THD, fullspace). Frequency response shall range from 65 – 18,000 Hz (–10 dB). Dispersion (H x V) shall be 80° x 60°. The PA system shall feature a Class D amplifier with 55 W continuous output power (120 W peak) and shall include a 3-band semi-parametric equalizer.

The PA system shall provide three ½ 19" slots for accommodating rack-mount receivers of the Sennheiser ew G3 series. Slot 1 shall also be capable of accommodating an ew G3 rack-mount transmitter. Each slot shall have a cable with DC connector to supply the ew G3 devices with power. In addition, each slot shall provide audio connection cables with a ¼" (6.3 mm) jack plug.

The PA system shall have a Bluetooth interface for wireless connection to audio sources (e.g. iPod, smartphone). A mic input for connecting wired audio sources shall be provided and shall utilize an XLR-3F/¼" (6.3 mm) jack combo socket. The mic input shall provide switchable 48 V phantom power (switchable via operating menu). The PA system shall feature an RCA input for connecting wired audio sources and an RCA output for outputting audio to an external device (e.g. recording device). The PA system shall have a USB 2.0 port for playing audio files from storage media, an XLR-3M output for outputting audio to an additional PA system or active subwoofer and an XLR-3F input for connection to the "Link" output of an additional PA system. The PA system shall be menu-driven and shall have a graphical OLED display.

With the Remote Control app for tablet PCs (currently supported: iPad with iOS 6.0 or later), up to 20 PA systems shall be remote controllable via WLAN.

The PA system shall have the option of being mains operated (100 – 240VAC at 50 – 60 Hz) or battery powered. Battery power shall be supplied by Sennheiser LBA 500 rechargeable Li-Ion battery packs. The PA system shall provide two battery compartments but only one battery pack shall be required for powering, allowing a discharged battery pack to be replaced during operation.

Continued on page 2

## LSP 500 PRO Wireless Integrated Professional Audio System

### ARCHITECT'S SPECIFICATIONS

Battery voltage shall be 14.4 V, nominal charge shall be 4.4 Ah. Operating time shall be approximately 6 hours, charging time shall be approx. 5 hours.

The PA system shall have a rugged plywood housing with polyurethane coating. The bottom of the housing shall provide a 36 mm (1.42") pole mount with 13.5° tilt option (adjustable in 4.5° steps). Dimensions shall be 290 x 550 x 320 mm (11.42" x 21.65" x 12.60"). Weight (with battery packs, without ew G3 devices) shall be approximately 13.6 kg (30.0 lbs.). Operating temperature shall range from 0°C to +50°C (+32°F to +122°F). The wireless integrated PA system shall be the Sennheiser LSP 500 PRO.

#### **Remote Control app**

The app shall be designed to convert a tablet PC (currently supported: iPad with iOS 6.0 or later) into a mobile mixing console for the LSP 500 PRO. When the iPad and LSP 500 PRO are connected to an existing wireless network, the app shall allow the user to configure and control all functions and inputs of the LSP 500 PRO and to simultaneously remote control up to 20 LSP 500 PRO directly from the iPad. When an LSP 500 PRO is used in conjunction with Sennheiser ew 300/500 G3 receivers, the app shall provide information on the battery and mute status of the associated ew G3 transmitters. The app shall be the Sennheiser Remote Control app.

#### **LAP 500 protective cover**

The rugged, heavy-duty and weatherproof cover shall be designed to protect the LSP 500 PRO from wear and tear and shall make it suitable for outdoor use. The cover shall be made from lightweight nylon and shall include an extra padding for additional protection during transport. The front of the cover shall be acoustically transparent; openings for easy access to the operating elements of the LSP 500 PRO shall be provided at the cover's back. The protective cover shall be the Sennheiser LAP 500.

#### **LAS 500 slip cover**

The slip cover for the LSP 500 PRO shall be made from white stretch fabric. It shall be acoustically transparent to allow the full sound spectrum of the LSP 500 PRO to pass through.  
The slip cover shall be the Sennheiser LAS 500.

#### **LAB 500 trolley bag**

The padded, heavy-duty trolley bag shall be designed for optimum protection and convenient transport of the LSP 500 PRO. A telescopic handle shall be provided for easy maneuvering and additional pockets on the outside of the bag shall allow for easy organization of accessories.  
The trolley bag shall be the Sennheiser LAB 500.

LSP 500 PRO Wireless Integrated Professional Audio System

TECHNICAL DATA

**Housing**

Dimensions (W x H x D).....290 x 550 x 320 mm  
(11.42" x 21.65" x 12.60")  
Housing material.....crosswise glued plywood,  
polyurethane coating  
Front design .....acoustic foam, black  
Bottom plate .....impact protection plastic  
shield with rubber feet  
Handle .....integrated plastic coated  
carry handle  
Pole mount .....36 mm (1.42"), angle  
adjustable up to +/-13.5°  
in steps of 4.5°  
Weight (without wireless  
receivers, with battery packs) .....approx. 13.6 kg (30 lb.)  
Color .....black

**Acoustics**

Acoustic design .....2-way system,  
closed box design  
Drivers woofer .....8"  
tweeter .....¾" compression driver  
Sound pressure level .....max. 110 dB SPL (fullspace)  
Frequency response .....65 Hz to 18 kHz (-10 dB)  
Dispersion (h x v) .....80° x 60° (-6 dB)

**Sound processing**

Amplifier .....Class D  
Output power .....55 W continuous,  
120 W peak  
Equalizer .....semi-parametric, 3-band

**Connectivity**

MIC input.....XLR-3F/¼" (6.3 mm) jack  
combo socket, switchable  
phantom power 48 V  
AUX IN input.....RCA stereo socket  
LINE OUT output.....RCA stereo socket  
LINK IN input .....XLR-3F  
LINK OUT output.....XLR-3M  
USB port .....USB 2.0  
USB file formats playback.....mp3, wav, aac, flac  
recording.....wav  
Bluetooth interface.....A2DP with aptX®  
WLAN interface .....IEEE 802.11b/g  
Encryption .....WPA2

**Slot 1/2/3**

for receiver: .....DC connector: hollow jack  
plug (pin 1.7 mm,  
sleeve 5.5 mm);  
output connector: .....¼" (6.3 mm) plug,  
data connector: RJ 45

Optional:

**Slot 1**

for transmitter: .....DC connector: hollow jack  
plug (pin 1.7 mm, sleeve  
5.5 mm);  
input connector: .....¼" (6.3 mm) jack plug

**Power supply**

Mains voltage / mains frequency .....100 to 240 V~, 50/60 Hz  
Battery packs .....2x Sennheiser LBA 500,  
Li-Ion  
Battery voltage / nominal charge.....14.4 V / 4.4 Ah  
Operating time .....approx. 6 h speech (approx.  
3 h per battery pack)  
Charging time .....approx. 5 h (approx. 2.5 h  
per battery pack)

**Temperature**

Operation .....0°C to 50°C  
(32°F to 122°F)  
Storage .....-20°C to 70°C  
(-4°F to 158°F)

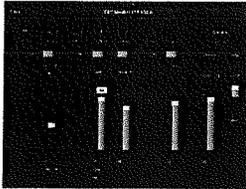
**Relative air humidity**

Operation .....10 to 80 %  
Storage .....10 to 90 %



## LSP 500 PRO Wireless Integrated Professional Audio System

### ACCESSORIES



#### Remote control app:

Sennheiser's remote control app for the LSP 500 PRO professional wireless PA system turns the iPad into a mobile mixing console. You only need to connect the iPad and the Sennheiser LSP 500 PRO with an existing wireless network and you can start operating your LSP 500 PRO directly from the iPad. The app allows to configure all functions and inputs of the LSP 500 PRO. Using Sennheiser evolution wireless receivers for wireless microphones of ew 300/500 G3 series, the iPad app gives information about battery and mute status of the connected wireless microphone transmitters. The functionality of the iPad app includes the control and configuration of up to 20 LSP 500 PRO at the same time. That provides a completely wireless operation of a large sound setup at large events.



#### Protective cover

The LAP 500 protective cover protects your LSP 500 PRO from wear and tear. The rugged, heavy-duty and weatherproof protective cover is made from lightweight nylon, which protects the LSP 500 PRO and also makes it suitable for outdoor use. An extra padding provides additional protection during transport. The front of the protective cover is acoustically transparent. For easy access to the operating elements of the LSP 500 PRO, the protective cover has openings at the back.



#### Slip cover

The lightweight slip cover is made from white stretch material and gives your LSP 500 PRO an unobtrusive look, so the audience can focus on the actual event and the attention is not drawn on the sound system. The acoustically transparent material of the cover allows the full sound spectrum of the LSP 500 PRO to pass through.



#### Trolley bag

The heavy-duty trolley bag has been designed for protection and convenient transport of the LSP 500 PRO. The padded and robust trolley bag with a telescopic handle keeps the LSP 500 PRO safe during transport and allows comfortable handling. The black trolley bag with the white embroidered Sennheiser logo has extra pockets on the outside for stowing further accessories.

### PRODUCT VARIANTS

LSP 500 PRO EU	Cat. No. 505476
LSP 500 PRO US	Cat. No. 505692
LSP 500 PRO UK	Cat. No. 505693
LSP 500 PRO CN	Cat. No. 505787

### RECOMMENDED ACCESSORIES

LAP 500 protective cover – black	Cat. No. 505478
LAS 500 slip cover – white	Cat. No. 505666
LAB 500 trolley bag	Cat. No. 505479
LBA 500 battery pack	Cat. No. 505596

### Contact your local Service Partner:

Sennheiser electronic GmbH & Co. KG  
Am Labor 1, 30900 Wedemark, Germany  
[www.sennheiser.com](http://www.sennheiser.com)

File #: CU13-19A  
LA BUENA VIDA

WRITTEN COMMENTS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 5 PM  
ON MONDAY, SEPTEMBER 16, 2013

**Procedure to Respond:**

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

I'M ALL FOR IT. PERFECT GRAPEVINE  
WILL GREATLY BENEFIT FROM THIS

submitted for 1st public hearing

Current Property Owner (printed) RICHARD HOWARD

Property Address: 517, 512 S. DOOLEY

Lot \_\_\_\_\_, Block \_\_\_\_\_, Addition \_\_\_\_\_

Property Owner Signature: [Signature]

Property Owner Name (printed): RICHARD HOWARD

Daytime phone number: 214-676-3549

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

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



File #: CU13-19A  
LA BUENA VIDA

CC ITEM #20  
PZ ITEM #1

WRITTEN COMMENTS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 5 PM  
ON MONDAY, SEPTEMBER 16, 2013

**Procedure to Respond:**

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

We, David Cox and Shelley James,  
approve the application submitted by  
Virginia Puente for property located at  
416 E. College St. It would be great to  
walk down the street and drink wine  
and dine on the premises. We currently  
go to La Buena Vida and would love  
the additions! Great idea!

Current Property Owner (printed) David Cox and Shelley James

Property Address: 310 E. College St.

Lot 5B, Block \_\_\_\_\_, Addition Original Town of Grapevine

Property Owner Signature: David Cox + Shelley James

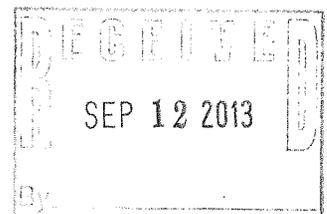
Property Owner Name (printed): David Cox and Shelley James

Daytime phone number: (940) 368-1053

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

Direct questions and mail responses to:

Planning Technician  
of Development Services  
ity of Grapevine  
O. Box 95104  
vine, Texas 76099

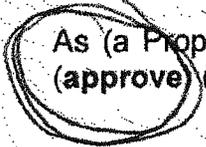


submitted for 1st public hearing

File #: CU13-19A  
LA BUENA VIDA

WRITTEN COMMENTS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 5 PM  
ON MONDAY, DECEMBER 16, 2013

**Procedure to Respond:**



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

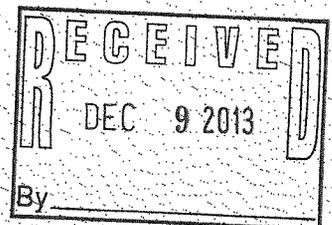
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\_\_\_\_\_  
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\_\_\_\_\_

APPROVED

Current Property Owner (printed) RICHARD HOLLIDAY  
Property Address: 518 S. DOONEY  
Lot \_\_\_\_\_, Block \_\_\_\_\_, Addition \_\_\_\_\_  
Property Owner Signature: [Signature]  
Property Owner Name (printed): RICHARD & MARY ANN HOLLIDAY  
Daytime phone number: 214.676.3509

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

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



File #: CU13-19A  
LA BUENA VIDA

DEC 16 2013

CC ITEM #20  
PZ ITEM #1

WRITTEN COMMENTS MUST BE RECEIVED BY THIS OFFICE NO LATER THAN 5 PM  
ON MONDAY, DECEMBER 16, 2013

**Procedure to Respond:**

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

I am writing these words for my father who can not see well enough to do this himself. He is also very hard of hearing which is the main point of his protest. When he can be awoken by the loud music he doesn't think this company is a very good neighbor. He says that other neighbors have tried to complain about the same issues but not much if anything has been done to fix the noise levels.

Current Property Owner (printed) Irvin Bowling  
Property Address: 522 S. Dooley St  
Lot 4C, Block 29, Addition Original Town of Grapevine  
Property Owner Signature: Irvin Bowling (by Tim Bowling-son)  
Property Owner Name (printed): Irvin E. Bowling  
Daytime phone number: 817-488-6325

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

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

Submitted by Charles Weinstein

CC ITEM #20  
PZ ITEM #1

12/17/13

Petition for relief of over-amplified music at La Buena Vida

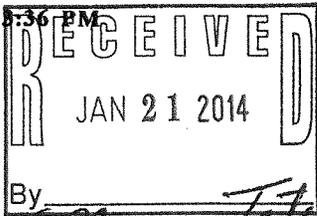
Received at  
Meeting  
John Brown  
Page 1 of 2

We the neighbors of La Buena Vida, hereby request relief from the nuisance of loud music that disturbs many residences in the Historic District of Downtown Grapevine. Many of our homes are over 100 yrs old and live amplified music penetrates the walls and rattles the windows. Complaints have been lodged with the Police and little has been done. The following members of the community, directly impacted by the nuisance, formally request relief from the Mayor, City Council and Planning and Zoning Commission.

32

<u>Name</u>	<u>Address</u>	
Rebecca Wales	405 E. College St	X
Charles Weinstein	405 E College St	X
Cindy Morrison	405 E. College St	✓
Lin B. Pungon	411 E. College St	} ✓
John Pungon	411 E. College St	
Cathy Brown	415 E. College	✓
Andrew Jordan	607 S Dooley	X
Scott Wagner	<del>322</del> 322 E College	} ✓
Wayne Matheson	323 E. College	
Terrence Symonchever	307 E. College St	} ✓
Rick De Williams	607 S. Dooley St	
② Joe & Clara Farver	513 S. Dooley St.	✓
② Tim & Shepa Bowling	504 S. Dooley St	✓
De Bowling by Timson	522 S. Dooley St	✓
Kyle Schmitz	528 S. Dooley St.	X
JERRY JOHNSON	505 S. Dooley	} ✓
JOYCE JOHNSON	505 S. Dooley	
Sara Jeffcoat	422 S. Dooley	✓
McLanie Bartling	504 S. Dooley St.	X





Grapevine TX  
Jan 21, 2014  
CC ITEM #20  
EZ ITEM #1

To Mayor Tate, City Council and Planning and Zoning Comm:

I attended the Dec. 17<sup>th</sup> <sup>2013</sup> joint meeting and I am concerned about the noise and the request submitted by Virginia Puente (La Buena Vida Vineyards) located at 416 E. Pella is approved. I signed a petition on Dec 17<sup>th</sup> against her request being approved because I am aware of how loud the music is sometimes.

I live blocks away from this business, and I'm very glad I don't live any closer.

She talked about the nice things she has done for the city but since this is mostly a residential neighborhood, I am asking the City Council to deny her request because I feel like if her request is denied it will help to eliminate future problems.

I really appreciate considerate neighbors.  
Please read into the records.

Sincerely  
Doris Bateman  
422 Smith, Grapevine TX

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 CU13-19A 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 IN A DISTRICT ZONED "GV" GRAPEVINE VINTAGE 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 CU13-19A to allow 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 (La Buena Vida Vineyards), in a district zoned "GV" Grapevine Vintage District Regulations within the following described property: Lot 1R3, Block 22R1, Original Town of Grapevine (416 East College 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 18th day of February, 2014.

APPROVED:

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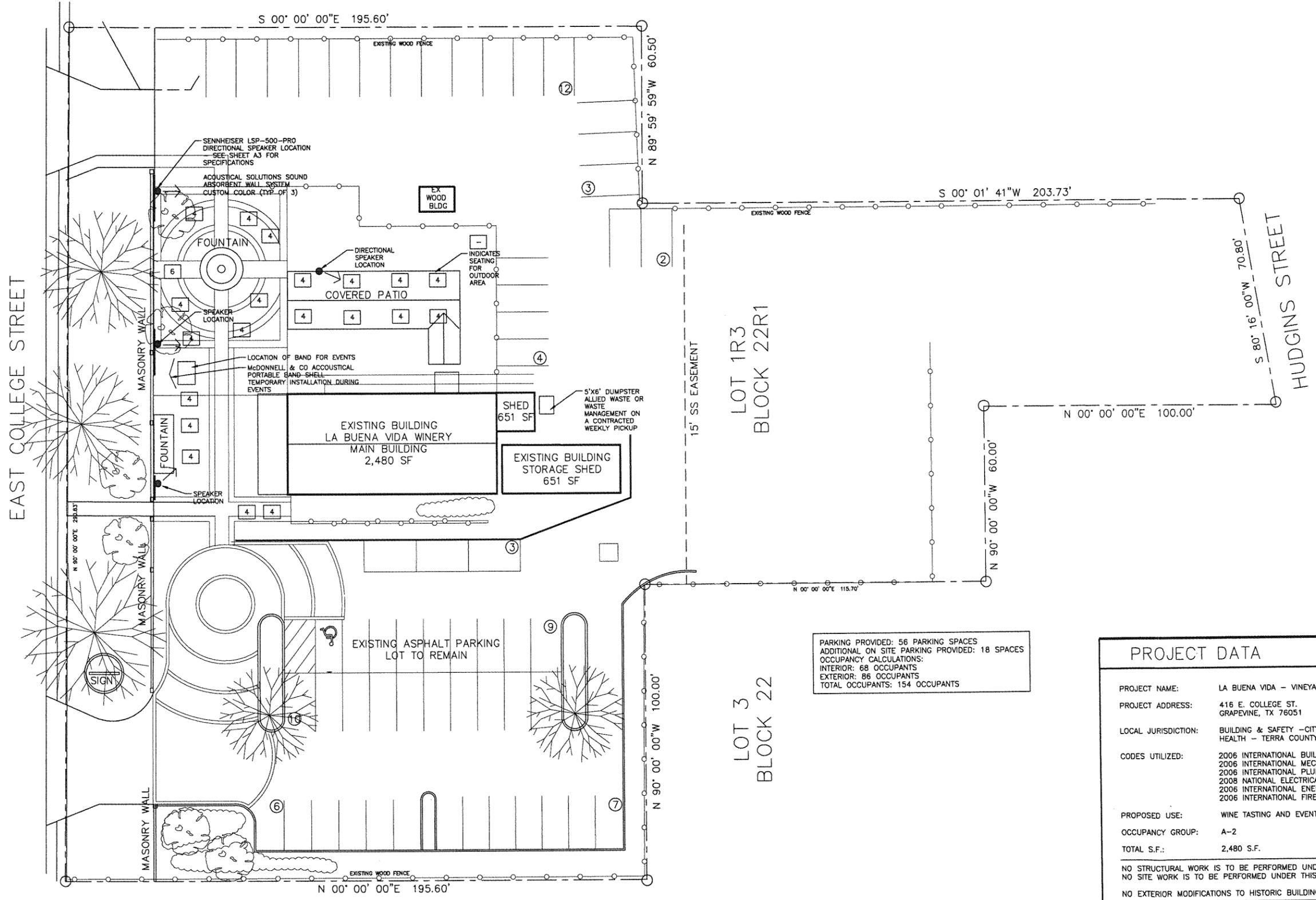
ATTEST:

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APPROVED AS TO FORM:

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PROTOTYPE PLAN SET 06.29.11



PROPOSED SPEAKER SITE PLAN

SCALE: 1/16" = 1'-0"



PARKING PROVIDED: 56 PARKING SPACES  
 ADDITIONAL ON SITE PARKING PROVIDED: 18 SPACES  
 OCCUPANCY CALCULATIONS:  
 INTERIOR: 68 OCCUPANTS  
 EXTERIOR: 86 OCCUPANTS  
 TOTAL OCCUPANTS: 154 OCCUPANTS

PROJECT DATA	
PROJECT NAME:	LA BUENA VIDA - VINEYARDS
PROJECT ADDRESS:	416 E. COLLEGE ST. GRAPEVINE, TX 76051
LOCAL JURISDICTION:	BUILDING & SAFETY - CITY OF GRAPEVINE HEALTH - TERRA COUNTY
CODES UTILIZED:	2006 INTERNATIONAL BUILDING CODE 2006 INTERNATIONAL MECHANICAL CODE 2006 INTERNATIONAL PLUMBING CODE 2008 NATIONAL ELECTRICAL CODE 2006 INTERNATIONAL ENERGY CONSERVATION CODE 2006 INTERNATIONAL FIRE PREVENTION CODE
PROPOSED USE:	WINE TASTING AND EVENTS
OCCUPANCY GROUP:	A-2
TOTAL S.F.:	2,480 S.F.
NO STRUCTURAL WORK IS TO BE PERFORMED UNDER THIS PERMIT. NO SITE WORK IS TO BE PERFORMED UNDER THIS PERMIT. NO EXTERIOR MODIFICATIONS TO HISTORIC BUILDING.	

REVISION

ISSUE DATE
2/12/2014

**BID SET**

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

SHEET NAME NUMBER
A1

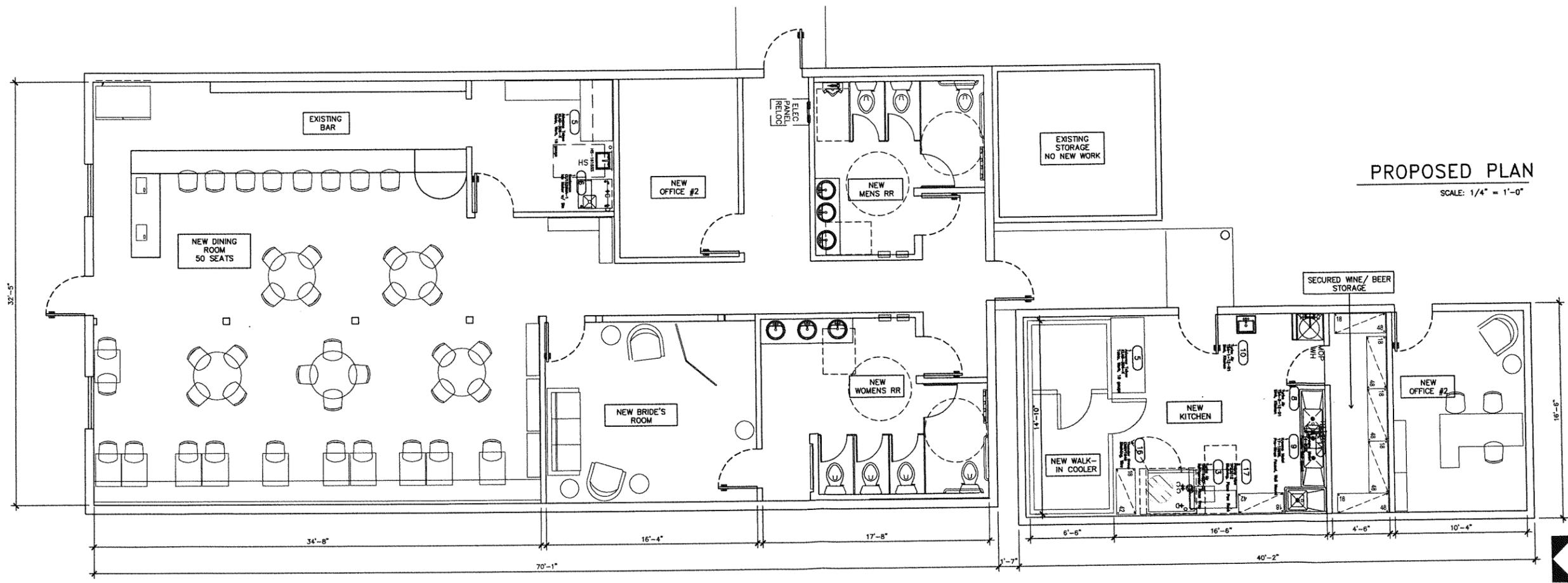
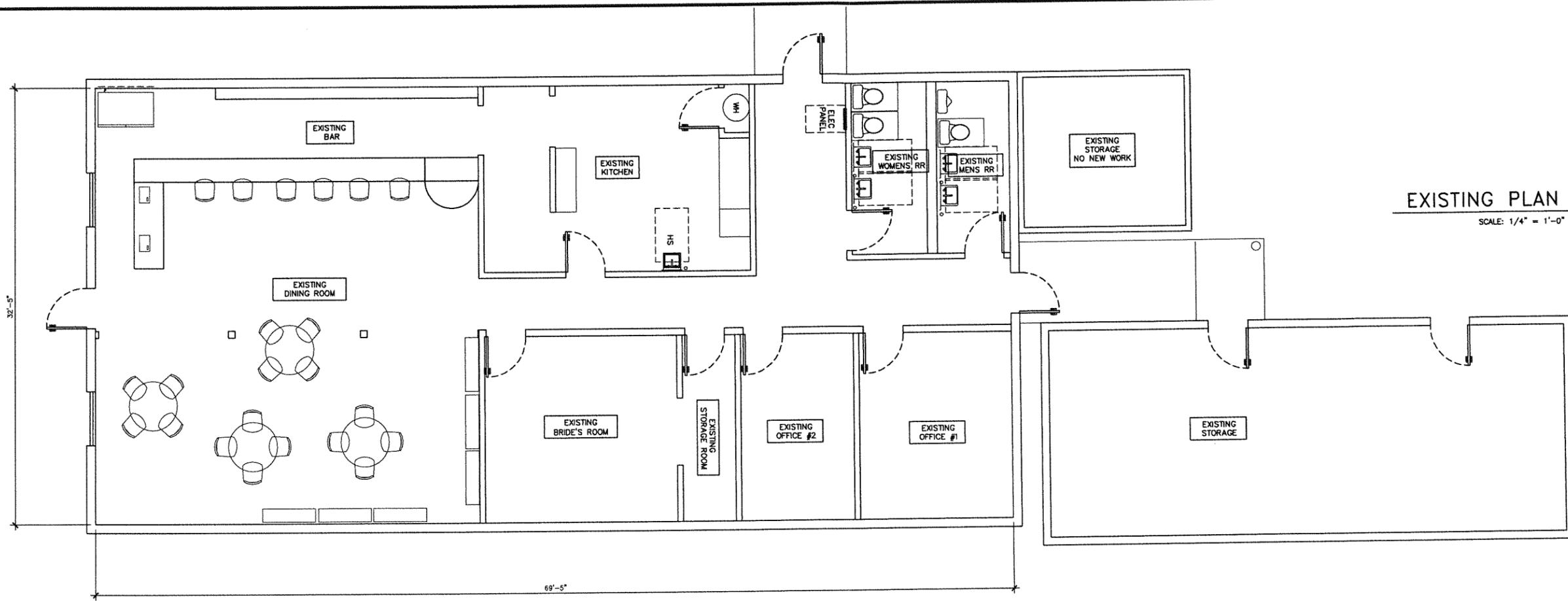
CC IT 20  
 PZ 11

9311 E. VIA DEVENTURA  
 SCOTTSDALE, AZ 85258  
 P 480-382-4481  
 www.neptune.com  
 Texas, LLC  
 Firm Registration #BR09

**NEPTUNE**  
 DESIGN GROUP

416 E College St.  
 Grapevine, TX 76051

**LA BUENA VIDA**  
 VINEYARDS



CC  
PZ

8311 E. VIA DEVENTURA  
SCOTTSDALE, AZ 85258  
P 480-362-4481  
www.neptunegrp.com  
Texas 811 #2899  
Firm Registration #2899

**NEPTUNE**  
DESIGN GROUP

416 E College St.  
Grapevine, TX 76051

**LA BUENA VIDA**  
VINEYARDS

REVISION

ISSUE DATE	2/10/2014
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**BID SET**

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

SHEET NAME NUMBER

**A2**

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: FEBRUARY 18, 2014

SUBJECT: FINAL PLAT APPLICATION  
LOT 1, BLOCK 1, MASON DENTAL ADDITION

PLAT APPLICATION FILING DATE..... February 11, 2014

APPLICANT..... Steve Homeyer, Homeyer Engineering

REASON FOR APPLICATION ..... Platting site to build a dentist office

PROPERTY LOCATION..... Southwest corner of Wall and Ball Streets

ACREAGE .....0.911

ZONING..... PO: Professional Office

NUMBER OF LOTS..... 1

PREVIOUS PLATTING..... No

CONCEPT PLAN..... No

SITE PLAN .....SP 14-01

OPEN SPACE REQUIREMENT ..... No

AVIGATION RELEASE..... Yes

PUBLIC HEARING REQUIRED..... No

**PLAT INFORMATION SHEET  
FINAL PLAT APPLICATION  
LOT 1, BLOCK 1, MASON DENTAL ADDITION**

CC ITEM #26  
PZ ITEM #7

I. GENERAL:

- The applicant, Stever Homeyer is platting this 0.911 acre site to build a dental office. The property is located at the southwest corner of Wall and Ball Streets.

II. STREET SYSTEM:

- The development has access to Wall and Ball Streets.
- 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 checked="" type="checkbox"/> Collector (E)	\$ 170.33 / LF	96.12'	\$16,372.11
<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 Morehead branch.
- The developer will be required to design for onsite as well as offsite drainage in accordance with the requirements of the City of Grapevine's Code of Ordinances.

IV. WATER SYSTEM:

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

V. SANITARY SEWER SYSTEM:

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

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for:
- Water and Wastewater Impact Fees are due prior to the issuance of building permits: Lot 1, Block 1, Mason Dental 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: Lot 1, Block 1, Mason Dental 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 1, Block 1, Mason Dental Addition."

APPLICATION FOR PLATTING  
CITY OF GRAPEVINE, TEXAS

CC ITEM #26  
PZ ITEM #7

TYPE OF PLAT:      Preliminary  Final      Replat      Amendment

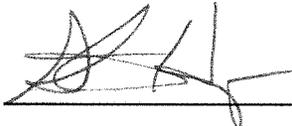
PROPERTY DESCRIPTION:

Name of Addition: LOT 1, BLOCK 1, MASON DENTAL ADDITION  
Number of Lots: 1 Gross Acreage: 0.911 Proposed Zoning: PO  
Location of Addition: SOUTHWEST CORNER OF WALL STREET & BALL STREET

PROPERTY OWNER:

Name: SCMM HOLDINGS, LLC Contact: SCOTT MASON  
Address: 809 TIMBERLINE CT City: KELLER  
State: TX Zip: 76248 Phone: (1) 817-223-0030  
Fax: ( )  
Signature: \_\_\_\_\_ Email: DR.MASON.DDS@GMAIL.COM

APPLICANT:

Name: HOMER ENGINEERING Contact: STELAN HOMER  
Address: PO BOX 294507 City: LEWISVILLE  
State: TX Zip: 75029 Phone: (1) 972-906-9985  
Fax: (1) 972-906-9987  
Signature:  Email: SHOMER@HEI.US.COM

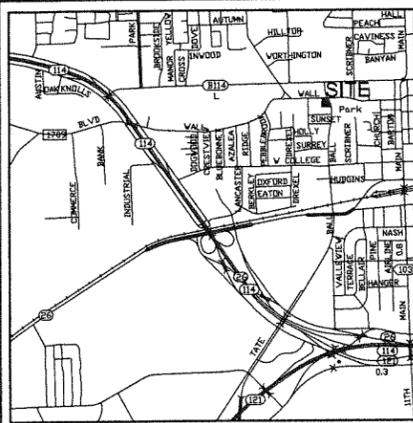
SURVEYOR:

Name: ARTHUR SURVEYING Contact: DOUG ARTHUR  
Address: 220 ELM ST #200 City: LEWISVILLE  
State: TX Zip: 75057 Phone: (1) 972 24 9439  
Fax: ( )  
Email: DOUG@ARTHURSURVEYING.COM

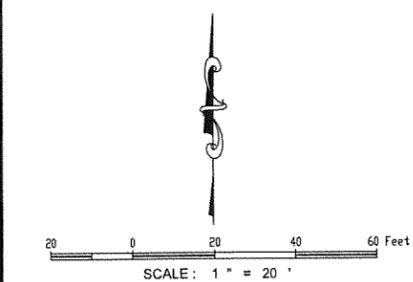
\*\*\*\*\* FOR OFFICE USE ONLY \*\*\*\*\*

Application Received:   /  /    
Fee Amount: \$                     

By: \_\_\_\_\_  
Check Number: \_\_\_\_\_



VICINITY MAP: 1" = 2000'



**State of Texas**  
**County of Tarrant**  
**Aviation Release**

WHEREAS, SCMM Holdings, LLC, hereinafter called "Owner", 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 \_\_\_\_\_, 2014.

SCMM Holdings, LLC

By: \_\_\_\_\_  
Scott Mason, Owner

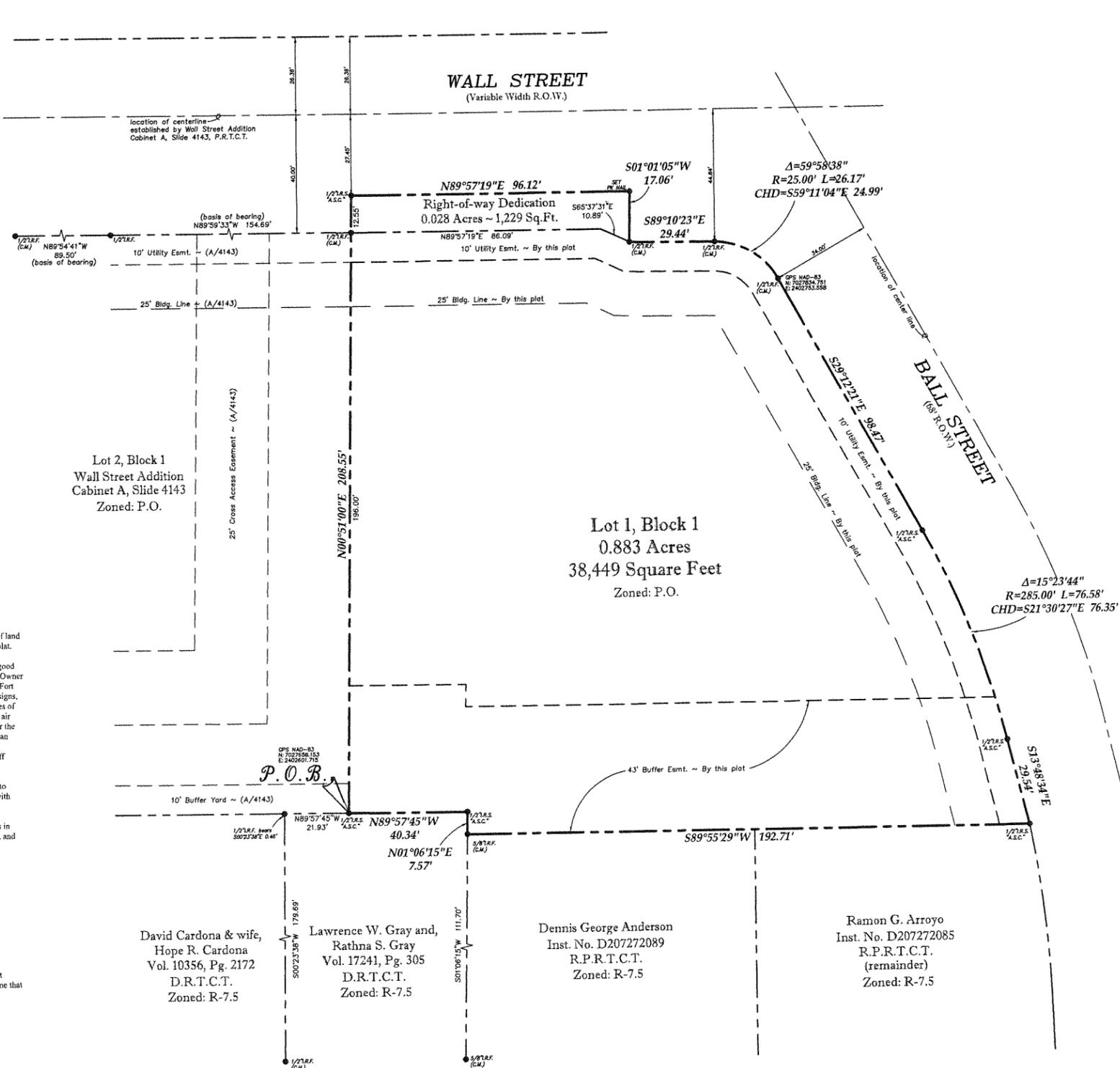
**State of Texas**  
**County of Tarrant**

Before me, undersigned Notary Public in and for said County and State, on this day personally appeared Scott Mason, known 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 considerations therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

- NOTES:**
- No portion of subject property appears to lie within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48059R 0105 K, present effective date of map September 25, 2009, herein property is situated within Zone X (unshaded).
  - All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a yellow cap stamped "Arthur Surveying Company".
  - Bearings shown are based on the north line Lot 2, Block 1, Wall Street Addition, recorded in Cabinet A, Slide 4143 of the Plat Records of Tarrant County, Texas.
  - Selling a portion of this addition by metes and bounds is a violation of State law and is subject to fines and withholding of utilities and building permits.
  - Right-of-way dedication area: 0.028 acres
  - Easement dedication area: 0.294 acres overlapped (Buffer: 0.224 acres; Utility Easement: 0.080 acres)
  - Net platted area: 0.883 acres
  - Total platted area: 0.911 acres



Lot 2, Block 1  
Wall Street Addition  
Cabinet A, Slide 4143  
Zoned: P.O.

Lot 1, Block 1  
0.883 Acres  
38,449 Square Feet  
Zoned: P.O.

David Cardona & wife,  
Hope R. Cardona  
Vol. 10356, Pg. 2172  
D.R.T.C.T.  
Zoned: R-7.5

Lawrence W. Gray and,  
Rathna S. Gray  
Vol. 17241, Pg. 305  
D.R.T.C.T.  
Zoned: R-7.5

Dennis George Anderson  
Inst. No. D207272089  
R.P.R.T.C.T.  
Zoned: R-7.5

Ramon G. Arroyo  
Inst. No. D207272085  
R.P.R.T.C.T.  
(remainder)  
Zoned: R-7.5

**State of Texas**  
**County of Tarrant**  
**Owner's Certificate and Dedication**

WHEREAS SCMM Holdings, LLC is the owner of all that certain lot, tract or parcel of land situated in the A. Foster Survey, Abstract Number 518, City of Grapevine, Tarrant County, Texas, and being that certain tract of land described in the plat of SCMM Holdings, LLC, recorded under Document Number D212312982 of the Official Public Records of Tarrant County, Texas, the same more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" set for the southwest corner of said SCMM tract, being the southeast corner of Lot 2, Block 1, Wall Street Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 4143 of the Plat Records of Tarrant County, Texas, and being in the north line of that certain tract of land described by deed to Lawrence W. Gray and Rathna S. Gray, recorded in Volume 17241, Page 305 of the Deed Records of Tarrant County, Texas:

THENCE North 00 degrees 51 minutes 00 seconds East, with the east line of said Lot 2 and passing a 1/2 inch iron rod found for the northeast corner of said Lot 2 at a distance of 196.00 feet and continuing for a total distance of 208.55 feet to a 1/2 inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" set for corner in the south line of Wall Street, a public roadway;

THENCE North 89 degrees 57 minutes 19 seconds East, with the south line of said Wall Street, same being the north line of said SCMM tract, a distance of 96.12 feet to a PK Nail set for corner, being in the south line of said Wall Street;

THENCE South 01 degree 01 minute 05 seconds West, continuing with the south line of said Wall Street, a distance of 17.06 feet to a 1/2 inch iron rod found for corner, being in the south line of said Wall Street;

THENCE South 89 degrees 10 minutes 23 seconds East, continuing with the south line of said Wall Street, a distance of 29.44 feet to a 1/2 inch iron rod found for corner, being at the beginning of a curve to the right having a radius of 25.00 feet;

THENCE continuing with the south line of said Wall Street and said curve, having a delta angle of 59 degrees 58 minutes 38 seconds, whose chord bears South 59 degrees 11 minutes 04 seconds East, a chord distance of 24.99 feet, with an arc length of 26.17 feet to a 1/2 inch iron rod found for corner in the west line of Ball Street, a public roadway;

THENCE South 29 degrees 12 minutes 21 seconds East, with the west line of said Ball Street, a distance of 98.47 feet to a 1/2 inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" set for corner, being at the beginning of a curve to the right having a radius of 285.00 feet;

THENCE continuing with the west line of said Ball Street and with said curve, having a delta angle of 15 degrees 23 minutes 44 seconds, whose chord bears South 21 degrees 30 minutes 27 seconds East, a chord distance of 76.35 feet, with an arc length of 76.58 feet to a 1/2 inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" set for corner;

THENCE South 13 degrees 48 minutes 34 seconds East, continuing with the west line of said Ball Street, a distance of 29.54 feet to a 1/2 inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" set for the southeast corner of said SCMM tract, being in the north line of that certain tract of land described by deed to Dennis George Anderson, recorded under Document Number D207272085 of the Real Property Records of Tarrant County, Texas, being in the west line of said Ball Street;

THENCE South 89 degrees 55 minutes 29 seconds West, with the north line of said Anderson tract and continuing with the north line of that certain tract of land described by deed to Dennis George Anderson, recorded under Instrument Number D207272089 of the Real Property Records of Tarrant County, Texas, a distance of 192.71 feet to a 5/8 inch iron rod found for the northwest corner of said Anderson tract and being in the east line of said Gray tract;

THENCE North 01 degree 06 minutes 15 seconds East, with the east line of said Gray tract, a distance of 7.57 feet to a 1/2 inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" set for the northeast corner of said Gray tract;

THENCE North 89 degrees 57 minutes 45 seconds West, with the north line of said Gray tract, a distance of 40.34 feet to the POINT OF BEGINNING, and containing 0.911 acres of land, more or less.

**NOW, therefore, know all men by these presents:**  
THAT SCMM Holdings, LLC does hereby adopt this plat of Mason Dental Addition, Lot 1, Block 1, 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 of franchise public utilities for each particular use. The maintenance of paving on the easements are 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 franchise 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 franchise utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of construction, inspecting, patrolling, maintaining, and adding to or removing all or parts of 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 to the City of Grapevine, Texas.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

SCMM Holdings, LLC  
By: \_\_\_\_\_  
Scott Mason, Owner

**State of Texas**  
**County of Tarrant**

Before me, undersigned Notary Public in and for said County and State, on this day personally appeared Scott Mason, known 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 considerations therein expressed.

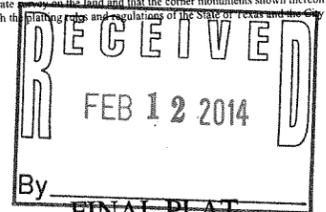
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

**State of Texas**  
**County of Denton**  
**SURVEYOR'S CERTIFICATE**

I, Douglas L. Arthur, of Arthur Surveying Company, 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 of the land and that the corner monuments shown thereon were properly placed under my supervision in accordance with the platting rules and regulations of the State of Texas and the City of Grapevine.

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 02/12/2014  
Douglas L. Arthur, R.P.L.S.  
No. 4357



**PLANNING & ZONING COMMISSION:**  
Date Approved: \_\_\_\_\_  
Chairman: \_\_\_\_\_  
Secretary: \_\_\_\_\_  
**GRAPEVINE CITY COUNCIL:**  
Date Approved: \_\_\_\_\_  
Mayor: \_\_\_\_\_  
City Secretary: \_\_\_\_\_

**MASON DENTAL ADDITION**  
Lot 1, Block 1  
0.911 acres out of the  
A. Foster Survey, Abst. No. 518  
City of Grapevine, Tarrant County, Texas  
- January 2014 -

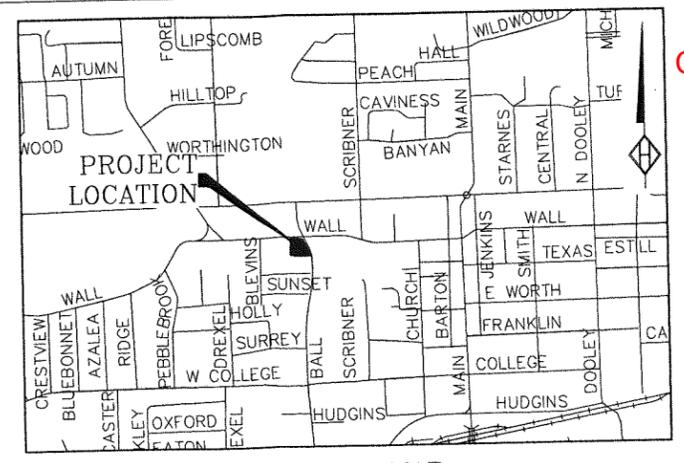
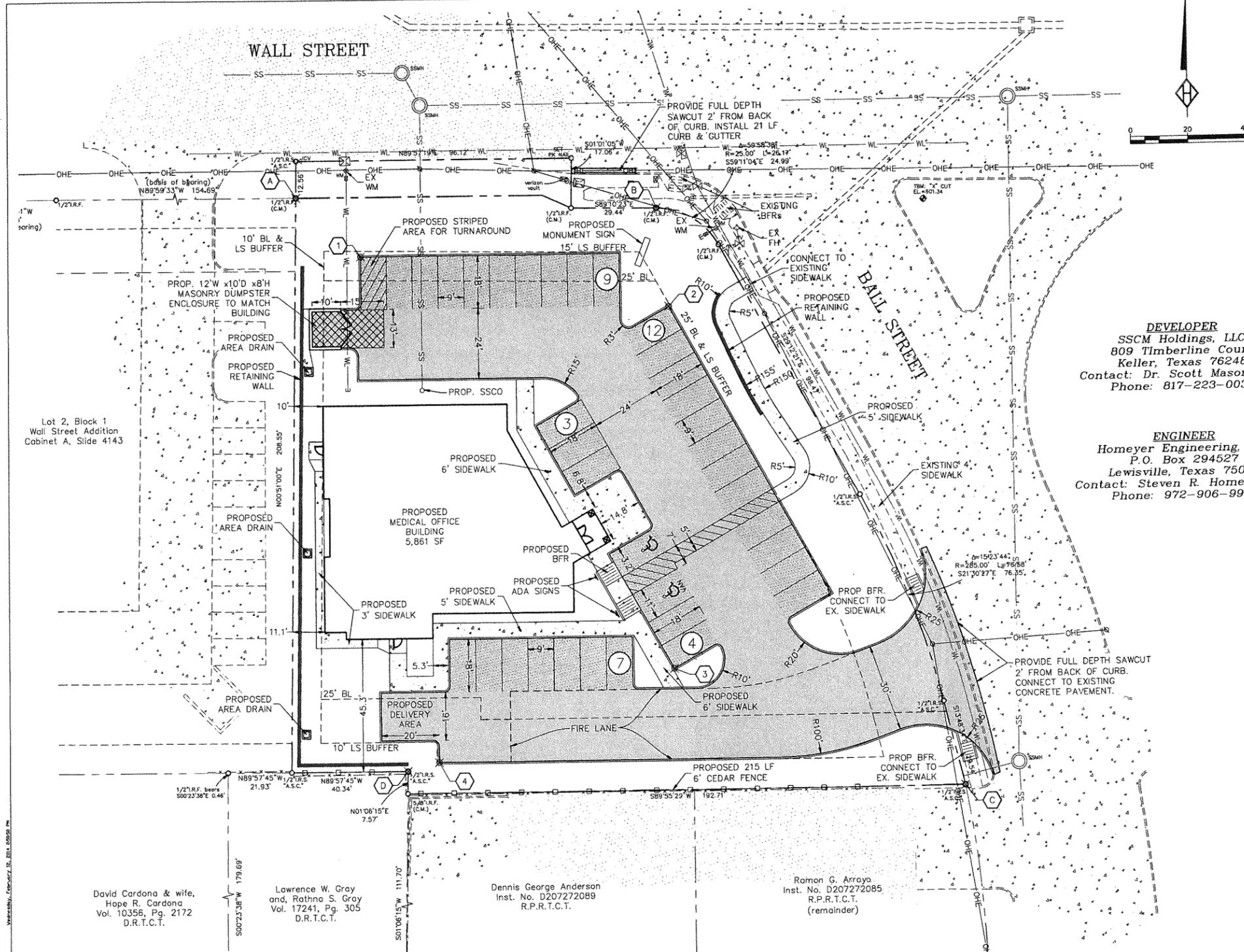
**Arthur Surveying Co., Inc.**  
Professional Land Surveyors

**OWNER / DEVELOPER**  
SCMM HOLDINGS, LLC  
809 Timberline Court  
Keller, TX 76248-3849  
Phone: (817) 223-0030  
Contact: Scott Mason

**HOMER ENGINEERING, INC.**  
CIVIL ENGINEERING CONSULTING  
SITE & LAND PLANNING  
817-926-9955  
TX Firm Registration No. DA-6112  
OK Firm Registration No. DA-6112  
www.HELUS.com

LEWISVILLE 220 Elm St., # 200 Lewisville, TX 75057 Ph: (940) 436-6155 TREN NO. 110089000 arthursurveying.com  
DENTON 1172 Bent Oaks Denton, TX 76210 Ph: (940) 436-6155 TREN NO. 10193866 Established 1986

DRAWN BY: Jay DATE: 09/13/12 SCALE: 1"=20' CHECKED BY: D.L.A. ASC NO.: 120956-2  
THIS PLAT FILED ON \_\_\_\_\_, 2014, INSTRUMENT # \_\_\_\_\_



VICINITY MAP  
SCALE: 1"=1000'

**DEVELOPER**  
SSCM Holdings, LLC  
809 Timberline Court  
Keller, Texas 76248  
Contact: Dr. Scott Mason, DDS  
Phone: 817-223-0030

**ENGINEER**  
Homeyer Engineering, Inc.  
P.O. Box 294527  
Lewisville, Texas 75029  
Contact: Steven R. Homeyer, PE  
Phone: 972-906-9985

**PAVEMENT LEGEND**

- DUMPSTER PAD PAVEMENT  
PROPOSED 7" 4,000 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
- HEAVY DUTY PAVEMENT  
PROPOSED 6" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
- LIGHT DUTY PAVEMENT  
PROPOSED 5" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
- SIDEWALK PAVEMENT  
PROPOSED 4" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.

**PAVEMENT NOTES:**

- ALL PAVEMENT SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6" AND COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT OR ABOVE OPTIMUM MOISTURE.
- THE CONTRACTOR SHALL DOWEL & EPOXY #4 X 24" SMOOTH BARS @ 24" CENTERS ALONG ALL PROPOSED TO EXISTING CONCRETE EDGES W/ 3/4" EXPANSION JOINT & SELF LEVELING JOINT SEALING COMPOUND.
- THE CONTRACTOR SHALL PROVIDE A 1/2" EXPANSION JOINT W/ SELF LEVELING JOINT SEALING COMPOUND BETWEEN THE PROPOSED CONCRETE PAVEMENT AND THE PROPOSED BUILDING.

**SITE INFORMATION**

ZONING: PROFESSIONAL OFFICE DISTRICT (PO)

	REQUIRED	PROVIDED
LAND AREA (AC)	0.23 MIN	0.883
LAND AREA (SF)	10,000 MIN	39,678
OPEN SPACE (SF)	7,936 MIN	13,723
OPEN SPACE (%)	20 MIN	34.6
BUILDING COVERAGE (SF)	23,807 MAX	5,861
BUILDING AREA - COMMON AREA (SF)	NA	4,487
BUILDING COVERAGE (%)	60 MAX	14.7
MAXIMUM IMPERVIOUS (SF)	31,742 MAX	25,955
MAXIMUM IMPERVIOUS (%)	80 MAX	65.4
MEAN BUILDING HEIGHT (FT)	25 MAX	21.38
STANDARD PARKING	33	33
HANDICAP PARKING	2	2

- NOTES:**
- THE PURPOSE OF THIS SITE PLAN IS TO CONSTRUCT A 5,821 SF MEDICAL OFFICE BUILDING.
  - THE PROPOSED TRUNCATED DOMES SHALL BE INSTALLED ON THE SIDEWALK AT ITS INTERSECTION WITH THE DRIVEWAY TO IDENTIFY THE POTENTIAL CONFLICT IN ACCORDANCE WITH RAMP SPECIFICATIONS. RAMP IN RIGHT-OF-WAY SHALL MATCH (IN COLOR) TO EXISTING RAMP.
  - ALL ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
  - ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
  - USE CITY OF GRAPEVINE DETAILS FOR ADA RAMP WITHIN PUBLIC RIGHT OF WAY.
  - ALL THE REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

**LEGEND**

I.R.F.	IRON ROD FOUND	☉	POWER POLE
I.R.S.	IRON ROD SET	☼	LIGHT POLE
X"	CUT X IN CONCRETE	⊗	WATER VALVE
F.C.P.	FENCE CORNER POST	⊙SSMH	SANITARY SEWER MANHOLE
///	ASPHALT	⊕	FIRE HYDRANT
⓪	TELEPHONE MANHOLE	⊗WM	WATER METER

**DESIGN POINTS**

PT	NORTHING	EASTING	PT	NORTHING	EASTING
A	5705.7310	5924.8591	1	5685.4605	5947.2760
B	5700.8790	6050.3006	2	5667.2715	6054.1801
C	5502.4078	6154.8530	3	5543.7244	6054.5061
D	5509.7275	5962.2888	4	5512.6687	5973.1683

**PRELIMINARY PLANS**

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.  
STEVEN R. HOMEYER, PE # 86942  
DATE: 02/12/2014

**HOMEYER ENGINEERING, INC.**  
ENGINEER REGISTRATION NO. 7-87440  
TBE FIRM REGISTRATION NO. 7-415099  
P.O. BOX 294527 • LEWISVILLE, TEXAS 75029  
972-906-9985 PHONE 972-906-9987 FAX  
WWW.HEI.US.COM

MASON DENTAL  
LOT 1, BLOCK 1  
MASON DENTAL ADDITION  
0.883 ACRES  
CITY OF GRAPEVINE  
TARRANT COUNTY, TEXAS

DIMENSIONAL CONTROL  
SITE PLAN

DRAWN: SRH  
DATE: 12/17/2013  
HEI #: 11-136  
SHEET NO: C2

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 21<sup>st</sup> day of January 2014 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
Beth Tiggelaar	Member
Dennis Luers	Alternate
Theresa Mason	Alternate

constituting a quorum with Gary Martin 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

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:

CU13-21	GRAPEVINE EXPRESS CARWASH
CU13-35	LEGOLAND DISCOVERY CENTER
CU13-36	FARINA'S WINERY
HL13-05	404 EAST WORTH STREET
HL13-06	710 EAST WALL STREET

to discuss development issues.

ADJOURNMENT

After a brief discussion, Chairman Oliver adjourned the meeting at 7:22 p.m.

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 18<sup>TH</sup> DAY OF FEBRUARY 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 21<sup>st</sup> day of January 2014, 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
Beth Tiggelaar	Member
Dennis Luers	Alternate
Theresa Mason	Alternate

constituting a quorum with Gary Martin 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 7:45 p.m. and Chairman Oliver called the Planning and Zoning Commission deliberation session to order at 8:18 p.m.

### INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner B J Wilson delivered the Invocation and led the Pledge of Allegiance.

### JOINT PUBLIC HEARINGS

#### CU13-21 – GRAPEVINE EXPRESS CARWASH

First for the Commission to consider and make recommendation to City Council was conditional use permit CU13-21 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.

Mr. Lanny Wilkinson, the applicant, was available to answer questions and requested favorable consideration. Mr. Wilkinson stated that he would construct a 1,120 square foot vehicle inspection facility at the rear of the property and plant trees in order to

screen the building from the neighborhood. Discussion was held regarding future signage, the location of the inspection facility, and cross access to the adjacent property.

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 CU13-21. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

CONDITIONAL USE APPLICATION CU13-35 LEGOLAND DISCOVERY CENTER

Next for the Commission to consider and make recommendation to City Council was conditional use application CU13-35 submitted by Legoland Discovery Center for property located at 3000 Grapevine Mills Parkway #519 and platted as Lot 1R3, Block 1, Grapevine Mills Addition. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU10-25 (Ord. 10-70) 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 proposed an outdoor splash pad to include, interactive water features in a pirate themed outdoor playground setting, two 38-foot 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.

Mr. Glen Griggs, representing the applicant, was available to answer questions and requested favorable consideration.

With no further questions, guests to speak, two letters of support, the public hearing was closed.

In the Commission's deliberation session, discussion was held regarding outdoor speakers. Monica Hotelling moved to approve CU13-35 with the acknowledgement that outdoor speakers were not a part of this request. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

CONDITIONAL USE APPLICATION CU13-36 – FARINA'S WINERY

Next for the Commission to consider and make recommendation to City Council was conditional use application CU13-36 submitted by Gary Farina for property located at 418 and 420 South Main Street and platted as Lots 10 & 11, Block 3, City of Grapevine. The applicant was requesting a conditional use permit to allow for the possession, retail sale, storage and on- and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a restaurant.

Mr. Gary Farina, the applicant, was available to answer questions and requested favorable consideration. Mr. Farina stated that the business or name would not change.

Mr. Carl Young, stated his concerns about the request.

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 conditional use application CU13-36. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

#### HISTORIC LANDMARK SUBDISTRICT HL13-05 – HENRY C. YANCEY HOUSE

Next for the Commission to consider and make recommendation to City Council was historic landmark subdistrict application HL13-05 submitted by Michael & Evon Harris 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. The applicant was requesting designation as a historic landmark subdistrict.

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.

With no further questions, guests to speak, nor letters or petitions, the public hearing was closed.

In the Commission's deliberation session, Herb Fry moved to approve historic landmark subdistrict HL13-05. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

HISTORIC LANDMARK SUBDISTRICT HL13-06 – 710 WEST WALL STREET

Next for the Commission to consider and make recommendation to City Council was historic landmark subdistrict application HL13-06 submitted by Audrea Weimer for property located at 710 West Wall Street and platted as Lot 10, Block 101, College Heights. The applicant was requesting designation as a historic landmark subdistrict.

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.

With no further questions, guests to speak, nor letters or petitions, the public hearing was closed.

In the Commission's deliberation session, Herb Fry moved to approve historic landmark subdistrict HL13-06. B J Wilson seconded the motion, which prevailed by the following vote:

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

FINAL PLAT APPLICATION – LOTS 5A1 & 5A2, BLOCK A, GRAPEVINE MILLS CROSSING

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 5A1 and 5A2, Block A, Grapevine Mills Crossing on property located south of Grapevine Mills Boulevard North between Grapevine Mills Parkway and State Highway 121. The applicant was final platting 8.5503 acres to plat the site into two lots.

In the Commission's deliberation session B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 5A1 & 5A2, Block A, Grapevine Mills Crossing. Theresa Mason seconded the motion, which prevailed by the following vote:

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

END OF PUBLIC HEARING

FINAL PLAT APPLICATION – LOT 1R1, BLOCK 10R AND LOT 2R1, BLOCK 13R,  
STARR ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 1R1, Block 10R and Lot 2R1, Block 13R, Starr Addition on property located at 214 and 312 West Northwest Highway. The applicant was final platting 1.709 acres to expand the existing car wash.

In the Commission's deliberation session B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lot 1R1, Block 10R and Lot 2R1, Block 13R, Starr Addition. Herb Fry seconded the motion, which prevailed by the following vote:

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

CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the December 17, 2013, Planning and Zoning meetings.

Monica Hotelling moved to approve the Planning and Zoning Commission minutes of December 17, 2013. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

ADJOURNMENT

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 18:22 p.m. B J Wilson seconded the motion which prevailed by the following vote:

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

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 18<sup>TH</sup> DAY OF FEBRUARY 2014.

APPROVED:

\_\_\_\_\_  
CHAIRMAN

ATTEST:

---

PLANNING TECHNICIAN