

AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR JOINT CITY COUNCIL
&
PLANNING & ZONING COMMISSION MEETING*
TUESDAY, SEPTEMBER 16, 2014
GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

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

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

EXECUTIVE SESSION

1. City Council to recess to the City Council Conference Room to conduct a closed session relative to:
 - A. Deliberate the sale, exchange, or value of real property (Public Works right-of-way and drainage) pursuant to Section 551.072, Texas Government Code.
 - B. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

City Council to reconvene in open session in the City Council Chambers and take any necessary action relative to items discussed in Executive Session.

REGULAR MEETING: 7:30 p.m. - City Council Chambers

INVOCATION AND PLEDGE OF ALLEGIANCE: Commissioner Jim Fechter

JOINT PUBLIC HEARINGS

2. Conditional Use Application **CU14-38** (Umbra Winery) - City Council and Planning & Zoning Commission to conduct a public hearing relative to an application submitted by Umbra Winery requesting a conditional use permit to

allow a winery with on- and off-premise consumption of alcoholic beverage sales (wine only). The subject property is located at 415 South Main Street and is zoned "CBD" Central Business District.

3. Planned Development Overlay **PD14-01** (Glade Hill) - City Council and Planning & Zoning Commission to conduct a public hearing relative to an application submitted by Contrast Glade Hill Development for a planned development overlay to include but not be limited to deviation from the building coverage standards. The subject property is located at 4800 Glade Hill Drive and is zoned "R-5.0" Zero Lot Line District Regulations.
4. **Final plat** of Lots 5R-A, 6R, 7R, 8R, 13R, 14R, 15R and 16R, Block 4, Placid Peninsula being a replat of Lots 5R, 6, 7, 8, 13, 14, 15, 16, a portion of Lot 3, and Tract A, Block 4, Placid Peninsula - City Council and Planning & Zoning Commission to conduct a public hearing relative an application submitted by Dove Pond Joint Venture. The subject property is located north of Dove Pond Drive and west of Redbird Lane and is zoned "R-7.5" Single Family District Regulations.

END OF JOINT PUBLIC HEARINGS

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

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

CITIZEN COMMENTS

5. Any person who is not scheduled on the agenda may address the City Council under Citizen Comments by completing a Citizen Appearance Request form with the City Secretary. In accordance with the Texas Open Meetings Act, the City Council is restricted in discussing or taking action during Citizen Comments.

OLD BUSINESS

6. Consider the Planning and Zoning Commission recommendation of a 5-2 vote to approve on first reading Historic Landmark Subdistrict **HL14-05** submitted by the Historic Preservation Commission for designation of property located at 1400 South Main Street as a historic landmark subdistrict and a subsequent **ordinance**, if applicable. The subject property is zoned "HC" Highway Commercial District. **This item was tabled at the July 15, 2014 meeting.**

NEW BUSINESS

7. Consider the award of an informal request for Christmas decorations from Baker Design Group 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.

8. Consider changing the time of the October 7, 2014 City Council meeting to 5:30 p.m. to allow the City Council to attend neighborhood National Night Out functions. City Secretary recommends approval.
9. Consider an Interlocal Agreement with the Grapevine Housing Authority for services of the Executive Director and for facility maintenance services. Administrative Services Director recommends approval.
10. Consider renewal of an annual agreement with Temporaries of Texas, Inc. for temporary employment services. Administrative Service Director recommends approval.
11. Consider the award of an informal request for quote for email software to EST Group. City Manager recommends approval.
12. Consider the renewal of an annual contract with One Safe Place Media Corporation for managed data storage services. City Manager recommends approval.
13. Consider the award of Bid 419-2014 to Brazos Technology Corporation for electronic handheld ticket writers. Police Chief recommends approval.
14. Consider a **resolution** authorizing an amendment to the Tower/Ground Lease Agreement with New Cingular Wireless PCS, LLC for the purpose of installing, operating, and maintaining a communications facility on the Barton Water Tower, 211 West Texas Street, and authorizing the City Manager to execute the amendment. Public Works Director recommends approval.
15. Consider the renewal of annual contracts with Lowery Sand & Gravel Company, Inc., Big Sandy Sand Company, Hanson Aggregates LLC, DFW Materials, Neese Materials, Inc. and Martin Marietta Materials formerly TXI for aggregate materials. Public Works Director recommends approval.
16. Consider renewal of an annual contract with Multiple Cable Systems, Inc. for traffic conduit installation services. Public Works Director recommends approval.
17. Consider a **resolution** formally appointing Council Member Duff O'Dell to the Industrial Development Corporation. City Secretary recommends approval.

18. Consider the minutes of the September 2 and September 10, 2014 City Council meetings as published. City Secretary recommends approval.

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

PLANNING & ZONING COMMISSION RECOMMENDATIONS

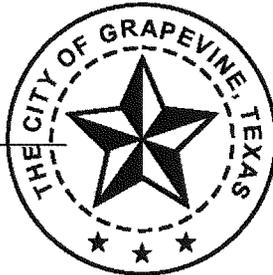
19. Conditional Use Application **CU14-38** (Umbra Winery) - Consider the recommendation of the Planning & Zoning Commission and a subsequent **ordinance**, if applicable.
20. Planned Development Overlay **PD14-01** (Glade Hill) - Consider the recommendation of the Planning & Zoning Commission and a subsequent **ordinance**, if applicable.
21. **Final plat** of Lots 5R-A, 6R, 7R, 8R, 13R, 14R, 15R and 16R, Block 4, Placid Peninsula - Consider the recommendation of the Planning & Zoning Commission and take any necessary action.
22. **Final plat** of Lot 1, Block 1, Cooley Addition - Consider the recommendation of the Planning & Zoning Commission 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 the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on September 12, 2014 by 5:00 p.m.


 Jodi C. Brown, City Secretary



AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING & ZONING COMMISSION MEETING
TUESDAY, SEPTEMBER 16, 2014
GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

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

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

BRIEFING SESSION

1. Oath of Office.
2. Planning & Zoning Commission to conduct a briefing session to discuss all items scheduled on tonight's agenda; No action will be taken. Each item will be considered during the Regular Session which immediately follows the Joint Public Hearings.

JOINT PUBLIC HEARINGS: 7:30 p.m. - City Council Chambers

INVOCATION AND PLEDGE OF ALLEGIANCE: Commissioner Jim Fechter

3. Conditional Use Application **CU14-38** (Umbra Winery) - City Council and Planning & Zoning Commission to conduct a public hearing relative to an application submitted by Umbra Winery requesting a conditional use permit to allow a winery with on- and off-premise consumption of alcoholic beverage sales (wine only). The subject property is located at 415 South Main Street and is zoned "CBD" Central Business District.
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5. **Final plat** of Lots 5R-A, 6R, 7R, 8R, 13R, 14R, 15R and 16R, Block 4, Placid Peninsula being a replat of Lots 5R, 6, 7, 8, 13, 14, 15, 16, a portion of Lot 3, and Tract A, Block 4, Placid Peninsula. City Council and Planning & Zoning Commission to conduct a public hearing relative an application submitted by Dove Pond Joint Venture. The subject property is located north of Dove Pond Drive and west of Redbird Lane and is zoned "R-7.5" Single Family District Regulations.

END OF JOINT PUBLIC HEARINGS

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

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

NEW BUSINESS

6. Election of Officers.
7. Conditional Use Application **CU14-38** (Umbra Winery) - Consider the application and make a recommendation to the City Council.
8. Planned Development Overlay **PD14-01** (Glade Hill) - Consider the application and make a recommendation to the City Council.
9. **Final plat** of Lots 5R-A, 6R, 7R, 8R, 13R, 14R, 15R and 16R, Block 4, Placid Peninsula - Consider the application and make a recommendation to the City Council.
10. **Final plat** of Lot 1, Block 1, Cooley Addition - Consider the recommendation of the Planning & Zoning Commission and take any necessary action.
11. Consider the minutes of the August 19, 2014 Planning & Zoning Commission meetings and take any necessary action.

NOTE: Following the adjournment of the Planning & Zoning Commission meeting, a representative will present the recommendations of the Planning & Zoning Commission to the City Council for consideration in the City Council Chambers.

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 the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on September 12, 2014 by 5:00 p.m.



Jodi C. Brown, City Secretary

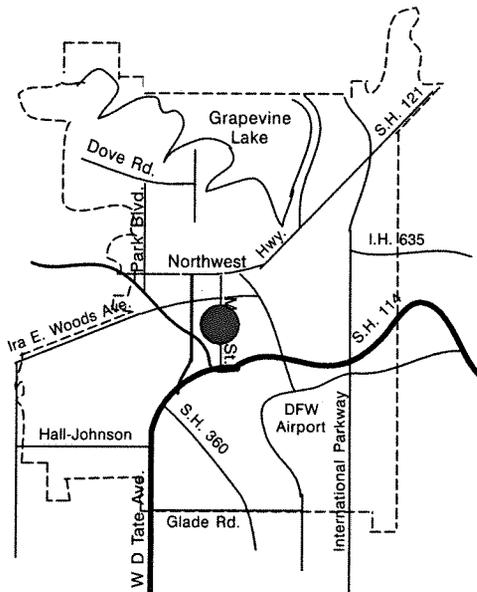


TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE
PLANNING AND ZONING COMMISSION

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

MEETING DATE: SEPTEMBER 16, 2014

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU14-38 UMBRA WINERY



APPLICANT: Umbra Winery

PROPERTY LOCATION AND SIZE:

The subject property is located at 415 South Main Street and is platted as Lot 4, the north 2.5 feet of Lot 3, Block 18, City of Grapevine Addition. The property contains approximately 2,585 square feet and has approximately 28 feet of frontage along South Main Street and 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 this request the applicant proposes to establish a 1,444 square foot, 36-seat, winery (Umbra Winery) within an existing space. The applicant owns an existing winery, Crossroads Winery in Frisco, Texas and envisions offering wine produced from the existing winery and from wine produced on-site. No outdoor seating or outside speakers are proposed. Parking required for the winery is 26 parking spaces. Parking for the winery is proposed to be met by using both on-site and off-site parking. Two parking spaces are available on the subject site. The balance of the required parking is proposed to be met by using available public parking in the immediate vicinity as shown on the parking plan.

PRESENT ZONING AND USE:

The property is zoned "CBD" Central Business District and was formerly used as a retail shop (Bella Butterflies).

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and surrounding areas were rezoned in the 1984 City Rezoning from "C-2" Community Business District to "CBD" Central Business District. The subject property is also located within a Historic Overlay District (HL92-03). On property to the west Planned Development Overlay PD09-02 (Ord. 2009-09) was approved at the March 24, 2009 meeting which allowed a residence on the second floor of an existing structure. At the February 15, 2011 meeting City Council approved CU11-02 (Ord. 2011-08) on the site to the south to establish a bakery (Patty Cakes Bakery).

SURROUNDING ZONING AND EXISTING LAND USE:

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

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

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

WEST: "CBD" Central Business District—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.

THOROUGHFARE PLAN APPLICATION:

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

/at



CITY OF GRAPEVINE

CONDITIONAL USE APPLICATION

Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent/company/contact

UMBRA WINERY

Street address of applicant / agent:

4121 Teton Place

City / State / Zip Code of applicant / agent:

Prosper Texas 75078

Telephone number of applicant / agent:

(903)-736-4205

Fax number of applicant/agent

N/A

Email address of applicant/agent

John@Cwineryfrisco.com

Mobile phone number of applicant/agent

(903)-736-4205

PART 2. PROPERTY INFORMATION

Street address of subject property

415 S.

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

Lot 4 & N. 2.5' L3 Block 18 Addition CITY OF GRAPEVINE

Size of subject property

0.06 Acres 1620

Present zoning classification:

CBD

Proposed use of the property:

Square footage

Circle yes or no, if applies to this application

Outdoor speakers Yes No

Minimum / maximum district size for conditional use request:

NONE

Zoning ordinance provision requiring a conditional use:

ZB, C, Z

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:

SUTTON & RIDDLE INVESTMENTS

Street address of property owner:

4608 Shady Creek Ln

City / State / Zip Code of property owner:

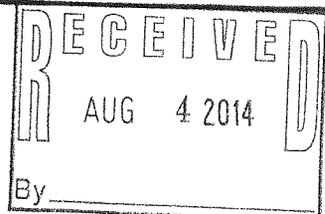
Colleyville Texas 76034

Telephone number of property owner:

(817)-545-1089

Fax number of property owner:

N/A



ACKNOWLEDGEMENT

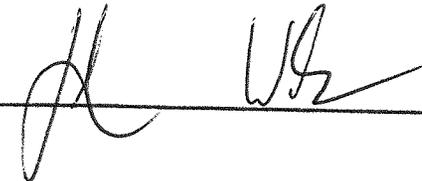
All Conditional Use and Special Use Applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.

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

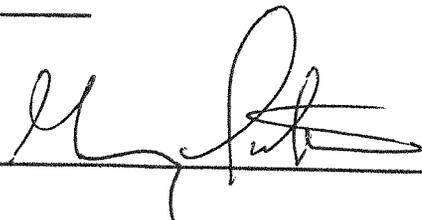
Any changes to a site plan (no matter how minor or major) approved with a conditional use or a special use permit can only be approved by city council through the public hearing process.

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

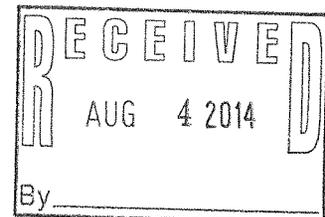
I have read and understand all of the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.

Signature of Applicant 

Date: 8-4-14

Signature of Owner 

Date: 8-21-14



**S/R Investments
c/o Greg Sutton
208 S Ector Dr
Euless, TX 76040
Tel: 817.545.1089**

July 28, 2014

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

**Re: Conditional Use Request for Umbra Winery
415 S. Main Street, Grapevine, Texas**

Dear Council members and Commissioners:

S/R Investments is excited about the opportunity for Umbra Winery to be our tenant at 415 S. Main Street. We feel the winery concept is a good fit for our space, and for our Main Street retail, restaurant, and winery neighbors.

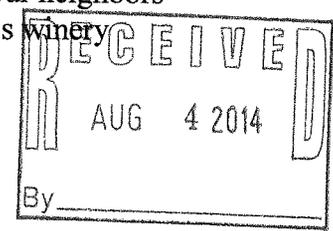
At this time we would like you to consider our request to:

1. Allow a winery at this location within the "CBD" zoning district.
2. Allow for the sale, storage, and on-premise consumption of wine and lite food as well as the retail sale of wine in unbroken containers as well as lite retail.
3. Allow for wine production demonstrations
4. The "premise" for this request is the area designated for the winery on the attached site plan.

Umbra is a positive partner for us as the winery concept has been proven time and again here in Grapevine. Umbra has been producing wines since 2005 under their CrossRoads label and currently has wines carried in Market Street and Kroger. Their blush Muscat wine has won in this category at Grapefest for the past five years.

Umbra does not intend to have any outdoor seating or outdoor speakers. We do anticipate a live music component to this winery. Typical business hours will be 11 am – 10 pm Sunday thru Thursday and 11 am – 11 pm Friday and Saturday.

We do not believe Umbra's operations will have any negative impacts for our neighbors and feel their presence on Main Street will strengthen and grow Grapevine's winery tourism.

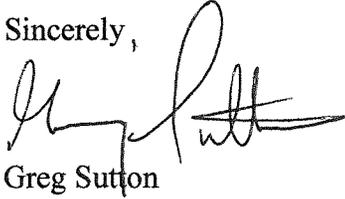


CU14-38

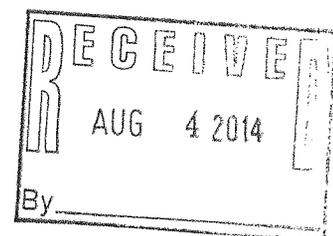
CC ITEM #2, 19
PZ ITEM #3, 7

We appreciate your time and consideration in this matter and look forward to working with you.

Sincerely,



Greg Sutton



ORDINANCE NO. _____

CU14-38
UMBRA WINERY

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 CU14-38 FOR THE POSSESSION, STORAGE, RETAIL SALE AND ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (WINE ONLY) 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 CU14-38 to allow for the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (wine only) in conjunction with a winery (Umbrab Winery), in a district zoned "CBD" Central Business District within the following described property: Lot 4 and the north 2.5 feet of Lot 3, Block 18, City of Grapevine (415 South Main Street) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

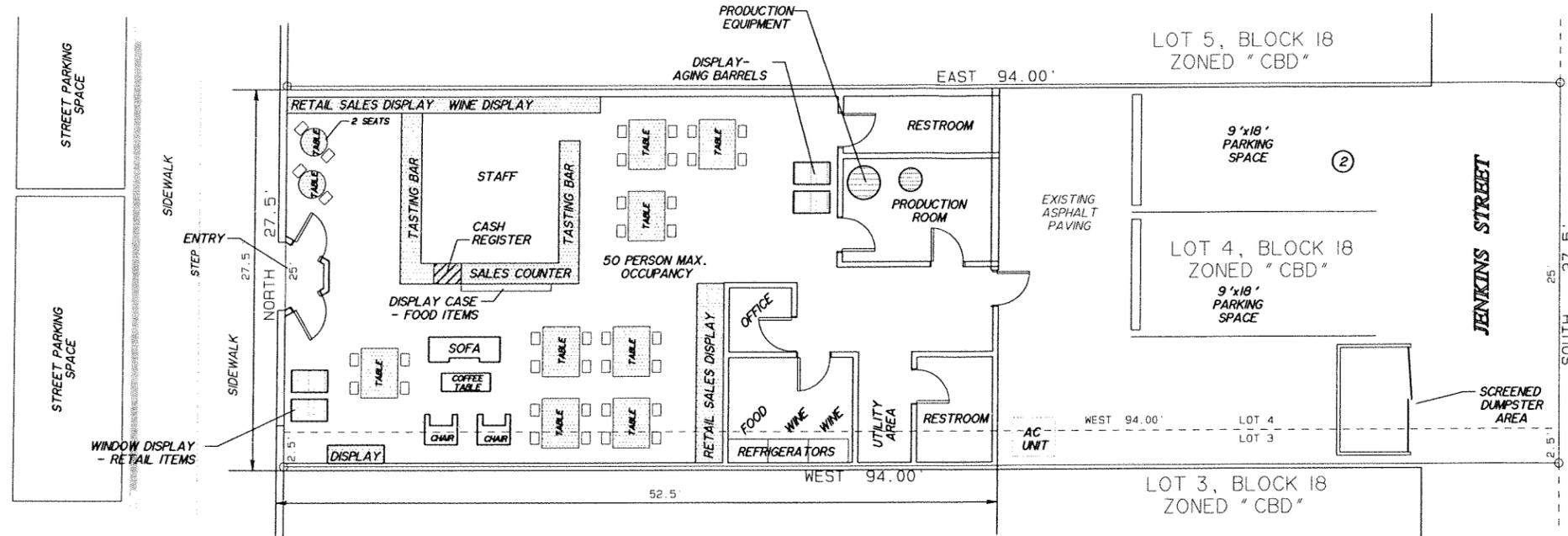
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 16th day of September, 2014.

APPROVED:

ATTEST:

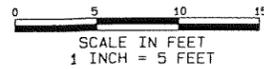
APPROVED AS TO FORM:

| SHEET INDEX | |
|-------------|------------------------------------|
| PAGE NO. | DESCRIPTION |
| 1 | DIMENSION CONTROL SITE PLAN |
| 2 | PARKING PLAN & BUILDING ELEVATIONS |



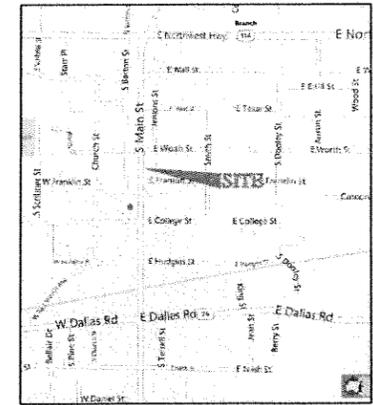
DIMENSION CONTROL SITE PLAN / FLOOR PLAN

SCALE: 1" INCH = 5 FT



| SITE SUMMARY TABLE | | |
|-------------------------|----------|-----------|
| ZONING DISTRICT | CBD | |
| | Provided | Required |
| Lot Area (acres) | 0.06 | |
| Lot Area (sf) | 2,585 | 1,500 |
| Lot Width (ft) | 27.5 | 20 |
| Lot Depth (ft) | 94 | 75 |
| Building (s.f.) | 1,444 | |
| Building Coverage (%) | 56% | 100% max |
| Height of Building | 16 ft | 30 ft max |
| Open Space (s.f.) | 0 | |
| Percent Open Space | 0.0% | none |
| Impervious Area (s.f.) | 2,585 | |
| Percent Impervious Area | 100% | 100% max |

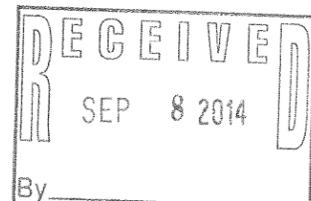
| Building Use & Parking Analysis | | |
|---------------------------------|----------|---|
| Gross Building Square Footage | 1,444 sf | |
| Area by Use: | | |
| Winery - production (sf) | 644 sf | 5 plus 1 per 1000 sf of production area = 6 spaces |
| Winery - public assembly (sf) | 800 sf | 1 per 50 sf = 16 spaces |
| Winery - tasting area (persons) | 8 | 8 persons per hour at tasting bar = 4 spaces |
| Parking Summary | | |
| Parking Required: | 26 | Note: Proposed parking is off-site public parking within the Central Business District. |
| Parking Provided: | 2 | |



VICINITY MAP

Conditional use request, CUI4-38 is a request to allow for the possession, storage, retail sale, on-premise and off-premise consumption of alcoholic beverages (wine only) in conjunction with a winery in the Central Business District.

The entire site is the premise.



CASE NAME: UMBRA WINERY
CASE NUMBER: CUI4-38
LOCATION: 415 S. MAIN STREET

MAYOR _____ SECRETARY _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____
SHEET: 1 OF 2

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

SITE PLAN
UMBRA WINERY
415 S. Main Street
CU14-38
0.06 ACRES, ZONED "CBD"
Lot 4 & North 2.5 ft of Lot 3, Block 18
ORIGINAL TOWN OF GRAPEVINE
CITY OF GRAPEVINE, TARRANT COUNTY
TEXAS
SEPTEMBER 8, 2014
Sheet 1 of 2

OWNER:
S/R Investments
c/o Greg Sutton
208 South Ector Dr
Euless, TX 76040
Tel: 817.545.1089

APPLICANT:
Umbra Winery
15222 King Road, #301
Frisco, TX 75034
John Wilson
903.736.4205

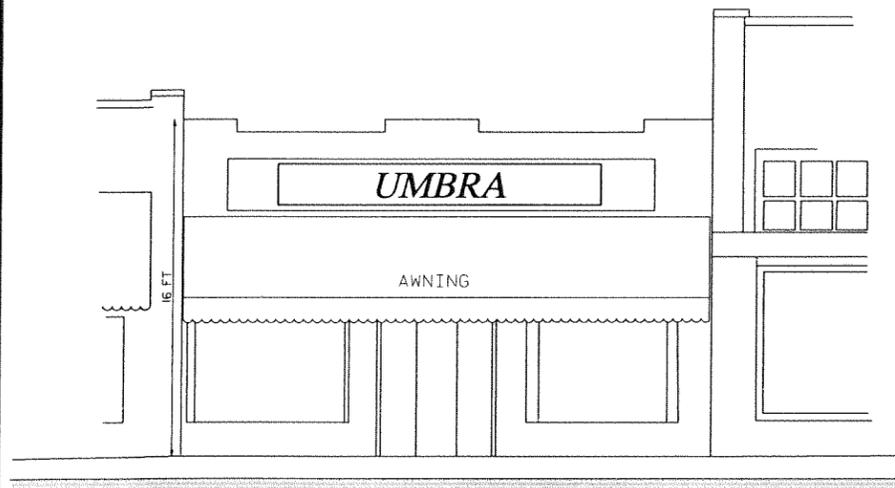
PREPARED BY:
Edward T. Kellie, PE
P.O. BOX 471898
FORT WORTH, TX 76147
TEL: 817.379.1225
FAX: 817.704.4458
FIRM NO: 7585



| SHEET INDEX | |
|-------------|------------------------------------|
| PAGE NO. | DESCRIPTION |
| 1 | DIMENSION CONTROL SITE PLAN |
| 2 | PARKING PLAN & BUILDING ELEVATIONS |

PARKING SUMMARY

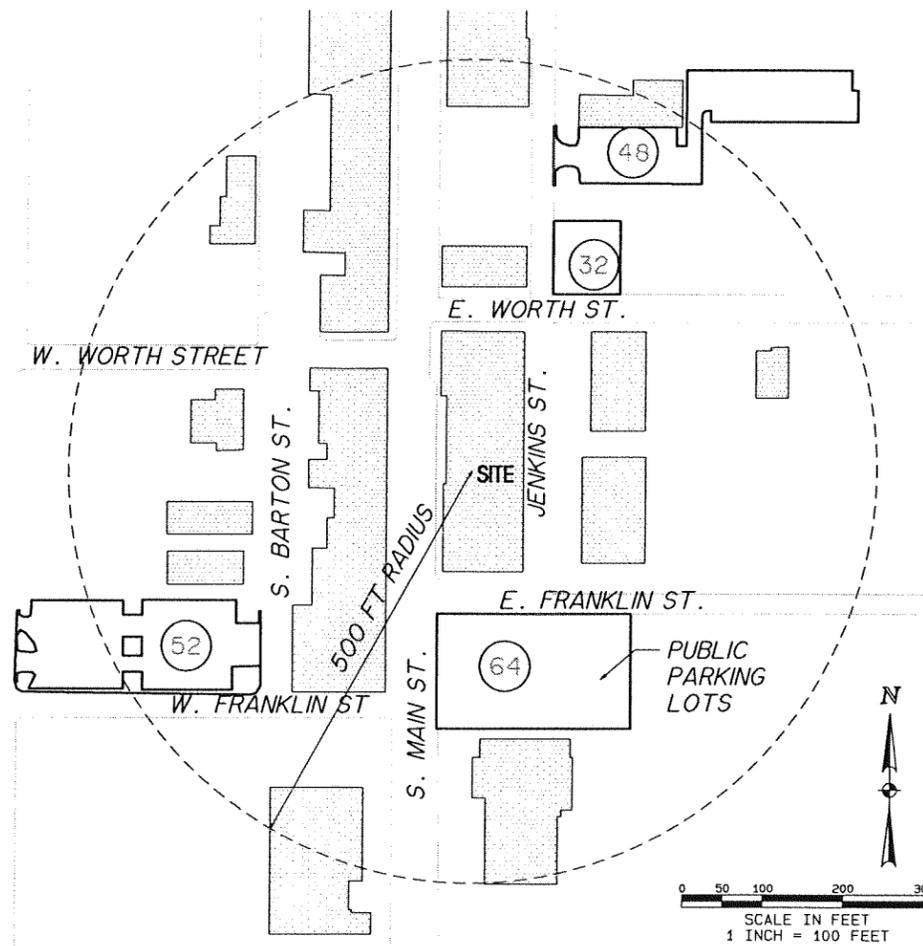
| | |
|---|------------------|
| PRIMARY PUBLIC PARKING WITHIN 500 FT OF THIS SITE: (FOR THE USE OF ALL CENTRAL BUSINESS DISTRICT BUSINESSES) | |
| EAST FRANKLIN STREET LOT | 64 SPACES |
| WEST FRANKLIN STREET LOT | 52 SPACES |
| EAST WORTH STREET LOT | 32 SPACES |
| JENKINS STREET LOT | 48 SPACES |
| | 196 TOTAL |
| OTHER TRANSIT OPTIONS: GRAPEVINE SHUTTLE PEDESTRIAN TRAFFIC | |



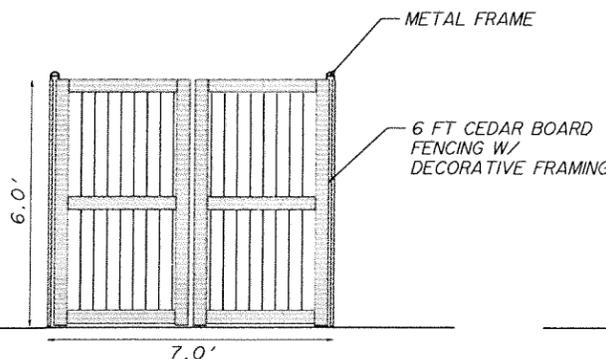
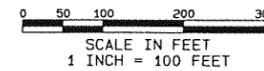
WEST BUILDING ELEVATION

SCALE: 1/4 INCH = 1 FT

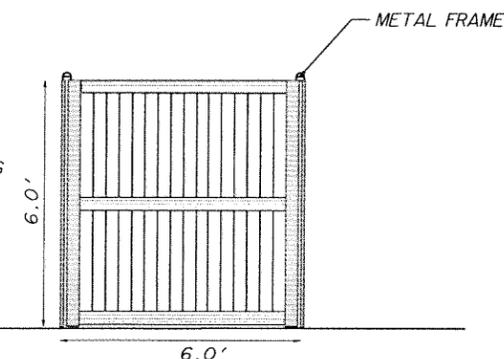
- 2 FT x 16 FT SIGN (32 SF TOTAL).
- BUILDING FACADE TO BE UNCHANGED EXCEPT FOR NEW SIGNAGE.
- AWNING TO BE REPLACED WITH NEW BLACK FABRIC AWNING.



AREA PARKING MAP



**DUMPSTER SCREENING
WOODEN GATE DETAIL**



**DUMPSTER SCREENING
WOODEN FENCE - SIDES & REAR**

Conditional use request, CU14-38 is a request to allow for the possession, storage, retail sale, on-premise and off-premise consumption of alcoholic beverages (wine only) in conjunction with a winery in the Central Business District.
The entire site is the premise.

| | |
|--|--------------------|
| CASE NAME: | UMBRA WINERY |
| CASE NUMBER: | CU14-38 |
| LOCATION: | 415 S. MAIN STREET |
| MAYOR _____ | SECRETARY _____ |
| PLANNING AND ZONING COMMISSION | |
| CHAIRMAN _____ | |
| DATE: _____ | |
| SHEET: 2 OF 2 | |
| APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES. | |
| DEPARTMENT OF DEVELOPMENT SERVICES | |

OWNER:
S/R Investments
c/o Greg Sutton
208 South Ector Dr
Euless, TX 76040
Tel: 817.545.1089

APPLICANT:
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15222 King Road, #301
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PREPARED BY:
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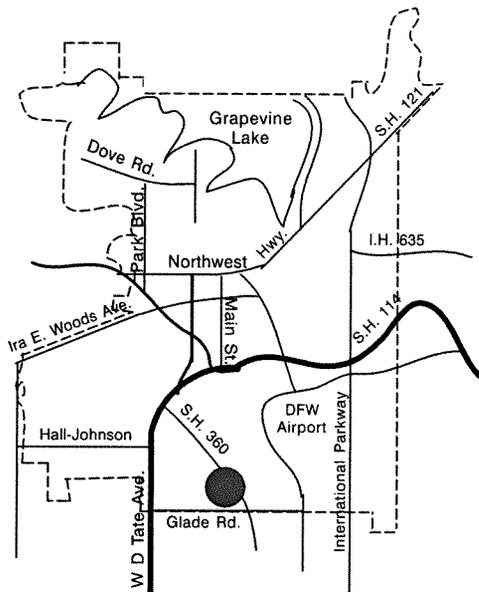
**SITE PLAN
UMBRA WINERY
415 S. Main Street
CU14-38
0.06 ACRES, ZONED "CBD"
Lot 4 & North 2.5 ft of Lot 3, Block 18
ORIGINAL TOWN OF GRAPEVINE
CITY OF GRAPEVINE, TARRANT COUNTY
TEXAS
SEPTEMBER 8, 2014
Sheet 2 of 2**

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: SEPTEMBER 16, 2014

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF PLANNED
DEVELOPMENT OVERLAY PD14-01, GLADE HILL



APPLICANT: Terry Mitchell

PROPERTY LOCATION AND SIZE:

The subject property is located at 4800 Glade Hill Drive and is platted as Tract 1A, Lots 1A-13A, Block 1, Lots 1A-15A, Block 2, Lots 1A-19A, Block 3 and Lots 1A-14A, Block 5, Glade Hill Addition. The subject property comprises 16.27 acres and has approximately 830 feet of frontage along West Glade Road and 935 feet of frontage along the south State Highway 360 service road.

REQUESTED PLANNED DEVELOPMENT OVERLAY AND COMMENTS:

The applicant is requesting a planned development overlay to include but not be limited to deviation from the building coverage requirements in the "R-5.0" Zero Lot Line District.

At the November 20, 2012 meeting, City Council approved zone change request Z12-13 (Ord. 2012-62) on the subject site to rezone the property from "PCD" Planned Commerce Development to "R-5.0" Zero Lot Line District for the development of 69 single family residential lots.

With this request the applicant is asking for a planned development overlay relative to the following:

- Maximum building coverage: the combined area occupied by all main and accessory buildings and structures shall not exceed 40% of the total lot area. The applicant proposes a maximum building coverage of 45% of the total lot area for 50 single family lots.

The applicant is requesting the increased building coverage in order to accommodate an outdoor living area (covered patio) for the proposed homes. A total of 67 single family lots and one open space lot have been platted on the subject site. Of the 67 single family lots the applicant proposes increasing the lot coverage for a total of 50 lots as shown on the site plan. The 17 lots excluded from the request contain adequate area to be able to construct the desired covered patio and maintain the maximum lot coverage of 40 percent.

The applicant proposes that no dwelling unit will be less than 1,800 square feet in size—a minimum 1,200 square feet is required by the ordinance. The applicant also proposes adding one tree (minimum diameter three inches) within each front yard.

PRESENT ZONING AND USE:

The property is currently zoned “R-5.0” Zero Lot Line District and is under construction.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was zoned “I-1” Light Industrial District, “I-2” Heavy Industrial District, and “C-2” Community Business District prior to the 1984 City Rezoning. The property to the north was zoned “I-1” Light Industrial District prior to the 1984 City Rezoning.

A zone change (Z02-06) was approved on the property located to the northwest of the subject site at Council’s September 17, 2006 meeting rezoning the property from “PCD” Planned Commerce Development District to “R-MF-1” Multifamily District for a 124-unit condominium project that was deed restricted to no more than six units per acre. The project never moved beyond the initial planning stages. At Council’s May 16, 2006 meeting a zone change (Z06-03) and a planned development overlay (PD06-06) was approved on this same property to allow for the development of 138 townhomes on 23.58 acres that had been previously zoned “R-MF-1” Multifamily District. A subsequent modification to the planned development overlay (PD07-01) was approved by the Site Plan Review Committee at their March 28, 2007 meeting which allowed for the slight adjustment of the location of lots near the southeast corner of the site to preserve trees. Council considered at their April 20, 2010 meeting Planned Development Overlay PD10-02 on the subject property whereby the applicant proposed redeveloping the property to allow for 66 single family lots; the applicant later withdrew the request during the Commission’s deliberation. At the July 20, 2010 meeting a zone change (Z10-02) to rezone 19.165 acres from “R-TH” Townhouse District to “R-5.0” Zero Lot Line District for the development of 66 single family detached lots was approved. A planned development overlay (PD10-04) was also approved which allowed for deviation from the front, rear, and side yard setback requirements and the building and impervious coverage requirements within the “R-5.0” Zero Lot Line District standards.

The property to the west was rezoned from “PCD” Planned Commerce Development District to “CN” Neighborhood Commercial District in March 2000 (Z00-05, Ord. No. 00-37).

A conditional use permit for a retirement community was approved at that time as well. The site plan for the retirement community has been amended several times since the original approval.

At the December 20, 2011 meeting the City Council considered and denied a zoning change (Z11-07), conditional use request (CU11-29), and a planned development overlay (PD11-07) on the subject tract. The applicant proposed to rezone 16.26 acres from "PCD" Planned Commerce Development District to "R-MF" Multifamily District for the development of a 321 unit multifamily complex. The conditional use request was to vary from the established standards relative to building height and parking and a planned development overlay was requested to deviate from building length and building location relative to off-street parking. The same applicant attempted to rezone the subject property a second time at the June 19, 2012 meeting from "PCD" Planned Commerce Development District to "R-MF" Multifamily District (Z12-05) for the development of a 269 unit apartment complex. Conditional use request (CU12-18) and a planned development overlay (PD12-03) was also submitted to allow for increased height and to vary from building length and building location. All three requests were denied. At the November 20, 2012 meeting City Council approved zoned change request Z12-13 (Ord. 2012-62) on the subject site to rezone the property from "PCD" Planned Commerce Development to "R-5.0" Zero Lot Line District for the development of 69 single family residential lots.

SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: "PCD" Planned Commerce Development District—undeveloped property
- SOUTH: City of Euless
- EAST: State Highway 360 right-of-way
- WEST: "CN" Neighborhood Commercial District and "R-5.0" Zero Lot Line District—Glade Corner Retirement Homes and Stone Bridge Oaks

AIRPORT IMPACT:

A portion of 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 however the majority of the 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 Commercial land use. The applicant's proposal is not in compliance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

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

/at



CITY OF GRAPEVINE PLANNED DEVELOPMENT OVERLAY APPLICATION

PART 1. APPLICANT INFORMATION

Name of applicant / agent / company / contact
Contrast Glade Hill Development, Inc.; Terry W. Mitchell

Street address of applicant / agent:
222 W. Las Colinas Blvd., Suite 641E

City / State / Zip Code of applicant / agent:
Irving, Tx 75039

| | |
|---|---|
| Telephone number of applicant / agent: (214) 212-6326 | Fax number of applicant / agent: None |
| Email address of applicant / agent terry.mitchell@contrastdevelopment.com | Mobile phone number of applicant / agent (214) 212-6326 |

Applicant's interest in subject property:
Applicant is the Owner

PART 2. PROPERTY INFORMATION

Street address of subject property
200 and 300 W. Glade Rd., Grapevine, Tx 76051

Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)
See Attached for Lot & Block Description

| | | |
|-----|-------|---|
| Lot | Block | Addition |
| | | See Attached for Lot & Block Description |

Size of subject property
16.27 Acres **708,733** Square footage

| | |
|--|---|
| Present zoning classification: R-5.0 | Proposed use of the property: Single Family Residential |
|--|---|

Minimum / maximum district size for request:

Zoning ordinance provision requesting deviation from:
Section 16.F.4 Maximum Building Coverage

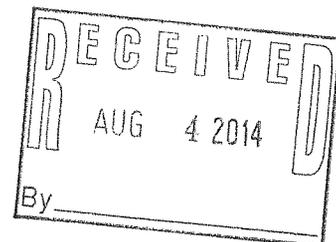
PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:
Contrast Glade Hill Development, Inc.

Street address of property owner:
222 W. Las Colinas Blvd., Suite 641E

City / State / Zip Code of property owner:
Irving, Tx 75039

| | |
|--|--|
| Telephone number of property owner: (214) 212-6326 | Fax number of property owner: None |
|--|--|



- Submit a letter describing the proposed Planned Development and note the request on the site plan document.
 - Describe any special requirements or conditions that require deviation of the zoning district regulations.
 - Describe whether the proposed overlay will, or will not cause substantial harm to the value, use or enjoyment of other property in the neighborhood.
 - Describe how the proposed planned development will add to the value, use or enjoyment of other property in the neighborhood.
 - The site plan submission shall meet the requirements of Section 47, Site Plan Requirements.
- All planned development overlay applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.
 - All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.
 - Any changes to a site plan (no matter how minor or major) approved with a planned development overlay can only be approved by city council through the public hearing process.
 - I have read and understand all the requirements as set forth by the application for planned development overlay and acknowledge that all requirements of this application have been met at the time of submittal.

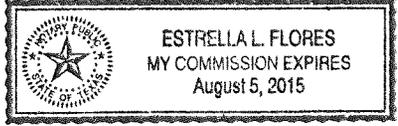
PART 4. SIGNATURE TO AUTHORIZE PLANNED DEVELOPMENT OVERLAY REQUEST AND PLACE A PLANNED DEVELOPMENT OVERLAY REQUEST SIGN ON THE SUBJECT PROPERTY

Terry W. Mitchell [Signature]
 Print Applicant's Name: Applicant's Signature:

The State Of Texas
 County Of Dallas
 Before Me Estrella L. Flores on this day personally appeared Terry W. Mitchell
 (notary) (applicant)

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

(Seal) Given under my hand and seal of office this 4th day of August, A.D. 2014.



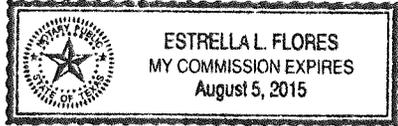
[Signature]
 Notary In And For State Of Texas

Terry W. Mitchell [Signature]
 Print Property Owners Name: Property Owner's Signature:

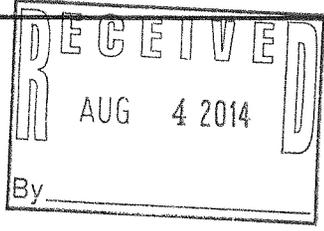
The State Of Texas
 County Of Dallas
 Before Me Estrella L. Flores on this day personally appeared Terry W. Mitchell
 (notary) (property owner)

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(Seal) Given under my hand and seal of office this 4th day of August, A.D. 2014.



[Signature]
 Notary In And For State Of Texas



ACKNOWLEDGEMENT

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

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

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

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

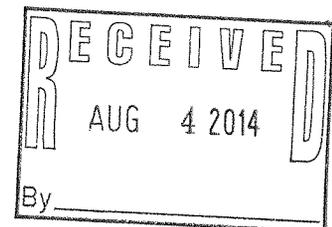
I have read and understand all of the requirements as set forth by the application for planned development overlay and acknowledge that all requirements of this application have been met at the time of submittal.

Signature of Applicant Ty W Mitchell

Date: 8/4/14

Signature of Owner Ty W Mitchell

Date: 8/4/14





CC ITEM #3, 20
PZ ITEM #4, 8
PD14-01

GLADE HILL PD REQUEST

Glade Hill is a 67 lot residential development located at the northwest corner of Glade Road and State Highway 360. It was approved for R-5 zoning on November 20th, 2012. Subdivision construction is almost complete and homebuilding has recently begun.

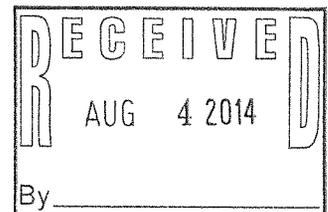
The homebuilder for Glade Hill is Darling Homes (Darling). Darling is a high quality Texas homebuilder who for over 25 years has provided the homebuyer with a timeless home designed with architectural authenticity and some of the highest customer satisfaction in the industry. The homes in Glade Hill will range from close to 2,100 square feet up to 3,800 square feet and prices will range from the mid-\$400,000s to the mid-\$500,000s.

Our proposed PD contains over half an acre of open space (in addition to payment of full City Park Fees), a six (6) foot tall masonry screening wall along Glade Road and State Highway 360 and Live Oak trees at 50 foot spacing along the masonry screening wall. Even though 5,000 square foot area lots are allowed within the R-5 zoning approved for this site, no lot is less than 7,000 square feet in area, exceeding the minimum requirement by 40 percent.

Today's homebuyer is looking for a complete living experience, not only inside their homes but also in outdoor living areas. These outdoor areas become spaces where the homebuyer is able to comfortably host family and friends within an area containing a high level of amenities. Other homebuilders in the area might only provide a non-structural, uncovered patio when they build a home and expect the homebuyer to "upgrade" it in the future with elements such as wood posts and lattice work, for instance.

In keeping with Darling's culture, Darling would like the homebuyers at Glade Hill and these future Grapevine residents to not just be satisfied but be downright enthusiastic about their home. Darling would like to give the homebuyer the option to add a high quality, structural outdoor living area. Many times these outdoor living areas contain masonry fireplaces, mounted flat screen televisions, ceiling fans, built in grills and furniture most people would think belonged in the interior of a home.

In order to accomplish the addition of these high quality outdoor living areas, with this PD, the only variation we are requesting to the base R-5 zoning is to increase the lot coverage from 40% to 45%. This request would not cause substantial harm to the value, use or enjoyment of other property in the area, in fact, because of the increase in value provided by our homes, our neighbor's home values should be positively impacted. By allowing these special outdoor living spaces, the city will have more enthusiastic residents as well as recognize an increase in tax value from a more valuable home. We trust you agree with us and will approve our PD.



PD14-01

GLADE HILL

ORDINANCE NO. _____

AN ORDINANCE ISSUING A PLANNED DEVELOPMENT OVERLAY IN ACCORDANCE WITH SECTION 41 OF ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE, BY GRANTING PLANNED DEVELOPMENT OVERLAY PD14-01 TO INCLUDE BUT NOT BE LIMITED TO DEVIATION FROM BUILDING COVERAGE REQUIREMENTS IN THE "R-5.0" ZERO LOT LINE 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 PLANNED DEVELOPMENT OVERLAY 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 planned development overlay 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 planned development overlay should be granted or denied: safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the site; safety from fire hazards and measures for fire control; protection of adjacent property from flood or water damages, noise producing elements, and glare of the vehicular and stationary lights and effect of such lights on established character of the neighborhood; location, lighting, and types of signs and relation of signs to traffic control and adjacent property; street size and adequacy of width for traffic reasonably expected to

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

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a planned development overlay in accordance with Section 41 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Planned Development Overlay PD14-01 to include but not be limited to deviation from building coverage requirements in the "R-5.0" Zero Lot Line District Regulations for the following described property: Lots 2A-8A, Block 1, Lots 11A-13A, Block 1, Lots 2A-6A, Block 2, Lots 9A-14A, Block 2, Lots 2A-8A, Block 3, Lots 11A-18A, Block 3, Lots 2A-5A, Block 4, Lots 1A-7A, Block 5 and Lots 11A-13A, Block 5, Glade Hill (4800 Glade Hill Drive) 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.

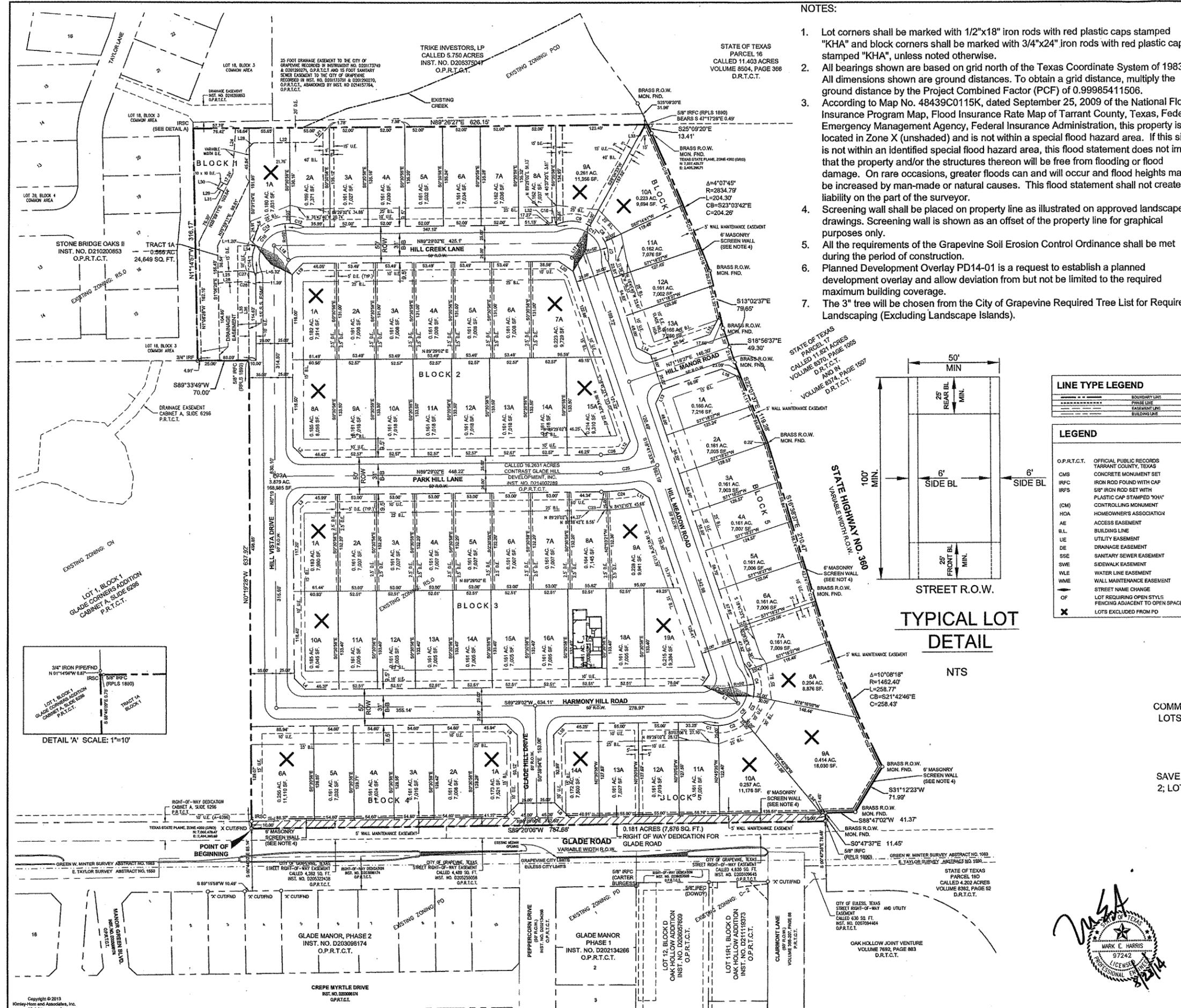
Section 8. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the 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 16th day of September, 2014.

APPROVED:

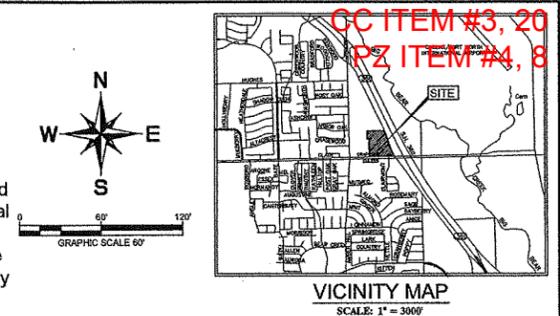
ATTEST:

APPROVED AS TO FORM:

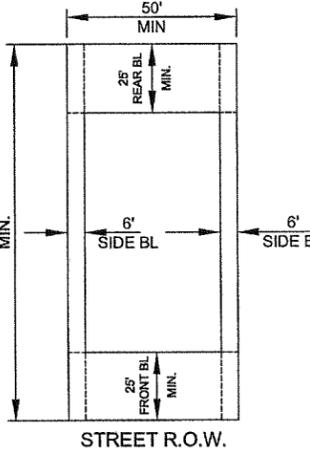


NOTES:

1. Lot corners shall be marked with 1/2"x18" iron rods with red plastic caps stamped "KHA" and block corners shall be marked with 3/4"x24" iron rods with red plastic caps stamped "KHA", unless noted otherwise.
2. All bearings shown are based on grid north of the Texas Coordinate System of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99985411506.
3. According to Map No. 48439C0115K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
4. Screening wall shall be placed on property line as illustrated on approved landscape drawings. Screening wall is shown as an offset of the property line for graphical purposes only.
5. All the requirements of the Grapevine Soil Erosion Control Ordinance shall be met during the period of construction.
6. Planned Development Overlay PD14-01 is a request to establish a planned development overlay and allow deviation from but not be limited to the required maximum building coverage.
7. The 3" tree will be chosen from the City of Grapevine Required Tree List for Required Landscaping (Excluding Landscape Islands).



| Site Data | | |
|----------------------------------|----------|-----------------------|
| Regulations | Required | Proposed |
| Density | 8 du/ac | 4.12 du/ac |
| Number of Dwelling Units Allowed | 130 | 67 |
| Minimum Lot Area | 5,000 SF | 7,000 SF |
| Maximum Building Coverage | 40% | 45% |
| Maximum Impervious Area | 60% | 60% |
| Minimum Floor Area | 1,200 SF | >1,800 SF |
| Front Yard Setback | 25' | 25' |
| Rear Yard Setback | 25' | 25' |
| Side Yard Setback | 6' | 6' |
| Building Separation | 12' | 12' |
| Lot Width | 50' | 52' |
| Lot Depth | 100' | >120' |
| Height (feet) | 35' | 35' |
| Height (stories) | 2 | 2 |
| Masonry Percentage | 80% | 80% |
| Required Trees | None | 1-3" Tree, See Note 7 |

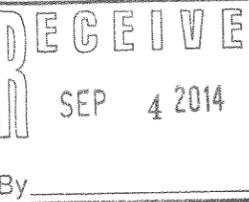


LINE TYPE LEGEND

| | |
|-----|---------------|
| --- | BOUNDARY LINE |
| --- | PHASE LINE |
| --- | EASEMENT LINE |
| --- | BUILDING LINE |

LEGEND

| | |
|--------------|---|
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS |
| CMS | CONCRETE MONUMENT SET |
| IRFC | IRON ROD FOUND WITH CAP |
| IRFS | 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "KHA" |
| (CM) | CONTROLLING MONUMENT |
| HOA | HOMEOWNERS ASSOCIATION |
| AE | ACCESS EASEMENT |
| B.L. | BUILDING LINE |
| U.E. | UTILITY EASEMENT |
| DE | DRAINAGE EASEMENT |
| SSE | SANITARY SEWER EASEMENT |
| SWE | SIDEWALK EASEMENT |
| WLE | WATER LINE EASEMENT |
| WME | WALL MAINTENANCE EASEMENT |
| --- | STREET NAME CHANGE |
| --- | LOT REQUIRING OPEN STYLE FENCING ADJACENT TO OPEN SPACE |
| X | LOTS EXCLUDED FROM PD |



CASE NAME: GLADE HILL
CASE NUMBER: PD14-01
LOCATION: NORTHWEST CORNER, GLADE ROAD AT SH 360

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 1 OF 9

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

DEPARTMENT OF DEVELOPMENT SERVICES

**SITE PLAN
GLADE HILL
CASE # PD14-01**

COMMON AREA TRACT 1A & LOTS 1A-13A, BLOCK 1; LOTS 1A-15A, BLOCK 2; LOTS 1A-19A, BLOCK 3; LOTS 1A-6A, BLOCK 4 AND LOTS 1A-14A, BLOCK 5 EXISTING ZONING: R5.0
67 RESIDENTIAL LOTS
AND 1 COMMON AREA LOT (BLOCK 1, TRACT 1A, 0.566 ACRES) BEING 16.270 ACRES

SAVE AND EXCEPT LOTS 1, 9 AND 10, BLOCK 1; LOTS 1,7,8 AND 15, BLOCK 2; LOTS 1,9,10 AND 19, BLOCK 3; LOTS 1 AND 6, BLOCK 4; AND LOTS 8,9,10 AND 14, BLOCK 5

RECORDED IN INST. NO. D214040296, O.P.R.T.C.T. SITUATED IN THE GREEN W. MINTER SURVEY, ABSTRACT NO. 1083 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS DATE OF SITE PLAN: JULY 2014

OWNER/DEVELOPER: Contrast Glade Hill Development, Inc. 222 W. Las Colinas Blvd., Suite 641E Irving, TX 75039 (214) 212-6326 Contact: Terry Mitchell

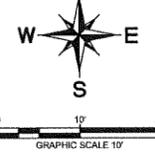
ENGINEER/SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. 6750 Genesis Court, Suite 200 Frisco, Texas 75034 (972) 335-3580 Contact: Mark Harris, P.E.



Kimley >>> Horn

5750 Genesis Court, Suite 200 Frisco, Texas 75034 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale: 1" = 60' Drawn by: BYE Checked by: MEH Date: 07/28/2014 Project No.: 069310201 Sheet No.: 1 OF 9

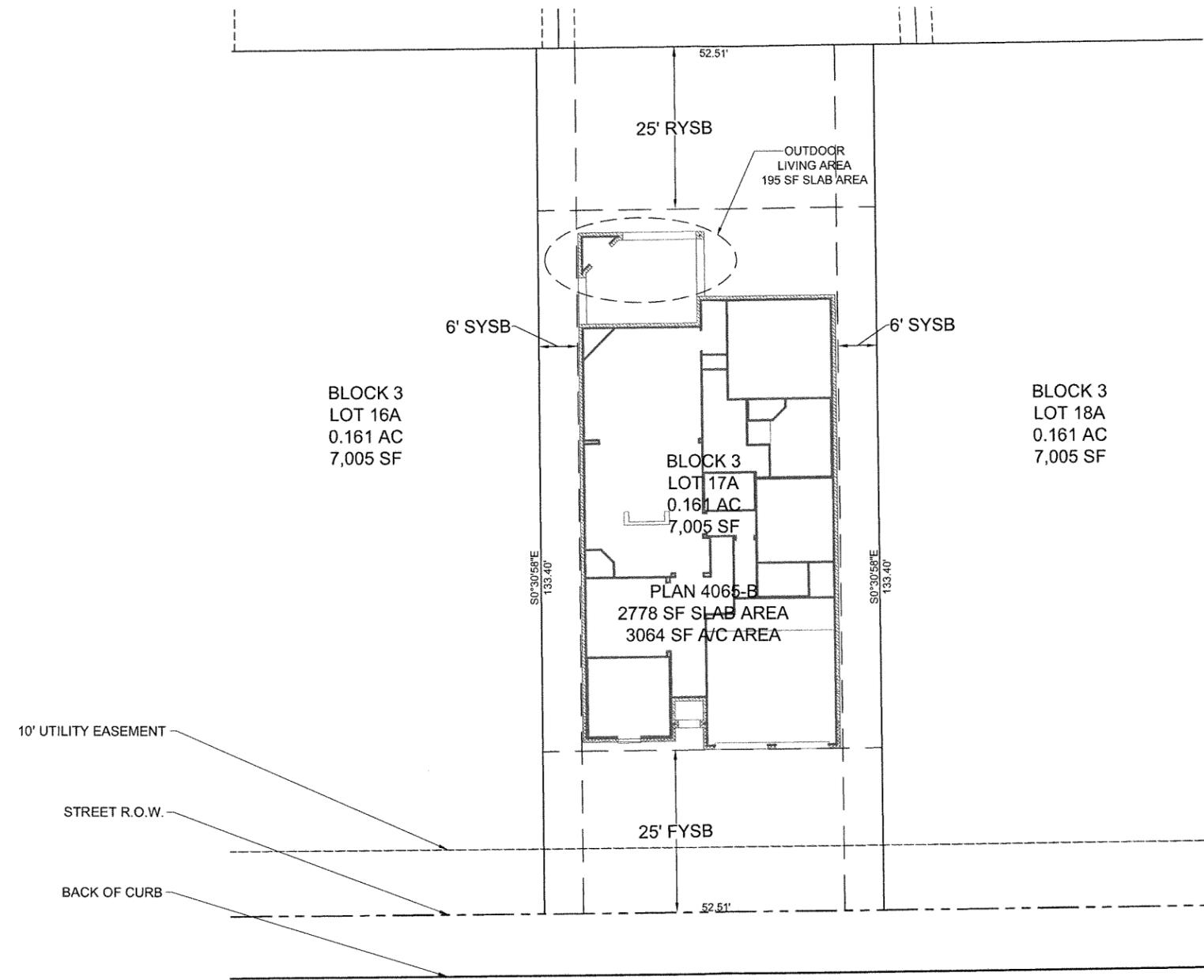


CASE NAME: GLADE HILL
CASE NUMBER: PD14-01
LOCATION: NORTHWEST CORNER, GLADE ROAD AT SH 380

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____

DATE: _____
SHEET: 2 OF 9

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



| Coverage Chart for Plan 4065 on Lot 17, Block 3 | | |
|--|------------------|------------------|
| Regulations | Required | Actual |
| Lot Area | 5,000 SF | 7,005 SF |
| Front Yard Setback | 25' | 25' |
| Rear Yard Setback | 25' | 25' |
| Side Yard Setback | 6' | 6' |
| Building Separation | 12' | 12' |
| Lot Width | 50' | 52' |
| Lot Depth | 100' | 133' |
| Height | 35' or 2 stories | 35' or 2 stories |
| Floor Plan 4065 | | |
| Slab Area (includes garage) | | 2,778 SF |
| Building Coverage | 40% | 39.70% |
| Floor Plan 4065 with Outdoor Living | | |
| Slab Area (includes garage) | | 2,973 SF |
| Building Coverage | 40% | 42.40% |
| Impervious Area (includes driveway and front sidewalk) | | 3,698 SF |
| Impervious Area (%) | 60% | 52.80% |
| Total Open Space Area | | 3,307 |
| Open Space (%) | | 47.20% |
| Masonry (%) | | 92% |
| Bedrooms | | 4 |
| Air Conditioned Floor Area | | ≥ 3,064 SF |

**SITE PLAN
GLADE HILL
CASE # PD14-01**

COMMON AREA TRACT 1A & LOTS 1A-13A, BLOCK 1; LOTS 1A-15A, BLOCK 2;
LOTS 1A-19A, BLOCK 3; LOTS 1A-6A, BLOCK 4 AND LOTS 1A-14A, BLOCK 5
EXISTING ZONING: R5.0
67 RESIDENTIAL LOTS
AND 1 COMMON AREA LOT (BLOCK 1, TRACT 1A, 0.566 ACRES)
BEING 16.270 ACRES
SAVE AND EXCEPT LOTS 1, 9 AND 10, BLOCK 1; LOTS 1,7,8 AND 15, BLOCK
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AND 14, BLOCK 5
RECORDED IN INST. NO. D214040296, O.P.R.T.C.T.
SITUATED IN THE
GREEN W. MINTER SURVEY, ABSTRACT NO. 1083
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
DATE OF SITE PLAN: JULY 2014

OWNER/DEVELOPER: Contrast Glade Hill Development, Inc.
222 W. Las Colinas Blvd., Suite 641E
Irving, TX 75039
(214) 212-6326
Contact: Terry Mitchell

ENGINEER/SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
(972) 335-3580
Contact: Mark Harris, P.E.

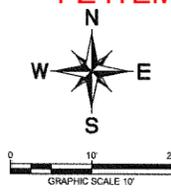
Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

| | | | | | |
|----------|----------|------------|------------|-------------|-----------|
| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
| 1" = 10' | BTE | MEH | 07/28/2014 | 069310201 | 2 OF 9 |

D:\2014\11\28\11-28-AM LAST SAVED - E:\ENGINEER\BRYCE\1032011\11-28-AM LAST SAVED - PLOTTED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 11/28/2014 11:52 AM

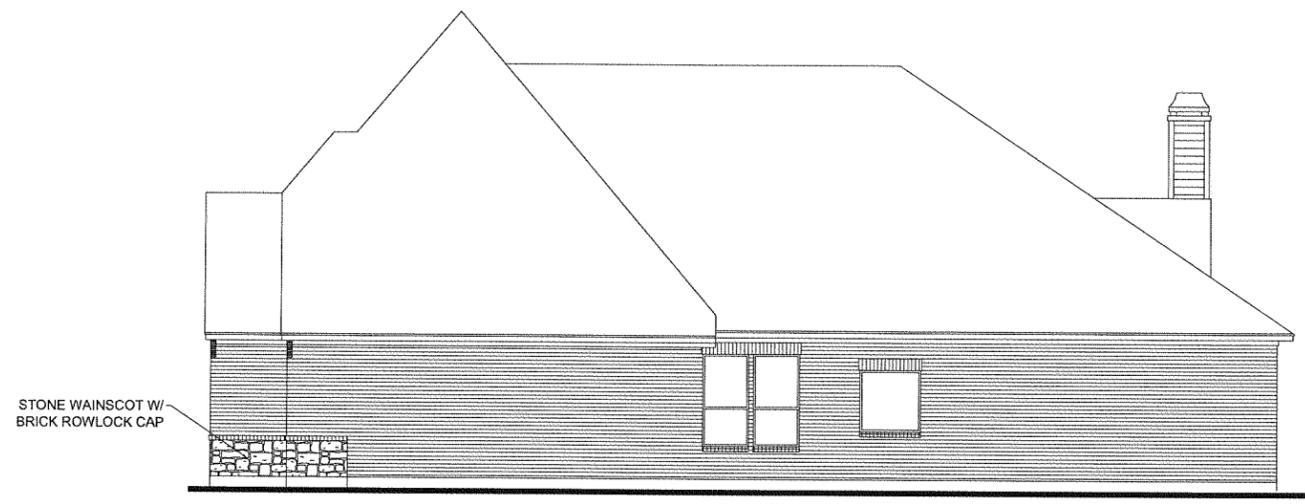


CASE NAME: GLADE HILL
CASE NUMBER: PD14-01
LOCATION: NORTHWEST CORNER, GLADE ROAD AT SH 360

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____

DATE: _____
SHEET: 3 OF 9

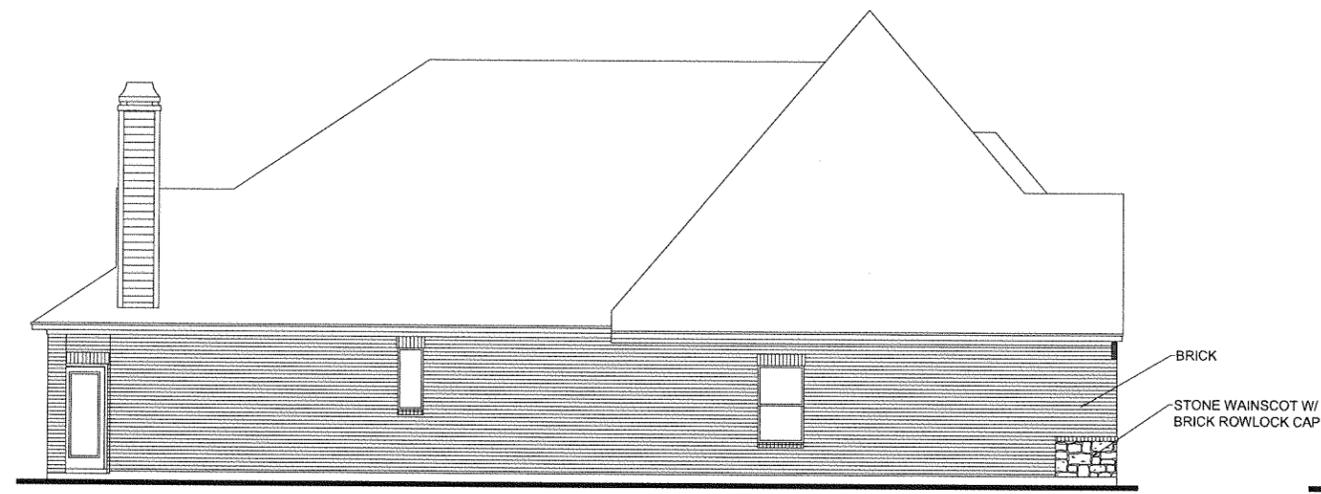
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
DEPARTMENT OF DEVELOPMENT SERVICES



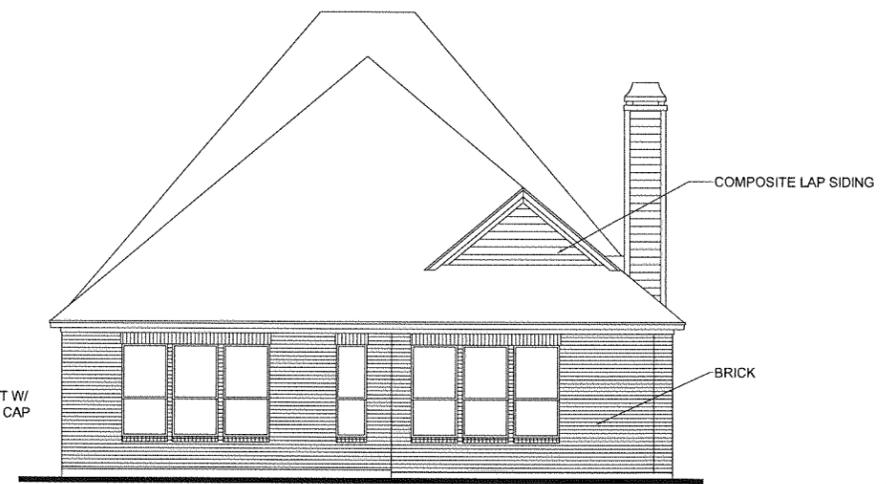
RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

PLAN 4020-D
2075 SF A/C AREA

SITE PLAN
GLADE HILL
CASE # PD14-01
COMMON AREA TRACT 1A & LOTS 1A-13A, BLOCK 1; LOTS 1A-15A, BLOCK 2; LOTS 1A-19A, BLOCK 3; LOTS 1A-6A, BLOCK 4 AND LOTS 1A-14A, BLOCK 5
EXISTING ZONING: R5.0
67 RESIDENTIAL LOTS
AND 1 COMMON AREA LOT (BLOCK 1, TRACT 1A, 0.566 ACRES)
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SAVE AND EXCEPT LOTS 1, 9 AND 10, BLOCK 1; LOTS 1,7,8 AND 15, BLOCK 2; LOTS 1,9,10 AND 19, BLOCK 3; LOTS 1 AND 6, BLOCK 4; AND LOTS 8,9,10 AND 14, BLOCK 5
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SITUATED IN THE
GREEN W. MINTER SURVEY, ABSTRACT NO. 1083
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
DATE OF SITE PLAN: JULY 2014

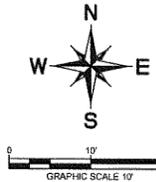
OWNER/DEVELOPER: Contrast Glade Hill Development, Inc.
222 W. Las Colinas Blvd., Suite 641E
Irving, TX 75039
(214) 212-6326
Contact: Terry Mitchell

ENGINEER/SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC.
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Kimley»Horn

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Tel. No. (972) 335-3580 Fax No. (972) 335-3779

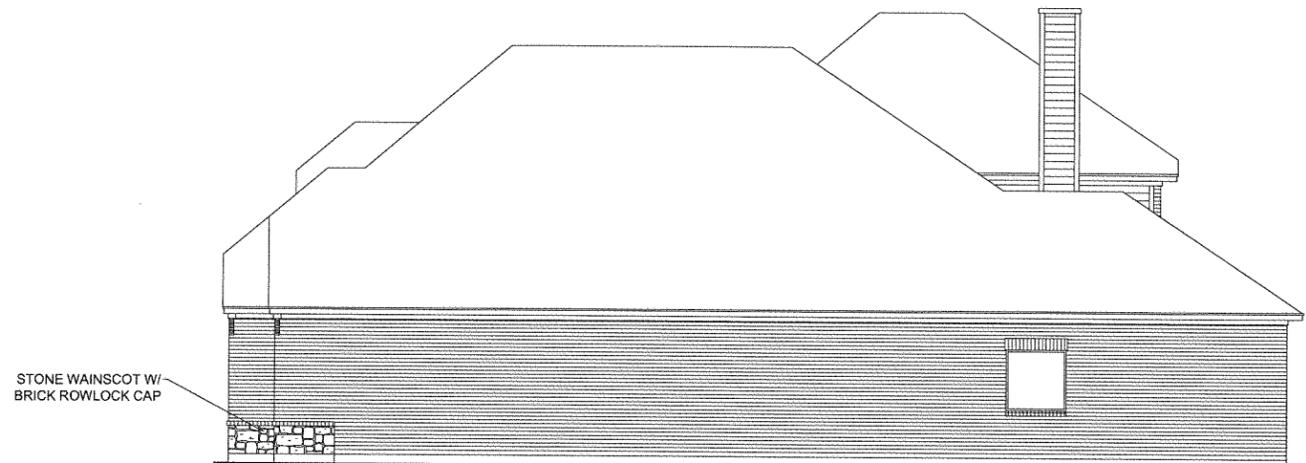
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| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
| 1" = 60' | | | 07/28/2014 | 069310201 | 3 OF 9 |



CASE NAME: GLADE HILL
CASE NUMBER: PD14-01
LOCATION: NORTHWEST CORNER, GLADE ROAD AT SH 360

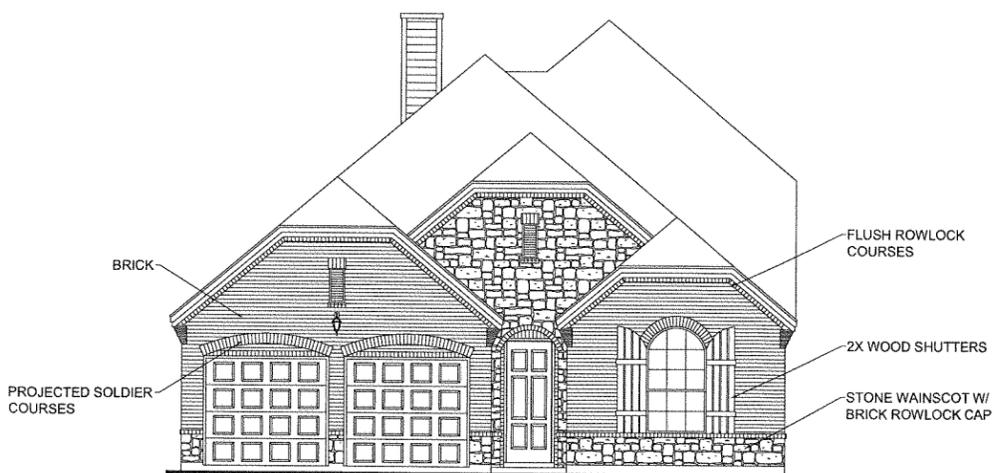
MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____

DATE: _____
SHEET: 5 OF 9
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
DEPARTMENT OF DEVELOPMENT SERVICES



STONE WAINSCOT W/
BRICK ROWLOCK CAP

RIGHT ELEVATION



BRICK
PROJECTED SOLDIER COURSES
FLUSH ROWLOCK COURSES
2X WOOD SHUTTERS
STONE WAINSCOT W/
BRICK ROWLOCK CAP

FRONT ELEVATION



BRICK

STONE WAINSCOT W/
BRICK ROWLOCK CAP

LEFT ELEVATION



COMPOSITE LAP SIDING

BRICK

REAR ELEVATION

PLAN 4040-B
2434 SF A/C AREA

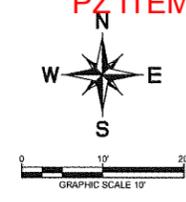
**SITE PLAN
GLADE HILL**
CASE # PD14-01
COMMON AREA TRACT 1A & LOTS 1A-13A, BLOCK 1; LOTS 1A-15A, BLOCK 2;
LOTS 1A-19A, BLOCK 3; LOTS 1A-6A, BLOCK 4 AND LOTS 1A-14A, BLOCK 5
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SAVE AND EXCEPT LOTS 1, 9 AND 10, BLOCK 1; LOTS 1, 7, 8 AND 15, BLOCK
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SITUATED IN THE
GREEN W. MINTER SURVEY, ABSTRACT NO. 1083
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
DATE OF SITE PLAN: JULY 2014

OWNER/DEVELOPER: Contrast Glade Hill Development, Inc.
222 W. Las Colinas Blvd., Suite 641E
Irving, TX 75039
(214) 212-6326
Contact: Terry Mitchell

ENGINEER/SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC.
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(972) 335-3580
Contact: Mark Harris, P.E.

Kimley»Horn
5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

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| Scale 1" = 60' | Drawn by | Checked by | Date 07/28/2014 | Project No. 069310201 | Sheet No. 5 OF 9 |
|-------------------|----------|------------|--------------------|--------------------------|---------------------|

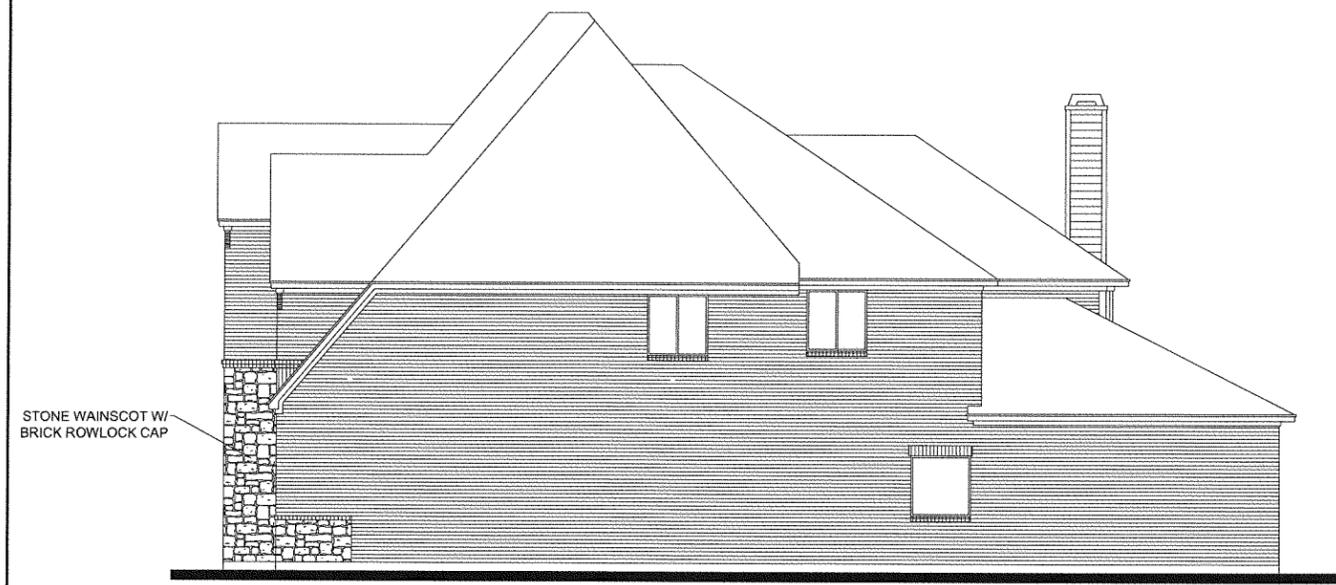


CASE NAME: GLADE HILL
CASE NUMBER: PD14-01
LOCATION: NORTHWEST CORNER, GLADE ROAD AT SH 350

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____

DATE: _____
SHEET: 6 OF 9

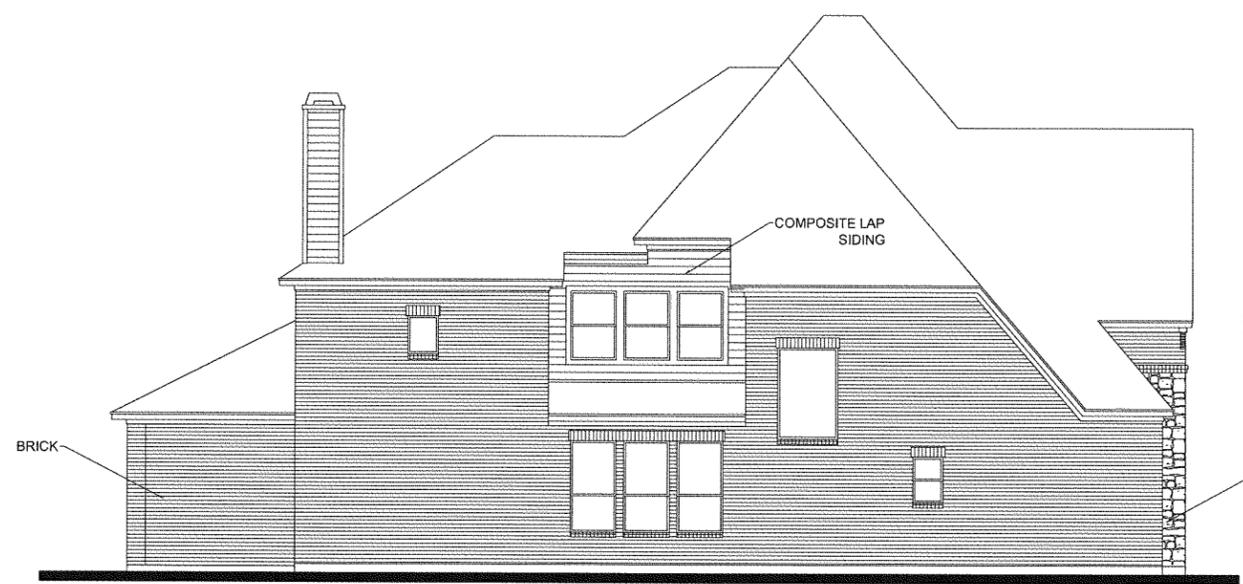
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
DEPARTMENT OF DEVELOPMENT SERVICES



RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

PLAN 4045-C
3015 SF A/C AREA

**SITE PLAN
GLADE HILL**
CASE # PD14-01
COMMON AREA TRACT 1A & LOTS 1A-13A, BLOCK 1; LOTS 1A-15A, BLOCK 2;
LOTS 1A-19A, BLOCK 3; LOTS 1A-6A, BLOCK 4 AND LOTS 1A-14A, BLOCK 5
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SITUATED IN THE
GREEN W. MINTER SURVEY, ABSTRACT NO. 1083
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
DATE OF SITE PLAN: JULY 2014

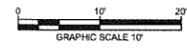
OWNER/DEVELOPER: Contrast Glade Hill Development, Inc.
222 W. Las Colinas Blvd., Suite 641E
Irving, TX 75039
(214) 212-6326
Contact: Terry Mitchell

ENGINEER/SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC.
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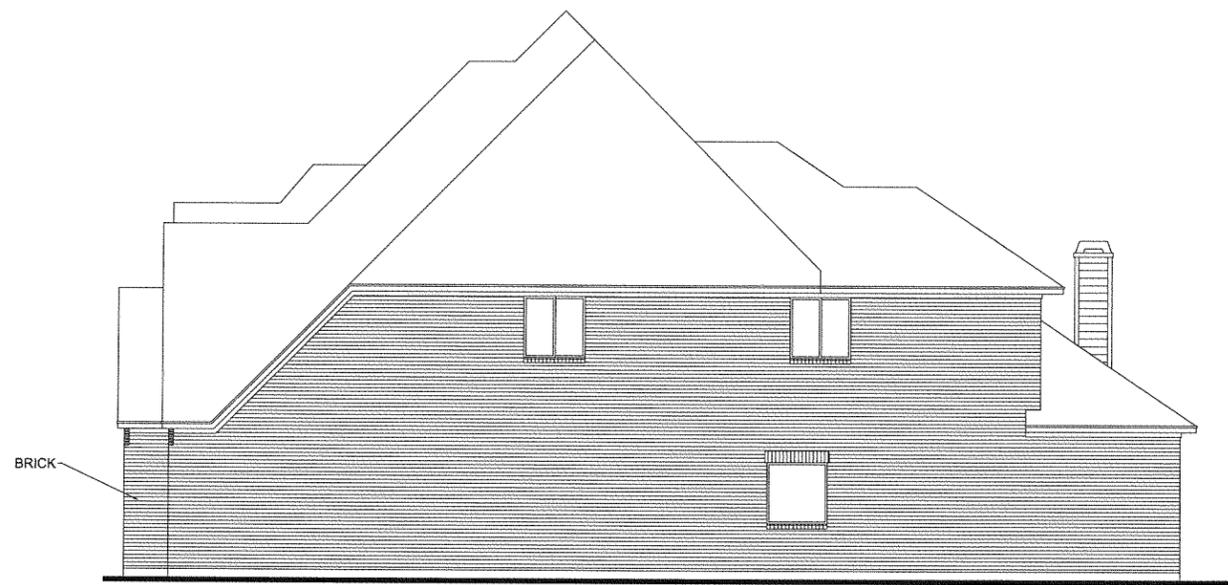
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| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
| 1" = 60' | | | 07/28/2014 | 069310201 | 6 OF 9 |



CASE NAME: GLADE HILL
CASE NUMBER: PD14-01
LOCATION: NORTHWEST CORNER, GLADE ROAD AT SH 360

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____

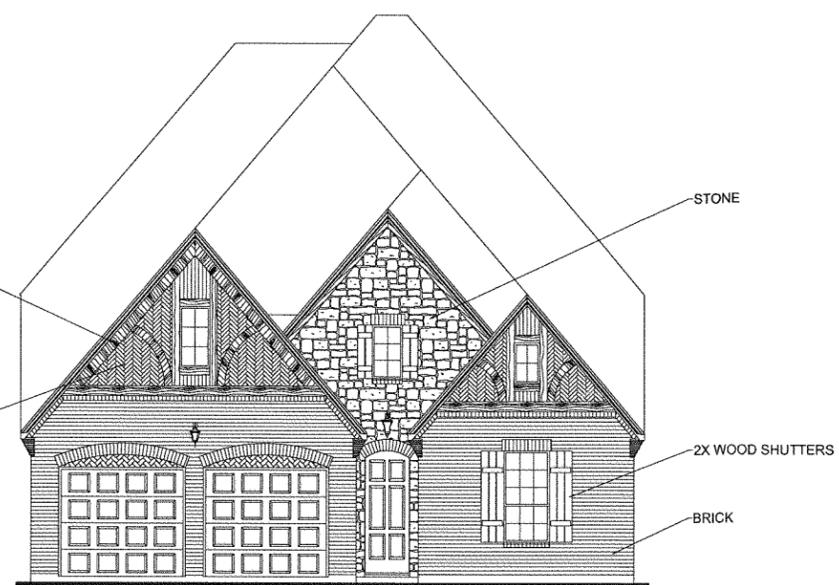
DATE: _____
SHEET: 7 OF 9
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
DEPARTMENT OF DEVELOPMENT SERVICES



RIGHT ELEVATION

6" ROUGH SAWN TRIM
FLUSH WITH BRICK

FLUSH HERRINGBONE
BRICK PATTERN



FRONT ELEVATION

STONE

2X WOOD SHUTTERS

BRICK



LEFT ELEVATION

BRICK



REAR ELEVATION

COMPOSITE LAP
SIDING

COMPOSITE LAP
SIDING

**SITE PLAN
GLADE HILL**
CASE # PD14-01
COMMON AREA TRACT 1A & LOTS 1A-13A, BLOCK 1; LOTS 1A-15A, BLOCK 2;
LOTS 1A-19A, BLOCK 3; LOTS 1A-6A, BLOCK 4 AND LOTS 1A-14A, BLOCK 5
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RECORDED IN INST. NO. D214040296, O.P.R.T.C.T.
SITUATED IN THE
GREEN W. MINTER SURVEY, ABSTRACT NO. 1083
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
DATE OF SITE PLAN: JULY 2014

OWNER/DEVELOPER: Contrast Glade Hill Development, Inc.
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(214) 212-6326
Contact: Terry Mitchell

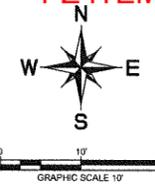
ENGINEER/SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
(972) 335-3580
Contact: Mark Harris, P.E.

PLAN 4055-D
3037 SF A/C AREA

Kimley»Horn

5750 Genesis Court, Suite 200 Frisco, Texas 75034 Tel. No. (972) 335-3580 Fax No. (972) 335-3779 FIRM # 10193822

| | | | | | |
|----------|----------|------------|------------|-------------|-----------|
| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
| 1" = 60' | | | 07/28/2014 | 069310201 | 7 OF 9 |

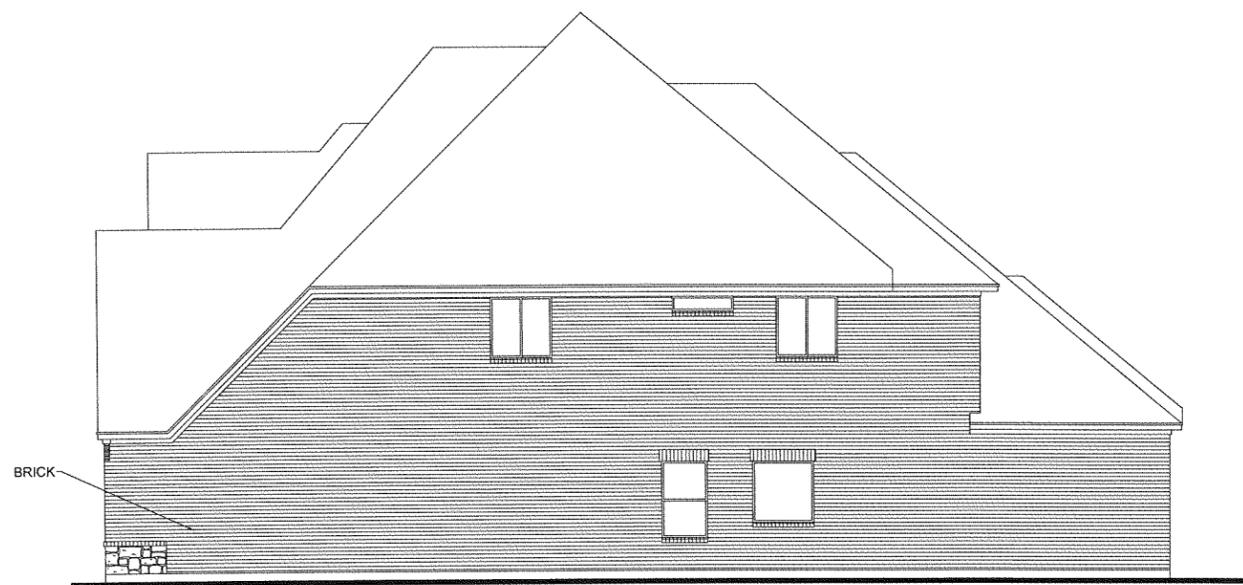


CASE NAME: GLADE HILL
CASE NUMBER: PD14-01
LOCATION: NORTHWEST CORNER, GLADE ROAD AT SH 360

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____
DATE: _____
SHEET: 8 OF 9

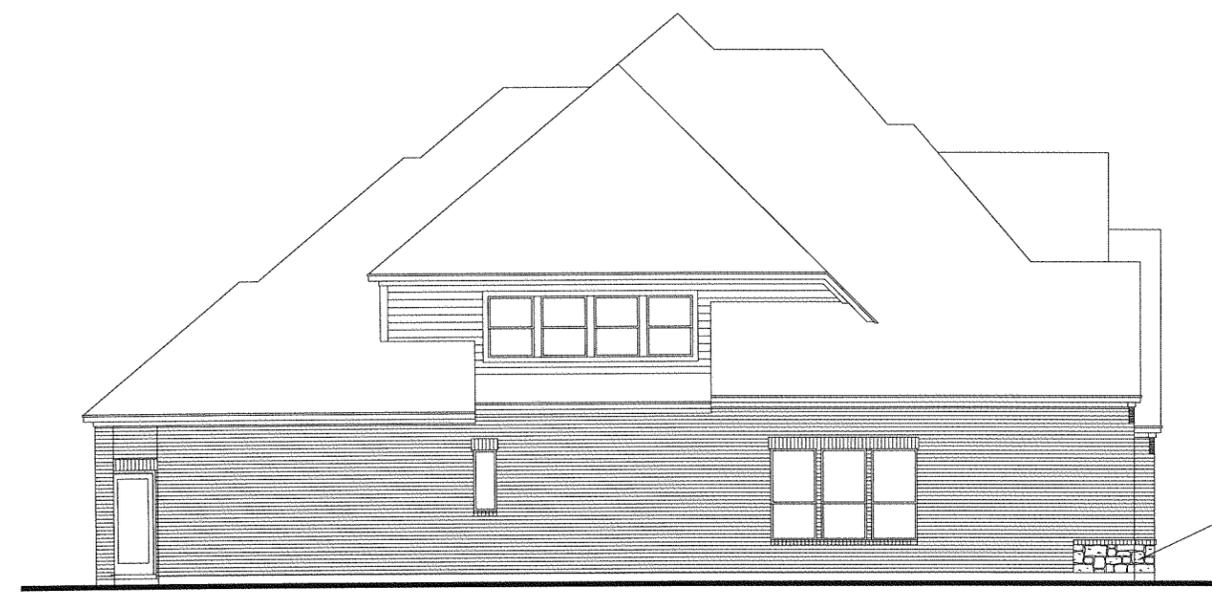
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
DEPARTMENT OF DEVELOPMENT SERVICES



RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

PLAN 4065-C
3064 SF A/C AREA

SITE PLAN
GLADE HILL

CASE # PD14-01
COMMON AREA TRACT 1A & LOTS 1A-13A, BLOCK 1; LOTS 1A-15A, BLOCK 2; LOTS 1A-19A, BLOCK 3; LOTS 1A-6A, BLOCK 4 AND LOTS 1A-14A, BLOCK 5
EXISTING ZONING: R5.0
67 RESIDENTIAL LOTS
AND 1 COMMON AREA LOT (BLOCK 1, TRACT 1A, 0.566 ACRES)
BEING 16.270 ACRES
SAVE AND EXCEPT LOTS 1, 9 AND 10, BLOCK 1; LOTS 1,7,8 AND 15, BLOCK 2; LOTS 1,9,10 AND 19, BLOCK 3; LOTS 1 AND 6, BLOCK 4; AND LOTS 8,9,10 AND 14, BLOCK 5
RECORDED IN INST. NO. D214040296, O.P.R.T.C.T.
SITUATED IN THE
GREEN W. MINTER SURVEY, ABSTRACT NO. 1083
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
DATE OF SITE PLAN: JULY 2014

OWNER/DEVELOPER: Contrast Glade Hill Development, Inc.
222 W. Las Colinas Blvd., Suite 641E
Irving, TX 75039
(214) 212-8326
Contact: Terry Mitchell

ENGINEER/SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
(972) 335-3680
Contact: Mark Harris, P.E.

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3680
Fax No. (972) 335-3779

| | | | | | |
|----------|----------|------------|------------|-------------|-----------|
| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
| 1" = 60' | | | 07/28/2014 | 069310201 | 8 OF 9 |

| CASE NAME Glade Hill PD CASE ADDRESS 4800 Glade Hill Drive, Grapevine, Texas 76051 CURRENT/PROPOSED LEGAL DESCRIPTION Lots 2A-8A, Block 1, Lots 11A-13A, Block 1, Lots 2A-6A, Block 2, Lots 9A-14A, Block 2, Lots 2A-8A, Block 3, Lots 11A-18A, Block 3, Lots 2A-5A, Block 4, Lots 1A-7A, Block 5 and Lots 11A-13A, Block 5, Glade Hill | | | |
|--|-------------------------------|--------------------|--|
| SECTION | REGULATION | PROPOSED DEVIATION | EXPLANATION |
| Sec.16.F.4 | Max. Building Coverage of 40% | 45% | Builder would be able to add desirable outdoor living areas, in exchange for increasing the minimum house size to 1,800 sf and adding one 3" diameter tree in each front yard; See Glade Hill Site Plan site data table |



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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 16, 2014

SUBJECT: FINAL PLAT APPLICATION
LOTS 5R-A, 6R, 7R, 8R, 13R, 14R, 15R AND 16R, BLOCK 4,
PLACID PENINSULA
(BEING A REPLAT OF LOTS 5R, 6, 7, 8, 13, 14, 15, 16, A PORTION
OF LOT 3, AND TRACT A, BLOCK 4, PLACID PENINSULA)

PLAT APPLICATION FILING DATE..... September 9, 2014

APPLICANT..... Dove Pond Joint Venture, Steven Wills

REASON FOR APPLICATION Platting Dove Pond into the surrounding
Joint Venture Land Owner's Property

PROPERTY LOCATION..... North of Dove Pond Drive and west of Redbird Lane

ACREAGE 1.828

ZONING..... R-7.5

NUMBER OF LOTS..... 8

PREVIOUS PLATTING..... 1994

CONCEPT PLAN..... No

SITE PLAN No

OPEN SPACE REQUIREMENT No

AVIGATION RELEASE..... Yes

PUBLIC HEARING REQUIRED..... Yes

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOTS 5R-A, 6R, 7R, 8R, 13R, 14R, 15R AND 16R, BLOCK 4, PLACID PENINSULA
(BEING A REPLAT OF LOTS 5R, 6, 7, 8, 13, 14, 15, 16, A PORTION OF LOT 3 AND
TRACT A, BLOCK 4, PLACID PENINSULA)**

I. GENERAL:

- The applicant and contact for Dove Pond Joint Venture, Steven Wills, is platting Dove Pond into the surrounding eight lots. The property is located north of Dove Pond Road and west of Redbird Lane.

II. STREET SYSTEM:

- The development has access to Dove Pond Drive and Redbird Lane.
- ALL abutting roads: are on the City Thoroughfare Plan:
 are not on the City Thoroughfare Plan: Dove Pond Drive and Redbird Lane

Periphery Street Fees are due as follows:

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

Periphery Street Fees are not due:

TOTAL

III. STORM DRAINAGE SYSTEM:

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

IV. WATER SYSTEM:

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

V. SANITARY SEWER SYSTEM:

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

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for: Lots 5R-A, 6R, 7R, 8R, 13R, 14R, 15R and 16R, Block 4, Placid Peninsula
- Water and Wastewater Impact Fees are due prior to the issuance of building permits:
 - Single Family Residential (\$ 2,191/ Lot)
 - Multifamily (\$ 1,026 / Unit)
 - Hotel (\$ 38,107/ Acre)
 - Corporate Office (\$ 18,847/ Acre)
 - Government (\$ 4,037/ Acre)
 - Commercial / Industrial (\$ 5,209 / Acre)
- Open Space Fees are not required for: Lots 5R-A, 6R, 7R, 8R, 13R, 14R, 15R and 16R, Block 4, Placid Peninsula
- 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
 - Special Exception to the required front yard landscape setback
- The following items associated with this plat are not in accordance with the current subdivision standards:
 - 50' ROW dedication not met: Developer is proposing to dedicate variable width private access easements throughout the development. The access easements will be owned and maintained by a Home Owners Association (HOA).
 - Length of cul-de-sac street exceeds the 600-foot limit:
 - Driveway Spacing not met.

VII. STATEMENT OF FINDINGS:

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

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

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lots 5R-A, 6R, 7R, 8R, 13R, 14R, 15R AND 16R, Block 4, Placid Peninsula."

APPLICATION FOR PLATTING
CITY OF GRAPEVINE, TEXAS

CC ITEM #4, 21
PZ ITEM #5, 9

TYPE OF PLAT: Preliminary Final X Replat Amendment

PROPERTY DESCRIPTION:

Name of Addition: Placid Peninsula
Number of Lots: 8 Gross Acreage: 3.75 Proposed Zoning: R-7.5
Location of Addition: Redbird Lane & Dove Pond Dr.

PROPERTY OWNER:

Name: DOVE POND JOINT VENTURE Contact: STEVEN WILLIS
Address: 3305 RED BIRD LN City: GRAPEVINE
State: TX Zip: 76051 Phone: (817) 800-1880
Fax: (817) 488-7470
Signature: [Signature] Email: swillis@cfintl.com

APPLICANT:

Name: DOVE POND JOINT VENTURE Contact: STEVEN WILLIS
Address: 3305 RED BIRD LN City: GRAPEVINE
State: TX Zip: 76051 Phone: (817) 800-1880
Fax: (817) 488-7470
Signature: [Signature] Email: swillis@cfintl.com

SURVEYOR:

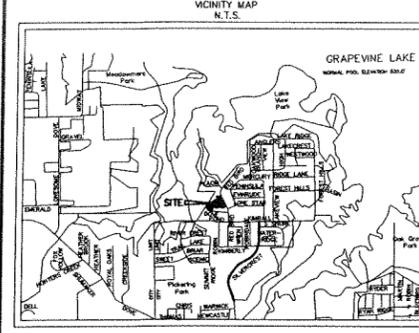
Name: Deiser & Mankin Contact: Tim Mankin
Address: 1023 E. Dallas City: Grapevine
State: TX Zip: 76052 Phone: () 817-481-1800
Fax: () 817-481-1809
Email: tmankin@peisersurveying.com

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

Application Received: 7/28/2011
Fee Amount: \$ 340.00

By: Steven E. Willis
Check Number: 1098

- GENERAL NOTES:
1. IRF - Iron Rod Found
 2. Basis of Bearing - Based on the South line (North 85 deg. 57 min. 00 sec. West) of Block 4, Placid Peninsula, Section A, on Addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-U, Page 61, Plat Records of Tarrant County, Texas.
 3. 1/2 IRS-1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap.
 4. Property shown hereon as Tract A is subject to Non-Exclusive Easement Estate created by Easement Agreement, dated March 21, 2006, as shown in deed to Dove Pond Joint Venture, recorded under Instrument Number D206099779, Official Public Records, Tarrant County, Texas.
 5. The drainage easement (Dove Pond) shall be maintained by the owners of Lots 5R-A, 6R, 7R, 8R, 15R & 16R, Block 4, Placid Peninsula and in compliance with all Federal, State and Local Regulations.
 6. In the event the owners fail to maintain the drainage easement in accordance with the applicable Federal, State and Local Law, and after receiving notice from the City of Grapevine and failing to correct the violation or to commence and substantially complete the necessary work within thirty (30) days of receipt of said written notice, the City, solely at its option, may make the necessary corrections and require the owners to pay the reasonable costs which shall include the recovery of its reasonable attorney's fees incurred in making said corrections. The owners do hereby release, remise, quitclaim, indemnify and hold harmless the City of Grapevine, its agents servants, officers and employees for any claim, cause of property damage, arising out of or in conjunction with the ownership and maintenance of the drainage easement.
 7. Tract A, Placid Peninsula, on addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 2233, Plat Records, Tarrant County, Texas, is hereby dedicated a permanent drainage easement.

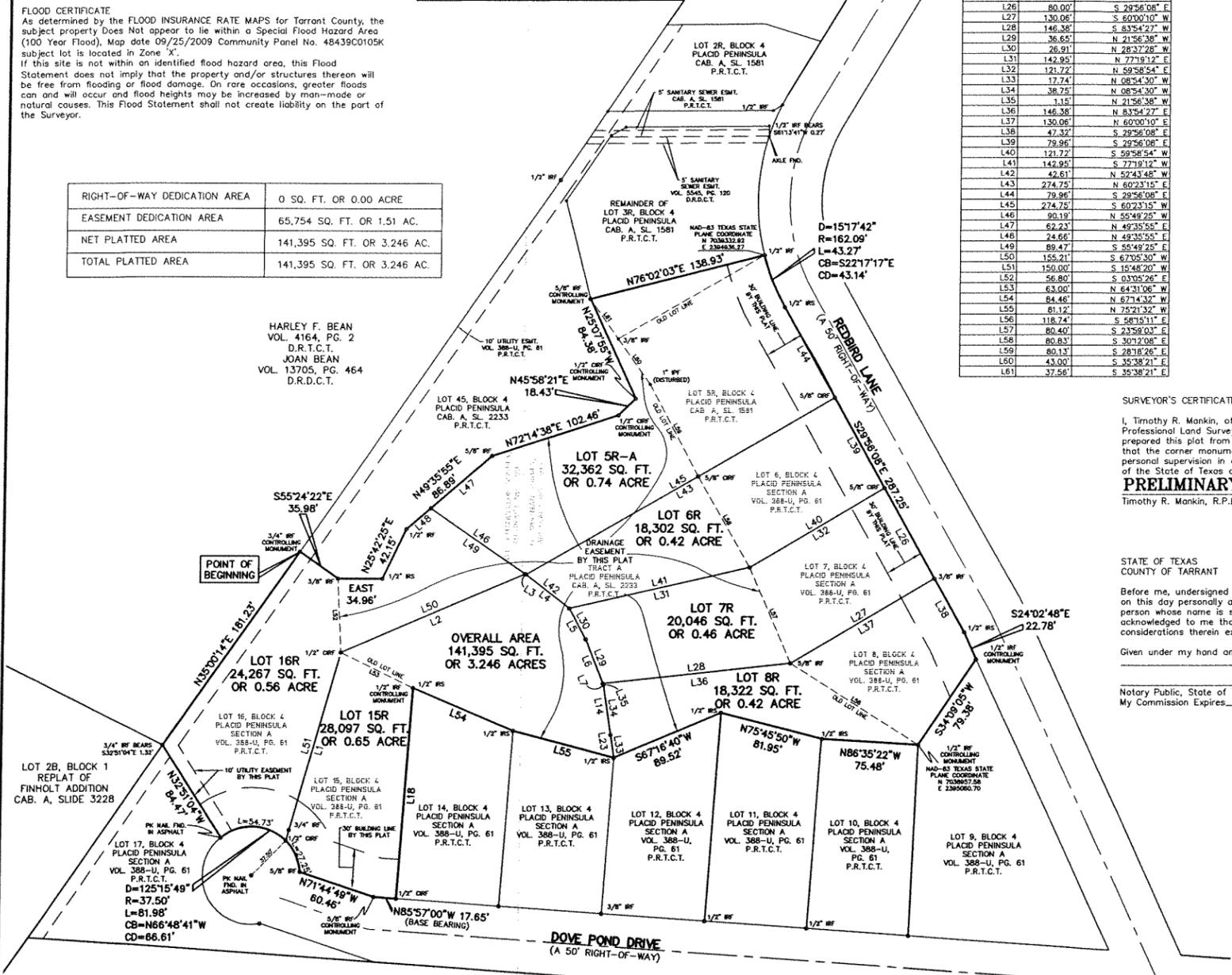


| LINE | LENGTH | BEARING |
|------|---------|---------------|
| L1 | 150.00' | N 15°48'20" E |
| L2 | 156.21' | N 67°05'30" E |
| L3 | 0.72' | S 55°49'25" E |
| L4 | 42.61' | S 52°43'48" E |
| L5 | 26.91' | S 28°37'28" E |
| L6 | 36.65' | S 21°56'38" E |
| L7 | 1.15' | S 21°56'38" E |
| L8 | | NOT USED |
| L9 | | NOT USED |
| L10 | | NOT USED |
| L11 | | NOT USED |
| L12 | | NOT USED |
| L13 | | NOT USED |
| L14 | 38.75' | S 08°54'30" E |
| L15 | | NOT USED |
| L16 | | NOT USED |
| L17 | | NOT USED |
| L18 | 161.97' | S 04°03'00" W |
| L19 | | NOT USED |
| L20 | | NOT USED |
| L21 | | NOT USED |
| L22 | | NOT USED |
| L23 | 17.74' | S 08°54'30" E |
| L24 | | NOT USED |
| L25 | | NOT USED |
| L26 | 80.00' | S 29°58'08" E |
| L27 | 130.06' | S 60°00'10" W |
| L28 | 146.38' | S 83°54'27" W |
| L29 | 36.65' | N 21°56'38" W |
| L30 | 26.91' | N 28°37'28" W |
| L31 | 142.93' | N 77°05'30" E |
| L32 | 121.72' | N 59°58'54" E |
| L33 | 17.74' | N 08°54'30" W |
| L34 | 38.75' | N 08°54'30" W |
| L35 | 1.15' | N 21°56'38" W |
| L36 | 146.38' | N 83°54'27" E |
| L37 | 130.06' | N 60°00'10" E |
| L38 | 47.32' | S 29°58'08" E |
| L39 | 79.96' | S 29°58'08" E |
| L40 | 121.72' | S 59°58'54" W |
| L41 | 142.93' | S 77°05'30" W |
| L42 | 42.61' | N 52°43'48" W |
| L43 | 274.72' | N 60°23'15" E |
| L44 | 79.96' | S 29°58'08" E |
| L45 | 274.72' | S 60°23'15" W |
| L46 | 90.19' | N 55°49'25" W |
| L47 | 82.23' | N 49°35'55" E |
| L48 | 24.66' | N 49°35'55" E |
| L49 | 89.47' | S 55°49'25" E |
| L50 | 155.21' | S 67°05'30" W |
| L51 | 150.00' | S 15°48'20" W |
| L52 | 56.80' | S 03°05'26" E |
| L53 | 63.90' | N 64°31'06" W |
| L54 | 84.46' | N 67°14'32" W |
| L55 | 81.12' | N 75°21'32" W |
| L56 | 118.74' | S 56°15'11" E |
| L57 | 80.40' | S 23°59'03" E |
| L58 | 80.83' | S 30°12'08" E |
| L59 | 80.13' | S 28°18'26" E |
| L60 | 43.00' | S 35°38'21" E |
| L61 | 37.68' | S 35°38'21" E |

FLOOD CERTIFICATE
 As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 09/25/2009 Community Panel No. 48439C0105K subject lot is located in Zone "X".
 If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

| | |
|------------------------------|------------------------------|
| RIGHT-OF-WAY DEDICATION AREA | 0 SQ. FT. OR 0.00 ACRE |
| EASEMENT DEDICATION AREA | 65,754 SQ. FT. OR 1.51 AC. |
| NET PLATTED AREA | 141,395 SQ. FT. OR 3.246 AC. |
| TOTAL PLATTED AREA | 141,395 SQ. FT. OR 3.246 AC. |

HARLEY F. BEAN
 VOL. 4164, PG. 2
 D.R.D.C.T.
 JOAN BEAN
 VOL. 13705, PG. 464
 D.R.D.C.T.



SURVEYOR'S CERTIFICATE:

I, Timothy R. Mankin, of Peiser & Mankin Surveying, LLC, a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the plotting rules and regulations of the State of Texas and the City of Grapevine.

PRELIMINARY NOT TO BE RECORDED 09/2014
 Timothy R. Mankin, R.P.L.S. No. 6122 Date

STATE OF TEXAS COUNTY OF TARRANT

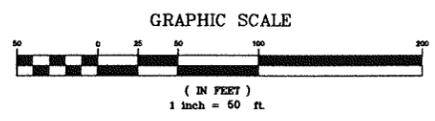
Before me, undersigned Notary Public in and for said county and state, on this day personally appeared Timothy R. Mankin, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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

Notary Public, State of Texas
 My Commission Expires _____

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

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



Whereas Steven E. Mills, Lisa L. Whitsett, Ron C. St. Angelo, Joanna St. Angelo, Wanda S. Lewis, Nancy D. Snyder, Sky Howard Harris, and Dove Pond Joint Venture are the sole owners of that certain tract of land situated in the G.B. Chancellor Survey, Abstract No. 1593, in the City of Grapevine, Tarrant County, Texas, and being Lot 5R and a portion of Lot 6R, Placid Peninsula, on Addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 1581, Plat Records of Tarrant County, Texas, and being Lots 6, 7, 8, 15, and 16, Block 4, Placid Peninsula, on Addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-U, Page 61, said Plat Records, and being Tract A, Placid Peninsula, on addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 2233, said Plat Records, and being more particularly described as follows:

BEGINNING at a 3/4 inch iron rod found for a Northwest corner of the herein described tract, same being the North corner of said Lot 16, same being in the Southeast line of that certain tract of land conveyed to Harley F. Bean, by deed recorded in Volume 4164, Page 2, Deed Records, Tarrant County, Texas, and Joan Bean, by deed recorded in Volume 13705, Page 464, said Deed Records, same being the West corner of Lot 45, Block 4, said Placid Peninsula (Cabinet A, Slide 2233);

THENCE South 55 deg. 24 min. 22 sec. East, along the common line of said Lots 16 and 45, a distance of 35.98 feet to a 3/8 inch iron rod found for angle point, same being the most northerly Northeast corner of said Lot 16, same being a South corner of said Lot 45, same being a Northwest corner of aforesaid Tract A;

THENCE along the common line of said Tract A and said Lot 45 as follows:
 East, a distance of 34.96 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for angle point;
 North 25 deg. 42 min. 25 sec. East, a distance of 42.15 feet to a 1/2 inch iron rod found for angle point;
 North 49 deg. 35 min. 55 sec. East, a distance of 86.89 feet to a 5/8 inch iron rod found for angle point;
 North 72 deg. 14 min. 38 sec. East, a distance of 102.46 feet to a 1/2 inch capped iron rod found for angle point;
 North 45 deg. 58 min. 21 sec. East, a distance of 184.43 feet to a 1/2 inch capped iron rod found for angle point, same being the East corner of said Lot 45;
 North 25 deg. 07 min. 55 sec. West, a distance of 84.38 feet to a 5/8 inch iron rod found for the North corner of said Tract A, same being in the Southwest line of Lot 3R, Block 4, aforesaid Placid Peninsula (Cabinet A, Slide 1581);

THENCE North 76 deg. 02 min. 03 sec. East, through the interior of said Lot 3R, a distance of 138.93 feet to a 1/2 inch iron rod found for the most northerly corner of the herein described tract, same being the North corner of said Lot 5R, same being the Southeast corner of said Lot 3R, same being in the Southwest right-of-way line of Redbird Lane (50 foot right-of-way), same being the beginning of a non-tangent curve to the left, having a radius of 162.09 feet and a delta angle of 15 deg. 17 min. 42 sec.;

THENCE along the common line of said Lot 5R and said Redbird Lane as follows:
 Along said non-tangent curve to the left, an arc distance of 43.27 feet and a chord bearing and distance of South 22 deg. 17 min. 17 sec. East, 43.14 feet to a 1/2 inch iron rod set for angle point;
 South 29 deg. 56 min. 08 sec. East, passing at a distance of 79.96 feet, a 5/8 capped inch iron rod found for the East corner of said Lot 5R, same being the North corner of aforesaid Lot 6, and continuing along the common line of said Lot 6 and said Redbird Lane, passing at a distance of 79.96 feet a 5/8 inch capped iron rod found for the East corner of said Lot 6, same being the North corner of aforesaid Lot 7, and continuing along the common line of said Lot 7 and said Redbird Lane, passing at a distance of 80.00 feet, a 3/8 inch iron rod found for the East corner of said Lot 7, same being the North corner of aforesaid Lot 8, and continuing along the common line of said Lot 8 and said Redbird Lane, a total distance of 287.25 feet to a 1/2 inch iron rod set for angle point;

THENCE South 24 deg. 02 min. 48 sec. East, along the common line of said Lot 8 and said Redbird Lane, a distance of 22.78 feet to a 1/2 inch iron rod found for an East corner of the herein described tract, same being the East corner of said Lot 8, same being the North corner of Lot 9, Block 4, aforesaid Placid Peninsula (Volume 388-U, Page 61);

THENCE South 34 deg. 09 min. 05 sec. West, along the common line of said Lots 8 and 9, a distance of 79.38 feet to a 1/2 inch iron rod found for a South corner of the herein described tract, same being the South corner of said Lot 8, same being the Northwest corner of said Lot 9, same being the East corner of aforesaid Tract A, same being the Northeast corner of Lot 10, Block 4, said Placid Peninsula (Volume 388-U, Page 61);

THENCE North 86 deg. 35 min. 22 sec. West, along the common line of said Tract A and said Lot 10, a distance of 75.48 feet to a 1/2 inch iron rod set for angle point, same being the Northwest corner of said Lot 10, same being the Northeast corner of Lot 11, Block 4, said Placid Peninsula (Volume 388-U, Page 61);

THENCE North 75 deg. 45 min. 50 sec. West, along the common line of said Tract A and said Lot 11, a distance of 81.95 feet to a 1/2 inch iron rod set for angle point, same being the Northwest corner of said Lot 11, same being the Northeast corner of Lot 12, Block 4, said Placid Peninsula (Volume 388-U, Page 61);

THENCE South 67 deg. 16 min. 40 sec. West, along the common line of said Tract A and said Lot 12, a distance of 89.52 feet to a 1/2 inch iron rod set for angle point, same being a South corner of said Tract A, same being the Northwest corner of said Lot 12, same being the Northeast corner of Lot 13, Block 4, said Placid Peninsula (Volume 388-U, Page 61);

THENCE North 75 deg. 21 min. 32 sec. West, along the common line of said Tract A and said Lot 13, a distance of 81.12 feet to a 1/2 inch iron rod set for angle point, same being the Northwest corner of said Lot 13, same being the Northeast corner of Lot 14, Block 4, said Placid Peninsula (Volume 388-U, Page 61);

THENCE North 67 deg. 14 min. 32 sec. West, along the common line of said Tract A and said Lot 14, a distance of 84.46 feet to a 1/2 inch iron rod set for internal corner, same being the Northwest corner of said Lot 14, same being the Northeast corner of aforesaid Lot 15;

THENCE South 04 deg. 05 min. 00 sec. West, along the common line of said Lots 14 and 15, a distance of 161.97 feet to a 1/2 inch capped iron rod found for the most southerly Southeast corner of the herein described tract, same being the Southeast corner of said Lot 15, same being in the North right-of-way line of said Dove Pond Drive (50 foot right-of-way);

THENCE along the South line of said Lot 15, aforesaid Lot 16, and along the North right-of-way line of said Dove Pond Drive as follows:
 North 85 deg. 57 min. 00 sec. West, a distance of 17.65 feet to a 5/8 inch iron rod found for angle point;
 North 71 deg. 44 min. 49 sec. West, a distance of 60.46 feet to a 5/8 inch iron rod found for the beginning of a non-tangent curve to the left, having a radius of 37.50 feet and a delta angle of 125 deg. 15 min. 49 sec.;

Along said non-tangent curve to the left, passing at an arc distance of 27.25 feet, a 1/2" capped iron rod found for the Southwest corner of said Lot 15, same being the Southeast corner of said Lot 16, and continuing along the common line of said Lot 16 and said Dove Pond Drive, a total arc distance of 81.98 feet and a chord bearing and distance of North 66 deg. 48 min. 41 sec. West, 66.61 feet to a PK nail found in asphalt for the most southerly Southwest corner of the herein described tract, same being the Southwest corner of said Lot 16, same being an East corner of Lot 17, Block 4, said Placid Peninsula (Volume 388-U, Page 61);

THENCE North 32 deg. 51 min. 04 sec. West, along the common line of said Lots 16 and 17, a distance of 84.47 feet to a 3/4 inch iron rod found which bears South 32 deg. 51 min. 04 sec. East, 1.32 feet from a West corner of a West corner of said Lot 17, same being the North corner of said Lot 17, same being the East corner of Lot 28, Block 1, Replat of Finholt Addition, on addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 2228, aforesaid Plat Records, same being the South corner of aforesaid Bean Tract;

THENCE North 35 deg. 00 min. 14 sec. East, along the common line of said Lot 16 and said Bean Tract a distance of 181.23 feet to the POINT OF BEGINNING and containing 141,395 square feet or 3.246 acres of computed land, more or less.

SEP 11 2014
 By _____

FINAL PLAT
LOTS 5R-A, 6R, 7R, 8R, 15R, AND 16R
BLOCK 4, PLACID PENINSULA
141,395 SQ. FT. OR 3.246 ACRES
 BEING A REPLAT OF
 LOTS 5R, A PORTION OF 3R, 6, 7, 8, 15, AND TRACT A
 BLOCK 4, PLACID PENINSULA
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, LOCATED IN
 THE G.B. CHANCELLOR SURVEY, ABSTRACT NO. 390
 AND THE J.L. WHITMAN SURVEY, ABSTRACT NO. 1593
 R-7.5 ZONING
 CONTAINING 6 LOTS "AUGUST 2014"
 THIS PLAT FILED IN INSTRUMENT # _____ DATE: _____

OWNER LOT 15: NANCY D. SNYDER 2848 DOVE POND DRIVE GRAPEVINE, TX 76051
 OWNER LOT 16: SKY HOWARD HARRIS 2863 DOVE POND DRIVE GRAPEVINE, TX 76051
 OWNER TRACT A: DOVE POND JOINT VENTURE CONTACT 3225 RED BIRD LANE GRAPEVINE, TX 76051
 OWNER LOT 6 & 7: RON C. ST. ANGELO JOANNA ST. ANGELO 3225 RED BIRD LANE GRAPEVINE, TX 76051
 OWNER LOT 8: WANDA S. LEWIS 3211 RED BIRD LANE GRAPEVINE, TX 76051
 OWNER LOT 5R: STEVEN E. MILLS LISA L. WHITSETT 3305 RED BIRD LANE GRAPEVINE, TX 76051

JOB NO.: P-4711 REPLAT
 DATE: 07/24/2014
 REV: 09/11/2014
 SCALE: 1" = 50'
 DRAWN BY: J.B.W.
 CHECKED BY: T.R.M.

PEISER & MANKIN SURVEYING, LLC
 www.peisersurveying.com
 623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051
 817-481-1806 (O)
 817-481-1809 (F)

COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE
 Texas Society of Professional Surveyors
 Member Since 1977

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT

Steven E. Wills, Lisa L. Whitsett, Ron C. St. Angelo, Joanna St. Angelo, Wanda S. Lewis, Nancy D. Snyder, and Sky Howard Harris, do hereby adopt this replat of LOTS 5R-A, 6R, 7R, 8R, 15R, AND 16R, BLOCK 4, PLACID PENINSULA, a replat in the City of Grapevine, Tarrant County, Texas, and hereby dedicate to the public use forever that right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The maintenance of paving on the easements 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 franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other construction, maintenance, or efficiency of its respective system on the easements and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstruction, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at anytime of procuring the permission of anyone. I have reviewed the City's findings concerning dedications and I do agree that the statements are true and correct.

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

Witness my hand this _____ day of _____, 2014.

STEVEN E. WILLS, OWNER OF LOT 5R AND A PORTION OF LOT 3R, AND A PORTION OF TRACT A

STATE OF TEXAS
COUNTY OF TARRANT

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared Steven E. Wills, 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 _____

Witness my hand this _____ day of _____, 2014.

LISA L. WHITSETT, OWNER OF LOT 5R AND A PORTION OF LOT 3R, AND A PORTION OF TRACT A

STATE OF TEXAS
COUNTY OF TARANT

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared Lisa L. Whitsett, 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 _____

Witness my hand this _____ day of _____, 2014.

RON C. ST. ANGELO, OWNER OF LOT 6, 7 AND A PORTION OF TRACT A

STATE OF TEXAS
COUNTY OF TARANT

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared Ron C. St. Angelo, 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 _____

Witness my hand this _____ day of _____, 2014.

JOANNA ST. ANGELO, OWNER OF LOT 6, 7 AND A PORTION OF TRACT A

STATE OF TEXAS
COUNTY OF TARANT

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared Joanna St. Angelo, 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 _____

Witness my hand this _____ day of _____, 2014.

WANDA S. LEWIS, OWNER OF LOT 8 AND A PORTION OF TRACT A

STATE OF TEXAS
COUNTY OF TARANT

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared Wanda S. Lewis, 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 _____

OWNER TRACT A:

DOVE POND JOINT VENTURE
CONTACT:RON C. ST. ANGELO
3225 RED BIRD LANE
GRAPEVINE, TX 76051

OWNER LOT 6 & 7:

RON C. ST. ANGELO
JOANNA ST. ANGELO
3225 RED BIRD LANE
GRAPEVINE, TX 76051

OWNER LOT 8:

WANDA S. LEWIS
3211 RED BIRD LANE
GRAPEVINE, TX 76051

OWNER LOT 5R AND PORTION LOT 3R:

STEVEN E. WILLS
LISA L. WHITSETT
3305 RED BIRD LANE
GRAPEVINE, TX 76051

OWNER LOT 15:

NANCY D. SNYDER
2848 DOVE POND DRIVE
GRAPEVINE, TX 76051

OWNER LOT 16:

SKY HOWARD HARRIS
2863 DOVE POND DRIVE
GRAPEVINE, TX 76051

THE STATE OF TEXAS

AVIGATION RELEASE

COUNTY OF TARRANT

WHEREAS, Steven E. Wills, Lisa L. Whitsett, Ron C. St. Angelo, Joanna St. Angelo, Wanda S. Lewis, Nancy D. Snyder, and Sky Howard Harris hereinafter called "Owners", are the owners of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being more particularly described as shown on this replat.

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, Owners do hereby waive, release, remise and quitclaim to the City of Grapevine, Tarrant County, Texas and Fort Worth, Texas, their successors and assigns, hereinafter called "Cities", for the use and benefit of the public and its agencies, and all claims for damages of any kind to persons or property that Owners 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 of 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.

Witness my hand this _____ day of _____, 2014.

STEVEN E. WILLS, OWNER OF LOT 5R AND A PORTION OF LOT 3R, AND A PORTION OF TRACT A

STATE OF TEXAS
COUNTY OF TARANT

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared Steven E. Wills, 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 _____

Witness my hand this _____ day of _____, 2014.

LISA L. WHITSETT, OWNER OF LOT 5R AND A PORTION OF LOT 3R, AND A PORTION OF TRACT A

STATE OF TEXAS
COUNTY OF TARANT

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared Lisa L. Whitsett, 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 _____

Witness my hand this _____ day of _____, 2014.

RON C. ST. ANGELO, OWNER OF LOT 6, 7 AND A PORTION OF TRACT A

STATE OF TEXAS
COUNTY OF TARANT

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared Ron C. St. Angelo, 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 _____

Witness my hand this _____ day of _____, 2014.

JOANNA ST. ANGELO, OWNER OF LOT 6, 7 AND A PORTION OF TRACT A

STATE OF TEXAS
COUNTY OF TARANT

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared Joanna St. Angelo, 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 _____

Witness my hand this _____ day of _____, 2014.

WANDA S. LEWIS, OWNER OF LOT 8 AND A PORTION OF TRACT A

STATE OF TEXAS
COUNTY OF TARANT

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared Wanda S. Lewis, 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 _____

CC ITEM #4, 21
RZ ITEM #5, 9

FINAL PLAT
LOTS 5R-A, 6R, 7R, 8R, 15R, AND 16R
BLOCK 4, PLACID PENINSULA
141,395 SQ. FT. OR 3.246 ACRES
BEING A REPLAT OF
LOTS 5R, A PORTION OF 3R, 6, 7, 8, 15, 16, AND TRACT A
BLOCK 4, PLACID PENINSULA
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, LOCATED IN
THE G.B. CHANCELLOR SURVEY, ABSTRACT NO. 390
AND THE J.L. WHITMAN SURVEY, ABSTRACT NO. 1593
R-7.5 ZONING
CONTAINING 6 LOTS "AUGUST 2014"
THIS PLAT FILED IN INSTRUMENT # _____, DATE: _____

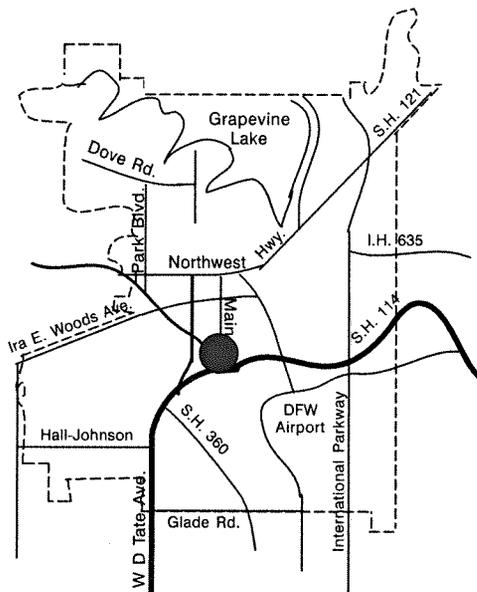
JOB NO.: P-4711 REPLAT
DATE: 07/24/2014
REV: 08/11/2014
SCALE: 1" = 50'
DRAWN BY: J.B.W.
CHECKED BY: T.R.M.
PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)
COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE
Texas Society of Professional Surveyors
Member Since 1977

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

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

MEETING DATE: SEPTEMBER 16, 2014

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF HISTORIC LANDMARK SUBDISTRICT HL14-05



APPLICANT: Historic Preservation Commission

PROPERTY LOCATION AND SIZE:

The subject property is located at 1400 South Main Street and platted as Lot 1R1, Block 1, First National Bank.

REQUESTED HISTORIC LANDMARK SUBDISTRICT AND COMMENTS:

The applicant is requesting a Historic Landmark Subdistrict designation for property located at 1400 South Main Street and platted as Lot 1R1, Block 1, First National Bank.

The Historic Preservation Commission, at their May 28, 2014 meeting, adopted the preservation criteria for the subject property addressing such issues as setbacks, driveways, parking, exterior finishes and other architectural embellishments to preserve the historic integrity of the property.

On April 23, 2014 the Historic Preservation Commission voted unanimously to bring forward a case for landmark designation of the First National Bank Building property located at 1400 South Main Street. The ca. 1970 building, constructed as the First National Bank of Grapevine and is now owned by Wells Fargo Bank, is one of Grapevine's most iconic structures. It marks the south Gateway Entrance to Grapevine's historic Main Street

at State Hwy. 114. This five-acre tract of land was purchased in 1963 by Mr. Joseph N. Box as the most desirable of available locations. The building's sleek cubist design is unique in Grapevine and adds sophistication to Historic Main Street with its clean lines, high quality materials, and sophistication exemplified through simplicity.

Designed by architect George Dahl, well known for his c. 1965 52-story First National Bank Tower of Dallas, this is the second building on Main Street added by the Box family which adds an unusual level of quality to Grapevine's commercial district. In 1942, Mr. D. E. Box, father of Joseph N. Box, built the new First National Bank of Grapevine building at the corner of Worth and Main Street. The new 1942 building, was designed by renowned architect Walter Ahlschlager. Mr. Ahlschlager also designed the Roxy Theatre in New York City, the Peabody Hotel in Memphis, the Republic Bank Building in Dallas among many other structures in Chicago and around the world.

Joseph Box, following his father in business and in thinking, sought the finest architect for this second bank building, Mr. George Dahl. Joseph Box brought this building to Grapevine's Main Street and made the following quote in the March 27, 1969, Grapevine Sun newspaper: The purpose of the new bank building "...is to keep pace with the growth and progress of the bank and the entire Grapevine community...." The building was built and equipped at a cost of more than \$600,000 in 1970; in today's money it would be valued at \$3,348,000. Mr. Box also said in the July 2, 1970, Grapevine Sun newspaper that he felt that the "14,000 sq. ft. edifice faced with Georgia white marble was designed to benefit the whole of the Grapevine community by attracting new businesses to the area."

At the July 15, 2014 public hearing, the applicant expressed concern about the entire property being placed within the historic overlay and did not sign the Historic Landmark Subdistrict application. Discussion centered on the extent of the historic overlay and the Council and applicant agreed that the overlay should be focused only on the original one-story, 14,000 square foot bank building. The attached preservation criteria has been modified to reflect preservation of the original bank structure (minus the marble veneer) and a new application has been submitted which the applicant has signed.

PRESENT ZONING AND USE:

The property is currently zoned "HC" Highway Commercial and is currently used as a banking facility (Wells Fargo).

HISTORY OF TRACT AND SURROUNDING AREA:

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

SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: "R-7.5" Single Family District – residential structures
"PO" Professional Office – office building
- SOUTH: State Highway 114
"CC" Community Commercial - restaurants
- EAST: "HC" Highway Commercial – restaurant, retail and gasoline services
- WEST: "HC" Highway Commercial – vacant (former Payton Wright dealership)

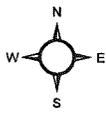
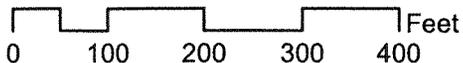
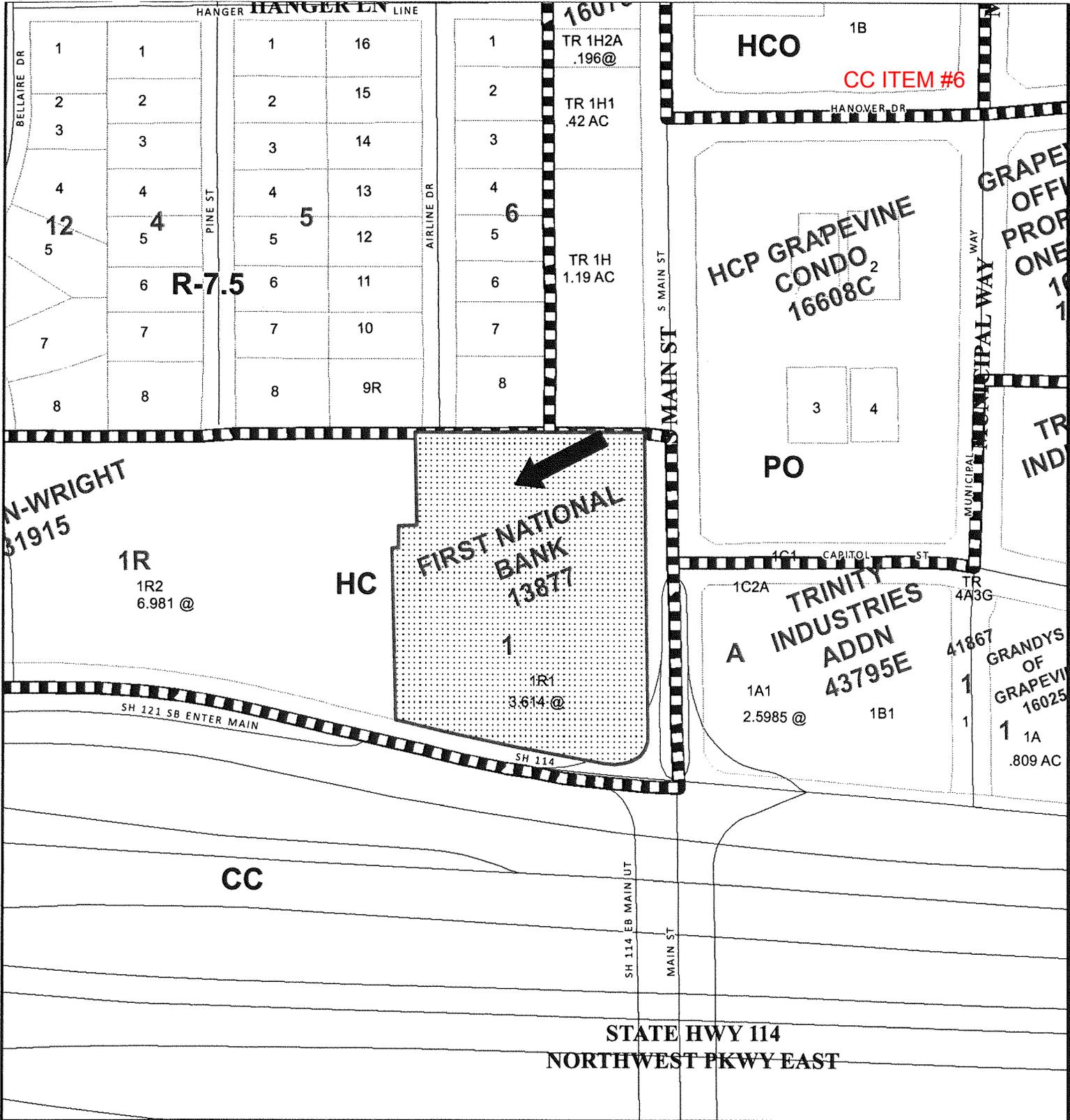
AIRPORT IMPACT:

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 "CO" Commercial land use. The applicant's proposal is in compliance with the Master Plan.

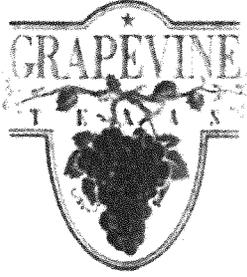
/sb



HL14-05 1400 South Main Street

Date Prepared: 7/1/2014

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



CITY OF GRAPEVINE

HISTORIC LANDMARK SUBDISTRICT APPLICATION

PART 1. APPLICANT INFORMATION

Applicant Name: Wells Fargo Bank, National Association

Applicant Address: c/o Jeff Vance, 5080 Spectrum Drive, Suite 400E

City/State/Zip: Addison, TX 75001

Phone No. 972-419-3250 Fax No. _____

Email Address jeff.s.vance@wellsfargo.com Mobile Phone 972-419-3250

Applicant's interest in subject property WFB Lease Negotiator

PART 2. PROPERTY INFORMATION

Street Address of subject property Exterior facade of the single-story, 14,000 sq.ft. building @ 1400 South Main St., Grapevine, TX

Legal Description: Lot 1R1 Block 1 Addition First National Bank Addition - GPV

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

Size of subject property: acres n/a square footage 14,000 sq.ft.

Present zoning classification HC Highway Commercial District

Present use of property HC

Proposed use of property HC

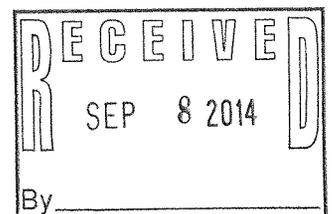
PART 3. PROPERTY OWNER INFORMATION

Property Owner Wells Fargo Bank, National Association

Prop Owner Address 1400 South Main Street

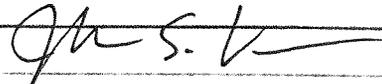
City/State/Zip Grapevine, TX 76051-5548

Phone No. 817-410-7101 Fax No. _____



The Development Services staff will determine the agenda for each of the public hearing dates. Based on the size of the agenda, your application may be rescheduled to a later date

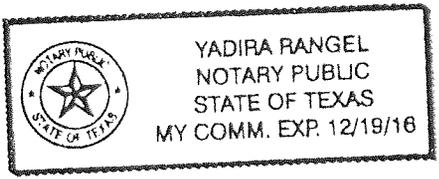
PART 4. SIGNATURE TO AUTHORIZE FILING OF AN APPLICATION FOR HISTORIC LANDMARK DESIGNATION IN ACCORDANCE WITH THE ATTACHED DESIGN GUIDELINES AND PLACING A HISTORICAL LANDMARK SUBDISTRICT REQUEST SIGN ON THE SUBJECT PROPERTY

Jeff S. Vance 
Print Applicant's Name Applicant's Signature

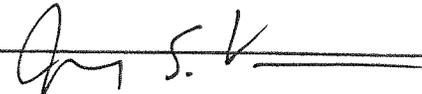
The State of Texas
County of Dallas

Before me (notary) Yadira Rangel on this day personally appeared (applicant) Jeff S. Vance 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 4th day of September, A.D. 2014



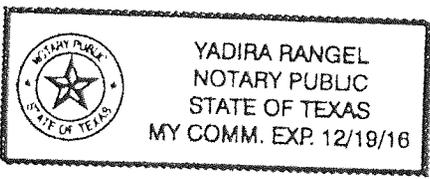
Yadira Rangel
Notary In and For State of Texas

Jeff S. Vance 
Print Property Owner's Name Property Owner's Signature

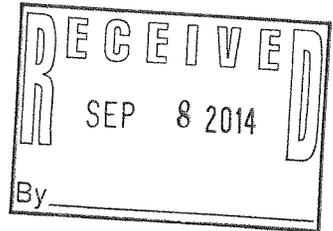
The State of Texas
County of Dallas

Before me (notary) Yadira Rangel on this day personally appeared (applicant) Jeff S. Vance 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 4th day of September, A.D. 2014



Yadira Rangel
Notary In and For State of Texas



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

1. Name

Historic First National Bank of Grapevine

And/or common

2. Location

Address 1400 South Main Street land survey

Location/neighborhood block/lot Blk.1 Lot 1, First National Bank of Grapevine tract size 157,442. S.f.

3. Current zoning

Commercial

4. Classification

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

5. Ownership

Current owner: Wells Fargo Bank National Association phone:

Address: 1400 South Main Street city: Grapevine state: Texas zip: 76051

6. Form Preparation

Name & title David Klempin, HP Officer Organization: Historic Preservation Department.

Contact: David Klempin phone: 817 410-3197

7. Representation on Existing Surveys

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

for office use only

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

9. Field Chk date: _____ By: _____

10. Nomination

Archaeological Structure District
 Site Structure & Site

11. Historic Ownership

original owner First National Bank

significant later owner(s) Wells Fargo Bank

12. Construction Dates N/A

Original 1970

alterations/additions

13. Architect N/A

original construction George Dahl

alterations/additions Unknown

14. Site Features

Natural Large trees surround original 1-story building

urban design

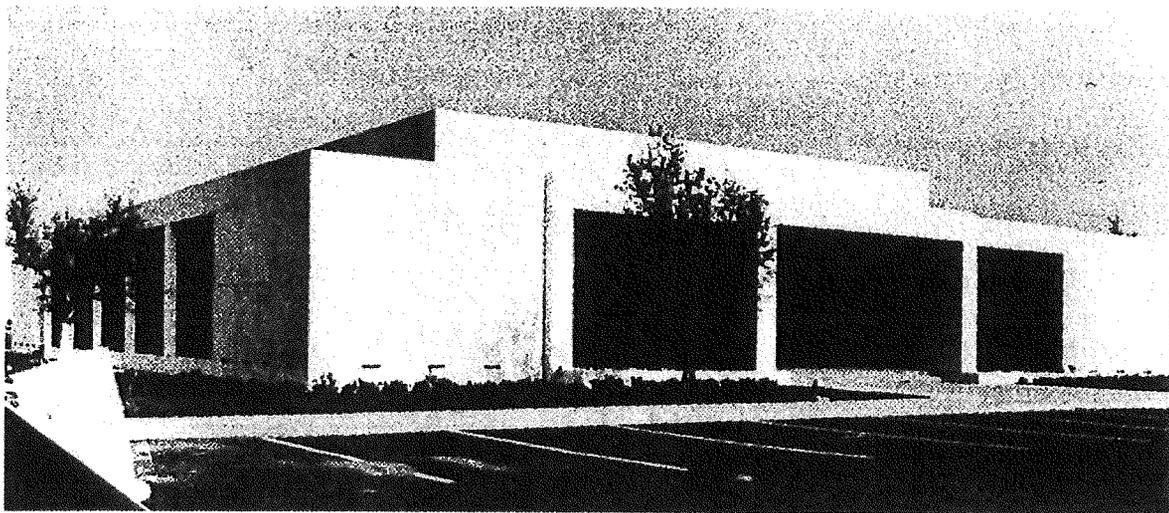
15. Physical Description

Condition
 excellent
 good
 fair

Check One:
 deteriorated
 ruins
 unexposed
 Unaltered
 altered

Check One:
 Original site
 Moved (date: _____)

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

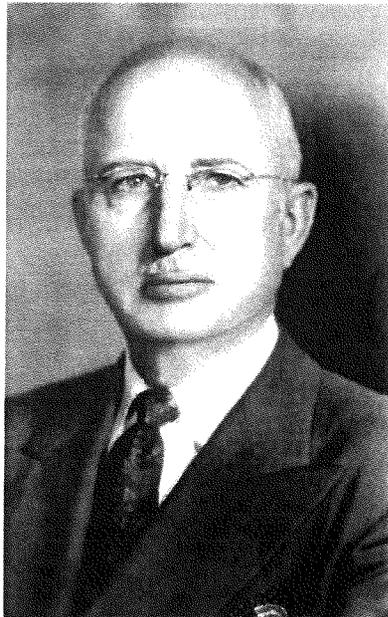


**First National Bank of Grapevine
 1400 South Main Street
 Architect George Dahl, c. 1970**

Constructed in 1970 the First National Bank of Grapevine, now owned by Wells Fargo Bank, is one of Grapevine's most iconic structures. Located at 1400 S. Main Street, the south gateway entrance to Grapevine's Historic Main Street at State Hwy. 114, this five-acre tract of land was purchased in 1963 by Mr. Joseph N. Box as the most desirable of available locations.

Its sleek cubist design is unique in Grapevine and adds sophistication to historic Main Street with its clean lines, high quality materials, and sophistication exemplified through simplicity. Designed by architect George Dahl, well known for his c. 1965 52-story First National Bank Tower of Dallas, this is the second building on Main Street added by the Box family which adds an unusual level of quality to Grapevine's commercial district. In 1942, Mr. D. E. Box, father of Joseph N. Box, built the new First National Bank of Grapevine building at the corner of Worth and Main Street. The new 1942 building, was designed by renowned architect Walter Ahlschlager. Mr. Ahlschlager also designed the Roxy Theatre in New York City, the Peabody Hotel in Memphis, the Republic Bank Building in Dallas among many other structures in Chicago and around the world.

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D. E. Box



Joe Box

Historical Significance

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

First National Bank of Grapevine

The First National Bank of Grapevine started October 29, 1919, as the Tarrant County State Bank in small, rented quarters at 336 S. Main Street with capital assets of \$25,000. Founders included T. B. White and J.E. Foust, inactive President and Vice President, respectively. D. E. Box was Cashier and Manager and J. W. Harrison, Assistant Cashier. Others were Dr. J. C. Bennett, W. R. Buckner, D. A. Cribbs, J. J. Dougherty, T. J. McPherson, W. N. Sanders, H. E. Saunders, J. D. Thweatt, and R. Lee Thweatt.

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Joe N. Box, who had started working in the bank in 1937, succeeded his father as President on Feb. 8, 1957, and at present (1977) is Chairman of the Board and principal stockholder. Joe and the directors soon decided that the growth of the bank and the Grapevine community would require expansion of its quarters to be adequate for present and future operations.

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Officers in 1977 included Mrs. D. E. Box, Honorary Chairman, Joe N. Box, Chairman, J. N. Wood, Vice Chairman, and B. J. McNabb, President and Chief Executive Officer. There were 14 directors, plus 2 advisory directors and approximately a total of 40 employees.

16. Bibliography

Tarrant County Clerk's Office. Deed Records.

Tarrant County Historical Commission. Young, Charles, H. *Grapevine Area History*, Dallas, Texas, Taylor Publishing Co., 1979

Grapevine Sun

17. Attachments

___ District or Site map

___ Site Plan

___ Additional descriptive material

___ Footnotes

x photos (historic & current)

 Other (_____)

19. Designation Merit

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

20. Recommendation

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

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

 Burl Gilliam, Chair
 Grapevine Historic Preservation Commission

 David Klempin,
 Historic Preservation Officer

 Scot Williams, Director
 Development Services Department

21. Historical Marker

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

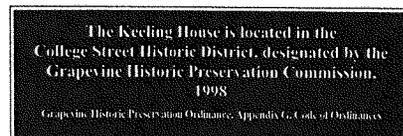
Check One:

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

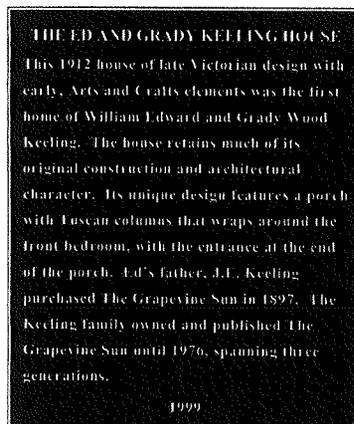
Below for office use only



- Historic Preservation Commission's Historic Landmark Plaque.



- Historic Preservation Commission's Historic District Plaque.



- Grapevine Historical Society's Historic Landmark Marker.



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

1999

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

Grapevine Historic Preservation Commission, 1998, City of Grapevine

Historic Landmark Marker, existing GHS marker.



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

Grapevine Historic Preservation Commission, 1998, City of Grapevine

Historic District Marker, existing GHS marker.



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Design Guidelines

**Wells Fargo Bank, National Association,
Successor thru mergers to
The First National Bank of Grapevine
1400 South Main Street
Grapevine, Texas**

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

September 16, 2014

Table of Contents

PREFACE

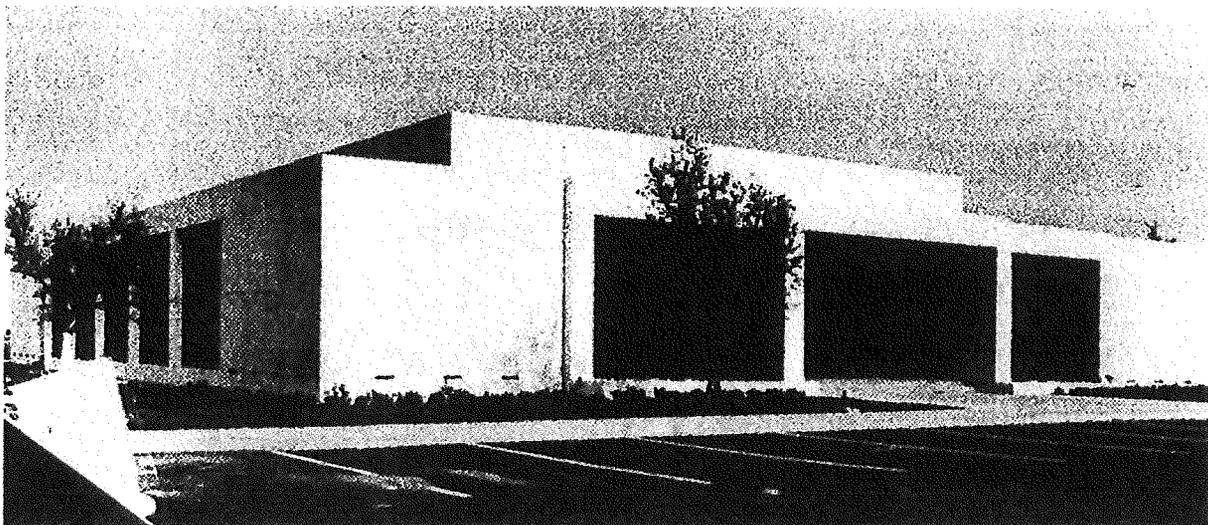
- I. SUBJECT PROPERTY
- II. BUILDING FACADE

Preface

Constructed in 1970 the First National Bank of Grapevine, now owned by Wells Fargo Bank, is one of Grapevine's most iconic structures. Located at 1400 S. Main Street, the south gateway entrance to Grapevine's Historic Main Street at State Hwy. 114, the site was purchased in 1963 by Mr. Joseph N. Box as the most desirable of available locations.

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In 1963 after much study and research a five-acre tract at 1400 South Main at Highway 114 was chosen as the most desirable of available locations. Plans were developed, a new, modern building was constructed, and the move was made June 22, 1970.

Present officers (1977) include Mrs. D. E. Box, Honorary Chairman, Joe N. Box, Chairman, J. N. Wood, Vice Chairman, and B. J. McNabb, President and Chief Executive Officer. McNabb, veteran banker and businessman, joined the bank as Executive Vice President on Sept. 14, 1977, and assumed his present position on January 1, 1978. There are 14 directors, plus 2 advisory directors and approximately a total of 40 employees.

SUBJECT PROPERTY

The subject of this Historic Landmark Designation is the exterior facade of the single story, 14,000 square foot structure located at the northwest corner of Main Street and State Highway 114 in Grapevine, Texas, and being further described on the Site Plan attached hereto as Exhibit "A".

BUILDING FACADE

The owner of the Subject Property will use reasonable efforts to preserve and stabilize the original building form and revised stucco facade design and paint color approved by the City of Grapevine on May 22, 2014, Project #COMA-14-1210.

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

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

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

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

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

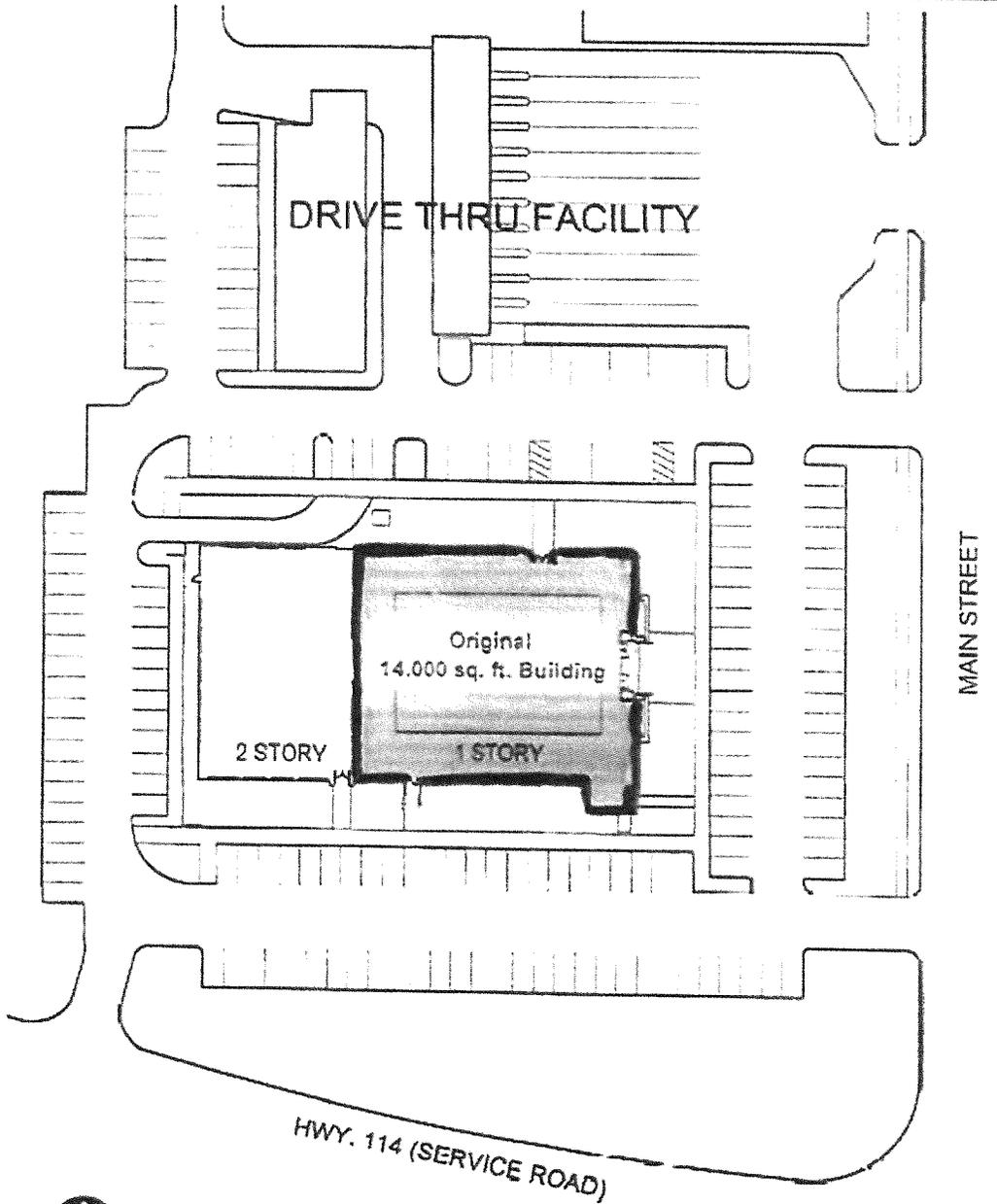
Original window location and configurations should be maintained. When replacement is necessary, it should be done within existing historic opening using the same sash size to avoid filling in or enlarging the original opening. The window tint shall be consistent with that of the original windows.

HL14-05

CC ITEM #6

SITE PLAN

EXHIBIT "A"



Landmark Designation:
Original 14,000 sq. ft. Building.

DALLAS_1/6347093v.2
4839-1235 08/08/2014

| | |
|----------|------------|
| RECEIVED | |
| R | SEP 8 2014 |
| By _____ | |

ORDINANCE NO. _____

HL 14-05
1400 SOUTH MAIN

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING A HISTORIC LANDMARK SUBDISTRICT HL14-05 IN ACCORDANCE WITH SECTION 39 OF ORDINANCE NO. 82-73 (APPENDIX "D" OF THE CODE OF ORDINANCES), DESIGNATING THE AREA PLATTED AS LOT 1R1, BLOCK 1, FIRST NATIONAL BANK AND MORE SPECIFICALLY DESCRIBED HEREIN, IN A DISTRICT ZONED "HC" HIGHWAY COMMERCIAL DISTRICT; PROVIDING FOR THE ADOPTION OF THE FIRST NATIONAL BANK OF GRAPEVINE HISTORIC DISTRICT PRESERVATION CRITERIA; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH AN OFFENSE OCCURS OR CONTINUES; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

Section 1. That the City does hereby designate a historic landmark subdistrict (HL14-05) in accordance with Section 39 of Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, in a district zoned "HC" Highway Commercial District within the following described property: 1400 South Main Street, specifically described as Lot 1R1, Block 1, First National Bank, more fully and completely described in Exhibit "A", attached hereto and made a part of hereof; and, in addition thereto, the adoption of the First National Bank of Grapevine Historic District Preservation

Guidelines as conditions, regulations and safeguards in connection with the said historic landmark subdistrict, a copy of said criteria being attached hereto and labeled Exhibit "B".

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 16th day of September, 2014.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: SEPTEMBER 16, 2014

SUBJECT: APPROVAL FOR THE AWARD OF AN INFORMAL REQUEST FOR QUOTE FOR CHRISTMAS DECORATIONS

RECOMMENDATION:

City Council to consider approval for the award of an informal request for Christmas decorations from Baker Design Group.

FUNDING SOURCE:

Funds for this purchase are available in account 115-42200-350-01 (Operating Supplies) in an amount not to exceed \$49,945.00.

BACKGROUND:

Quotes were taken in accordance with City Purchasing Policy. Formal bids and advertisements are not required for purchases under \$50,000. Baker Design Group and Venue Arts submitted quotations with Party People Plus submitting a no bid.

Baker Design Group submitted the lowest responsive and responsible quote. The Baker Design Group is a full service Interior Design Firm and Christmas Design Company that has provided services for the past 20 years for Residences, Fine Hotels, Public Spaces and Corporate Offices in the Dallas and greater DFW area. They are known for their unique artistic approach that truly sets each individual design apart in both corporate and residential environments. They are a five-time design award winner for the American Society of Interior Designers Dallas and Texas chapters.

This purchase will secure new Christmas decorations for the Christmas Capital of Texas program. The decorations are of high, long-lasting quality and will be used for years to come. They have the ability to be refreshed to extend their life span, well into the future.

The decorations are customized and specific for each of the six individual facades of the Headquarters Building. They were planned according to each façade's purpose and reflect the appropriate time period and color palate of each building.

Staff will give a PowerPoint presentation at the September 16 Council meeting that will show the design concepts.

Staff recommends approval.

EK/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER 
MEETING DATE: SEPTEMBER 16, 2014
SUBJECT: COUNCIL MEETING TIME CHANGE

RECOMMENDATION:

City Council to consider changing the time of the October 7, 2014 City Council meeting to 5:30 pm.

BACKGROUND INFORMATION:

Due to National Night Out being on October 7, it is recommended that the City Council change the time of their first meeting in October to 5:30 pm. This would allow time to conduct the brief City Council meeting and for Council to attend neighborhood National Night Out functions.

The City Council's second meeting of the month will be held at its regularly scheduled time of 7:30 pm on October 21.

JCB

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: SEPTEMBER 16, 2014
SUBJECT: GRAPEVINE HOUSING AUTHORITY INTERLOCAL AGREEMENT

RECOMMENDATION:

City Council to consider approving the renewal of an Interlocal Agreement with the Grapevine Housing Authority (GHA) for the services of the Executive Director and for Facility Maintenance Services.

FUNDING SOURCE:

Funding for these services will be paid by the Grapevine Housing Authority.

BACKGROUND:

Since February 2000, the City has been providing services to the Grapevine Housing Authority (GHA) for Executive Director and Facility Maintenance Services, pursuant to an Interlocal Agreement. The Agreement was entered into at the request of the GHA in order to facilitate improved administrative direction and facilities services.

Both the GHA Board and the City have found the agreement to be of continued mutual benefit. Debra Wells continues to serve admirably as the Executive Director and the City's Building Services Department continues to provide an extremely high quality of service to the residents of GHA.

If the Agreement is renewed, the Executive Director services will continue to be provided by Ms. Wells. While reporting to the Director of Administrative Services for City administrative purposes, she will continue to operate under the authority of the GHA Board of Commissioners, pursuant to the GHA bylaws on a day to day basis. The City will continue to provide facilities maintenance services under this agreement.

Facility maintenance will consist of supplying GHA one full-time equivalent (2080 regular hours) of routine maintenance work in a manner similar to prior years. Any extraordinary maintenance required beyond the regular category will be contracted by GHA. Monitoring of the contracted work will be done by the City and all approvals for contracted work must be given by the GHA Board of Commissioners.

A total annual cost to the GHA for this Agreement for FY06 is: \$180,098.

| | |
|-------------------------------|-----------|
| Executive Directors Services | \$104,926 |
| Facility Maintenance Services | \$ 75,172 |

The term of this Agreement is for one year. Staff anticipates continuation of the arrangement with annual renewals.

Attached is a copy of the renewal Interlocal Agreement for Council's consideration.

Staff recommends approval.

THE STATE OF TEXAS §
COUNTY OF TARRANT § Interlocal Cooperation Agreement

This Agreement is made and entered into by and between the CITY OF GRAPEVINE, TEXAS, a municipal corporation (the "City"), and THE GRAPEVINE HOUSING AUTHORITY, a public body corporate and politic (the "Authority").

WITNESSETH:

WHEREAS, this Agreement supersedes and replaces any prior contract or agreement between the City and the Authority regarding the subject matter herein; and

WHEREAS, the Authority and the City are separate and independent political subdivisions exercising essential governmental functions; and

WHEREAS, the Authority and the City are separate entities having a mutual interest in the health and welfare of the citizens of Grapevine, Texas; and

WHEREAS, the City agrees to provide the services of certain of its employees to the Authority as provided for herein; and

WHEREAS, the payments by the Authority under this Agreement for the services to be performed will be made from current revenues available to such governmental entities and such payments fairly compensate the City for the services performed under this Agreement; and

WHEREAS, the Authority and City have full authority to enter into this Agreement and all legal requirements for the approval of the Agreement have been met, including but not limited to the Open Meetings Act; and

WHEREAS, the Authority and the City deem this Agreement to be in the best interest of the public's health, safety, and welfare.

NOW THEREFORE, in consideration of the Premises and the agreements, covenants and promises hereinafter set forth, it is agreed as follows:

1.
Reaffirmation of the Premises

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

2.

Statutory Authority and Purpose of Agreement

This Agreement is entered into pursuant to Texas Local Government Code, Section 392.059 and Chapter 791 of the Texas Government Code, the purpose of this Agreement being to provide for cooperation between the City and the Authority with respect to the functions and/or services.

3.

Scope of Services to be Provided by the City

In connection with the functioning of the Authority, the City shall cooperate with the Authority as follows:

(a) Personnel Services. The City shall provide the personnel to perform the job of Executive Director and maintenance work on behalf of the Authority. Such employees, when acting in connection with this Agreement, shall be agents of the Authority. The Authority agrees to pay to the City an amount equal to the employees' combined salaries and the City's portion of employment taxes, insurance costs, retirement contributions and other fringe benefits applicable to such employees, as detailed in the attached Exhibit "A", which is incorporated herein by reference. Exhibit A reflects the scope of services the City will provide to the Authority for the position of Executive Director and maintenance work, along with an estimate of actual City costs to provide those services. The Authority shall only be responsible to reimburse the City for no more than actual costs of the employees provided by the City. Any amount due to the City shall be payable by the Authority to the City by payment transfer from the separate bank account of the Authority fifteen (15) days from receipt of billing from the City. Any revised cost schedule submitted by the City requires approval by the Authority prior to its incorporation herein. Nothing contained herein shall be deemed to constitute a prohibition of the Authority to employ its own staff who would not be employees of the City.

(b) Procurement Services. The City agrees to furnish, when requested by the Authority, procurement and administrative services relating to contracts for goods and services as required by the Authority in conducting its public operations. Such services shall include the solicitation of competitive bids, publication notices, solicitation of proposals, receipt of bids and proposals, assistance in evaluating the best bid or proposal and such other services as are currently provided in procurement for City operations. Authorization for such procurement services and approval of bids shall be at the sole discretion of the Authority. Such discretion shall be based on federal and state guidelines. The foregoing procedures are subject to change to the extent changes are necessary to maintain compliance with statutes, rules, regulations and/or guidelines as are promulgated by the U.S. Department of Housing and Urban Development, other applicable Federal agencies and/or the State of Texas. For procurements on behalf of the Authority, City will comply with Chapter 252 of the Texas Local Government Code. Nothing contained herein shall be deemed to prohibit the Authority from providing its own procurement services.

(c) Management Services. The Executive Director of the Authority provided by the City shall have general supervision over the administration of the business and the affairs of the Authority as set forth in the Authority's Bylaws. The Executive Director shall be a City employee deemed acting under this Agreement. The Executive Director shall manage and operate the Authority's programs utilizing the services set forth herein.

The Authority is not prohibited by this Agreement from performing for itself any of the services described herein, or any additional services as provided by law.

4.

Remuneration to the City

The Authority shall remunerate and/or reimburse the City for all services it performs from current revenues of the Authority on the basis of the costs incurred by the City. Salaries shall be updated, revised, and replaced annually to reflect any across the board salary adjustments otherwise applicable to all other City employees.

5.

Insurance

The City and the Authority shall each obtain their own insurance coverages as necessary and proper, and reasonably available, including, without limitation, general liability insurance, workers' compensation, fidelity bonds and directors and officers liability including public officials errors and omissions insurance with limits of no less than \$1,000,000.00 insurance. The Authority shall name the City as additional insured on all applicable coverages. The City and the Authority acknowledge that in the event of any claim or cause of action which may arise between the City and the Authority, the name of the City as an additional insured under any Authority insurance policy shall cease solely for the purpose of the claim or cause of action and all benefits of such insurance shall revert solely to the policyholder and its other additional named insureds.

6.

Other Services

The City agrees to furnish to the Authority other services under such terms and conditions as the City and the Authority may agree upon pursuant to the Interlocal Cooperation Act. Payments to the City for such services shall be based upon the estimated cost for same pursuant to a letter agreement applicable to such service.

7.

Status of Commissioners and Employees

Any personnel employed to perform the Executive Director and maintenance work on behalf of the Authority pursuant to this Agreement, or employed to perform services on behalf of the Authority as stated in Paragraph 6 of this Agreement shall be employees of the City of Grapevine, not of the Authority. Any other persons employed by the Authority shall be employees of the Authority and not employees of the City of Grapevine. Authority Commissioners shall be unpaid volunteers and shall not be employees of either the City or the Authority. Both the City and the Authority agree that no joint employment relationships are intended by this Agreement. This Agreement does not create any contract of employment or contract of benefits with any person.

Nothing in this Agreement should be construed as a guarantee of continued employment or continuation of office to any person by the City or the Authority.

8.

Indemnification

(a) Indemnification by the Authority. To the extent allowed by law, the Authority agrees to indemnify, defend and hold the City, its officers, agents, and employees harmless against any and all claims, demands, causes of action and liabilities whatsoever arising out of the Authority's operations or its failure to fulfill its obligations and duties pursuant to this Agreement.

(b) Indemnification by the City. To the extent allowed by law, the City agrees to indemnify, defend and hold the Authority, its officers, directors, employees, and agents, harmless against any and all claims, demands, causes of action and liabilities whatsoever arising out of the City's cooperation with the Authority or the City's failure to fulfill its obligations and duties pursuant to this Agreement.

9.

Successors and Assigns

The City and the Authority each bind themselves, their successors and assigns to perform this Agreement. Neither the City nor the Authority will assign, sublet, subcontract or transfer any interest in this Agreement without the written consent of the other party. No assignment, delegation of duties or subcontract under this Agreement will be effective without the written consent of the City.

10.

Applicable Law

This Agreement is entered into subject to applicable federal and state law and to the City of Grapevine Charter and ordinances of City, as they may be amended from time to time, and is subject to Texas and federal laws. Situs of this Agreement is agreed to be Tarrant County, Texas, for all purposes, including performance and execution.

11.

No Third-Party Beneficiary

For purposes of this Agreement, including its intended operation and effect, the parties (the City and the Authority) specifically agree and covenant that: (1) the Agreement only affects matters/disputes between the parties to this Agreement, and is in no way intended by the parties to benefit or otherwise affect any third person or entity, notwithstanding the fact that such third person or entities may be in a contractual relationship with the City or the Authority or both; and (2) the terms of this Agreement are not intended to release, either by contract or operation of law, any third person or entity from obligations due by them to either the City or the Authority.

12.
Venue

The parties to this Agreement agree and covenant that this Agreement will be enforceable in Grapevine, Texas; and that if legal action is necessary to enforce this Agreement, exclusive venue will lie in Tarrant County, Texas.

13.
Headings

The headings of this Agreement are for the convenience of reference only and shall not affect in any manner any of the terms and conditions hereto.

14
Default

If either party hereto shall default in the performance of any of the terms or conditions of this Agreement, such defaulting party shall have thirty (30) days after delivery to such defaulting party of written notice of such default within which to cure such default.

15.
Term and Termination

The term of the Agreement executed between these parties shall be for one (1) year beyond the date of the full execution of this Agreement. This Agreement will be effective immediately upon ratification by the Grapevine City Council. This Agreement shall be automatically renewed for additional successive one (1) year terms unless otherwise terminated by either party. This Agreement may be amended or revised at any time upon written consent of the parties. The parties agree not to terminate this Agreement unless thirty (30) day's written notice of such intention to terminate is given by the party desiring termination to the non-terminating party. Either party can terminate this Agreement with or without cause upon providing thirty (30) day's written notice.

16.
Legal Construction

In case any one (1) or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions hereof and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

17.
Duties and Requirements

The Authority agrees that its performance under this Agreement shall comply with the Texas Local Government Code, Chapter 392, and agrees that the duties, requirements and tasks its Executive Director shall request of the City's staff members will be in accordance with such law.

18.
Attorney Fees

If any action at law or in equity, including an action for declaratory relief, is brought by either party to enforce or interpret the provisions of this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees from the other party, which fees may be set by the court in the trial of such action or may be enforced in a separate action brought for that purpose, and which fees shall be in addition to any other relief which may be awarded.

19.
Notice

Notices under this Agreement shall be given to the following parties by certified mail, return receipt requested, to the addresses indicated below or at such other addresses as may be designated in writing by the parties from time to time:

Housing Authority Grapevine Housing Authority
 Grapevine, Texas
 Attention: Chairman

City of Grapevine City of Grapevine
 Grapevine, Texas
 Attention: City Manager

EXECUTED this _____ day of _____, 2014, in duplicate originals.

CITY OF GRAPEVINE, TEXAS

By: _____
Bruno Rumbelow, City Manager

ATTEST:

By: _____
Jodi Brown, City Secretary

APPROVED AS TO FORM:

By: _____
City Attorney

HOUSING AUTHORITY OF THE
CITY OF GRAPEVINE, TEXAS

By: _____
Jane Everett- Chairman

ATTEST:

By: _____
Executive Director/Secretary

EXHIBIT A
Facility Maintenance Services

To the Grapevine Housing Authority Contract
With the City of Grapevine, Texas

1. The City of Grapevine will provide Facility Maintenance Services to the Grapevine Housing Authority at the request of the Executive Director of the Grapevine Housing Authority or her designee.
2. This service will typically be provided from 7:00 A.M. to 4:00 P.M., Monday – Friday (with the exception of City of Grapevine official holidays). Cost of this Regular hourly service will be charged back to the Grapevine Housing Authority on a monthly basis at a service rate of \$36.14/hour.
3. Should the services requested be outside of the scope of services typically provided by the Facilities Maintenance staff or should the work requested overburden the Facilities Maintenance staff, the City of Grapevine agrees to acquire necessary proposal(s) for the work requested and provide these to the Executive Director for necessary action by the Board of Commissioners. The City of Grapevine Facilities Maintenance staff will monitor the work performed by outside contractors to insure conditions of contract are met and work is performed in a quality manner.
4. The City of Grapevine agrees to provide 2080 Regular hours of Facility Maintenance Service to the Grapevine Housing Authority sites over the course of one (1) year, for a total cost of \$75,172. Each hour of Regular hourly service will be charged against this amount (\$75,172) at a rate of 1 hour per hour of service provided. Each hour of Overtime hourly service will be charged against this amount (\$75,172) at a rate of 1.5 hours per hour of service provided.
5. The Grapevine Housing Authority will provide the City of Grapevine the use of the Maintenance employee's vehicle for the duration of this contract. The City of Grapevine will provide Preventative Maintenance work in accordance with City Procedures and Policies. The cost of providing all vehicle maintenance and repair costs shall be absorbed by the City of Grapevine.
6. The City of Grapevine will perform all work in accordance with Federal, State and Local Codes, Laws and Ordinances. The costs of all Building Permits, Electrical Permits, etc. will be passed directly through to the Grapevine Housing Authority without any markup.
7. The Grapevine Housing Authority Director Cost (including salary and benefits) is \$104,926.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER BR
MEETING DATE: SEPTEMBER 6, 2014
SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR
TEMPORARY EMPLOYMENT SERVICES

RECOMMENDATION:

City Council to consider approval to renew an annual contract with Temporaries of Texas, Inc. for temporary employment services.

FUNDING SOURCE:

Funding for this purchase is limited to the budgeted amount by each department in an annual estimated amount of \$200,000.00.

BACKGROUND:

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The bid advertisement was posted in the Fort Worth Star Telegram on July 28 and August 4, 2011. The bid was issued through the City eBid system with three vendors submitting bids. The contract was for an initial one-year period with four, one-year renewal options. If approved, this will be the third renewal available.

The purpose of this bid is to establish fixed annual pricing for temporary employment services to be used by various departments on an as-needed basis.

Of the three bids received, only Temporaries of Texas, Inc. submitted pricing for all positions and was the lowest overall bid for the combined positions. Temporaries of Texas, Inc. has agreed to renew with no increase in pricing.

Staff recommends approval.

CVD/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: SEPTEMBER 16, 2014
SUBJECT: APPROVAL FOR THE AWARD OF AN INFORMAL REQUEST
FOR QUOTE FOR EMAIL SOFTWARE

RECOMMENDATION:

City Council to consider approval for the award of an informal request for quote for email software from EST Group.

FUNDING SOURCE:

Funds for this purchase are available in account 100-44540-120-1 (Non-departmental professional services) in the amount not to exceed \$23,715.00.

BACKGROUND:

Quotes were taken in accordance with the City's purchasing policy. Formal bids and advertisements are not required for purchases under \$50,000. Three vendors submitted quotations: SHI, EST Group and GWAVA Technologies, Inc.

All three vendors submitted the same bid amount and all were responsive and responsible. The recommendation is to award it to EST Group because they also are providing the services to install the application software through a DIR cooperative contract under \$15,000.00.

This purchase is for applications for email archiving, email e-Discovery and email conversion from GroupWise to Exchange. This application will allow us to meet new State Library Commission email retention requirements, meet guidelines for e-Discovery as expected by courts if email e-Discovery is involved in a lawsuit and will be used in the conversion of our GroupWise email system to Microsoft Exchange as part of our goals from the Staff technology committee for this next year.

Staff recommends approval.

JJ/BS

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 16, 2014

SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR
MANAGED DATA STORAGE SERVICES

RECOMMENDATION:

City Council to consider approval for the renewal of an annual contract with One Safe Place Media Corporation for managed data storage services.

FUNDING SOURCE:

Funding for this purchase is available in account 100-44540-101-2 (General Fund/City Manager/Technology/Professional Services) in an annual amount of \$36,000.00.

BACKGROUND:

This procurement will be made as a sole source in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.022 (A) (7) (A). A resolution considering the initial purchase of managed data storage services provided by One Safe Place Media Corporation as a sole source vendor was approved by Council previously. This is the final renewal of the four, one-year renewal options available.

The purpose of this bid is for disaster recovery of all City data stored in an electronic form. The data is located and stored in fully encrypted form in a secure data center off site. The City and the daily transfer of new and changed data occur nightly over the Internet with full data encryption. This service keeps the City in compliance with industry compliance standards, Federal, State and local laws which guarantees the City will not lose any data due to a disaster or equipment failure. This service also includes a "warm site" where the City can set up network equipment used to provide computer services in the event of a major disaster that damages City data and renders our ability to provide computer services inoperable.

One Safe Place Media Corporation has agreed to renew with no increase in pricing.

Staff recommends approval.

JJ/BS

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}

MEETING DATE: SEPTEMBER 16, 2014

SUBJECT: APPROVAL FOR THE AWARD OF RFB 419-2014 FOR ELECTRONIC HANDHELD TICKET WRITERS

RECOMMENDATION:

City Council to consider approval for the award of RFB 419-2014 to Brazos Technology Corporation for electronic handheld ticket writers.

FUNDING SOURCE:

Funding for this purchase is currently available in account 117-42281-209-4 (CCPD/ Apparatus & Tools) for the amount not to exceed \$84,400.00.

BACKGROUND:

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The bid was advertised in the Fort Worth Star Telegram on August 19 and 22, 2014. There were 341 vendors electronically notified of the bid through the eBid system. Three vendors submitted bids. The bids were opened electronically and publicly on September 3, 2014 after 2:00 p.m.

Bid responses are as follows:

| | |
|-------------------------------|--------------|
| Cardinal Tracking, Inc. | \$82,300.40 |
| Brazos Technology Corporation | \$84,400.00 |
| System ID Warehouse | \$101,680.00 |

Based on the evaluation of the bid by Purchasing and the Police staff, Cardinal Tracking, Inc. was the lowest responsible and responsive bidder. Brazos was the second lowest responsible and responsive bidder. Brazos Technology is the selected bidder because of the need to install Brazos Technology's citation software onto the ticket writers, which is proprietary and required for all ticket writers. This would be an additional cost to add onto the Cardinal Tracking bid. Total cost to ship the ticket writers and have Brazos Technologies install the required software is \$2,600.00. Since the City of Grapevine has a software license agreement with Brazos Technology, there would be no additional cost to install the necessary citation software on the device if Brazos Technology provides the hardware. Using Cardinal Tracking, the total project cost to the

City would be \$84,900.40. Using Brazos Technology, the total project cost to the City would be \$84,400.00.

These 40 ticket writers will be used in the field by the Police Department and replaces existing ticket writers that are older technology and are at the end of their useful life expectancy. This will ensure that officers are using state of the art equipment, which increases personnel safety and efficiency.

Staff recommends approval.

MB/BS

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 16, 2014

SUBJECT: FIRST AMENDMENT TO GROUND AND TOWER LEASE AGREEMENT WITH NEW CINGULAR WIRELESS PCS, LLC FOR BARTON WATER TOWER

RECOMMENDATION:

City Council consider adopting a resolution approving the First Amendment to the Tower/Ground Lease Agreement with New Cingular Wireless PCS, LLC, a wholly owned subsidiary of AT&T, for the purpose of installing operating, and maintaining communications facilities on the Barton Water Tower, located at 211 West Texas Street, authorize the City Manager to sign said amendment, and take any necessary action.

BACKGROUND:

The initial lease was entered into on March 7, 1997 for a period of 20 years with an initial annual payment of \$14,400.00. The current annual payment is \$21,900.60.

Under the amended lease, the City of Grapevine will receive an annual lease payment of \$54,000 from New Cingular Wireless.

The main points of the amendment include:

- the installation of additional antennas,
- adjusting the annual rental rate (effective immediately),
- permits Lessee to add, modify and/or replace equipment in order to comply with federal, state or local mandated applications,
- extend the term of the lease another 20 years to 2034

The City Attorney and Staff have reviewed the terms of the agreement and recommend approval.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROVING THE FIRST AMENDMENT TO THE TOWER/GROUND LEASE AGREEMENT WITH NEW CINGULAR WIRELESS PCS, LLC, FOR THE INSTALLATION OF COMMUNICATIONS EQUIPMENT INCLUDING ANTENNAS, CABLES AND OTHER COMMUNICATION INSTRUMENTS ON THE BARTON WATER TOWER AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on March 7, 1997, the City of Grapevine (hereinafter referred to as "Landlord") entered into a Tower/Ground Lease Agreement with Southwestern Bell Wireless Inc. ("SBW"), acting in its capacity as general partner of the Dallas SMSA Limited Partnership, and being a corporation organized and existing under the laws of the State of Delaware, for Communications Equipment on the Barton Water Tower; and

WHEREAS, the "Landlord" entered into lease with said Southwestern Bell Wireless, Inc., acting in its capacity as general partner of the Dallas SMSA Limited Partnership, and being a corporation organized and existing under the laws of the State of Delaware, in 1997;

WHEREAS, the City of Grapevine is in agreement to enter into Amendment # 1 to said Tower/Ground Lease Agreement with New Cingular Wireless PCS, LLC, wholly owned by AT&T since 2006; and

WHEREAS, all legal prerequisites for the adoption of this resolution have been met, including but not limited to the Local Government Code and the Open Meetings Act; and

WHEREAS, the City Council hereby declares that the approval of this resolution is in the best interests of the health, safety, and welfare of the public.

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

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

Section 2. That the City Council of the City of Grapevine, Texas hereby approves the First Amendment to the Tower/Lease Agreement, for the Barton Water Tower located at 211 West Texas Street, with New Cingular Wireless PCS, LLC.

Section 3. That the approved amendment to the Tower/Ground Lease Agreement is attached as Exhibit "A".

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 16th day of September, 2014.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 16, 2014

SUBJECT: APPROVAL TO RENEW ANNUAL CONTRACTS FOR THE PURCHASE OF AGGREGATE MATERIALS

RECOMMENDATION:

City Council to consider approval for the renewal of annual contracts with Lowery Sand & Gravel Company, Inc., Big Sandy Sand Company, Hanson Aggregates LLC, DFW Materials, Neese Materials, Inc. and Martin Marietta Materials formerly TXI for aggregate materials.

FUNDING SOURCE:

Funding for this purchase is limited to the budgeted amount by each department in an annual estimated amount of \$440,000.00.

BACKGROUND:

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The bid advertisement was posted in the Fort Worth Star Telegram on July 19 and 26, 2012. The bid was issued through the City eBid system with six vendors submitting bids. The contract was for an initial one-year period with four one-year renewal options. If approved, this will be the second renewal available.

The purpose of this bid is to establish fixed annual pricing for aggregate materials used primarily by the Public Works Department, Parks and Recreation Department, City Golf Course and other various departments on an as-needed basis.

Based on the evaluation of the bid by Purchasing and the Public Works Department, it was determined the awards be made to Lowery Sand & Gravel Company, Inc., Big Sandy Sand Company, Hanson Aggregates LLC, DFW Materials, Neese Materials, Inc. and Martin Marietta Materials for the items they submitted low bids on.

Lowery Sand & Gravel Company, Inc., Big Sandy Sand Company, Hanson Aggregates LLC, DFW Materials have agreed to renew with no increase in pricing. Martin Marietta

Materials and Neese Materials, Inc. have agreed to renew with an overall increase of 9% due to increases in transportation and raw materials used in the manufacturing of products they were awarded.

Staff recommends approval.

KH/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
MEETING DATE: SEPTEMBER 16, 2014
SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR
TRAFFIC CONDUIT INSTALLATION SERVICES

RECOMMENDATION:

City Council to consider approval to renew an annual contract with Multiple Cable Systems, Inc. for traffic conduit installation services.

FUNDING SOURCE:

Funds are available in account 174-43301-093-000 (Street Maintenance Capital Replacement/Traffic Sign and Signal Maintenance/Transportation Infrastructure Maintenance) for an annual estimated amount of \$40,000.00.

BACKGROUND:

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The bid advertisement was posted in the Fort Worth Star Telegram on August 30, 2010 and September 6, 2010. The bid was issued through the City eBid system with two vendors submitting bids. The contract was for an initial one-year period with four, one-year renewal options. If approved, this will be for the final renewal option.

The purpose of this bid is to establish fixed annual pricing for the installation of various types and sizes of traffic conduit for the Public Works Traffic Division on an as-needed basis.

Based on the evaluation of the bid by Purchasing and the Public Works Traffic Division, it was determined the award be made to Multiple Cable Systems, Inc. who was the lowest responsive and responsible bidder and has agreed to renew with no increase in pricing.

Staff recommends approval.

FB/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: SEPTEMBER 16, 2014
SUBJECT: RESOLUTION TO FORMALIZE INDUSTRIAL DEVELOPMENT CORPORATION BOARD MEMBER APPOINTMENT

RECOMMENDATION:

City Council to consider a resolution appointing Council Member Duff O'Dell to the Industrial Development Corporation.

BACKGROUND INFORMATION:

Council Member Duff O'Dell was appointed as a Director of the Industrial Development Corporation (IDC) on August 19, 2014 by Mayor Tate. The City Attorney has advised that the appointment must be made formally by the governing body which created the IDC board.

Under the Corporation's Bylaws, the term of appointment for a council member serving as an IDC Director shall not exceed the council member's elected term of office. The attached resolution formally appoints Council Member Duff O'Dell to serve as a Director of the Industrial Development Corporation.

Staff recommends approval.

JCB

RESOLUTION NO. _____

CC ITEM #17

IOC
APPOINTMENT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPOINTING A MEMBER TO THE BOARD OF DIRECTORS OF THE CITY OF GRAPEVINE INDUSTRIAL DEVELOPMENT CORPORATION AND PROVIDING AN EFFECTIVE DATE

WHEREAS, it is necessary and incumbent upon the City Council to appoint a Director to the Grapevine Industrial Development Corporation; and

WHEREAS, the Bylaws of the Grapevine Industrial Development Corporation state that each Director shall serve for a term of six years, or until his successor is appointed by the governing body; provided that if any Director shall at any time also be a member of the governing body of the City, then the term of such Director shall never exceed the period for which such Director is a member of such governing body; and

WHEREAS, all legal prerequisites for the adoption of this resolution have been met, including but not limited to the Local Government Code and the Open Meetings Act; and

WHEREAS, the City Council hereby declares that the approval of this resolution is in the best interests of the health, safety, and welfare of the public.

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

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

Section 2. That the City Council of the City of Grapevine, Texas, hereby appoints Council Member Duff O'Dell, who is at least 18 years of age, and is a duly qualified elector of the City on the date of this appointment, to serve as a member of the Board of Directors of the Corporation, such service to be at all times subject to the powers of the City under the Act and the Articles of Incorporation.

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 16th day of September, 2014.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

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 2nd day of September, 2014 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present to-wit:

| | |
|-------------------|----------------|
| William D. Tate | Mayor |
| C. Shane Wilbanks | Mayor Pro Tem |
| Sharron Spencer | Council Member |
| Darlene Freed | Council Member |
| Mike Lease | Council Member |
| Chris Coy | Council Member |
| Duff O'Dell | Council Member |

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

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

CALL TO ORDER

Mayor Tate called the meeting to order at 6:31 p.m.

EXECUTIVE SESSION

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

ITEM 1. EXECUTIVE SESSION

A. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

The City Council recessed to the City Council Conference Room and began the closed session at 6:34 p.m.

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

Rumbelow stated there was no action necessary relative to conference with City Manager and Staff under Section 551.087, Texas Government Code.

WORKSHOP

CALL TO ORDER

The Workshop Session was called to order at 6:45 p.m.

ITEM 2. REVIEW QUALITY OF LIFE FUND PROJECTS

Parks & Recreation Director Kevin Mitchell stated the balance for the Quality of Life Fund is \$8,168,285 and reviewed the list of proposed projects with Council and answered their questions. These projects included playground shade structures, Oak Grove Park pavilion, Bear Creek sports lights, Community Outreach Center sport court, Rockledge Park master plan, median landscaping, Botanical Gardens greenhouse, Horseshoe Trails restrooms, Parr Park playground surfacing, Trawick pavilion restroom and playground, Town Square gazebo renovation, Library genealogy and teen room expansion, Kimball Road Trail and Oak Grove Trail. Council suggested other Quality of Life projects that they would like Staff to look into, including Christmas decorations, backlit street signs, entry features along highways, animal shelter improvements and a dog park.

No formal action was taken by the City Council.

NOTE: City Council then adjourned the Workshop at 7:34 p.m. for the Crime Control and Prevention District Board of Directors meeting to conduct a public hearing on the Fiscal Year 2014-2015 Budget.

REGULAR MEETING

CALL TO ORDER

Mayor Tate called the meeting to order at 7:39 p.m. in the City Council Chambers.

INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Pro Tem C. Shane Wilbanks delivered the Invocation and led the Pledge of Allegiance.

ITEM 3. CITIZEN COMMENTS

Carl Young, 4113 Meadow Drive, requested Council change the requirements of the positions on the Building Board of Appeals.

ITEM 4. PUBLIC HEARING, NASH FARM HOURS OF OPERATION

Mayor Tate opened the public hearing.

Nash Farm Manager Jim Lauderdale noted the amended Land Use Restrictions Agreement states at least two entries shall be open to the public for a minimum of eight hours per day for all days except for special events and that the schedule for public access to Nash Farm shall be established after a public hearing held by the City Council.

Staff recommended the City Council consider a policy establishing hours for Nash Farm to be 9 a.m.–5 p.m., seven days a week, closed on all City holidays, as well as an additional two weeks in February for annual repairs, in-depth maintenance and construction projects.

Curtis Ratliff, 220 Blevins Street, spoke in favor of establishing the Nash Farm hours as recommended by Staff, The Heritage Foundation and the Nash Farm Board.

Jeneane Rice, 702 Cabernet Court, asked Council to look into the parking issues at the Farm.

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

Ayes: Tate, Wilbanks, Spencer, Freed, Lease, Coy & O'Dell
Nays: None

Following Council discussion on the proposed hours, Council Member Lease, seconded by Council Member Spencer, offered a motion to approve the hours of Nash Farm as recommended by Staff. The motion failed by the following vote:

Ayes: Tate, Spencer & Lease
Nays: Wilbanks, Freed, Coy & O'Dell

Council Member Coy, seconded by Council Member Freed, offered a motion to approve the hours of Nash Farm as recommended by Staff with the exception that during the summer between Memorial Day to Labor Day it is open one night a week until 8:00 p.m. The motion failed by the following vote:

Ayes: Wilbanks, Freed & Coy
Nays: Tate, Spencer, Lease & O'Dell

Mayor Pro Tem Wilbanks, seconded by Council Member Coy, offered a motion to table this item to a future workshop. The motion prevailed by the following vote:

Ayes: Wilbanks, Freed, Coy & O'Dell
Nays: Tate, Spencer & Lease

ITEM 5. PUBLIC HEARING, FISCAL YEAR 2014-2015 BUDGET

Mayor Tate declared the public hearing open. Mayor Tate stated the Council would consider the proposed budget and ad valorem tax rate on Wednesday, September 10, 2014 at 11:30 a.m. in the City Council Chambers, Second Floor, 200 South Main Street, Grapevine, Texas 76051.

Administrative Services Director John McGrane noted the public hearing on Fiscal Year 2014-2015 Budget (FY2015) was being conducted to receive public comments on the proposed budget pursuant to the City Charter. Stating the Council had conducted budget workshops on July 29 to discuss major issues and on August 14 to review the revised proposed FY2015 budget, that Staff had posted the proposed budget on the City's website, made available a copy of the budget for public inspection and published the required notices in the newspaper. The proposed budget includes a reduction in the ad valorem tax rate from \$0.342500 to \$0.332439 per \$100 valuation and contains fund expenditures in the following amounts:

| | |
|--|--------------|
| General Fund | \$59,983,842 |
| Municipal Court Technology Fund | 55,825 |
| Convention and Visitors Bureau Fund | 18,484,011 |
| Convention and Visitors Bureau Incentives Fund | 1,707,600 |
| Stormwater Drainage Fund | 1,839,147 |
| Crime Control and Prevention District Fund | 13,816,290 |
| Lake Parks Special Revenue Fund | 2,135,051 |
| 4B Transit Fund | 13,296,999 |
| Economic Development Fund | 2,394,630 |
| Debt Service Fund | 16,020,932 |
| Utility Enterprise Fund | 23,616,280 |
| Utility Permanent Capital Maintenance Fund | 1,000,000 |
| Lake Enterprise (Golf) Fund | 3,360,547 |
| General Permanent Capital Maintenance Fund | 1,646,000 |
| Permanent Street Maintenance Fund | 1,633,000 |
| Community Quality of Life Capital Projects | 831,715 |
| Streets, Traffic and Drainage Capital Projects | 4,202,843 |
| Buildings and Facilities Capital Projects | 38,888,602 |
| Parks and Beautification Capital Projects | 2,029,964 |
| Water and Wastewater Capital Projects | 7,547,847 |
| Capital Equipment Acquisitions | 3,065,000 |

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

Ayes: Tate, Wilbanks, Spencer, Freed, Lease, Coy & O'Dell
Nays: None

ITEM 6. PRESENTATION, 28TH ANNUAL GRAPEFEST

C. Shane and Paula Wilbanks, Chairpersons of the 28th Annual GrapeFest, invited the community to attend this year's event—A Vintage Journey. There will be four food and wine pairing events, the GrapeFest golf classic, Italian Car Fest, and Texas Wine Tribute the weeks prior to the festival. The Tall in Texas award will be presented to Becker Vineyards. During GrapeFest (September 11-14) there will be numerous opportunities to enjoy live music, the kids' world play area, culinary demonstrations, tennis classic, ice carving, GrapeStomp and wine tastings. Mr. and Mrs. Wilbanks also thanked this year's volunteers, sponsors and the City for their work to make this event a success.

ITEM 7. CONSTRUCTION UPDATE ON COMMUNITY ACTIVITIES CENTER

Parks & Recreation Director Kevin Mitchell addressed the Council on the Community Activities Center (CAC) construction and then introduced Corbett Nictor, Vice President of Adolfson & Peterson. Mr. Nictor stated the projected is on budget, on schedule and will open in the spring as planned. No action was taken by the Council.

ITEM 8. APPROVE LOCAL PROJECT ADVANCE FUNDING AGREEMENT FOR BIG BEAR CREEK PEDESTRIAN LINKAGE TRAIL

Parks & Recreation Director Mitchell recommended approval of a Local Project Advance Funding Agreement with the Texas Department of Transportation (TxDOT) for the Big Bear Creek Pedestrian Linkage Trail, authorizing payment in the amount of \$80,535.00 to TxDOT for construction costs and authorization for the City Manager to execute the agreement. Funds for the construction of the trail will come from the unencumbered balance of the Quality of Life Fund.

On July 16, 2013, the City Council approved \$277,000.00 for the Advance Funding Agreement with TxDOT for the construction of the pedestrian linkage trail that will grant Western Oaks and Belfort subdivisions safe access to the Big Bear Creek Hike & Bike Trail. TxDOT is managing the bidding and construction of the trail and the final bid that came in requires an additional \$80,535.00 commitment from the City. The additional amount is required due to the final design of the project, material and labor costs and TxDOT safety requirements which have all increased since the original estimate.

Council Member Freed, seconded by Mayor Pro Tem Wilbanks, offered a motion to approve the Advance Funding Agreement as presented. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Freed, Lease, Coy & O'Dell
Nays: None

ITEM 9. ORDINANCE, AMEND CHAPTER 7 BUILDINGS AND CONSTRUCTION, QUALIFICATIONS OF BUILDING BOARD OF APPEALS

Development Services Director Scott Williams recommended approval of an ordinance that would modify the make-up of the board to a licensed professional engineer or registered architect in lieu of a representative from the local utility company.

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

Ayes: Tate, Wilbanks, Spencer, Freed, Lease, Coy & O'Dell

Nays: None

ORDINANCE NO. 2014-54

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING THE GRAPEVINE CODE OF ORDINANCES, CHAPTER 7 BUILDINGS AND CONSTRUCTION, ARTICLE I, SECTION 7-4, RELATIVE TO QUALIFICATIONS OF MEMBERS; REPEALING CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

ITEM 10. APPOINTMENTS, BUILDING BOARD OF APPEALS

Assistant City Secretary Tara Brooks reported the Building Board of Appeals (BBA) currently has three vacancies on the board and presented the nominations of Roger "Skip" Blake and Paul Coventry, as regular members to the Building Board of Appeals to fill the unexpired two-year terms of Rex Young and Hal Hardister. These unexpired board positions expire in 2015.

Council Member Spencer, seconded by Council Member Coy, offered a motion to approve the nominations and appointments as presented. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Freed, Lease, Coy & O'Dell

Nays: None

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. There were none.

Item 11. Resolution, Authorize Participation in TexPool Investment Pools and Designate Authorized Representatives

Administrative Services Director recommended approval of a resolution authorizing participation in the TexPool Investment Pools by adding TexPool Prime in addition to the City's current participation in TexPool, and designating authorized representatives for both TexPool Investment Pools.

Motion by Council Member Lease, seconded by Council Member Coy, to approve as recommended. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Freed, Lease, Coy & O'Dell
Nays: None

RESOLUTION NO. 2014-75

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING PARTICIPATION IN THE TEXAS LOCAL GOVERNMENT INVESTMENT POOL (TEXPOOL PRIME); AMENDING DESIGNATED AUTHORIZED REPRESENTATIVES AND PROVIDING AN EFFECTIVE DATE

Item 12. Renew Annual Contract for City's Financial Application Software System

Administrative Services Director recommended approval of the renewal of an annual contract with STW, Inc. for extended support services, licensing fees and special projects for the City's financial application software system in an annual estimated amount of \$74,745.00. The term of the contract covers the 2014-2015 fiscal year.

Motion by Council Member Lease, seconded by Council Member Coy, to approve as recommended. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Freed, Lease, Coy & O'Dell
Nays: None

Item 13. Resolution, Authorize 2015 Orthophotography Purchase

City Manager recommended approval of a resolution authorizing the purchase of 2015 orthophotography for the GIS Department in an amount not to exceed \$16,971.99 from the North Central Texas Council of Governments (NCTCOG) through an Interlocal Cooperative Agreement.

Motion by Council Member Lease, seconded by Council Member Coy, to approve as recommended. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Freed, Lease, Coy & O'Dell
Nays: None

RESOLUTION NO. 2014-76

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE ORTHOPHOTOGRAPHY FOR GIS THROUGH AN ESTABLISHED INTERLOCAL COOPERATIVE AGREEMENT WITH THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AND PROVIDING AN EFFECTIVE DATE

Item 14. Resolution, Approve and Ratify Emergency Purchase of an Engine

Public Works Director recommended approval of a resolution approving and ratifying the emergency purchase of a new engine for a CVB transit bus from Southwest International Trucks in the amount of \$25,610.29.

Motion by Council Member Lease, seconded by Council Member Coy, to approve as recommended. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Freed, Lease, Coy & O'Dell
Nays: None

RESOLUTION NO. 2014-77

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 REPLACEMENT OF A BUS ENGINE THAT WAS MADE ON AUGUST 7, 2014 AND PROVIDING AN EFFECTIVE DATE

Item 15. Consideration of Minutes

City Secretary recommended approval of the minutes of the August 14 and August 19, 2014 City Council meetings as published.

Motion by Council Member Lease, seconded by Council Member Coy, to approve as recommended. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Freed, Lease, Coy & O'Dell
Nays: None

ADJOURNMENT

Mayor Pro Tem Wilbanks, seconded by Council Member Spencer, offered a motion to adjourn the meeting at 8:58 p.m. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Freed, Lease, Coy & O'Dell
Nays: None

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 16th day of September, 2014.

APPROVED:

William D. Tate
Mayor

ATTEST:

Jodi C. Brown
City Secretary

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Special Session on this the 10th day of September, 2014 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present to-wit:

| | |
|-------------------|----------------|
| William D. Tate | Mayor |
| C. Shane Wilbanks | Mayor Pro Tem |
| Sharron Spencer | Council Member |
| Mike Lease | Council Member |
| Chris Coy | Council Member |
| Duff O'Dell | Council Member |

constituting a quorum, with Council Member Darlene Freed absent, with the following members of the City Staff:

| | |
|----------------|----------------------------------|
| Bruno Rumbelow | City Manager |
| Jennifer Hibbs | Assistant City Manager |
| Matthew Boyle | Assistant City Attorney |
| Jodi C. Brown | City Secretary |
| John McGrane | Administrative Services Director |

CALL TO ORDER

Mayor Tate called the meeting to order at 11:40 a.m.

ITEM 1. CITIZEN COMMENTS

There were no Citizen Comments submitted.

ITEM 2. ORDINANCE, ADOPT FISCAL YEAR 2014-2015 BUDGET

Administrative Services Director John McGrane stated the Fiscal Year 2014-2015 Budget remains the same as presented during the August 14 Workshop and the September 2 public hearing.

The proposed budget for Fiscal Year 2014-2015 (FY2015) responds to the Council's priorities and represents a continuing commitment to prudent fiscal management while providing essential services to the community. The proposed tax rate for FY2015 is reduced to \$0.332439 per \$100.00 valuation and the "pay as you go" policy will remain in effect. The proposed budget maintains a 20% fund balance.

The budget contains fund expenditures in the following amounts:

| | |
|--|--------------|
| General Fund | \$59,983,842 |
| Municipal Court Technology Fund | 55,825 |
| Convention and Visitors Bureau Fund | 18,484,011 |
| Convention and Visitors Bureau Incentives Fund | 1,707,600 |
| Stormwater Drainage Fund | 1,839,147 |
| Crime Control & Prevention District Fund | 13,816,290 |
| Lake Parks Special Revenue Fund | 2,135,051 |
| 4B Transit Fund | 13,296,999 |
| Economic Development Fund | 2,394,630 |
| Debt Service Fund | 16,020,932 |
| Utility Enterprise Fund | 23,616,280 |
| Utility Permanent Capital Maintenance Fund | 1,000,000 |
| Lake Enterprise (Golf) Fund | 3,360,547 |
| General Permanent Capital Maintenance Fund | 1,646,000 |
| Permanent Street Maintenance Fund | 1,633,000 |
| Community Quality of Life Capital Projects | 831,715 |
| Streets, Traffic and Drainage Capital Projects | 4,202,843 |
| Buildings and Facilities Capital Projects | 38,888,602 |
| Parks and Beautification Capital Projects | 2,029,964 |
| Water and Wastewater Capital Projects | 7,547,847 |
| Capital Equipment Acquisitions | 3,065,000 |

Council Member Coy, seconded by Council Member O'Dell, offered a motion to adopt the ordinance approving Fiscal Year 2014-2015 budget as presented. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Lease, Coy & O'Dell

Nays: None

Absent: Freed

ORDINANCE NO. 2014-55

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ADOPTING THE BUDGET FOR THE CITY OF GRAPEVINE, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2014 AND ENDING SEPTEMBER 30, 2015; PROVIDING FOR INTRA- AND INTERDEPARTMENTAL FUND TRANSFERS; PROVIDING FOR INVESTMENT OF CERTAIN FUNDS; DECLARING AN EMERGENCY; AND PROVIDING AN EFFECTIVE DATE

ITEM 3. ORDINANCE, ADOPT AD VALOREM TAX RATE

Administrative Services Director McGrane recommended approval of an ordinance setting the Fiscal Year 2014-2015 ad valorem tax rate at \$0.332439 per \$100.00 valuation apportioned as follows: General Fund, a tax rate of \$0.127413 per \$100 value and Debt Service, a tax rate of \$0.205026 per \$100 value.

Council Member Lease, seconded by Council Member Spencer, offered a motion that the property tax rate be decreased to \$0.3324390 which is equivalent to the calculated effective tax rate and adopt the ordinance setting the ad valorem tax rate for 2014 at \$0.332439 per \$100.00 valuation. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Lease, Coy & O'Dell
Nays: None
Absent: Freed

ORDINANCE NO. 2014-56

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, SETTING THE ANNUAL TAX RATE FOR TAX YEAR 2014 LEVYING TAXES TO BE ASSESSED ON ALL TAXABLE PROPERTY WITHIN THE LIMITS OF THE CITY OF GRAPEVINE, TEXAS; PROVIDING PENALTIES AND INTEREST FOR THE DELINQUENT TAXES; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

ADJOURNMENT

Mayor Pro Tem Wilbanks, seconded by Council Member Lease, offered a motion to adjourn the meeting at 11:44 a.m. The motion prevailed by the following vote:

Ayes: Tate, Wilbanks, Spencer, Lease, Coy & O'Dell
Nays: None
Absent: Freed

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 16th day of September, 2014.

APPROVED:

William D. Tate
Mayor

ATTEST:

Jodi C. Brown
City Secretary

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 16, 2014

SUBJECT: FINAL PLAT APPLICATION
LOT 1, BLOCK 1, COOLEY ADDITION

PLAT APPLICATION FILING DATE..... September 9, 2014

APPLICANT.....Heather Cooley

REASON FOR APPLICATION Platting tract of land

PROPERTY LOCATION.....219 Blevins Street

ACREAGE0.24

ZONING..... R-7.5

NUMBER OF LOTS..... 1

PREVIOUS PLATTING..... No

CONCEPT PLAN..... No

SITE PLAN No

OPEN SPACE REQUIREMENT Yes

AVIGATION RELEASE..... Yes

PUBLIC HEARING REQUIRED..... No

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOT 1, BLOCK 1, COOLEY ADDITION**

I. GENERAL:

- The applicant, Heather Cooley is platting this tract of land to be a residential lot. The property is located at 219 Blevins Street.

II. STREET SYSTEM:

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

Periphery Street Fees are due as follows:

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

Periphery Street Fees are not due:

TOTAL

III. STORM DRAINAGE SYSTEM:

- The site drains east.
- 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, Cooley Addition
 - Single Family Residential (\$ 2,191/ Lot)
 - Multifamily (\$ 1,026 / Unit)
 - Hotel (\$ 38,107/ Acre)
 - Corporate Office (\$ 18,847/ Acre)
 - Government (\$ 4,037/ Acre)
 - Commercial / Industrial (\$ 5,209 / Acre)
- Open Space Fees are not required for
- Open Space Fees are required for: Lot 1, Block 1, Cooley Addition
 - R-5.0, Zero Lot District (\$ 1,416.00 / Lot)
 - R-7.5, Single Family District (\$ 1,146.00 / Lot)
 - R-12.5, Single Family District (\$ 1,071.00 / Lot)
 - R-20.0, Single Family District (\$ 807.00 / Lot)

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

VII. STATEMENT OF FINDINGS:

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

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

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lot 1, Block 1, Cooley Addition."

APPLICATION FOR PLATTING
CITY OF GRAPEVINE, TEXAS

TYPE OF PLAT: Preliminary Final Replat Amendment

PROPERTY DESCRIPTION:

Name of Addition: Cooley
Number of Lots: 1 Gross Acreage: 0.24 Proposed Zoning: _____
Location of Addition: 219 Blewins Street

PROPERTY OWNER:

Name: Heather Cooley Contact: _____
Address: 2406 Thistle Ct City: Eulless
State: TX Zip: 76039 Phone: (214) 514-4238
Fax: ()

Signature: Heather Cooley Email: heather.cooley@stocglobal.net

APPLICANT:

Name: Heather Cooley Contact: _____
Address: 2406 Thistle Ct. City: Eulless
State: TX Zip: 76039 Phone: (214) 514-4238
Fax: ()

Signature: Heather Cooley Email: heather.cooley@stocglobal.net

SURVEYOR:

Name: Timothy Mankin Contact: Timothy Mankin
Address: 623 E Dallas Road City: Grapevine
State: TX Zip: 76051 Phone: (817) 481-1806

Fax: (817) 481-1809

Email: T.Mankin@Paisersurveying.com

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

Application Received: 8/14/14
Fee Amount: \$ 105.00

By: James Andrew Custom Home
Check Number: 1532

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 19th day of August 2014 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

| | |
|------------------|---------------|
| Larry Oliver | Chairman |
| Herb Fry | Vice Chairman |
| B J Wilson | Member |
| Monica Hotelling | Member |
| Jimmy Fechter | Member |
| Gary Martin | Member |
| Dennis Luers | Alternate |
| Theresa Mason | Alternate |

constituting a quorum with Beth Tiggelaar 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.

BREIFING SESSION

ITEM 1.

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

| | |
|---------|--|
| CU14-31 | VINEYARD MARKETPLACE |
| CU14-32 | GRAPEVINE CRAFT BREWERY |
| CU14-33 | ENTERPRISE CAR AND TRUCK RENTAL |
| CU14-34 | FAITH CHRISTIAN SCHOOL |
| CU14-35 | FAITH CHRISTIAN SCHOOL |
| AM14-05 | GRAPEVINE COMPREHENSIVE ZONING ORDINANCE |

JOINT MEETING

Mayor Tate called the meeting to order at 7:33 p.m. in the City Council Chambers. Items 2-7 of the Joint Public Hearings were held in the City Council Chambers. The Planning and Zoning Commission recessed to the Planning and Zoning Conference Room, Second Floor to consider published agenda items.

PLANNING AND ZONING COMMISSION REGULAR SESSION

CALL TO ORDER

Chairman Oliver called the Planning and Zoning Commission regular session to order at 8:23 p.m.

NEW BUSINESS

ITEM 8. CONDITIONAL USE APPLICATION CU14-31 – VINEYARD MARKETPLACE

First for the Commission to consider and make recommendation to City Council was conditional use application CU14-31 submitted by Starlite Sign for property located at 5325 William D Tate Avenue and platted as Lot 5R, Block 1, Mulberry Square. The applicant was requesting a conditional use permit to amend the previously approved site plan of conditional use request CU97-35 (Ord. 97-87) for a planned commercial center, specifically to allow a 40-foot pylon sign.

In the Commission's regular session, B J Wilson moved to approve conditional use application CU14-31. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 9. CONDITIONAL USE APPLICATION CU14-32 – GRAPEVINE CRAFT BREWERY

Next for the Commission to consider and make recommendation to City Council was conditional use application CU14-32 submitted by Blake Architects for property located at 906 and 924 Jean Street and proposed to be platted as Lot 1R1, Block 1, Hilltop. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU12-49 (Ord. 13-03) for the possession, storage, wholesale sales, on-premise manufacturing (beer only) in conjunction with a brewery, specifically to allow an expansion, outside seating and on-premise consumption of alcoholic beverages (beer only).

The applicant proposed to expand the site by incorporating a developed 0.626 acre parcel including an existing 5,960 square foot office warehouse into the previously approved site plan. The proposed brewery totals 10,284 square feet—an increase of 4,324 square feet. Total seating including indoor and outdoor seating is 72 seats. Total required parking for the proposed use is 36-spaces and there are 45-spaces provided. No outdoor speakers are proposed with this request.

The applicant applied for a Brewers Permit (B Permit) from the Texas Alcoholic Beverage Commission. The B Permit allows for on-premise consumption of the brewer's products on the brewer's premises. The applicant will manufacture beer, have wholesale sales of the product to restaurants, bars and grocers and on-premise consumption of the product.

In the Commission's regular session, Jimmy Fechter Luers moved to approve conditional use application CU14-32. Gary Martin seconded the motion, which prevailed by the following vote:

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

ITEM 10. FINAL PLAT – LOT 1R1, BLOCK 1, HILLTOP 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 1, Hilltop Addition on property located at the southwest corner of Dallas Road and Jean Street. The applicant was final platting 1.129 acres.

In the Commission's regular session B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lot 1R1, Block 1, Hilltop Addition. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 11. CONDITIONAL USE APPLICATION CU14-33 – ENTERPRISE CAR AND TRUCK RENTAL

Next for the Commission to consider and make recommendation to City Council was conditional use application CU14-33 submitted by Baldwin Associates for property located at 829 East Dallas Road and proposed to be platted as Lot 1R, Block 1, Sunshine Harbor Addition. The applicant was requesting a conditional use permit to allow a car and truck rental facility.

The applicant proposed to renovate the existing office building to establish a 2,800 square foot car and truck rental facility. A truck and car wash stations would be located at the rear or north side of the existing building. The required parking for the proposed

use is 40-spaces and 72-spaces are provided. An existing pole sign on would be removed and an eight foot monument sign was proposed.

In the Commission's regular session, discussion was held regarding the lighting nuisance to the residential neighborhood. B J Wilson moved to approve conditional use application CU14-33 with the condition that the two middle light poles on the east side of the property be removed and the two remaining light poles be moved west a minimum of 50 feet. A new photometric plan shall be submitted to staff showing zero impact to the residential neighborhood. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

ITEM 12. FINAL PLAT – LOT 1R, BLOCK 1, SUNSHINE HARBOR INDUSTRIAL ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 1R, Block 1, Sunshine Harbor Industrial Addition on property located at the northeast corner of Dallas Road and Dawn Lane. The applicant was final platting 1.828 acres.

In the Commission's regular session Herb Fry moved to approve the Statement of Findings and Final Plat Application of Lot 1R, Block 1, Sunshine Harbor Industrial Addition. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 17. CONDITIONAL USE APPLICATION CU14-34 – FAITH CHRISTIAN SCHOOL

Next for the Commission to consider and make recommendation to City Council was conditional use application CU14-34 submitted by Faith Christian School for property located at 730 East Worth Street and proposed to be platted as Lot 1R, Block 2, Faith Christian School. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU14-29 (Ord. 14-42) for a non-profit educational institution, specifically for the re-development of the athletic facilities to include a new football field and running track, concessions, stadium seating, restrooms and parking.

The applicant will remove the existing football field and running track and construct a new football field, comprised of artificial turf and synthetic track surface. Also included is the construction of new stadium seating for both home and visitors, a new concessions structure and new bathrooms. A new 125 space parking lot is proposed at the southeast corner of Austin and Worth Streets. The abandoned Cannon Street will have controlled access between Austin and Worth Streets. A drive from Worth Street just east of Austin Street is also proposed to access the new parking lot and provide

internal circulation during school hours and after hour's functions. A below-grade access tunnel, underneath the DART right-of-way is nearing completion which will allow students to move freely between the main campus on Worth Street and the secondary campus along Dallas Road. Parking for stadium events will occur on the Dallas Road campus with spectators utilizing the below-grade access tunnel to walk to the stadium to minimize traffic within the College Heights neighborhood.

In the Commission's regular session, Theresa Mason moved to approve conditional use application CU14-34. Herb Fry seconded the motion, which prevailed by the following vote:

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

ITEM 14. – CONDITIONAL USE APPLICATION CU14-35 – FAITH CHRISTIAN SCHOOL

Next for the Commission to consider and make recommendation to the City Council was conditional use application CU14-35 submitted by Faith Christian School for property located at 729 East Dallas Road and platted as Lot 1, Block 1, Faith Christian School. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU09-16 (Ord. 09-27) for a non-profit educational institution, specifically for the development of a new athletic training facility and additional parking.

The applicant proposed to develop a multi-phase indoor practice facility with the first phase comprising approximately 15,781 square feet. This structure will provide indoor practice for a variety of sports and band related activities, this structure will also contain showers, locker rooms, coaches offices, and weightlifting facilities for staff and students. An additional 186 parking spaces on the site to provide excess capacity for the daily needs of both campuses and to provide parking for afterhours activities particularly relative to sports activities at the new football/track complex. Attendees will park at the Dallas Road campus and walk to the complex through the below-grade access tunnel.

In the Commission's regular session Theresa Mason moved to approve conditional use application CU14-35. Herb Fry seconded the motion, which prevailed by the following vote:

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

ITEM 15 – AM14-05 - GRAPEVINE COMPREHENSIVE ZONING ORDINANCE, SECTION 23A, "GV" GRAPEVINE VINTAGE DISTRICT

Next for the Commission to consider and make recommendation to the City Council was the proposed amendments to Section 23A, "GV" Grapevine Vintage District.

During an April 8, 2014 Planning and Zoning Commission workshop, discussion was held relative to possible amendments to the "GV" Grapevine Vintage District and a number of suggested changes were made to the district, including:

- Revision of the "Purpose" statement to eliminate reference to the district being used as a buffer between residentially zoned property and properties of higher intensity zoning.
- Transfer of those uses listed in the "Permitted Uses" section of the ordinance to the "Accessory Uses" category.
- Removal of restaurant uses from the Conditional Use section of the ordinance and allowed only as an accessory use. Some additional wording was also written stating that food sales cannot exceed fifty (50) percent of gross sales.

At the May 20, 2014 workshop discussion focused primarily on the placement of "vineyards" within an appropriate category of uses (Conditional Uses) and whether a limit of 50 percent of gross sales for food was a necessary and acceptable limit to insure that wineries were not primarily restaurants masquerading as wineries. On June 17, 2014 discussion continued primarily on restaurant uses within the district. Direction was given to staff to eliminate the limit on food sales and instead allow restaurants as a conditional use but when proposed adjacent to existing residential uses, be allowed only as an accessory use.

In the Commission's regular session B J Wilson moved to approve AM14-05 with the condition that under C. Conditional Uses, paragraphs 6, 7, and 8 be eliminated, paragraph 9 to include amplified sound, move Vineyards to permitted uses and eliminate D. Limitation on Uses paragraph 1. Herb Fry seconded the motion, which prevailed by the following vote:

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

ITEM 16 – FINAL PLAT APPLICATION – LOT 1, BLOCK 1, C M GROVE ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 1, Block 1, C M Grove Addition on property located at 3922 W T Parr Road. The applicant was final platting 1.0 acres.

In the Commission's regular session Herb Fry moved to approve the Statement of Findings and Final Plat Application of Lot 1, Block 1, C M Grove Addition. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 17. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the July 15, 2014, Planning and Zoning Meeting.

B J Wilson moved to approve the Planning and Zoning Commission minutes of July 15, 2014 Planning and Zoning Meeting with the correction of B J Wilson's name on Item 14. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ADJOURNMENT

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 8:46 p.m. Monica Hotelling seconded the motion which prevailed by the following vote:

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

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 16TH DAY OF SEPTEMBER 2014.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN