

AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR JOINT CITY COUNCIL
&
PLANNING & ZONING COMMISSION MEETING*
TUESDAY, NOVEMBER 18, 2014
GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS 76051

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

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

EXECUTIVE SESSION

1. City Council to recess to the City Council Conference Room to conduct a closed session relative to:
 - A. Personnel relative to Municipal Court Judge appointment, employment and duties under Section 551.074, 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.

WORKSHOP: 7:00 p.m. - City Council Chambers

2. Discuss Community Activities Center membership fees and naming.
3. Discuss Quality of Life Citizen Survey.

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

INVOCATION AND PLEDGE OF ALLEGIANCE: Commissioner Beth TiggelaarRECOGNITION

4. Mayor Tate to present Sheri Haygood, Patti Stuart and Jeff Stuart Certificates of Recognition for their life-saving measures.

JOINT PUBLIC HEARINGS

5. Zoning Application **Z14-03** (DCT Fellowship West) - City Council and Planning & Zoning Commission to conduct a public hearing relative to an application submitted by Pacheco Koch, LLC requesting rezoning of 12.381 acres from "CC" Community Commercial District Regulations to "LI" Light Industrial District. The subject property is located at 3175 and 3193 Bass Pro Drive.
6. Conditional Use Application **CU14-41** (Enterprise Car and Truck Rental) and **final plat** of Lot 1-R, Block 1, Sunshine Harbor Industrial Addition being a replat of Lot 1, Tract 3, Sunshine Harbor Industrial Addition and a portion of Tract 3, Sunshine Harbor Industrial - City Council and Planning & Zoning Commission to conduct a public hearing relative to applications submitted by Baldwin Associates requesting a conditional use permit to allow a car and truck rental facility and final plat. The subject property is located at 849 East Dallas Road and is zoned "LI" Light Industrial District.
7. Conditional Use Application **CU14-42** (Starbucks) - City Council and Planning & Zoning Commission to conduct a public hearing relative to an application submitted by 114 Grapevine Towers LLC requesting a conditional use permit to amend the site plan approved by Ordinance No. 2012-70 to allow outside dining and drive-through service in conjunction with a restaurant in a planned commercial center. The subject property is located at 1325 William D. Tate Avenue and is zoned "HC" Highway Commercial District.
8. Conditional Use Application **CU14-43** (Taco Casa) and **final plat** of Lots 3R1-A and 3R1-B, Block 1, W.R. Boyd Center Addition being a replat of Lot 3R1, Block 1, W.R. Boyd Center Addition - City Council and Planning & Zoning Commission to conduct a public hearing relative to applications submitted by JDJR Engineers requesting a conditional use permit to allow drive-through service in conjunction with a restaurant and final plat. The subject property is located at 525 East Northwest Highway and is zoned "CC" Community Commercial District Regulations.
9. Special Use Application **SU14-03** (Crown Castle Towers) - City Council and Planning & Zoning Commission to conduct a public hearing relative to an application submitted by Crown Castle Towers requesting a special use permit for a 120-foot monopole and the collocation of cellular equipment. The subject property is located at 1650 Hughes Road and is zoned "PCD" Planned Commerce Development District. **This public hearing was tabled at the October 21, 2014 meeting.**

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

10. 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.

PRESENTATIONS

11. AT&T presentation on cell phone coverage.
12. Monthly financial update.

OLD BUSINESS

13. Consider a **resolution** authorizing the Second Amendment to the Ground and Tower Lease Agreement with New Cingular Wireless PCS, LLC for the purpose of installing, operating, and maintaining a communications facility on the Dove Water Tower, located at 1702 Sagebrush Trail, and authorization for the City Manager to execute the amendment and take any necessary action.
14. Consider a **resolution** authorizing the First Amendment to the Ground and Tower Lease Agreement with New Cingular Wireless PCS, LLC for the purpose of installing, operating, and maintaining a communications facility on the Minters Chapel Monopole, located at 1900 Minters Chapel Road, and authorization for the City Manager to execute the amendment and take any necessary action.

NEW BUSINESS

15. Consider a Traffic Engineering Contract with Lee Engineering for traffic engineering services at the intersections of Northwest Highway at Park Boulevard and Northwest Highway at State Highway 114, and consider an **ordinance** appropriating funds from the 1999 General Obligation Bonds 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.

16. Consider renewal of an Interlocal Agreement with the Cities of Colleyville, Southlake and Keller for the Metroport Teen Court Program. Administrative Services Director recommends approval.
17. Consider declaring certain items as surplus property and authorization for the sale through public auction. Administrative Services Director recommends approval.
18. Consider award of Bid 421-2015 Janitorial Supplies Annual Contract with optional renewals to Empire Paper. Administrative Service Director recommends approval.
19. Consider renewal of an annual contract for Microsoft Windows virtual desktop access licenses with SHI Government Solutions, Inc. through the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program. City Manager recommends approval.
20. Consider renewal of an annual contract for book leasing services with Brodart Company through an Interlocal Agreement with the County of Brazoria. City Manager recommends approval.
21. Consider a **resolution** authorizing the purchase of lapel microphones and ventilation fans for the Fire Department from Casco Industries, Inc. through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard). Fire Chief recommends approval.
22. Consider renewal of an annual contract for a supply and maintenance agreement for portable gas detection devices with Safeware, Inc. through an established Cooperative Purchasing Agreement with the Government Purchasing Alliance, U.S. Communities. Fire Chief recommends approval.
23. Consider a **resolution** authorizing the Third Amendment to the Ground and Tower Lease Agreement with New Cingular Wireless PCS, LLC for the purpose of installing, operating, and maintaining a communications facility on the Mustang Water Tower, located at 3051 Ira E. Woods Avenue, and authorization for the City Manager to execute the amendment. Public Works Director recommends approval.
24. Consider a **resolution** authorizing the purchase of traffic control equipment from Twincrest Technologies through a Cooperative Agreement with the State of Texas CO-OP Purchasing Program. Public Works Director recommends approval.

25. Consider a Developer Cost Participation Contract with Contrast Glade Hill Development, Inc. for the construction of a 12" waterline along Hill Meadow Road, consider an **ordinance** appropriating funds from the 2011 Water Impact Fees and authorization for the City Manager to execute the contract. Public Works Director recommends approval.
26. Consider Amendment No. 2 to the Water Engineering Design Services Contract with Baird, Hampton & Brown, Inc. and a 10% project contingency, consider an **ordinance** appropriating funds from the Released Sewer Impact Fees and authorization for Staff to execute the amendment. Public Works Director recommends approval.
27. Consider the minutes of the November 4, 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

28. Zoning Application **Z14-03** (DCT Fellowship West) - Consider the recommendation of the Planning & Zoning Commission and a subsequent **ordinance**, if applicable.
29. **Preliminary plat** of Lot 1, Block 1, DCT Fellowship West Addition - Consider the recommendation of the Planning & Zoning Commission and take any necessary action.
30. **Final plat** of Lot 1, Block 1, DCT Fellowship West Addition - Consider the recommendation of the Planning & Zoning Commission and take any necessary action.
31. Conditional Use Application **CU14-41** (Enterprise Car and Truck Rental) - Consider the recommendation of the Planning & Zoning Commission and a subsequent **ordinance**, if applicable.
32. **Final plat** of Lot 1-R, Block 1, Sunshine Harbor Industrial Addition - Consider the recommendation of the Planning & Zoning Commission and take any necessary action.
33. Conditional Use Application **CU14-42** (Starbucks) - Consider the recommendation of the Planning & Zoning Commission and a subsequent **ordinance**, if applicable.

34. Conditional Use Application **CU14-43** (Taco Casa) - Consider the recommendation of the Planning & Zoning Commission and a subsequent **ordinance**, if applicable.
35. **Final plat** of Lots 3R1-A and 3R1-B, Block 1, W.R. Boyd Center Addition - Consider the recommendation of the Planning & Zoning Commission and take any necessary action.
36. Special Use Application **SU14-03** (Crown Castle Towers) - Consider the recommendation of the Planning & Zoning Commission and a subsequent **ordinance**, if applicable.
37. **Preliminary Plat** of Lots 1 and 2, Block 1, Gatehouse Commercial - Consider the recommendation of the Planning & Zoning Commission and take any necessary action.
38. **Final Plat** of Lots 1 and 2, Block 1, Gatehouse Commercial - Consider the recommendation of the Planning & Zoning Commission and take any necessary action.
39. **Final Plat** of Lot 2, Block 1, Wetzel 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 November 14, 2014 by 5:00 p.m.



Jodi C. Brown, City Secretary



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REGULAR PLANNING & ZONING COMMISSION MEETING
TUESDAY, NOVEMBER 18, 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. 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 Beth Tiggelaar

2. Zoning Application **Z14-03** (DCT Fellowship West) - City Council and Planning & Zoning Commission to conduct a public hearing relative to an application submitted by Pacheco Koch, LLC requesting rezoning of 12.381 acres from "CC" Community Commercial District Regulations to "LI" Light Industrial District. The subject property is located at 3175 and 3193 Bass Pro Drive.
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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

7. Zoning Application **Z14-03** (DCT Fellowship West) - Consider the application and make a recommendation to the City Council.
8. **Preliminary plat** of Lot 1, Block 1, DCT Fellowship West Addition - Consider the application and make a recommendation to the City Council.
9. **Final plat** of Lot 1, Block 1, DCT Fellowship West Addition - Consider the application and make a recommendation to the City Council.
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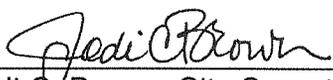
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18. **Final Plat** of Lot 2, Block 1, Wetzel Addition - Consider the application and make a recommendation to the City Council.
19. Consider the minutes of the October 21, 2014 Planning & Zoning Commission meetings and take any necessary action.

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

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Jodi C. Brown, City Secretary



MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BZ*
MEETING DATE: NOVEMBER 18, 2014
SUBJECT: WORKSHOP – CAC BRANDING, MARKETING AND FEE
STRUCTURE

BACKGROUND INFORMATION:

At the October 21, 2014 City Council meeting, Steve Atkins with the Atkins Group presented the brand discovery, marketing and naming for the new Community Activities Center, and staff presented fee structures for the facility.

Steve Atkins will visit with City Council primarily on naming the facility and confirming the brand message. The goal is to launch a membership campaign on January 1, 2015. Staff will also present the revised fee structure at that time.

Multi-Generational Recreation Center

Type of Membership/Pass	Price
Annual Passes - Family	\$ 300.00
Annual Passes - Individuals	\$ 120.00
Annual Passes - Non Res Family	\$ 780.00
Annual Passes - Non Res Ind.	\$ 440.00
Aquatic "wet" Family	\$ 200.00
Aquatic "wet" Individual	\$ 80.00
Fitness "dry" Family	\$ 170.00
Fitness "dry" Individual	\$ 70.00
Guest Pass - must be with a member	\$ 10.00
Child Watch Pass - Drop-in	\$ 5.00
Child Watch Pass - Annual (resident only)	\$ 100.00
Senior Services Pass*	FREE
PLAY Pass "GRAPE"*** (resident only)	\$ 350.00
PLAY Pass "VINE"**** (resident only)	\$ 385.00

* Seniors 55+ services during senior hours and designated senior programs.
 ** "GRAPE", Rec center, Dove Pool, PG Pool \$400 value
 *** "VINE", Rec center, Dove Pool, PG Pool & Lake Parks \$435 value

	Revised Plan **	Business Plan*
Revenues	\$ 2,745,224.00	\$ 2,375,224.00
Expenditures	\$ 3,262,120.00	\$ 3,262,120.00
	\$ (516,896.00)	\$ (886,896.00)
Total Cost Recovery	84%	72%

* Coucil approved Business Plan 2012
 ** based on fee structure above

THE REC

RECREATION, EDUCATION, COMMUNITY

GLC

GRAPEVINE LIFE CENTER

**GRAPEVINE
COMMUNITY LIFE
CENTER**

**GRAPEVINE CENTER
FIT 4 LIFE**

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER 
MEETING DATE: NOVEMBER 18, 2014
SUBJECT: WORKSHOP - QUALITY OF LIFE EXPENDITURE SURVEY

BACKGROUND:

At the October 21, 2014 City Council meeting, Council Members requested we have a survey done to gather residents' opinions regarding the use of Quality of Life funding. We have since contacted Andrea Thomas with National Service Research. Andrea has previously provided surveys to the City of Grapevine, specifically in relation to the Parks and Recreation Department Master Plan.

We propose using the same web-based survey method that we used for the Parks and Recreation Surveys. A mailed print survey was suggested at the Council meeting but a significant number of residents have opted out of receiving a hard copy utility statement and pay their utility bill online. We propose using the print newsletter, a water bill insert, e-news, and Social Media to send links to the online survey. One survey may be submitted per household online. National Service Research is able to ensure the one per household limit by rejecting more than one survey from any IP address. Citizens who do not have access to a computer may complete a hard copy survey and that data will be manually input and included in the final survey report. It is anticipated that the cost of the survey will be approximately \$2,000 if it is completed online.

The attached draft survey was compiled with the input from all Department Directors as a starting point for discussion tonight. Andrea Thomas from National Service Research will be present to answer any questions that you may have about survey methodology.

MB

Attachment

Quality of Life Survey 2014-2015

WS ITEM #3

Since 2006, the City of Grapevine has allocated a portion of sales tax to *Quality of Life* projects in Grapevine. In the past, these capital (**or non-recurring**) expenditures have been used for Parks & Recreation projects such as Oak Grove Ball field Complex, Casey's Clubhouse, Dove Pool renovation, Bellaire park and other projects such as backlit street signs, outdoor emergency sirens and emergency traffic preemption. As some of these needs have been met, we'd like to inquire about your thoughts on appropriate use for these capital funds. Please tell us what you consider to be *Quality of Life* expenditure.

1. Which of the following do you see as important Quality of Life project areas to Grapevine (**non-recurring**)? Rate on a scale as very important, somewhat important, or not at all important.

	Very Important	Somewhat Important	Not at all Important	Don't know/ Not familiar
A. Public Works (streets, sidewalks)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B. Park Amenities:				
Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special event venues	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dog park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lighted practice fields	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Softball complex renovations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Meeting pavilions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wildlife viewing areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Information Technology (e.g., WiFi in public spaces such as at facilities and parks, GIS)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D. Public Safety (Police, fire, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Community Outreach Center - facility enhancements				
F. Library:				
Special exhibits/programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional technology	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G. Beautification projects (medians, right-of-way landscaping, city entry features, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Arts and Culture (public art, traveling exhibits (e.g. NASA exhibit at CVB Tower Gallery) and other cultural/educational programming)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I. Golf Course Amenities:				
Clubhouse renovation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Practice range improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tournament facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Course restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Other - please specify:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. How do you prefer to receive City information? Please rate on a scale of 1 to 10 with 1 being not at all preferred and being definitely preferred.

	10- Definitely Preferred	9	8	7	6	5	4	3	2	1	Don't know /Not Interested
A. Do you prefer City information be printed and mailed to you?	<input type="checkbox"/>										
B. Social media (City Facebook, Twitter, etc.)	<input type="checkbox"/>										
C. City website(s) (grapevintexas.gov, visitgrapevine.com, playgrapevine.com)	<input type="checkbox"/>										
D. City newsletter sent via email	<input type="checkbox"/>										

3. How would you rate overall City services in Grapevine on a scale from 1 to 10 with ten being excellent and one being poor.

10-Excellent 9 8 7 6 5 4 3 2 1-Poor No opinion

4. How long have you been a resident of the City of Grapevine?

Less than 2 years 2 to 5 years 6 to 10 years 11 to 20 years More than 20 years

5. According to the map below, in which area of Grapevine do you live?

WS ITEM #3

Area 1 - West of Dove Rd / North of Hwy 114

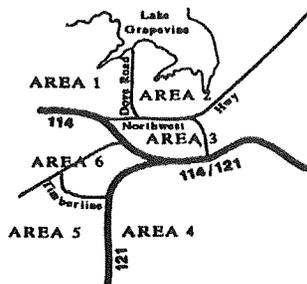
Area 4 - South and East of Hwy 114/121

Area 2 - East of Dove Rd / North of NW Hwy

Area 5 - West of Hwy 121 / South of Timberline

Area 3 - South of NW Hwy / North of Hwy 114/121

Area 6 - South of Hwy 114 / North of Timberline



6. Your age?

Under 25

35-44

55-64

75 or older

25-34

45-54

65-74

7. Which children's age groups are represented in your household?

Under 6 years of age

12 to 15 years of age

No children 19 years of age or younger in household

6 to 11 years of age

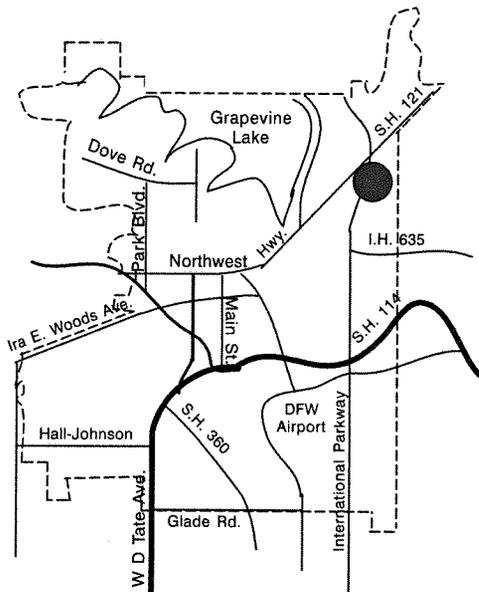
16 to 19 years of age

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

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

MEETING DATE: NOVEMBER 18, 2014

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF ZONE
CHANGE APPLICATION Z14-03 DCT FELLOWSHIP WEST



APPLICANT: Pacheco Koch, LLC

PROPERTY LOCATION AND SIZE:

The subject property is located at 3175 and 3193 Bass Pro Drive and is proposed to be platted as Lot 1, Block 1, DCT Fellowship West Addition. The property contains approximately 12.381 acres and has 634 feet of frontage along Bass Pro Drive.

REQUESTED ZONE CHANGE AND COMMENTS:

The applicant is requesting a zone change to rezone approximately 12.381 acres from "CC" Community Commercial District to "LI" Light Industrial District for a proposed warehouse development.

The applicant intends to develop two warehouse buildings on the subject site within the city of Grapevine and a third building immediately adjacent to the subject site to the east within the city of Coppell. The building immediately adjacent to Bass Pro Drive will be approximately 103,243 square feet in size; the second building located immediately to the north will be 104,157 square feet in size. The proposed structure located within the city of Coppell will be 114,714 square feet. No freight-forwarding uses are proposed with this request.

PRESENT ZONING AND USE:

The property is currently zoned "CC" Community Commercial District and is undeveloped.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject and surrounding properties were zoned from "I-1" Light Industrial District to "PID" Planned Industrial District during the 1984 City Rezoning. The subject property as well as the properties to the north and west were subsequently rezoned in 1996 (Z96-02, Z96-15) to "CC" Community Commercial District. A conditional use permit (CU06-05) and a special use permit (SU06-02) were both approved by Council at their March 21, 2006 meeting to establish a planned office center for two, two story office buildings and a two story structure to be utilized as a church on the property immediately to the west. An administrative site plan was approved for an office building in June, 2005 also adjacent to the subject site to the west. At Council's August 21, 2012 meeting a conditional use permit (CU12-25) was approved on the property immediately adjacent to the west for a 7,600 square foot indoor shooting range.

SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: "CC" Community Commercial District—vacant
- SOUTH: D/FW International Airport
- EAST: City of Coppell
- WEST: "CC" Community Commercial District—multiple office structures, church, indoor shooting range

AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

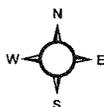
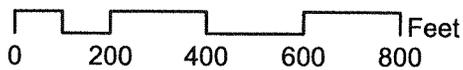
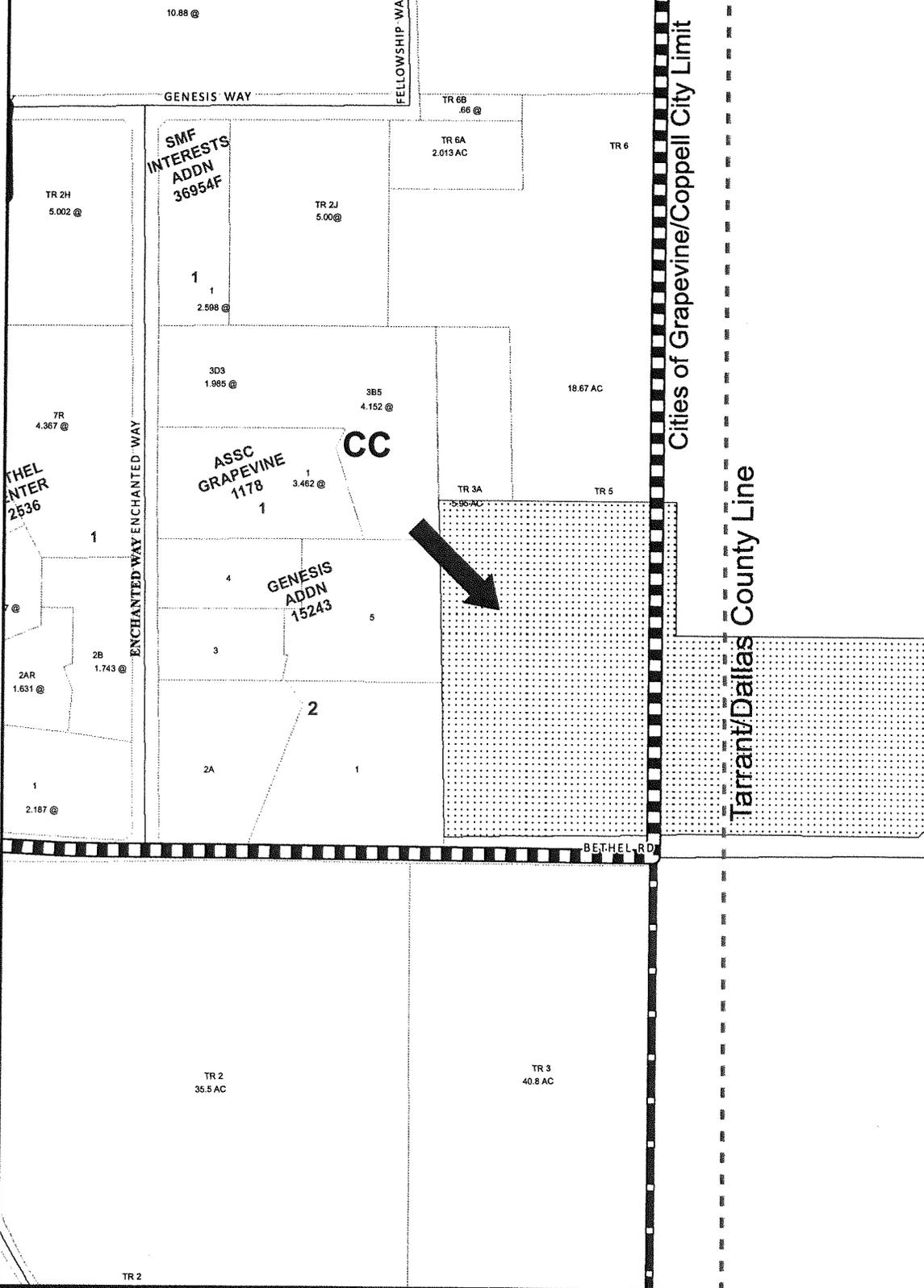
The Master Plan designates the subject property as a Commercial land use. The applicant's request is not in compliance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

Bass Pro Drive at the subject location is designated a Type "B" Major Arterial with a minimum 80-feet of right-of-way developed as four lanes with a center median.

/rs

CC ITEM #5, 28
PZ ITEM #2, 7



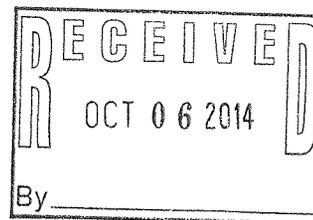
Z14-03 DCT Fellowship West

Date Prepared: 11/4/2014

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
ZONE CHANGE APPLICATION

1. Applicant/Agent Name Clayton Strolle, P.E.
Company Name Pacheco Koch, LLC
Address 8350 North Central Expressway, Suite 1000
City Dallas State Texas Zip 75206
Phone # 972-235-3031 Fax # 972-235-9544
Email CStrolle@pkce.com Mobile # _____
2. Applicant's interest in subject property Engineer of Record
3. Property owner(s) name Brad Stovall/ Fellowship Church
Address 2450 Highway 121 North
City Grapevine State Texas Zip 76051
Phone # 972-471-6724 Fax # _____
4. Address of subject property 3175 + 3193 Bass Pro Dr
Legal Description: Lot 1 Block 1 Addition DCT Fellowship West
Size of subject property 20.00 acres 871,200 square foot
Metes & Bounds must be described on 8 ½ " x 11" sheet
5. Present Zoning Classification Community Commercial
6. Present Use of Property Vacant
7. Requested Zoning District Light Industrial
8. The applicant understands the master plan designation and the most restrictive zone that would allow the proposed use is BP-Business Park District



9. Minimum/Maximum District size for requested zoning 20,000 SF/No Max

10. Describe the proposed use Office/Warehouse

11. The Concept Plan submission shall meet the requirements of Section 45, Contents of a Concept Plan, Section 45.C.

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

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

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

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

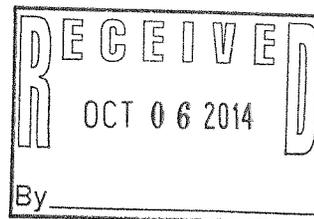
11. Signature to authorize a zone change request and place a zone change request sign on the subject property.

Applicant (print): CLAYTON STROLLE

Applicant signature: [Signature]

Property Owner (print): FELLOWSHIP CHURCH - BY BRAD STOVALL OPERATIONS PASTOR

Property Owner signature: [Signature]



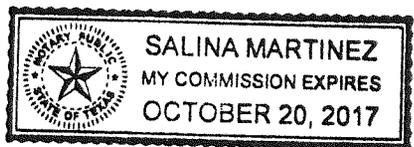
The State of TEXAS

County of DALLAS

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

Given under my hand and seal of office this 6th day of October,
A.D. 2014.

SEAL



Salina Martinez
Notary Signature

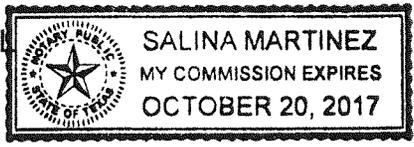
The State of TEXAS

County of DALLAS

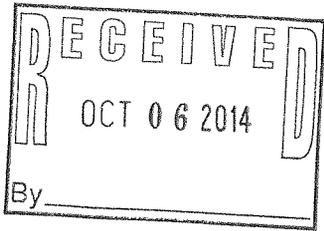
Before me Salina Martinez on this day personally appeared
CLAYTON STROLLIE known to me (or proved to me on the oath of
_____ or through Identity card
(description of identity card or other document) to be the person whose name is
subscribed to the foregoing instrument and acknowledged to me that he executed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

Given under my hand and seal of office this 6th day of October,
A.D. 2014.

SEAL



Salina Martinez
Notary Signature



ACKNOWLEDGEMENT

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

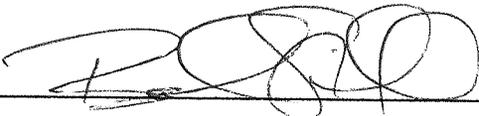
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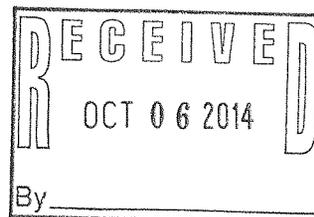
I have read and understand all of the requirements as set forth by the application for zone change request and acknowledge that all requirements of this application have been met at the time of submittal.

Signature of Applicant _____ 

Date: 10-6-14

Signature of Property Owner _____  FELLOWSHIP GREEN

Date: 10-6-2014



ORDINANCE NO. _____

Z14-03
DCT FELLOWSHIP WEST

AN ORDINANCE AMENDING ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE OF GRAPEVINE, TEXAS, GRANTING ZONING CHANGE Z14-03 ON A TRACT OF LAND OUT OF THE JOHN GIBSON SURVEY, ABSTRACT NO. 586, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "CC" COMMUNITY COMMERCIAL DISTRICT REGULATIONS TO "LI" LIGHT INDUSTRIAL DISTRICT; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

Section 1. That the City of Grapevine Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, be, and the same is hereby amended and changed by Zoning Application Z14-03 to rezone the following described property to-wit: being a 12.9 acre tract of land out of the John Gibson Survey, Abstract

No. 586, Tarrant County, Texas (3175 and 3193 Bass Pro Drive) more fully and completely described in Exhibit "A", attached hereto and made a part hereof, which was previously zoned "CC" Community Commercial District Regulations is hereby changed to "LI" Light Industrial District, all in accordance with Comprehensive Zoning Ordinance No. 82-73, as amended.

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

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

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

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

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

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

Section 8. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an

emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

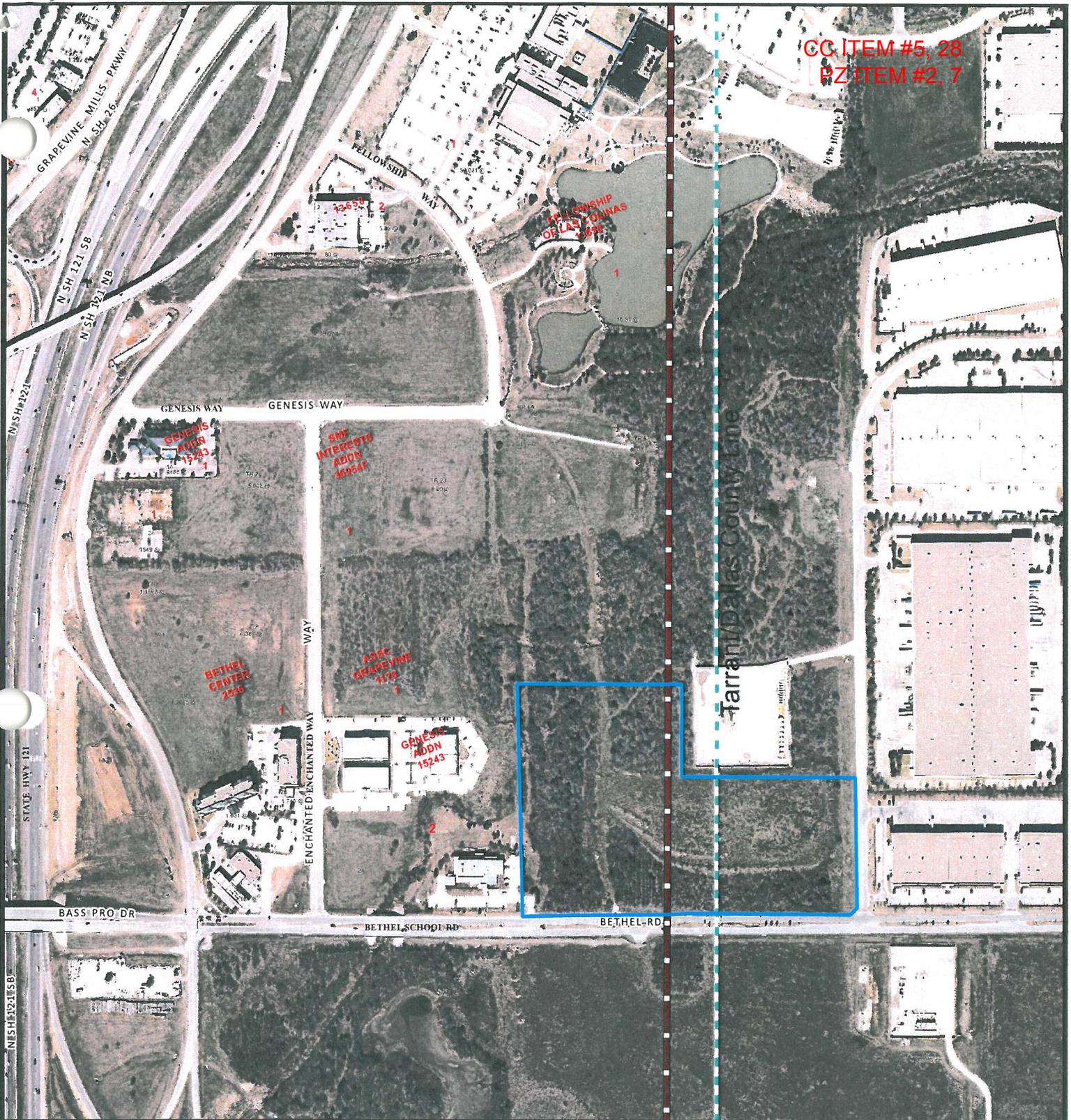
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 18th day of NOVEMBER, 2014.

APPROVED:

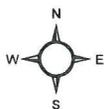
ATTEST:

APPROVED AS TO FORM:

CC ITEM #5, 28
PZ ITEM #2, 7



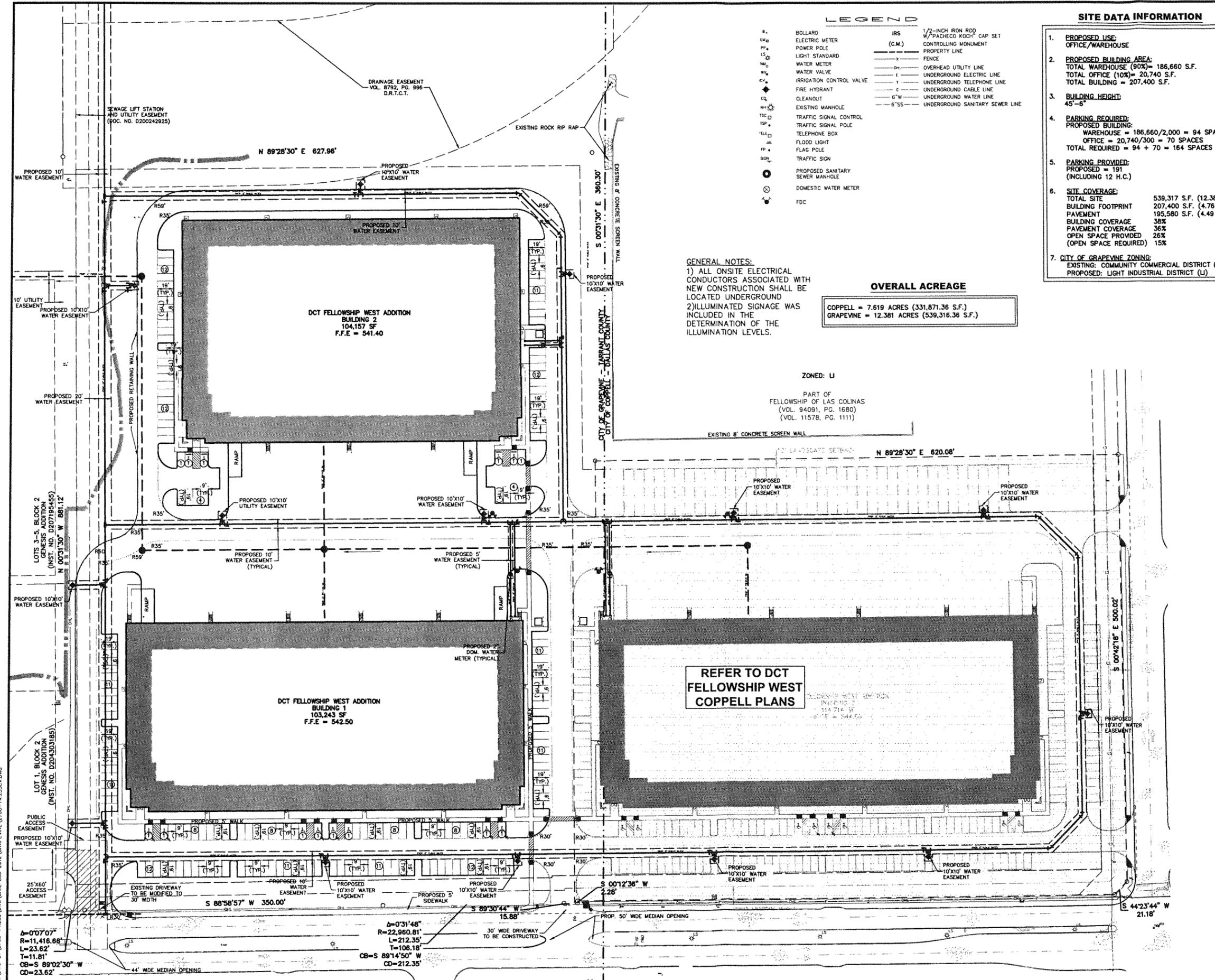
0 260 520 780 1,040 Feet



Z14-03 DCT Fellowship West

Date Prepared: 11/10/2014

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LEGEND

BOLLARD	IRS	1/2-INCH IRON ROD
ELECTRIC METER	(C.M.)	W/7" PACHECO KOCH® CAP SET
POWER POLE	---	CONTROLLING MONUMENT
LIGHT STANDARD	---	PROPERTY LINE
WATER METER	---	FENCE
WATER VALVE	---	OVERHEAD UTILITY LINE
IRRIGATION CONTROL VALVE	---	UNDERGROUND ELECTRIC LINE
FIRE HYDRANT	---	UNDERGROUND TELEPHONE LINE
CLEANOUT	---	UNDERGROUND CABLE LINE
EXISTING MANHOLE	---	6" W UNDERGROUND WATER LINE
TRAFFIC SIGNAL CONTROL	---	6" SS UNDERGROUND SANITARY SEWER LINE
TRAFFIC SIGNAL POLE	---	
TELEPHONE BOX	---	
FLOOD LIGHT	---	
FLAG POLE	---	
TRAFFIC SIGN	---	
PROPOSED SANITARY SEWER MANHOLE	---	
DOMESTIC WATER METER	---	
FDC	---	

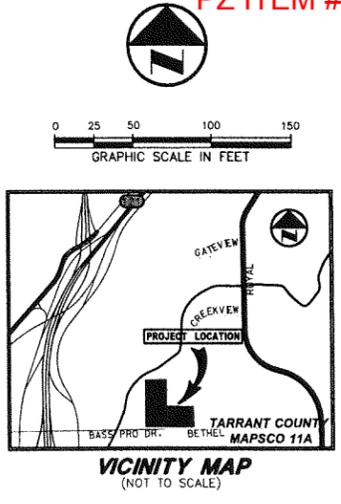
GENERAL NOTES:
 1) ALL ONSITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND
 2) ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE ILLUMINATION LEVELS.

OVERALL ACREAGE
 COPPELL = 7.619 ACRES (331,871.36 S.F.)
 GRAPEVINE = 12.381 ACRES (539,316.36 S.F.)

ZONED: LU
 PART OF FELLOWSHIP OF LAS COLINAS (VOL. 94091, PG. 1680) (VOL. 11578, PG. 1111)

SITE DATA INFORMATION

- PROPOSED USE:** OFFICE/WAREHOUSE
- PROPOSED BUILDING AREA:** TOTAL WAREHOUSE (90%) = 186,660 S.F. TOTAL OFFICE (10%) = 20,740 S.F. TOTAL BUILDING = 207,400 S.F.
- BUILDING HEIGHT:** 45'-6"
- PARKING REQUIRED:** PROPOSED BUILDING: WAREHOUSE = 186,660/2,000 = 94 SPACES OFFICE = 20,740/300 = 70 SPACES TOTAL REQUIRED = 94 + 70 = 164 SPACES
- PARKING PROVIDED:** PROPOSED = 191 (INCLUDING 12 H.C.)
- SITE COVERAGE:** TOTAL SITE = 539,317 S.F. (12.38 AC.) BUILDING FOOTPRINT = 207,400 S.F. (4.76 AC.) PAVEMENT = 195,580 S.F. (4.49 AC.) BUILDING COVERAGE = 38% PAVEMENT COVERAGE = 36% OPEN SPACE PROVIDED = 26% (OPEN SPACE REQUIRED) = 15%
- CITY OF GRAPEVINE ZONING:** EXISTING: COMMUNITY COMMERCIAL DISTRICT (CC) PROPOSED: LIGHT INDUSTRIAL DISTRICT (LU)



CASE NAME: DCT FELLOWSHIP WEST
 CASE NUMBER: Z14-03
 LOCATION: Lot 1, Block 1, DCT Fellowship West Addition

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

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

ZONING CHANGE REQUEST Z14-03 IS A REQUEST TO REZONE 12.381 ACRES FROM "CC" COMMUNITY COMMERCIAL DISTRICT TO "LU" LIGHT INDUSTRIAL DISTRICT FOR WAREHOUSE DEVELOPMENT

PRELIMINARY
 NOT FOR CONSTRUCTION
 THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.
 PLANS PREPARED UNDER THE DIRECT SUPERVISION OF CLAYTON J. STROLLE, P.E. TEXAS REGISTRATION NO. 108906
 DATE: 11/12/2014

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
 (SUBJECT TO REVISION PRIOR TO CONSTRUCTION)
 THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

Pacheco Koch 8350 N. CENTRAL EXPWY, SUITE 1000 DALLAS, TX 75206 972.235.3031
 DALLAS • FORT WORTH • HOUSTON TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-100080-00

SITE PLAN
DCT FELLOWSHIP WEST ADDITION
WAREHOUSE ADDITION

CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

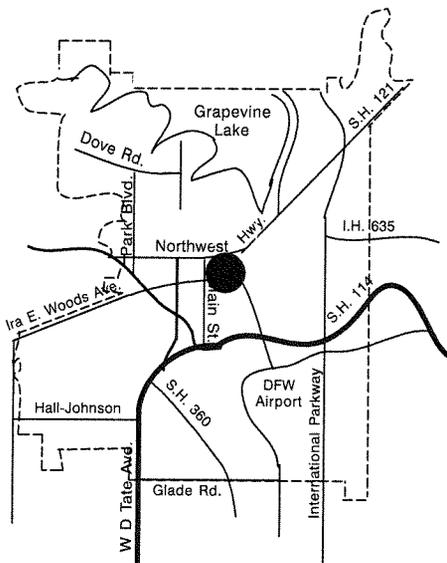
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJS	AJC	NOV. 2014	1"=50'			C1.1

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

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

MEETING DATE: NOVEMBER 18, 2014

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU14-41 ENTERPRISE CAR
AND TRUCK RENTAL



APPLICANT: Robert Baldwin

PROPERTY LOCATION AND SIZE:

The subject property is addressed as 849 East Dallas Road and is proposed to be platted as Lot 1R, Block 1, Sunshine Harbor Addition. The property contains approximately 1.828 acres and has approximately 250 feet of frontage along East Dallas Road and 306 feet of frontage along Dawn Lane.

REQUESTED CONDITIONAL USE COMMENTS:

The applicant is requesting a conditional use permit to allow a car and truck rental facility.

At the August 19, 2014 meeting the Planning and Zoning Commission and the City Council heard in a public hearing conditional use request CU14-33 for an auto and truck rental facility. The Planning and Zoning Commission recommended approval with conditions relative to minimizing the impact of the site lighting on adjacent residential uses; however, a tied vote by the City Council resulted in a denial of the request. The City Attorney has determined based on regulations contained in Section 67, Amendments, of the Zoning Ordinance, that a tied vote of City Council is not a denial with prejudice and a one year waiting period before resubmittal is not required; however, with that being said, the application has been amended. The site plan and photometric plan have been revised in accordance with the conditions recommended by the Planning and Zoning Commission.

The applicant proposes the following changes to the original request:

- Two light fixtures shown within 25-feet of the east property line on the original photometric plan have been removed
- Four light fixtures shown on the original photometric plan within the middle section of inventory parking have been consolidated into two light fixtures
- Proposed light fixtures are not within 50-feet of the east property line

The applicant proposes utilizing an unoccupied office building to establish a 2,800 square foot car and truck rental facility (Enterprise Car and Truck Rental) on the subject site. Accessory to the use are proposed truck and car wash stations located at the rear or north side of the existing building. Access to the site is provided by two driveways including a relocated driveway on East Dallas Road and a proposed driveway on Dawn Lane. The required parking for the proposed use is 40-spaces and 72-spaces are provided. An existing pole sign on East Dallas Road will be removed and in its place an eight foot (8') in height, 36-square foot monument sign is proposed.

PRESENT ZONING AND USE:

The property is currently zoned "LI" Light Industrial District and is developed with a single story office building.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and the property to the north and south were rezoned from "LI" Limited Industrial District to "LI" Light Industrial District during the city-wide rezoning of 1984. The site to the west was rezoned from "I-1" Light Industrial District to "LI" Light Industrial District in the city-wide rezoning of 1984 and is the former site of the Super Shuttle transportation service. On the site to the west at the April 18, 2006 meeting conditional use permit (CU06-06) and planned development overlay (PD06-04) was approved on the subject property establishing the site for the Faith Christian School high school expansion in addition to ball field light standards which exceeded the maximum permitted height within the "LI" District. At the April 17, 2007 meeting conditional use permit (CU07-09) was approved on the site to the west to modify the site layout and elevations of the proposed facility. This approval also outlined the applicant's intention to phase construction under one roof, with the athletic, performing arts facilities and classrooms contained in the first phase and subsequent phases for additional classrooms and a football stadium. At the December 12, 2007 SPRC meeting, conditional use permit (CU07-38) was approved for the addition of two exterior staircases, a porte cochere, plus a condition of approval was added for 85 additional parking spaces to be located due north of the existing building in order to receive a Certificate of Occupancy for the 800 seat auditorium. The property to the east was rezoned from "R-1" Single Family Dwelling District to "R-7.5" Single Family District in the city-wide rezoning of 1984.

SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH:** "LI" Light Industrial District – burial vault business
- SOUTH:** "LI" Light Industrial District – Northfield Distribution Center
- EAST:** "R-7.5" Single Family District – Sunshine Harbor residential subdivision
- WEST:** "LI" Light Industrial District – Faith Christian School

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 only if appropriate noise attenuation measures are considered and applied during the construction process.

MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates Dallas Road as a Type C, Minor Arterial with a minimum 80-foot right-of-way developed as four lanes with a center left turn lane. Dawn Lane is not designated a thoroughfare as shown on the City's Thoroughfare Plan.

/at

CHRISTIAN SCHOOL
SCHOOL
ADDN
13568F

TR 2Q1
2.78 AC

TOTAL
5.561 AC

R-MF-2

CC ITEM #6, 31, 32
BP
ITEM #3, 10, 11

R-7.5

R-7.5

FAITH CHRISTIAN SCHOOL
13568F

SUNSHINE HARBOR IND
40940

TRACT
3A

TRACT
3B1
538 @

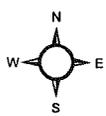
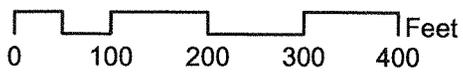
TRACT
3
LOT 1
1.276 @

LI

23	24	25	26	27	28	29	30	31	32	33
169	148	147	125	124						
168	149	146	126	123						
167	150	145	127	122						
166	151	144	128	121						
165	152	143	129	120						
164	153	142	130	119						
163	154	141	131	118						
162	155	140	132	117						
161	156	139	133	116						
160	157	138	134	115						
159	158	137	135	114						
			136	113						

NORTHFIELD DISTRIBUTION
CENTER
30281J

1R



CU14-41 Enterprise Car and Truck Rental

Date Prepared: 11/3/2014

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.

CUU-211
CC ITEM #6, 31, 32
PZ ITEM #3, 10, 11



CITY OF GRAPEVINE

CONDITIONAL USE APPLICATION

Form "A"

PART 1. APPLICANT INFORMATION

Applicant Name: Robert Baldwin c/o Baldwin Associates LLC
Applicant Address: 3904 Elm Street Suite B
City/State/Zip: Dallas, TX 75226
Phone No. 214-824-7949 Fax No. 866-362-0238
Email Address rob@baldwinplanning.com Mobile Phone 214-729-7949

Applicant's interest in subject property: Owner's representative

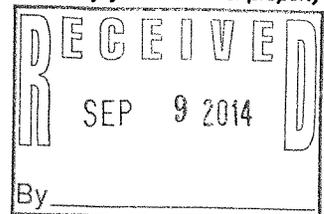
PART 2. PROPERTY INFORMATION

Street Address of subject property: 849 E. Dallas Road
Legal Description: Lot 3, 3B, 3 Block 1 Addition Sunshine Harbor Ind.
Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)
Size of subject property: acres 1.8 square footage 79,367
Present zoning classification: LI Light Industrial District
Circle yes or no, if applies to this application: Outdoor speakers Yes No
Proposed use of property: Vehicle rental
Zoning ordinance provision requiring a conditional use: Automotive and truck rental

PART 3. PROPERTY OWNER INFORMATION

Property Owner: Mary Hannah Watson
Prop Owner Address: 1351 Woodbrook Lane
City/State/Zip: Southlake, TX 76092
Phone No. 817-480-6467 Fax No.

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



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

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

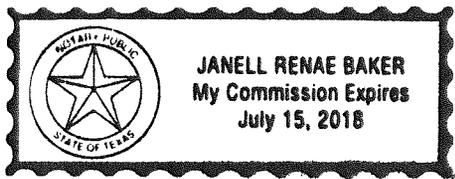
Robert Baldwin
 Print Applicant's Name

[Signature]
 Applicant's Signature

The State of Texas
 County of Dallas

Before me (notary) Janell Baker on this day personally appeared (applicant) Robert Baldwin
 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 8th day of September, A.D. 2014



[Signature]
 Notary In and For State of Texas

Mary Hannah Watson
 Print Property Owner's Name

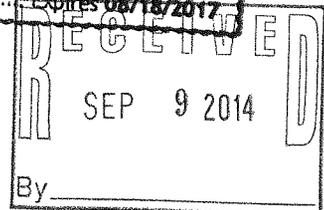
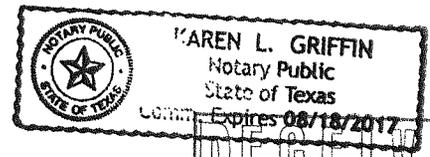
[Signature]
 Property Owner's Signature

The State of Texas
 County of Tarrant

Before me (notary) Karen L. Griffin on this day personally appeared (applicant) Mary Hannah Watson
 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 8th day of September, A.D. 2014

[Signature]
 Notary In and For State of Texas



CU 14-41

CC ITEM #6, 31, 32
PZ ITEM #3, 10, 11

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.

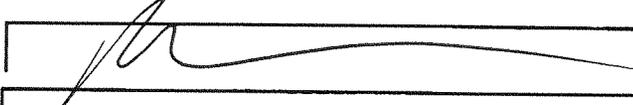
All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.

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



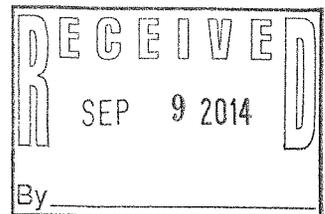
Date

Signature of Property Owner

Mary Hannah Watson

Date

9-8-14



ORDINANCE NO. _____

CU14-41
ENTERPRISE
CAR AND TRUCK
RENTAL

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 CU14-41 FOR A CAR AND TRUCK RENTAL FACILITY IN A DISTRICT ZONED "LI" LIGHT INDUSTRIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application was made requesting issuance of a conditional use permit by making applications for same with the Planning & 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 CU14-41 to allow for a car and truck rental facility (Enterprise Car and Truck Rental) in a district zoned "LI" Light Industrial District within the following described property: Lot 1R, Block 1, Sunshine Harbor (849 East Dallas Road) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

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

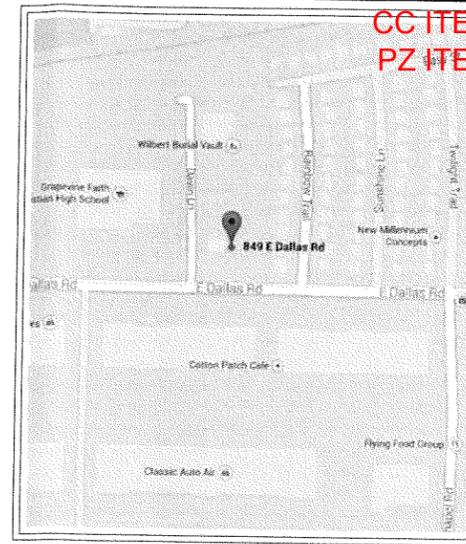
APPROVED:

ATTEST:

APPROVED AS TO FORM:

CC ITEM #6, 31, 32
PZ ITEM #3, 10, 11

11/12/14
PROJECT NUMBER
CASE NUMBER



VICINITY MAP

NTS

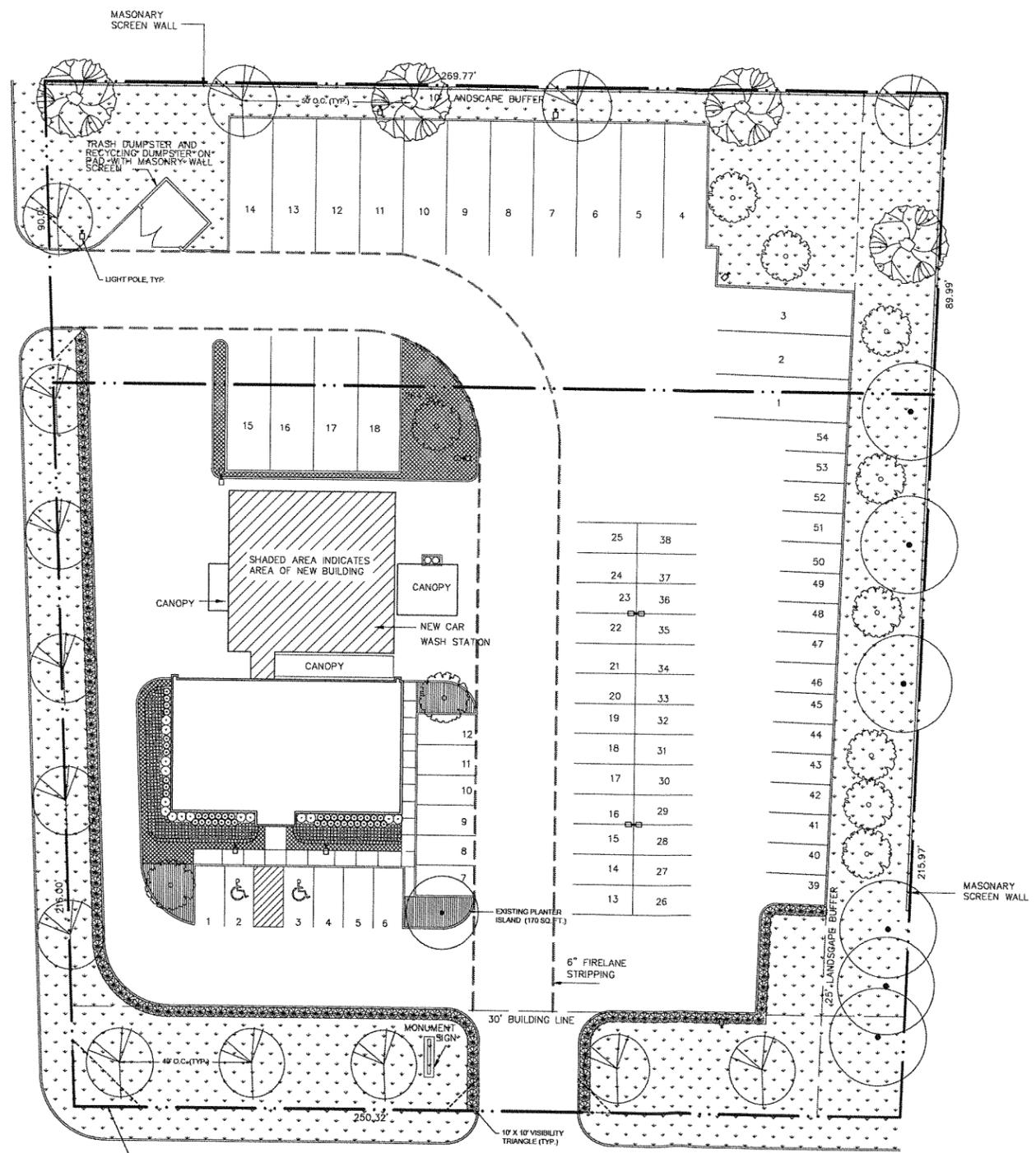


BALDWIN ASSOCIATES
3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7949
rob@baldwinplanning.com

Baldwin Associates

849 E. DALLAS RD.
CITY OF GRAPEVINE, TEXAS

DAWN LANE



25	38
24	37
23	36
22	35
21	34
20	33
19	32
18	31
17	30
16	29
15	28
14	27
13	26

PLANT NAME	SIZE	QTY.
<i>Ulmus crasifolia</i> , Cedar Elm	3.5" Cal. 14' tall	14
<i>Quercus shumardii</i> , Shumard Oak	3.0" Cal. 8' tall	4
<i>Cercis canadensis</i> "Oklahoma", Red Bud	3.0" Cal. 8' tall	11
<i>Podocarpus macrophyllus</i> var. <i>Macri</i> , Upright Japanese Yew	15 gal. 4' tall	15
<i>Rhaphiolepis indica</i> 'Snow White', Indian Hawthorn	3 gal., 2' tall	44
<i>Buxus microphylla</i> 'Winter Gem', Winter Gem Boxwood	3 gal., 2' tall	144
<i>Liriope gigantea</i> , Giant Lily Turf	1 gal.	547
<i>Trachelospermum asiaticum</i> , Asian Jasmine	1 gal. 12" O.C.	50
<i>Ophiopogon japonicus</i> 'Nana', Dwarf Mondo Grass	4" pot, 6" O.C.	216
Existing Grass to Remain		

LANDSCAPE AREAS	SQ. FT.
Gross Parking Area	46,974
Interior Landscape (10% of Gross Parking Area)	4,697
Provided Interior Landscape	7,659

TREES	QTY
Lineal Feet of Perimeter	1,133 ft.
Req. Perimeter Trees (1 tree/50 lineal feet of perimeter)	23
Provided Perimeter Trees (including 5 existing trees)	23
Req. Int. Trees (1 tree/400 sq. ft. of Int. Landscape Area)	12
Provided Interior Trees (including 1 existing tree)	12
TOTAL REQ. TREES	35

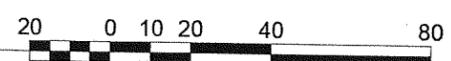
CASE NAME: ENTERPRISE GAR & TRUCK RENTAL
CASE NUMBER: CU14-41
LOCATION: 849 E. DALLAS RD.

____ MAYOR _____ SECRETARY
DATE: _____
PLANNING AND ZONING COMMISSION

____ CHAIRMAN _____
DATE: _____
SHEET: 2 OF 6

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

LANDSCAPE PLAN
SCALE: 1" = 20'-0"



CASE NAME: ENTRPRISE CAR & TRUCK RENTAL
 CASE NUMBER: CU14-41
 LOCATION: 849 EAST DALLAS RD.
 _____ MAYOR _____ SECRETARY
 DATE: _____
 PLANNING AND ZONING COMMISSION
 _____ CHAIRMAN
 DATE: _____
 SHEET: 3 OF 6
 APPROVAL DOES NOT AUTHORIZE ANY WORK
 IN CONFLICT WITH ANY CODES OR
 ORDINANCES.
 DEPARTMENT OF DEVELOPMENT SERVICES



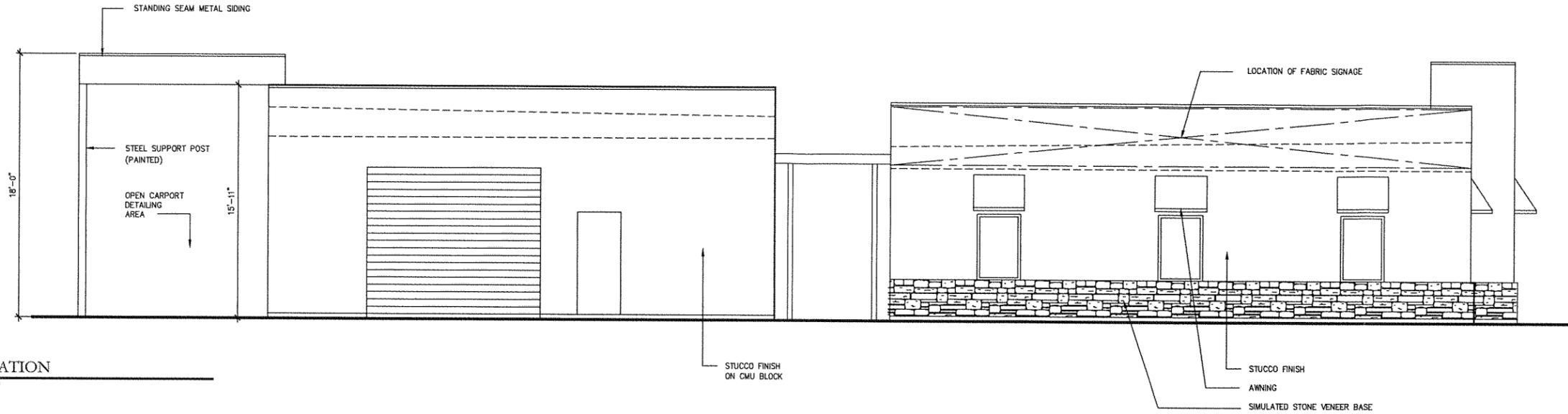
1909 ABRAMS PKWY.
 SUITE B
 DALLAS, TEXAS
 75214
 (214) 821-2044

ARCHITECTURA

ARCHITECTURAUSA.COM

MASONRY PERCENTAGES

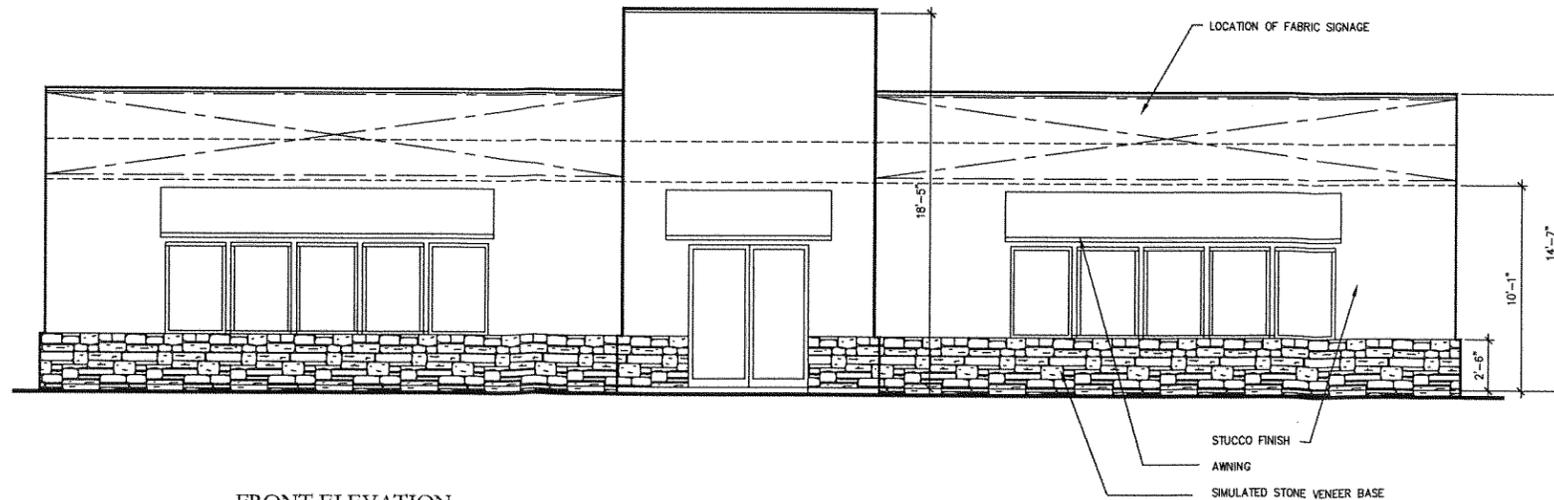
WALL	GROSS WALL AREA	OPENINGS	NET WALL AREA	MASONRY AREA	NON MASONRY	PERCENTAGE	TOTAL NET WALL AREA	5,024 S.F.
FRONT (SOUTH) EXISTING & PROPOSED	1732 S.F.	207 S.F.	1525 S.F.	1525 S.F.	0 S.F.	100%	TOTAL MASONRY AREA	5,024 S.F.
SIDE (EAST) EXISTING & PROPOSED	1191 S.F.	52 S.F.	1139 S.F.	1139 S.F.	0 S.F.	100%	TOTAL NON MASONRY AREA	0 S.F.
REAR (NORTH) EXISTING & PROPOSED	1477 S.F.	108 S.F.	1369 S.F.	1369 S.F.	0 S.F.	100%	TOTAL MASONRY PERCENTAGE	100%
SIDE (WEST) EXISTING & PROPOSED	1191 S.F.	200 S.F.	991 S.F.	991 S.F.	0 S.F.	100%		



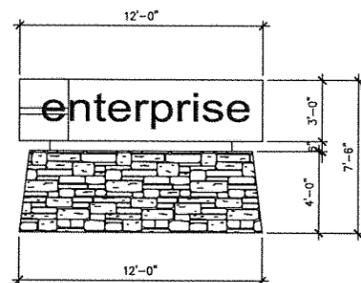
SIDE ELEVATION
 SCALE: 1/4"=1'-0"

MASONRY PERCENTAGES

WALL	GROSS WALL AREA	OPENINGS	NET WALL AREA	MASONRY AREA	NON MASONRY	PERCENTAGE	TOTAL NET WALL AREA	5,024 S.F.
FRONT (SOUTH) EXISTING & PROPOSED	1732 S.F.	207 S.F.	1525 S.F.	1525 S.F.	0 S.F.	100%	TOTAL MASONRY AREA	5,024 S.F.
SIDE (EAST) EXISTING & PROPOSED	1191 S.F.	52 S.F.	1139 S.F.	1139 S.F.	0 S.F.	100%	TOTAL NON MASONRY AREA	0 S.F.
REAR (NORTH) EXISTING & PROPOSED	1477 S.F.	108 S.F.	1369 S.F.	1369 S.F.	0 S.F.	100%	TOTAL MASONRY PERCENTAGE	100%
SIDE (WEST) EXISTING & PROPOSED	1191 S.F.	200 S.F.	991 S.F.	991 S.F.	0 S.F.	100%		



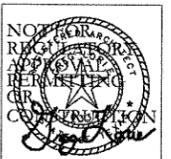
FRONT ELEVATION
 SCALE: 1/4"=1'-0"



MONUMENT SIGN
 SCALE: 1/4"=1'-0"

REVISIONS:

- △ _____
- △ _____
- △ _____
- △ _____
- △ _____



GREG LORIE - ARCHITECT
 REGISTRATION NO. 10332

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 ARCHITECTURA

DATE: 8/4/2014

JOB #:

SCALE:

SHEET NO.

A-3

1 OF 1

OFFICE PLAN

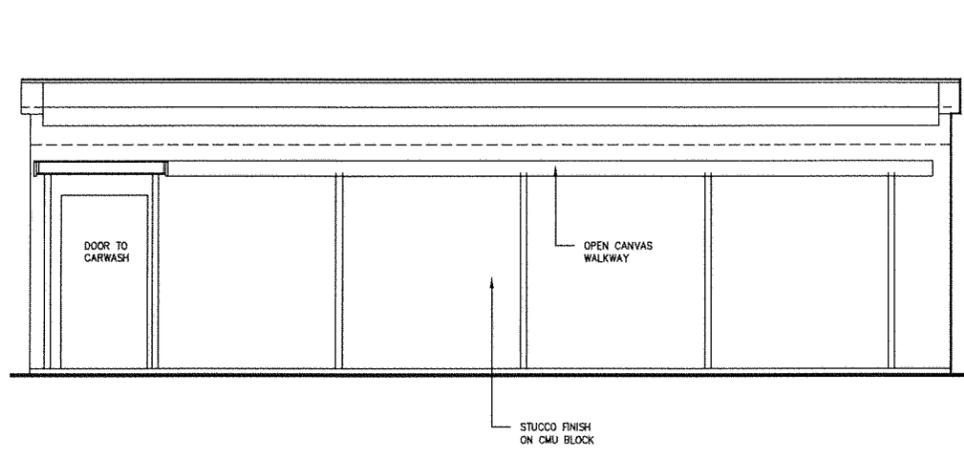
CG ITEM #6, 31, 32
 PZ ITEM #3, 10, 11

CASE NAME: ENTERPRISE CAR & TRUCK RENTAL
 CASE NUMBER: CU14-41
 LOCATION: 849 EAST DALLAS RD.
 MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION
 CHAIRMAN _____
 DATE: _____
 SHEET: 4 OF 6
 APPROVAL DOES NOT AUTHORIZE ANY WORK
 IN CONFLICT WITH ANY CODES OR
 ORDINANCES.
 DEPARTMENT OF DEVELOPMENT SERVICES

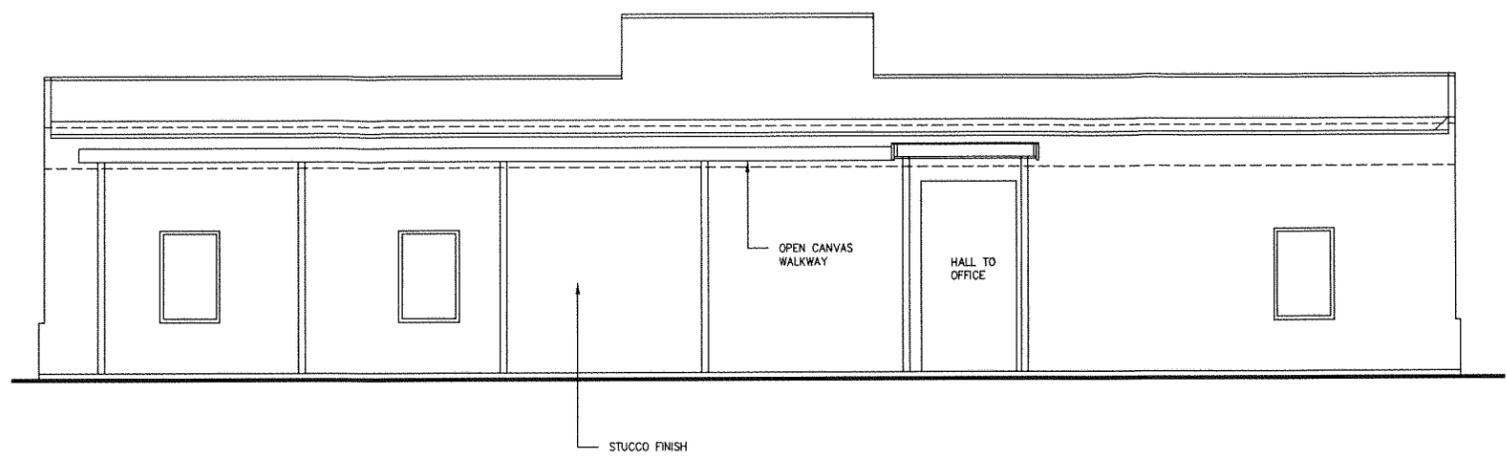


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 SUITE B
 DALLAS, TEXAS
 75214
 (214) 821-2044

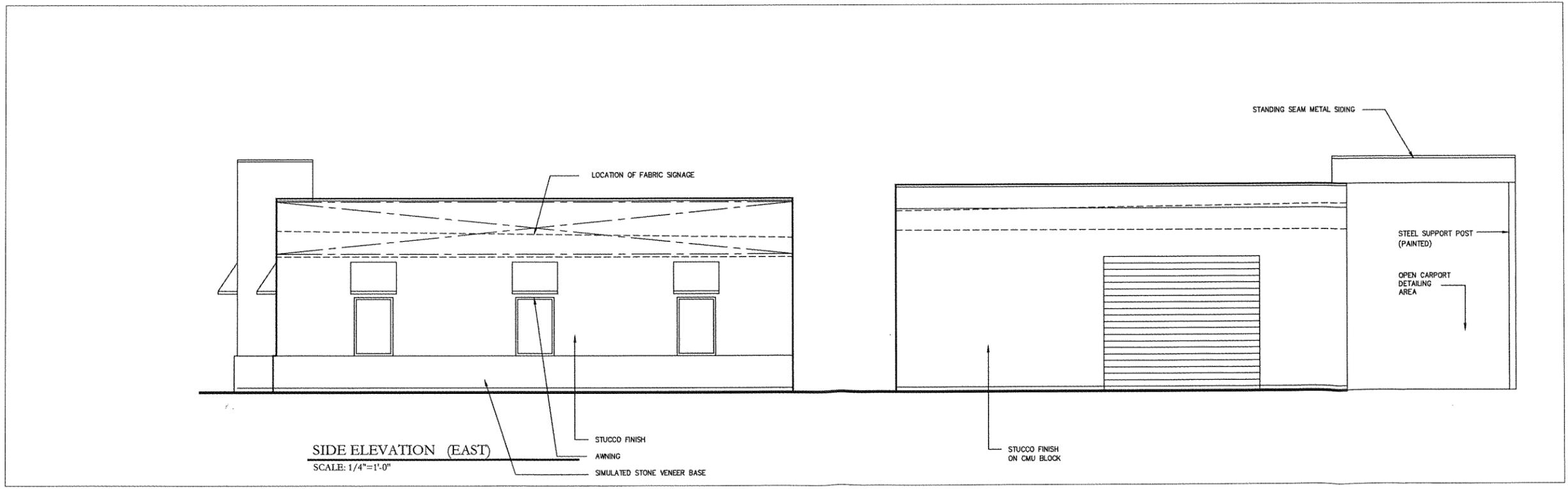
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CARWASH SOUTH ELEVATION
 SCALE: 1/4"=1'-0"



OFFICE NORTH ELEVATION
 SCALE: 1/4"=1'-0"

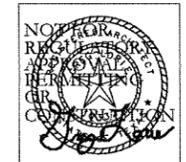


SIDE ELEVATION (EAST)
 SCALE: 1/4"=1'-0"

ENTERPRISE LEASING
 849 EAST DALLAS
 GRAPEVINE, TEXAS

REVISIONS:

△	
△	
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△	
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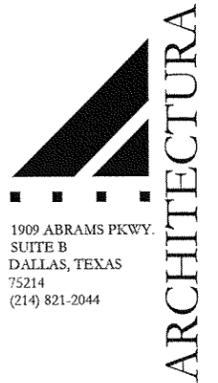


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 REGISTRATION NO. 10332
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 ARCHITECTURA

DATE: 8/4/2014
 JOB #:
 SCALE:

SHEET NO.
A-4
 1 OF 1

TRUCKWASH



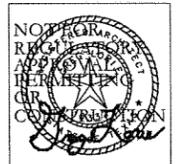
1909 ABRAMS PKWY.
SUITE B
DALLAS, TEXAS
75214
(214) 821-2044

ARCHITECTURAUSA.COM

ENTERPRISE LEASING
849 EAST DALLAS
GRAPEVINE, TEXAS

REVISIONS:

- △ _____
- △ _____
- △ _____
- △ _____
- △ _____



GREG LORIE - ARCHITECT
REGISTRATION NO. 10333
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ARCHITECTURA

DATE: 8/4/2014
JOB #:
SCALE:

SHEET NO.

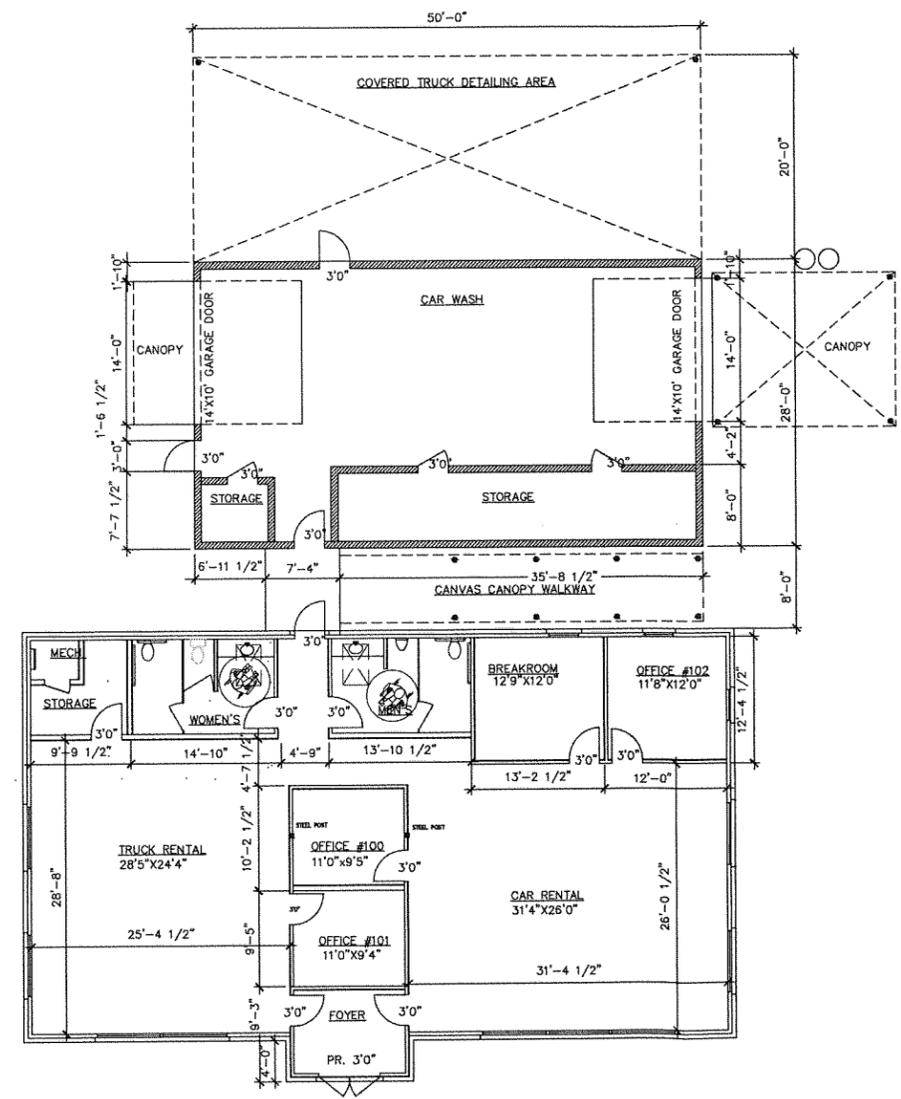
A-5
1 OF 1

OFFICE PLAN

CASE NAME: ENTRPRISE CAR & TRUCK RENTAL
CASE NUMBER: CU14-41
LOCATION: 849 EAST DALLAS RD.

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____
DATE: _____
SHEET: 5 OF 6
APPROVAL DOES NOT AUTHORIZE ANY WORK
IN CONFLICT WITH ANY CODES OR
ORDINANCES.
DEPARTMENT OF DEVELOPMENT SERVICES



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



REVISIONS

REV #	DATE	BY:
1	9/9/14	J.P.
2	9/23/14	J.P.
3	11/10/14	J.P.
3	11/11/14	J.P.

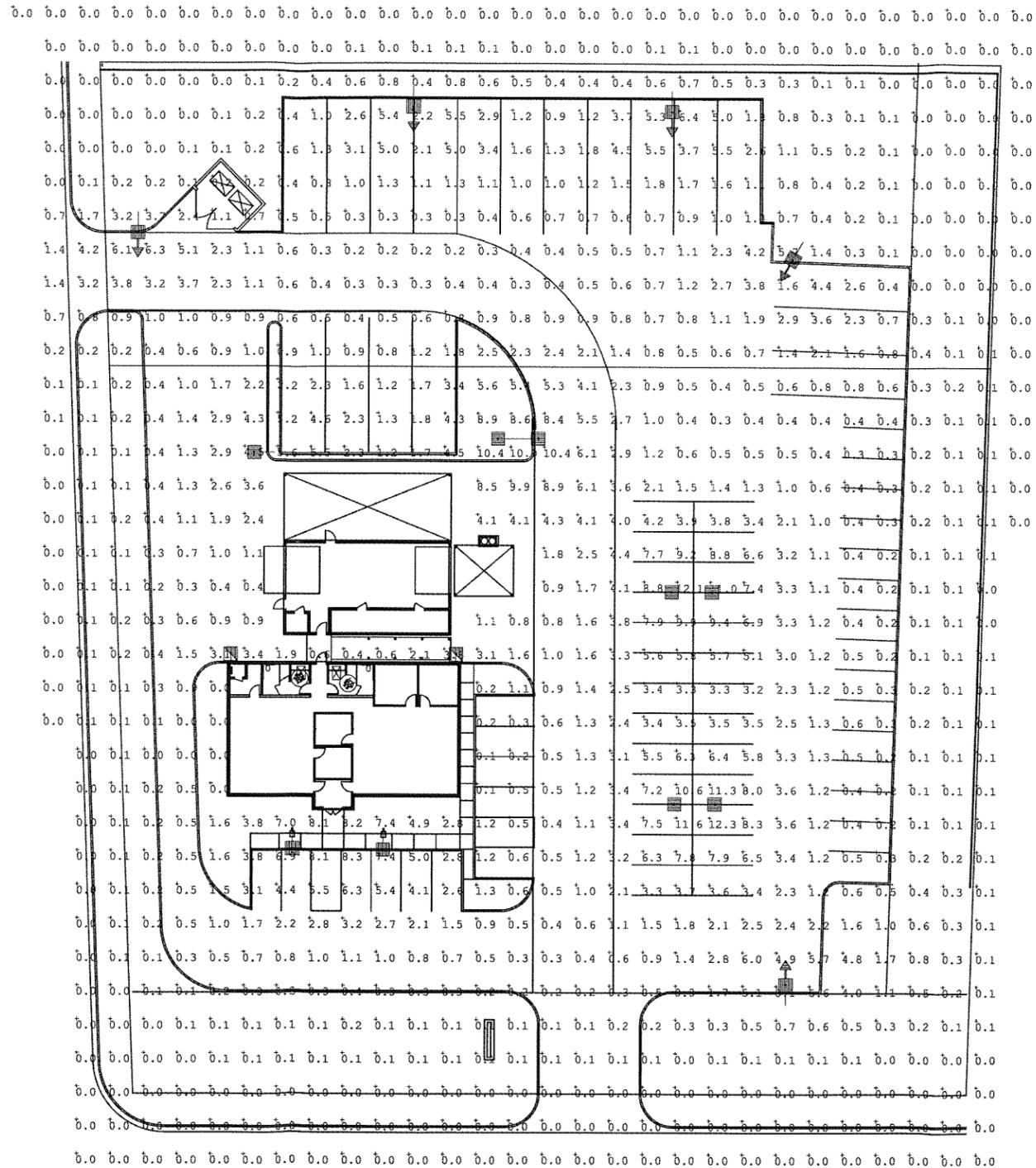
CASE NAME: ENTERPRISE CAR & TRUCK RENTAL
CASE NUMBER: CU14-41
LOCATION: 849 EAST DALLAS RD

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____
DATE: _____
SHEET: 6 OF 6

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

DEPARTMENT OF DEVELOPMENT SERVICES



Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	FtSpcLr	PtSpcTb
PARKING SUMMARY	Fc	2.45	12.3	0.1	24.50	123.00	10	10

Luminaire Schedule

Symbol	Qty	Label	Lumens	LLF	Description
	3	A	N.A.	0.900	WLS-FVL-5-LED-128-450-CW-UE 15' MOUNTING HEIGHT
	3	B	N.A.	0.900	WLS-FVL-5-LED-128-450-CW-UE 15' MOUNTING HEIGHT
	5	C	N.A.	0.900	WLS-FVL-3-LED-128-450-CW-UE-HSS 15' MOUNTING HEIGHT
	2	D	N.A.	0.900	WLS-WMBL-WT-28-LED-450-CW 12' MOUNTING HEIGHT

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

OFFICE BUILDING ILLUMINATION PLAN GRAPEVINE, TX

WLS LIGHTING SYSTEMS

Consider the Impact!

1919 WINDSOR PLACE
FORT WORTH, TX 76110
WWW.WLSLIGHTING.COM

800-633-8711

DATE -9/5/14

SCALE: 1"=20'

PM:CINDI

BY: J.P.

SHEET 1 OF 1

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: NOVEMBER 18, 2014

SUBJECT: FINAL PLAT APPLICATION
LOT 1-R, BLOCK 1, SUNSHINE HARBOR INDUSTRIAL ADDITION
(BEING A REPLAT OF LOT 1, TRACT 3, SUNSHINE HARBOR
INDUSTRIAL ADDITION AND A PORTION OF TRACT 3, SUNSHINE
HARBOR INDUSTRIAL)

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

APPLICANT..... Robert Baldwin

REASON FOR APPLICATION Platting Lot 1, Tract 3 with the
addition of 90' to the north into one lot

PROPERTY LOCATION..... Northeast corner of Dallas Road and Dawn Lane

ACREAGE 1.828

ZONING..... LI: Light Industrial

NUMBER OF LOTS..... 1

PREVIOUS PLATTING..... 1993

CONCEPT PLAN..... CU14-33

SITE PLAN No

OPEN SPACE REQUIREMENT No

AVIGATION RELEASE..... Yes

PUBLIC HEARING REQUIRED..... Yes

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOT 1-R, BLOCK 1, SUNSHINE HARBOR INDUSTRIAL ADDITION
(BEING A REPLAT OF LOT 1, TRACT 3, SUNSHINE HARBOR INDUSTRIAL
ADDITION AND A PORTION OF TRACT 3, SUNSHINE HARBOR INDUSTRIAL)**

I. GENERAL:

- The applicant, Robert Baldwin is platting this 1.828 acre site into one lot. The property is located at the northeast corner of Dallas Road and Dawn Lane.

II. STREET SYSTEM:

- The development has access to Dallas Road and Dawn Lane.
- ALL abutting roads: are on the City Thoroughfare Plan: Dallas Road
 are not on the City Thoroughfare Plan: Dawn 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

Development will be required to construct Curb and Gutter, Sidewalk and Underground Storm Drainage along the lot's frontage on Dawn Lane mirroring the improvements on the west side of Dawn Lane installed by Faith Christian School with its development.

III. STORM DRAINAGE SYSTEM:

- The site drains south into Dallas Road storm water system.
- The developer will be required to design for onsite as well as offsite drainage in accordance with the requirements of the City of Grapevine's Code of Ordinances.

IV. WATER SYSTEM:

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

V. SANITARY SEWER SYSTEM:

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

VI. MISCELLANEOUS:

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

- Public Hearing Only
- Variances were required on the following items:
 - Front building line
 - Rear building line
 - Lot width & depth
 - Max. Impervious Area
 - 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-R, Block 1, Sunshine Harbor Industrial Addition."

APPLICATION FOR PLATTING
CITY OF GRAPEVINE, TEXAS

TYPE OF PLAT: _____ Preliminary _____ Final X Replat _____ Amendment

PROPERTY DESCRIPTION:

Name of Addition: Sunshine Harbor Revised

Number of Lots: 1 Gross Acreage: 1.8 Proposed Zoning: CU-P

Location of Addition: NE CORNER Dawn & Dallas

PROPERTY OWNER:

Name: Mary Hannah Watson Contact: _____

Address: 1351 Woodbrook Ln City: Southlake

State: TX Zip: 76092 Phone: (817) 543-5552

Fax: () _____

Signature: Mary Hannah Watson Email: _____

APPLICANT:

Name: Robert Baldwin Contact: Robert Baldwin

Address: 3904 Elm St #B City: Dallas

State: TX Zip: 75226 Phone: (214) 824-7949

Fax: () _____

Signature: _____ Email: rob@baldwinplanning.com

SURVEYOR:

Name: Conzales & Schneeberry Contact: Robert Schneeberry

Address: 1610 N Central City: Plano

State: TX Zip: 75074 Phone: (972) 516-8855

Fax: () _____

Email: robert.schneeberry@gsengineers.com

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

Application Received: 7/15/2014
Fee Amount: \$345.00

By: Baldwin Assoc.
Check Number: 4313

STATE OF TEXAS
COUNTY OF TARRANT

CC ITEM #6, 31, 32
P. 1 ITEM #5, 10, 11

WHEREAS, Mary Hannah Watson, hereinafter called "Owner", is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being more particularly described as shown on this plat.

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

This instrument does not release the owners or operators of aircraft from liability for damage or injury to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel, and lubricant particles. It is agreed that this Release shall be binding upon said owner and his heirs and assigns, and successors in interest to said property, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of the county or counties in which the property is situated.

EXECUTED at Grapevine, Texas, this _____ day of August, 2014.

Mary Hannah Watson
Owner

STATE OF TEXAS
COUNTY OF TARRANT

Before me _____ on this day personally appeared Mary Hannah Watson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

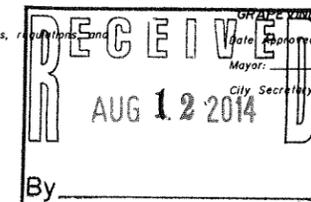
Notary Signature _____

PLANNING & ZONING COMMISSION:

Date Approved: _____
Chairman: _____
Secretary: _____

CITY COUNCIL:

Date Approved: _____
Mayor: _____
City Secretary: _____



STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Mary Hannah Watson, is the sole owner of a 1.828 acre tract of land out of the E. Moore Survey, Abstract 1029, in the City of Grapevine, Tarrant County, Texas; said 1.828 acre tract having been conveyed to Mary Hannah Watson by two Executor's Deeds recorded in County Clerk's Instrument Numbers D204047848 and D204047849, Deed Records, Tarrant County, Texas; said 1.828 acre tract also being all of Lot 1, Tract 3, Sunshine Harbor Industrial Addition, an addition to the City of Grapevine, according to the Final Plat thereof recorded in Cabinet A, Slide 1505, Plat Records, Tarrant County, Texas, and a portion of Tract 3, Sunshine Harbor Industrial, an addition to the City of Grapevine, according to the plat thereof recorded in Volume 388-98, Page 38, Plat Records, Tarrant County, Texas; and being more particularly described as follows:

BEGINNING, at a 1-inch iron rod found for the southwest corner of said Lot 1; said point also being the intersection of the north right-of-way line of East Dallas Road with the east right-of-way line of Dawn Lane;

THENCE, North 02 degrees 01 minutes 15 seconds West, with said east right-of-way line, at a distance of 216.00 feet pass a 1-inch iron rod found for the northwest corner of said Lot 1; continuing, in all, a distance of 306.00 feet to a 5/8-inch iron rod found for corner; said point being the southwest corner of a tract of land conveyed to A & W Industries, Inc. by Constable's Deed recorded in County Clerk's Instrument Number D20445985, Deed Records, Tarrant County, Texas;

THENCE, South 89 degrees 59 minutes 40 seconds East, with the south line of said A & W Industries tract, a distance of 270.41 feet to a 5/8-inch iron rod found for the southeast corner of said A & W Industries tract; said point also being on the west line of Lot 163, Sunshine Harbor Addition, an addition to the City of Grapevine, according to the plat thereof recorded in Volume 388-23, Page 34, Plat Records, Tarrant County, Texas;

THENCE, South 01 degrees 44 minutes 30 seconds West, at a distance of 89.98 feet pass a P.K. nail in concrete found for the northeast corner of said Lot 1; continuing, in all, a distance of 305.93 feet to a 3/8-inch iron rod found for the southeast corner of Lot 1, said point also being the southwest corner of Lot 159 of said Sunshine Harbor Addition; said point being also on said north right-of-way line of East Dallas Road;

THENCE, North 89 degrees 59 minutes 52 seconds West, with said north right-of-way line, a distance of 250.32 feet to the POINT OF BEGINNING;

CONTAINING, 79,619 square feet or 1.828 acres of land, more or less.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT Mary Hannah Watson does hereby adopt this plat of SUNSHINE HARBOR INDUSTRIAL ADDITION, an addition to the City of Grapevine, Tarrant County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchise public utilities for each particular use. The maintenance of paving on the easements are the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. Any City or franchise utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all City or franchise utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity of any time of procuring the permission of anyone.

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

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

Witness my hand this _____ day of August, 2014.

Mary Hannah Watson
Owner

STATE OF TEXAS
COUNTY OF TARRANT

Before me _____ on this day personally appeared Mary Hannah Watson known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

Notary Signature _____

SURVEYOR'S NOTES

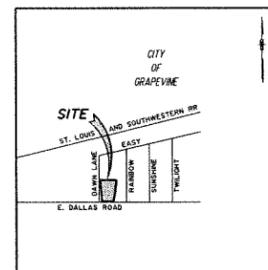
- 1. The purpose of this plat is to create one platted lot.
- 2. Bearings shown hereon are based on the plat of Lot 1, Tract 3, Sunshine Harbor Industrial Addition, recorded in Cabinet A, Slide 1505, Plat Records, Tarrant County, Texas
- 3. Coordinates shown are Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- 4. Subject tract is located in Zone "X", areas outside a flood hazard area, according to the Flood Insurance Rate Map Community Panel Map No. 48439C013 K dated June 02, 2009.
- 5. Listing of square footages:
 - A. Right-of-way dedication area = 200 square feet
 - B. Easement dedication area = 225 square feet
 - C. Net platted area = 79,419 square feet
 - D. Total area less R.O.W. dedication (Area of new lot = Total area less R.O.W. dedication)
 - E. Total platted area = 79,619 square feet

This plat filed on _____, _____ Instrument D _____

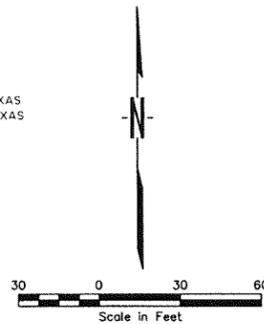
SURVEYOR'S CERTIFICATION

I, Robert W. Schneeberg of Gonzalez & Schneeberg, Engineers & Surveyors, Inc., a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the State of Texas and the City of Grapevine.

Robert W. Schneeberg, Texas RPLS 4804
Gonzalez & Schneeberg, Engineers & Surveyors, Inc.



VICINITY MAP



LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- D.R.T.C.T.
- P.R.D.C.T.
- DEED RECORDS, TARRANT COUNTY, TEXAS
- PLAT RECORDS, TARRANT COUNTY, TEXAS
- INSTRUMENT NUMBER
- V.
- P.
- C.M.
- VOLUME
- PAGE
- CONTROLLING MONUMENT

729 E. DALLAS ROAD
LOT 1A, BLOCK 1
FAITH CHRISTIAN SCHOOL
C.C. DOC. NO. 21082267, P.R.T.C.T.

LOT 1-R, BLOCK 1
SUNSHINE HARBOR REVISED
79,619 S.F. OR 1.828 ACRES - GROSS
79,419 S.F. OR 1.823 ACRES - NET

849 EAST DALLAS ROAD
MARY HANNAH WATSON
INST. No. 024047849, D.R.T.C.T.

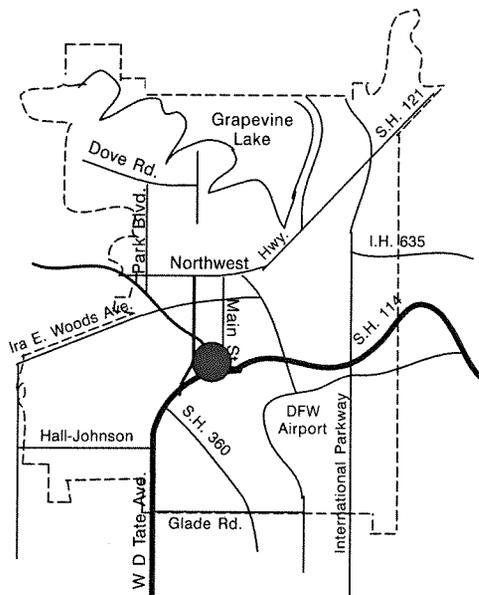
E. MOORE SURVEY, ABSTRACT NO. 1029
P.D. HIGGINS SURVEY, ABSTRACT NO. 755
DALLAS ROAD
(90' PUBLIC RIGHT-OF-WAY)

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

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

MEETING DATE: NOVEMBER 18, 2014

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU14-42 STARBUCKS



APPLICANT: John Evans

PROPERTY LOCATION AND SIZE:

The subject property is located at 1325 William D. Tate Avenue and is platted as Lot 2A-1, Block 1, Hayley Addition. The property contains 82,728 square feet and has approximately 216 feet of frontage along the West State Highway 114 service road and 190 feet of frontage along William D. Tate Avenue.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan of CU12-47 (Ord. 12-70) for a planned commercial center, specifically to allow outside dining and drive-through service in conjunction with a restaurant.

The applicant intends to develop a Starbucks coffeeshop/restaurant on a vacant parcel of land on lot 2A-1 that will have drive-through service and outside seating. No outdoor speakers are proposed. Seating will be provided for 50 patrons; 30 indoors and 20 outdoors. Total parking required on this lot for both the existing multi-tenant building and the proposed Starbucks is 145 spaces; 77 have been provided on lot 2A-1. The applicant has a considerable overage of parking on the immediately adjacent lot to the south, lot 4A.

The remaining 68 spaces required for lot 2A-1 will be provided on lot 4A. The existing Uncle Julio's Restaurant on lot 4A and a future restaurant are adequately parked. An existing 40-foot pole sign on lot 3R-3 will be modified to add signage for the Starbucks restaurant.

PRESENT ZONING AND USE:

The property is currently zoned "HC" Highway Commercial District with a planned commercial center designation. The subject site is currently occupied by a single story multi-tenant retail/restaurant building.

HISTORY OF TRACT AND SURROUNDING AREA:

The site was rezoned in 1984 from "R-1" Single Family District and "I-1" Industrial District to "HC" Highway Commercial District. The site plan of CU87-07 for a Planned Commercial Center was approved October 20, 1987 to allow a Kentucky Fried Chicken restaurant, a Wendy's restaurant, a Mobil station and the Movies 8 Theater. An amendment to the landscape plan of CU88-10 for the Movies 8 theater was approved in February 1989. CU89-09 amended the planned commercial center, allowing a Colter's Bar-B-Que with on-premise sales and consumption of alcoholic beverages and a 40-foot pole sign in August 1989.

CU89-13 (Ord. No. 89-69) allowed a 483 square foot expansion of the existing Wendy's restaurant and the addition of a Chili's Restaurant with on-premise sales and consumption of alcoholic beverages, and a 40-foot pole sign along State Highway 114 West. CU89-21 (Ord. No. 90-11) approved revisions of the pole sign elevations. CU91-09 (Ord. No. 91-31) amended a previously approved conditional use (CU87-07) for the establishment of a Payless Shoe Source and amended CU89-13, adding 10,703 square feet to the existing Chili's restaurant site for additional parking.

CU89-14 allowed for the development of a Waffle House with a 40-foot pole sign in November 1989. CU89-17 approved the development of Tia's Tex-Mex restaurant with on-premise sales and consumption of alcoholic beverages and a 40-foot pole sign along State Highway 114 West. CU91-14 allowed the development of Macaroni Grill with on-premise sales and consumption of alcoholic beverages and a 40-foot pole sign in the place of Tia's Tex-Mex restaurant. CU91-17 provided for the development of Midas Muffler and a future office /retail building on Lot 1R-2. The specific changes were approved on February 18, 1992 to the location and size of proposed planter islands. CU92-02 approved the development of Grady's American Grill on-premise sales and consumption of alcoholic beverages and a 40-foot pole sign on March 24, 1992. CU92-12 allowed Grady's American Grill to amend the approved floor plan and building elevations. CU92-19 approved the addition of a second drive-through window for the existing Wendy's Restaurant. CU93-02 approved the development of Tia's Tex-Mex Restaurant with on-

premise sales and consumption of alcoholic beverages and a 40-foot pole sign in May 1993. CU93-10 approved the development of a Radio Shack in October 1993. CU94-05 approved the development of Boxies Café with on-premise sales and consumption of alcoholic beverages in April 1994. CU94-20 approved a revision to the floor plan of Boxies Café, a rearrangement of the building elevations and the addition of either a monument or 20-foot pole sign. CU95-03 (Ord. No. 95-11) included changes to the floor plan and exterior elevations of the building on Lot 3 and a reconfiguration of the existing floor plan and building elevations of an existing restaurant in conjunction with a new La Madeleine restaurant on-premise sales and consumption of alcoholic beverages. CU96-30, approved in November 1997, allowed modifications to the exterior façade of Chili's Restaurant. CU97-44 (Ord. No. 97-100) revised the sign height and sign elevation for Tia's Tex-Mex in September 1997. CU97-49, approved in October 1997, approved a 730 square foot expansion of Macaroni Grill. Conditional Use Request CU02-39 (Ord. 02-78) was approved by Council at their October 15, 2002 meeting and allowed for changes in the floor plan and building elevation modifications to the former Grady's restaurant that was remodeled for and converted into a P.F. Changs restaurant. At the February 15, 2005 meeting Council approved a conditional use request (CU05-04) to amend the site plan of the planned commercial center associated with the Hayley Addition specifically to extensively remodel the Grapevine Movies 8 building for restaurant and retail uses—the project never moved beyond the planning stages. Conditional Use Request CU06-08 (Ord. 06-28) was approved by Council at their April 18, 2006 meeting and allowed the demolition of the former Grapevine Movies 8 building in order to construct a new Uncle Julio's restaurant. On October 26, 2006 CU06-50 approved revisions to the elevations and fire lane location of the Uncle Julio's restaurant. On March 28, 2007 CU07-08 approved a valet parking drop off area and the relocation of the handicap accessible parking spaces for Uncle Julio's. At the June 19, 2007 meeting, Council approved a conditional use permit (CU07-12) to allow a new restaurant (Red's Patio Grill) into the former Tia's restaurant on the subject site. The intent was to subdivide the restaurant for two tenants with Red's occupying 5,646 square feet with a seating capacity of 223 seats. The remaining 2,823 square feet of the Tia's building would accommodate a future restaurant yet to be named. The proposal never moved beyond the initial planning stages.

At the March 16, 2010 meeting Council approved a conditional use permit (CU10-03) for a 10,565 square foot Pappadeaux Seafood Kitchen on the former Tia's Tex-Mex restaurant that will be demolished to make way for the new restaurant. Additional acreage (approximately one acre) was absorbed into the site from the adjacent former Payton-Wright Ford property to enlarge the site to accommodate the larger structure and to provide adequate parking. A new 40-foot pole sign was also approved as part of the request. Conditional use request CU10-08 was approved by Council at the May 18, 2010 meeting which allowed for the development of a 13,208 square foot multi-tenant retail building and a 3,701 square foot, 120 seat restaurant with drive-through service, outside dining, and two, 40-foot pole signs. At the July 20, 2010 meeting a new conditional use

request was approved on the subject site (CU10-18) which simply subdivided the lot into two lots separating the multi-tenant building and the drive-through restaurant. At the September 21, 2011 meeting, Council approved a revision to the subject property (CU11-23) amending the planned commercial center relative to the In-and-Out drive-through restaurant—specifically increasing the size of the lot, relocating a pole sign, and relocating drive access to the center from William D. Tate Avenue. Council approved at their November 15, 2011 meeting a conditional use permit (CU11-31) for a 3,634 square foot 172 seat pizza restaurant (Grimaldi Pizza) with on-premise alcohol beverage sales and outdoor patio seating and two outdoor speakers. At the December 18, 2012 meeting, a conditional use permit (CU12-47) was approved on the subject site to allow outside dining and one outside speaker for a restaurant tenant (Jimmy John's) within the multi-tenant building on lot 2A-1.

SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: "GU" Governmental Use District, and "R-7.5" Single Family District - United States Post Office, and Bellaire Addition.
- SOUTH: "CC" Community Commercial District – State Highway 114 and Crossroads Planned Commercial Center
- EAST: "HC" Highway Commercial District and "R-7.5" Single Family District – Former Payton-Wright Ford/Grapevine Suzuki automobile dealership now occupied by Northgate Construction, Ball Street substation and Bellaire Addition.
- WEST: "CC" Community Commercial District – Jack In the Box, Arby's restaurant, former Boxies/Verizon Wireless, JoAnne's, Petco and Town Center planned commercial center.

AIRPORT IMPACT:

The subject tract is located within "Zone A" Zone of Minimal Effect and "Zone B" Middle Zone of 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. In "Zone B", the following uses may be considered only if sound treatment is included in building design: multifamily apartments, motels, office buildings, movie theaters, restaurants, personal and business services. Single-family residential and sound sensitive uses such as schools and churches should avoid this zone. The applicant's proposal is an appropriate use in this noise zone.

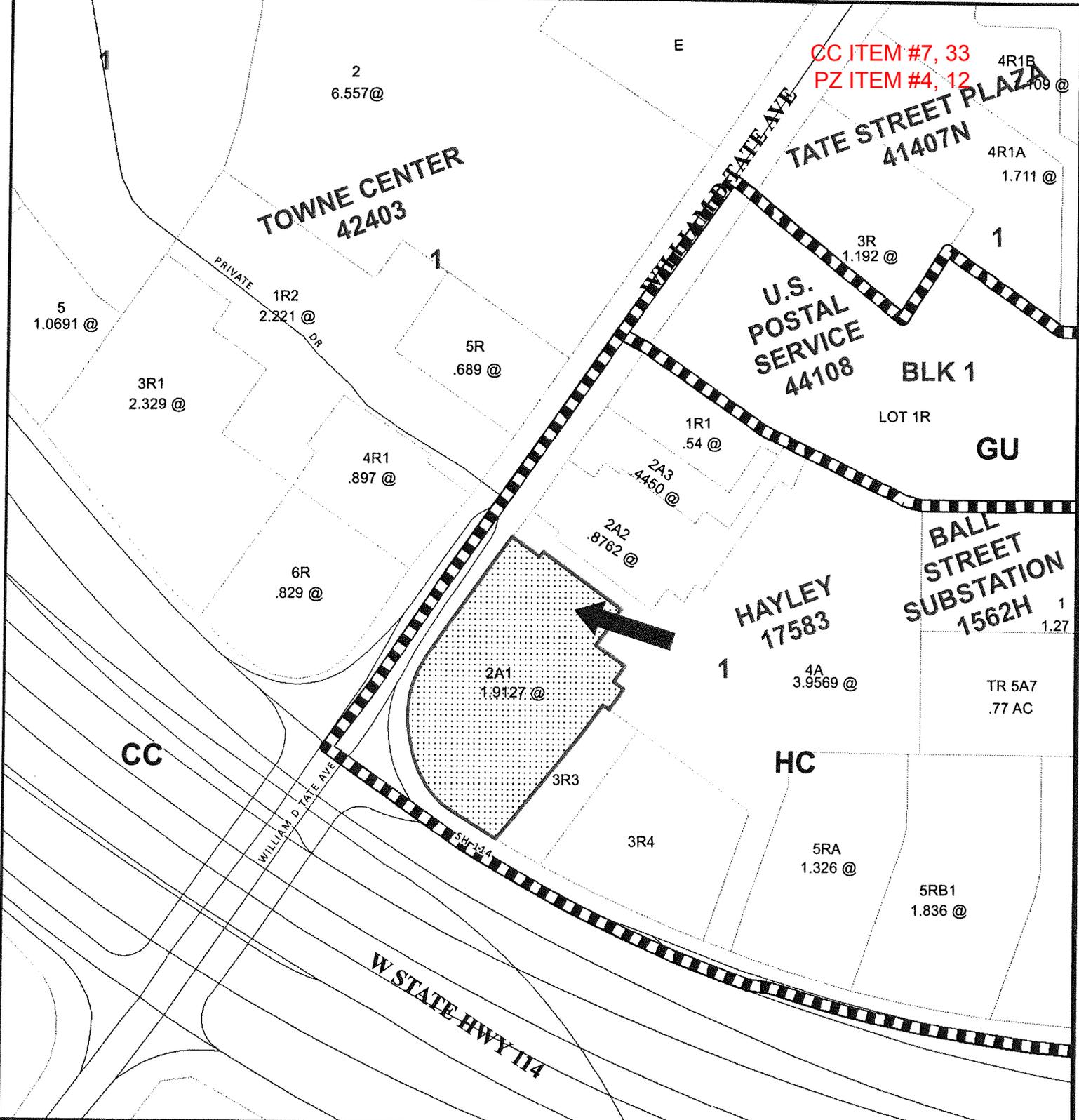
MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan does not designate the service road of West State Highway 114 as a local thoroughfare. William D. Tate Avenue is designated a Type "C" Major Arterial with a minimum 80-feet of right-of-way developed as four lanes with a center left turn lane.

/rs



CC ITEM #7, 33
 PZ ITEM #4, 12

CU14-42 Starbucks

Date Prepared: 11/3/2014

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

CONDITIONAL USE APPLICATION

Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent/company/contact 114 GV Towers, LLC	
Street address of applicant / agent 8350 N. Central Exwy. #1300	
City / State / Zip Code of applicant / agent Dallas, Tx 75206	
Telephone number of applicant / agent: 214-891-3220	Fax number of applicant/agent 214-891-3203
Email address of applicant/agent john@itevans.com	Mobile phone number of applicant/agent 214-769-1080

PART 2. PROPERTY INFORMATION

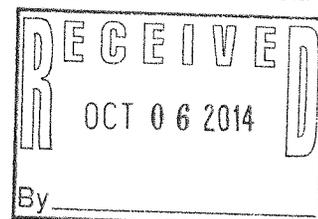
Street address of subject property 1325 William D. Tate Avenue, Grapevine, Tx 76051	
Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet) Portion of Lot	
Lot 2A-1	Block 1 Addition Hayley Addition
Size of subject property Approx. 18,000 SF of land, being a portion of a 2.2 Acre Site Square footage	
Present zoning classification: Hc	Proposed use of the property: Starbucks Coffee w/ drive-thru
Circle yes or no, if applies to this application Outdoor speakers <input checked="" type="radio"/> Yes <input type="radio"/> No	
Minimum / maximum district size for conditional use request	

Zoning ordinance provision requiring a conditional use:

For a restaurant with a drive-thru

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner: 114 GV Towers, LLC	
Street address of property owner: 8350 N. Central Exwy. #1300	
City / State / Zip Code of property owner: Dallas, Tx 75206	
Telephone number of property owner: 214-891-3220	Fax number of property owner: 214-891-3203



2114-42

- Submit a letter describing the proposed conditional use and note the request on the site plan document
- In the same letter, describe or show on the site plan, and conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations (example: buffer yards, distancia between users)
- In the same letter, describe whether the proposed conditional use will, or will not cause substantial harm to the value, use, or enjoyment of other property in the neighborhood. Also, describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.
- Application of site plan approval (Section 47, see attached Form "B").
- The site plan submission shall meet the requirements of Section 47, Site Plan Requirements.
- All conditional use and conditional use applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.
- All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.
- Any changes to a site plan (no matter how minor or major) approved with a conditional use or conditional use permit can only be approved by city council through the public hearing process.
- I have read and understand all the requirements as set forth by the application for conditional use or conditional use permit and acknowledge that all requirements of this application have been met at the time of submittal.

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

114 GV Towers, LLC
Print Applicant's Name: 114 GV Towers, LLC
By: John T. Evans Company, Inc., Venture Mgr.
Applicant's Signature: John T. Evans, President

The State of Texas
County Of Dallas
Before Me Lisa M. Butler (notary) on this day personally appeared John T. Evans (applicant)

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

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



John T. Evans
Notary In And For State Of Texas
114 GV Towers, LLC
By: John T. Evans Company, Inc., Venture Mgr.
Property Owner's Signature: John T. Evans, President

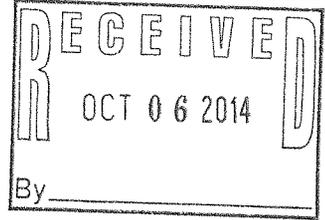
114 GV Towers, LLC
Print Property Owners Name:
The State Of Texas
County Of Dallas
Before Me Lisa M. Butler (notary) on this day personally appeared John T. Evans (property owner)

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

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



John T. Evans
Notary In And For State Of Texas



ACKNOWLEDGEMENT

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

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

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

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

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

114 GV Towers, LLC
By: John T. Evans Company, Inc.

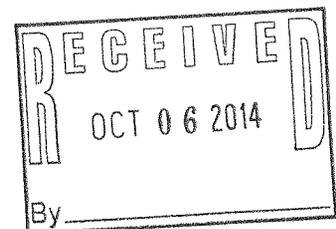
Signature of Applicant *John T. Evans*
John T. Evans, President

Date: 10-6-14

114 GV Towers, LLC
By: John T. Evans Company, Inc.

Signature of Owner *John T. Evans*
John T. Evans, President

Date: 10-6-14



ORDINANCE NO. _____

CU14-42
STARBUCKS

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING A CONDITIONAL USE PERMIT IN ACCORDANCE WITH SECTION 48 OF ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE, BY GRANTING CONDITIONAL USE PERMIT CU14-42 AMENDING THE SITE PLAN APPROVED BY ORDINANCE NO. 2012-70 FOR A PLANNED COMMERCIAL CENTER SPECIFICALLY TO ALLOW OUTDOOR DINING AND DRIVE-THROUGH SERVICE IN CONJUNCTION WITH A RESTAURANT IN A DISTRICT ZONED "HC" HIGHWAY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); 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 CU14-42 amending the site plan approved by Ordinance No. 2012-70 for a planned commercial center specifically to allow outdoor dining and drive-through service in conjunction with a restaurant (Starbucks) in a district zoned "HC" Highway Commercial District within the following described property: Lot 2A1, Block 1, Hayley Addition (1325 William D. Tate Avenue) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

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

APPROVED:

ATTEST:

APPROVED AS TO FORM:

CC ITEM #7, 33
PZ ITEM #4, 12

TOWERS OF GRAPEVINE

GRAPEVINE, TEXAS

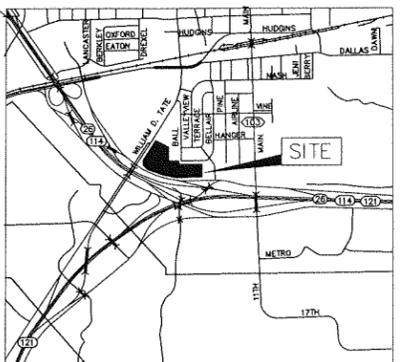
10260 N Central Expressway
Suite 256 Dallas, Texas 75231
Telephone: 817-903-6663
dons@dfsarchitect.com



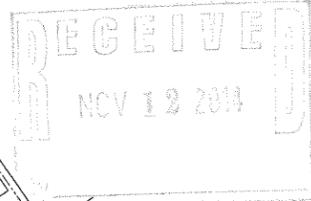
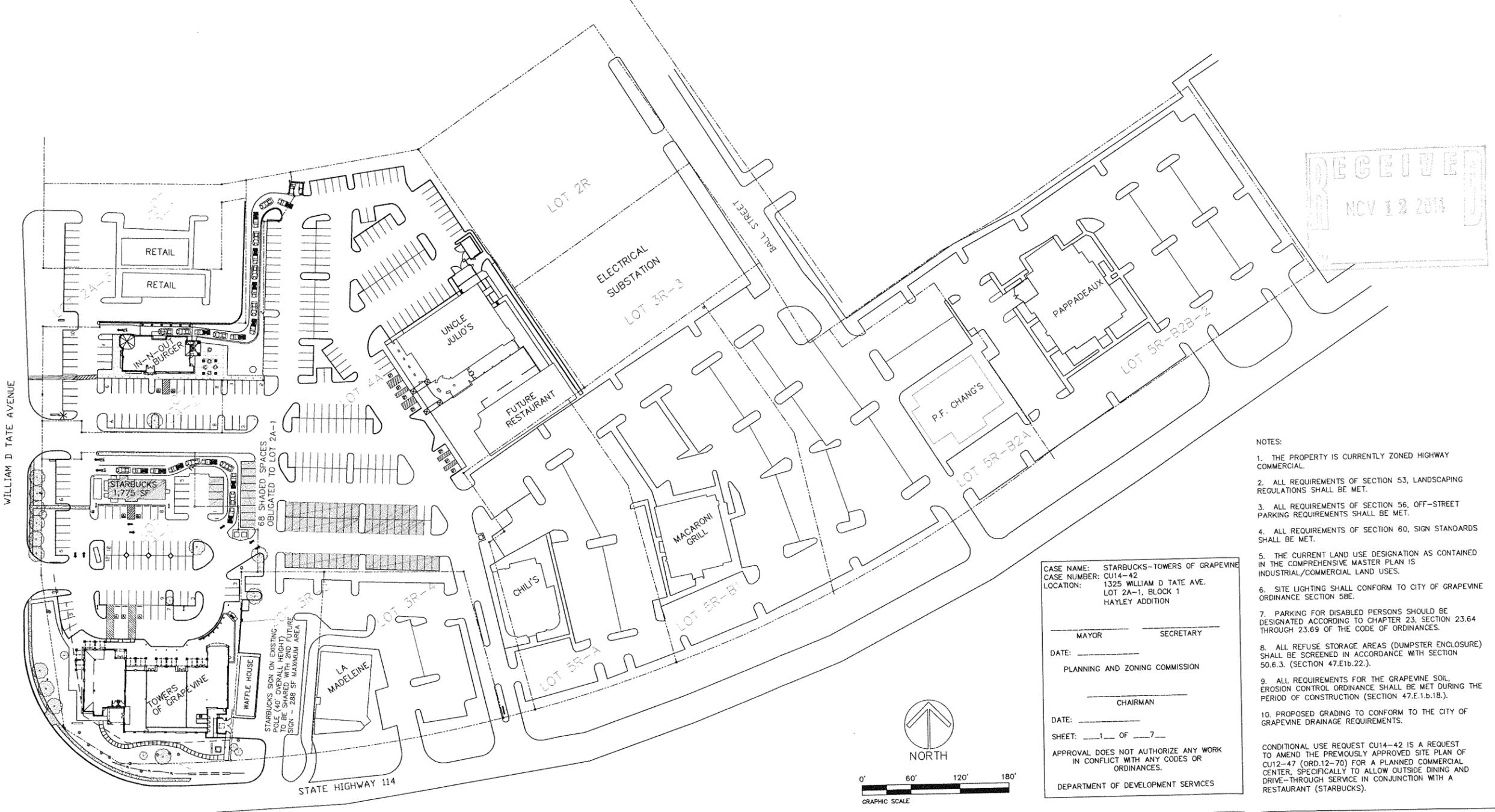
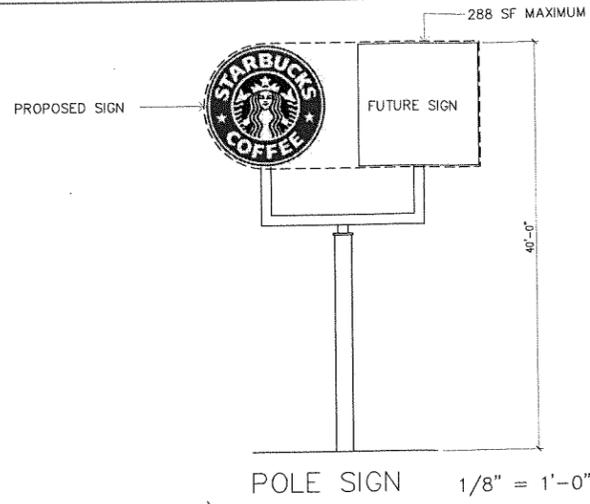
Signature: _____
Date: 11-12-14
Sealed: _____
Date: 11-12-14
Scale: AS SHOWN
Drawn: DS, CM
Job: 2014-011
Sheet: 1 OF SHEETS 7

PROJECT DATA

	LAND AREA (SF)	BLDG AREA (SF)	OCCUPANCY	PARKING REQ	PARKING PROV	COVERAGE	LANDSCAPED AREA
LOT 1							
R-1	23,430	3,060	RETAIL	21	21	13.06%	4,940 (21%)
LOT 2							
A-1	83,316	13,208	RETAIL/REST	128	77 (68 SPACES TO BE BORROWED FROM LOT 4A)	17.98%	18,651 (22.54%)
A-2	38,169	3,750	RESTAURANT	42	42	9.88%	7,906 (20.82%)
A-3	19,383	3,678	RETAIL	30	30	18.96%	2,535 (12.2%)
LOT 3							
R-4	41,856	5,402	RESTAURANT	60	54	12.91%	8,987 (21.3%)
R-3	22,450	1,786	RESTAURANT	19	33 (6 SHARED)	7.96%	3,662 (16.3%)
SUB-TOTAL	228,712	32,659	N/A	317	257	14.28%	46,681 (20.49%)
LOT 4A	172,358	9,074	UNCLE JULIO'S (377 S) FUTURE REST. (192 S)	126	258 (68 SPACES OBLIGATED TO LOT 2A-1)	9.00%	26,612 (15.2%)
LOT 5							
R-A	57,748	5,995	RESTAURANT	74	108	10.38%	14,000 (24.2%)
R-B1	80,000	7,880	RESTAURANT	129	152	9.85%	11,400 (24.2%)
R-B2A	85,852	7,500	RESTAURANT	80	162	8.74%	16,153 (18.5%)
R-B2B-2	121,472	11,675	RESTAURANT	167	219	9.61%	25,843 (21.3%)
GRAND TOTAL	746,045 (17.13 AC)	81,283	N/A	957	1156	10.90%	140,689 (18.86%)
ZONING:	HIGHWAY COMMERCIAL						



LOCATION MAP
SCALE: 1" = 2000'



NOTES:

1. THE PROPERTY IS CURRENTLY ZONED HIGHWAY COMMERCIAL.
2. ALL REQUIREMENTS OF SECTION 53, LANDSCAPING REGULATIONS SHALL BE MET.
3. ALL REQUIREMENTS OF SECTION 56, OFF-STREET PARKING REQUIREMENTS SHALL BE MET.
4. ALL REQUIREMENTS OF SECTION 60, SIGN STANDARDS SHALL BE MET.
5. THE CURRENT LAND USE DESIGNATION AS CONTAINED IN THE COMPREHENSIVE MASTER PLAN IS INDUSTRIAL/COMMERCIAL LAND USES.
6. SITE LIGHTING SHALL CONFORM TO CITY OF GRAPEVINE ORDINANCE SECTION 58E.
7. PARKING FOR DISABLED PERSONS SHOULD BE DESIGNATED ACCORDING TO CHAPTER 23, SECTION 23.64 THROUGH 23.69 OF THE CODE OF ORDINANCES.
8. ALL REFUSE STORAGE AREAS (DUMPSTER ENCLOSURE) SHALL BE SCREENED IN ACCORDANCE WITH SECTION 50.6.3. (SECTION 47.E1b.22.).
9. ALL REQUIREMENTS FOR THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION (SECTION 47.E.1.b.18.).
10. PROPOSED GRADING TO CONFORM TO THE CITY OF GRAPEVINE DRAINAGE REQUIREMENTS.

CASE NAME: STARBUCKS—TOWERS OF GRAPEVINE
CASE NUMBER: CU14-42
LOCATION: 1325 WILLIAM D TATE AVE. LOT 2A-1, BLOCK 1 HAYLEY ADDITION

MAYOR SECRETARY

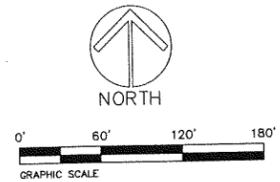
DATE: _____
PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____
SHEET: 1 OF 7

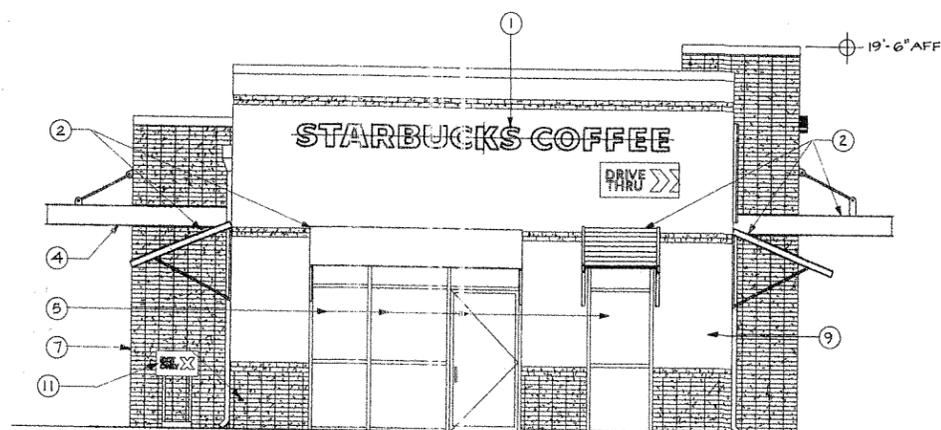
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

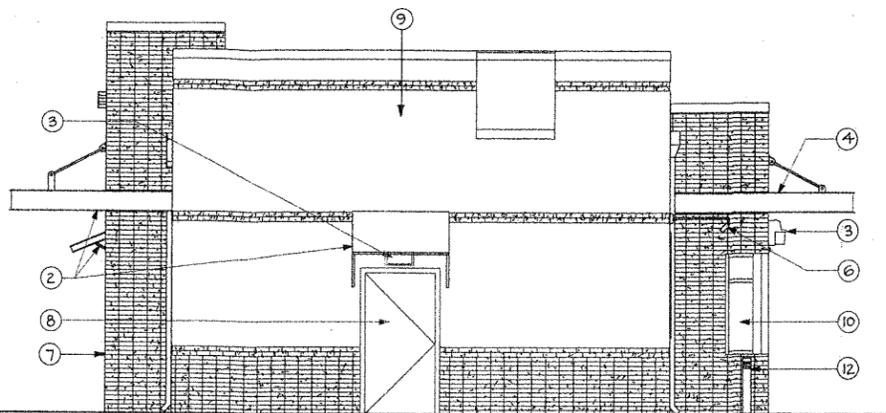


STARBUCKS SIGN ON EXISTING POLE (60' OVERALL HEIGHT) WITH FUTURE SIGN - 288 SF MAXIMUM AREA

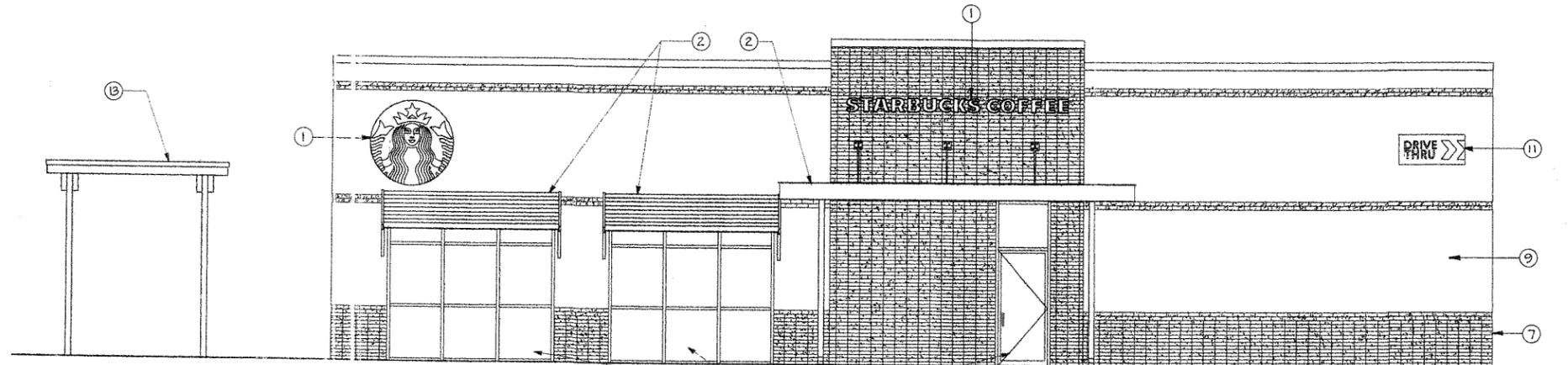
68 SHADED SPACES OBLIGATED TO LOT 2A-1



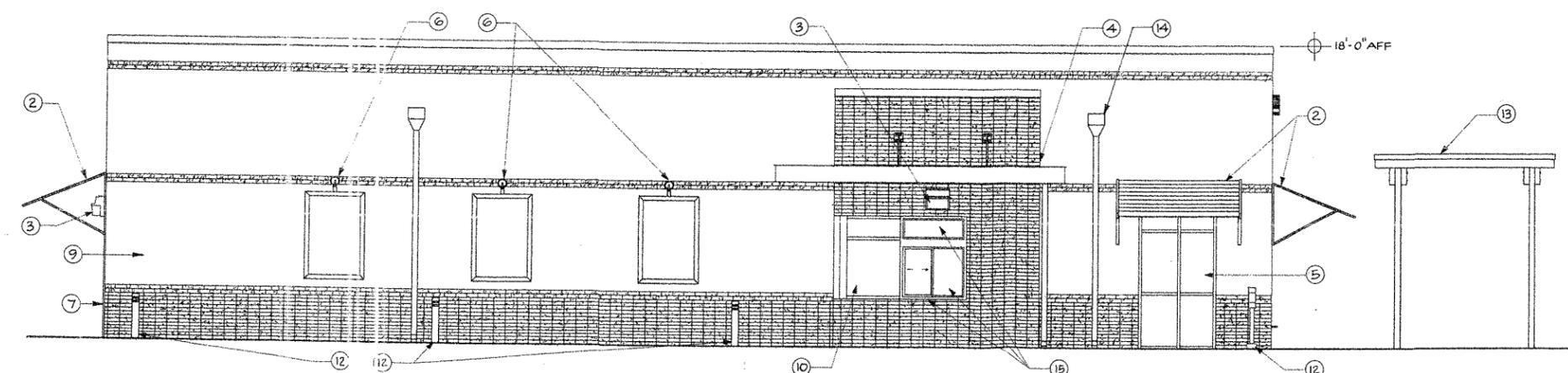
3 WEST ELEVATION
Scale: 1/4" = 1'-0"



4 EAST ELEVATION
Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



1 NORTH ELEVATION
Scale: 1/4" = 1'-0"

KEYED NOTES:

- 1 IDENTITY SIGNAGE.
- 2 CLEAR ANODIZED ALUMINUM CANOPIES AND AWNINGS.
- 3 SECURITY LIGHTING FIXTURE.
- 4 DRIVE-THRU CANOPY.
- 5 CLEAR ANODIZED ALUMINUM STOREFRONT WITH CLEAR, LOW-E INSULATING GLASS.
- 6 ACCENT LIGHTING FIXTURE TO ILLUMINATE WALL-MOUNTED ART.
- 7 STONE VENEER TO MATCH ADJACENT MULTI-TENANT BUILDING.
- 8 HOLLOW METAL DOOR AND FRAME PAINTED TO MATCH STUCCO VENEER.
- 9 STUCCO VENEER TO MATCH ADJACENT CORNER MULTI-TENANT BUILDING.
- 10 DRIVE-THRU WINDOW.
- 11 DIRECTIONAL SIGNAGE.
- 12 PAINTED STEEL BOLLARD.
- 13 HEAVY TIMBER TRELLIS TO MATCH ADJACENT CORNER MULTI-TENANT BUILDING.
- 14 METAL DOWNSPOUT PAINTED TO MATCH ADJACENT STUCCO VENEER.
- 15 AIR CURTAIN AND STAINLESS STEEL SHELF AT SLIDING GLASS WINDOW.

CASE NAME: STARBUCKS-TOWERS OF GRAPEVINE
CASE NUMBER: C014-42
LOCATION: 1325 WILLIAM D TATE AVE.
LOT 2A-1, BLOCK 1
HAYLEY ADDITION

MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 4 OF 7

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

DEPARTMENT OF DEVELOPMENT SERVICES

TOWERS OF GRAPEVINE
GRAPEVINE, TEXAS

10260 N Central Expressway
Suite 256 Dallas, Texas 75231
Telephone: 817-903-6663
dons@dfsarchitect.com

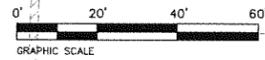


Signature: _____
Date: 11-12-14
Scaled

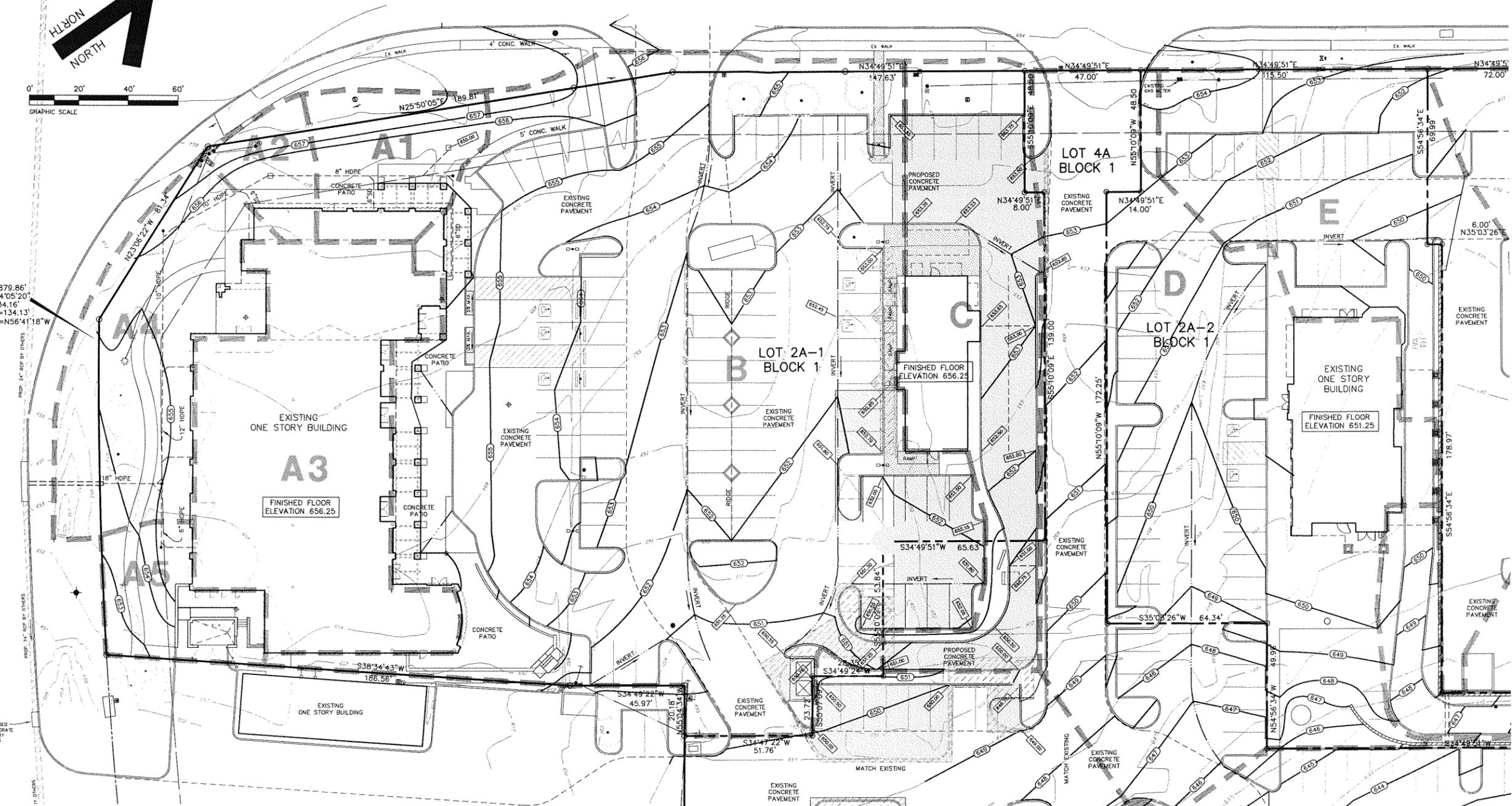
Date: 11-12-14
Scale: AS SHOWN
Drawn: DS, CF
Job: 2014-011
Sheet: 4
OF 7 SHEETS

WILLIAM D. TATE AVENUE

CC ITEM #7, 33
PZ ITEM #12



STATE HIGHWAY 114



R=1879.86'
Δ=04°05'20"
L=134.16'
CHL=134.13'
CHB=N56°41'18"W

- ACCESSIBILITY NOTES:**
1. ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMPS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).
 2. ALL SIDEWALK RAMPS AND/OR CURB RAMPS SHOWN SHALL HAVE A MAXIMUM VERTICAL RISE OF 6" WITH A MAXIMUM RUNNING SLOPE OF 1:12 (8.33%) AND BE CONSTRUCTED IN ACCORDANCE WITH TAS SECTIONS 4.7 AND 4.8.
 3. ALL ACCESSIBLE ROUTES (EXCEPT FOR THE SIDEWALK AND CURB RAMPS) SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%).
 4. ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO ARCHITECTURAL PLANS FOR DETAILS OF MARKINGS, SIGNS, ETC.

NOTE: CALL 1-800-DIG-TESS PRIOR TO ANY EARTHWORK.

- EXISTING UTILITIES NOTES:**
1. THE LOCATION OF ALL UNDERGROUND FACILITIES AS INDICATED ON THE PLANS ARE TAKEN FROM PUBLIC RECORDS. JDR ENGINEERS & CONSULTANTS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SUCH RECORDS AND DOES NOT GUARANTEE THAT ALL UNDERGROUND UTILITIES ARE SHOWN OR ARE LOCATED PRECISELY AS INDICATED.
 2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
 3. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES FOUND.
 4. NOTIFY JDR ENGINEERS & CONSULTANTS IF ANY UNDERGROUND UTILITIES ARE NOT IN THE LOCATIONS INDICATED ON THESE PLANS (HORIZONTALLY AND VERTICALLY) OR CONFLICT WITH ANY PROPOSED IMPROVEMENTS ASSOCIATED WITH THESE PLANS.

- GENERAL NOTES:**
1. SEE SHEET C3 FOR ALL HORIZONTAL CONTROL DIMENSIONS.
 2. ALL CONSTRUCTION SHALL BE DONE IN STRICT CONFORMANCE TO THESE PLANS AND ALL APPLICABLE MUNICIPAL CODES AND STANDARDS.
 3. ALL SPOT ELEVATIONS ADJACENT TO CURBS ARE GUTTER ELEVATIONS UNLESS OTHERWISE SHOWN.
 4. ALL WALKWAYS TO HAVE A MAXIMUM OF 1/4" PER FOOT CROSSFALL SLOPE AWAY FROM THE BUILDING.
 5. ALL SITE PAVING TO BE DONE IN ACCORDANCE TO THE RECOMMENDATIONS AS OUTLINED IN THE SOILS REPORT FOR THIS SITE.
 6. ALL SITE GRADING AND SUBGRADE PREPARATION SHALL BE DONE IN ACCORDANCE TO THE RECOMMENDATIONS AS OUTLINED IN THE SOILS REPORT FOR THIS SITE.
 7. ALL LANDSCAPED AREAS TO BE UNIFORMLY GRADED AS SHOWN.
 16. CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS FROM THE STATE HIGHWAY DEPARTMENT FOR ANY AND ALL WORK TO BE DONE IN HIGHWAY RIGHT-OF-WAY.

BENCH MARK: CITY OF GRAPEVINE MONUMENT NO. 13 APPROX. 200' NORTH OF THE INTERSECTION OF S.H. 114 AND WILLIAM D. TATE AVE. AND IS LOCATED IN THE CENTER OF WILLIAM D. TATE AVE. ELEVATION 660.14

DRAINAGE DATA									
AREA NO.	ACRES	C	T _c MIN	I ₅ IN/HR	Q ₅ CFS	I ₁₀ IN/HR	Q ₁₀ CFS	I ₁₀₀ IN/HR	Q ₁₀₀ CFS
A1	0.08	0.9	10	6.6	0.48	7.8	0.56	11.6	0.84
A2	0.04	0.9	10	6.6	0.24	7.8	0.28	11.6	0.42
A3	0.29	0.9	10	6.6	1.72	7.8	2.04	11.6	3.03
A4	0.18	0.9	10	6.6	1.07	7.8	1.26	11.6	1.88
A5	0.06	0.9	10	6.6	0.36	7.8	0.42	11.6	0.63
B	1.18	0.9	10	6.6	7.01	7.8	8.28	11.6	12.32
C	0.26	0.9	10	6.6	1.54	7.8	1.83	11.6	2.71

LEGEND

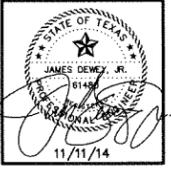
- 624 ——— EXISTING CONTOUR LINE
- + 480.25 ——— EXISTING SPOT ELEVATION
- 625.0 ——— PROPOSED SPOT ELEVATION AT GUTTER (TOP OF CURB IS 6" OR 0.5' HIGHER UNLESS SHOWN OTHERWISE)
- 625 ——— PROPOSED CONTOUR LINE
- INVERT OR FLOWLINE
- DRAINAGE DIVIDE LINE
- INDICATES PROPOSED CONCRETE PAVEMENT
- INDICATES PROPOSED CONCRETE WALKS

CASE NAME: STARBUCKS-TOWERS OF GRAPEVINE
CASE NUMBER: CU14-42
LOCATION: 1325 WILLIAM D. TATE AVE.
LOT 2A-1, BLOCK 1
HAYLEY ADDITION

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____
DATE: _____
SHEET: 5 OF 7
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
DEPARTMENT OF DEVELOPMENT SERVICES

JDR ENGINEERS & CONSULTANTS, P.C.
1886 REGISTRATION NUMBER F-852
ENGINEERS • SURVEYORS • LAND PLANNERS

2500 Texas Drive Suite 100 Irving, Texas 75062
Tel: 972-252-JDR (6357) Fax: 972-252-8658



PROJECT: STARBUCKS - TOWERS OF GRAPEVINE
1325 WILLIAM D. TATE AVENUE AT
WEST STATE HIGHWAY 114
GRAPEVINE, TEXAS

REVISIONS:

DATE	REVISION
11-11-14	STAFF COMMENTS

SHEET TITLE
PRELIMINARY DRAINAGE PLAN

CASE NO. CU14-42
DATE: 10-13-14
SCALE: 1" = 20'
DRAWN BY: SAS
CHECKED BY: JDR
SHEET NO.
5 OF **7**
JDR FILE NO. 105-13-10

C:\jdr\proj\2014\105-13-10\sh-114\... D. Tate Towers of Grapevine\Starbucks\105-13-10_starbucks.dwg, 11/10/2014 3:03:21 PM, JDR Engineers & Consultants, Inc. jdr

CC ITEM #7, 33
PZ ITEM #4, 12

JDJR ENGINEERS & CONSULTANTS, INC.
 7586 REGISTRATION NUMBER F-8527
 ENGINEERS SURVEYORS LAND PLANNERS
 2500 Texas Drive Suite 100 Irving, Texas 75062
 Tel. 972-252-JDJR (5357) Fax 972-252-8858



PROJECT: STARBUCKS - TOWERS OF GRAPEVINE
 1325 WILLIAM D. TATE AVENUE AT
 WEST STATE HIGHWAY 114
 GRAPEVINE, TEXAS

REVISIONS:

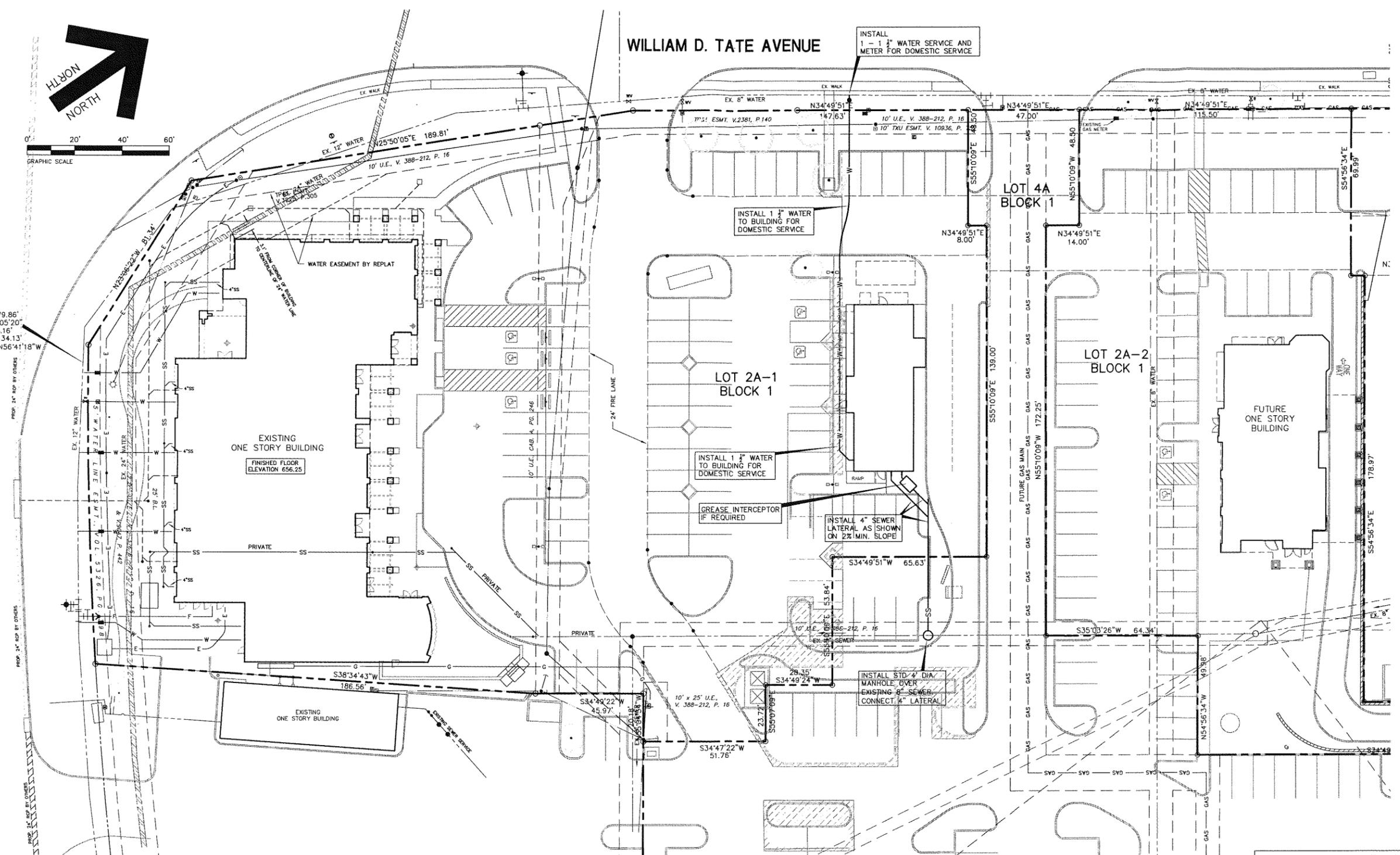
DATE	REVISION
11-11-14	STAFF COMMENTS

SHEET TITLE
**PRELIMINARY
 UTILITY
 SERVICES PLAN**
 CASE NO. CU14-42
 DATE: 10-13-14
 SCALE: 1" = 20'
 DRAWN BY: SAS
 CHECKED BY: JDJR
 SHEET NO.
6 OF **7**
 DJJR FILE NO. 105-13-10

WILLIAM D. TATE AVENUE



STATE HIGHWAY 114



R=1879.86'
 Δ=04°05'20"
 L=134.16'
 CHL=134.13'
 CHB=N56°41'18"W

UTILITY COMPANY CONTACTS

GTE CONSTRUCTION
 402 S. BARTON STREET
 GRAPEVINE, TEXAS 76051
 TEL. (817) 481-1612
 FAX (817) 481-6700

TXU ELECTRIC AND GAS
 2001 N. INDUSTRIAL BLVD.
 BEDFORD, TEXAS 76021
 TEL. (817) 858-2569
 FAX (817) 858-2590

PARAGON CABLE CONSTRUCTION
 2951 KINWEST PARKWAY
 IRVING, TEXAS 75063
 TEL. (972) 501-7013
 GRAPEVINE OFFICE
 TEL. (817) 329-4912

SOUTHWESTERN BELL TELEPHONE
 1600 E. PIONEER PARKWAY, SUITE 300
 ARLINGTON, TEXAS 76010
 TEL. (817) 794-5225
 FAX (817) 794-1001

- EXISTING UTILITIES NOTES:**
- THE LOCATION OF ALL UNDERGROUND FACILITIES AS INDICATED ON THE PLANS ARE TAKEN FROM PUBLIC RECORDS. JDJR ENGINEERS & CONSULTANTS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SUCH RECORDS AND DOES NOT GUARANTEE THAT ALL UNDERGROUND UTILITIES ARE SHOWN OR ARE LOCATED PRECISELY AS INDICATED.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
 - THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES FOUND.
 - NOTIFY JDJR ENGINEERS & CONSULTANTS IF ANY UNDERGROUND UTILITIES ARE NOT IN THE LOCATIONS INDICATED ON THESE PLANS (HORIZONTALLY AND VERTICALLY) OR CONFLICT WITH ANY PROPOSED IMPROVEMENTS ASSOCIATED WITH THESE PLANS.

- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE DONE IN STRICT CONFORMANCE TO THESE PLANS AND ALL APPLICABLE MUNICIPAL CODES AND STANDARDS.
 - THE CONTRACTOR SHALL MAKE APPLICATION FOR SERVICES, OBTAIN ALL PERMITS, AND PAY ALL CHARGES, FEES, AND CONNECTION COSTS REQUIRED FOR EACH UTILITY SERVICE. (THESE COSTS AND FEES SHALL NOT BE INCLUDED IN THE BASE BID).
 - SEE PLUMBING AND ELECTRICAL PLANS FOR EXACT LOCATIONS AND DETAILS OF SERVICES INTO BUILDING.
 - CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - PUBLIC WORKS INSPECTORS WILL ONLY INSPECT UTILITY SERVICE CONNECTIONS. THE BUILDING DEPARTMENT WILL INSPECT THE UTILITY SERVICE LINE FROM THE CONNECTION TO THE BUILDING.
 - CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS FROM THE STATE HIGHWAY DEPARTMENT FOR ANY AND ALL WORK TO BE DONE IN HIGHWAY RIGHT-OF-WAY.
 - ANY EXISTING SEWER SERVICES UNDER THE PROPOSED BUILDING TO BE ABANDONED (CAPPED AND PLUGGED AT THE MAIN).
 - ALL PRIVATE SANITARY SEWER LINES SHALL BE BUILT IN ACCORDANCE TO THE PLUMBING CODE.

NOTE: CALL 1-800-DIG-TESS
 PRIOR TO ANY EARTHWORK.

CASE NAME: STARBUCKS-TOWERS OF GRAPEVINE
 CASE NUMBER: CU14-42
 LOCATION: 1325 WILLIAM D. TATE AVE.
 LOT 2A-1, BLOCK 1
 HAYLEY ADDITION

____ MAYOR _____ SECRETARY
 DATE: _____
 PLANNING AND ZONING COMMISSION

____ CHAIRMAN _____
 DATE: _____
 SHEET: 6 OF 7

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

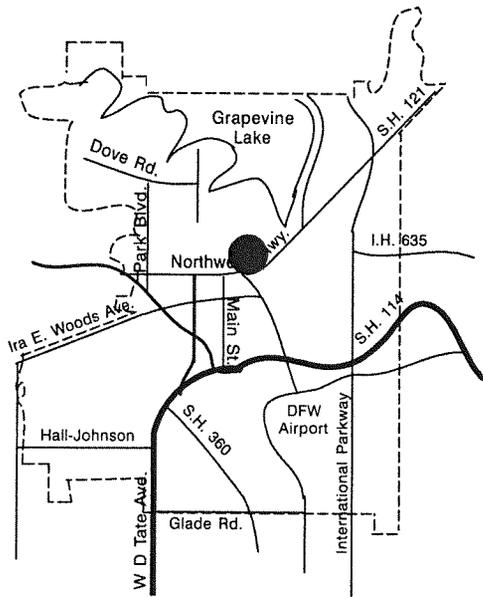
DEPARTMENT OF DEVELOPMENT SERVICES

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

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

MEETING DATE: NOVEMBER 18, 2014

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU14-43 TACO CASA



APPLICANT: Jim Dewey, Jr.

PROPERTY LOCATION AND SIZE:

The subject property is located at 525 East Northwest Highway and is proposed to be platted as Lot 3R1A, Block 1, W R Boyd Center. The property contains approximately 46,398 square feet and has 164 feet of frontage along East Northwest Highway.

REQUESTED CONDITIONAL USE REQUEST AND COMMENTS:

The applicant is requesting a conditional use permit to allow for a restaurant with drive-through service.

The applicant intends to develop a 4,110 square foot Taco Casa restaurant on the subject site with drive-through service on the west side of the structure (single window with dual drive through lanes) and two order lanes at the north of the structure. One monument sign is proposed on the south side of the site adjacent to East Northwest Highway. The restaurant will provide seating for 82 patrons. No outdoor dining or outdoor speakers are proposed. The applicant has provided 47 parking spaces—33 parking spaces are required.

PRESENT ZONING AND USE:

The subject site is zoned "CC" Community Commercial District and is vacant.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and surrounding properties were zoned "C-2" Community Business District prior to the 1984 City Rezoning. The subject property and the property to the north, east and west were rezoned from "C-2" Community Business District to "CC" Community Commercial District during the 1984 City Rezoning. The property to the south was rezoned to "HC" Highway Commercial District during the 1984 City Rezoning. At Council's February 15, 2011 meeting the site to the north was rezoned from "CC" Community Commercial District to "R-MF-2" Multifamily District Z11-01 (Ord. 2011-11) for the development of a 319 unit apartment complex.

SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: "R-MF-2" Multifamily District—Grapevine Texan Apartments
- SOUTH: "HC" Highway Commercial District—Dekra State Inspections and Global Sky Properties professional office
- EAST: "CC" Community Commercial District—vacant and Mad Duck Cyclery
- WEST: "CC" Community Commercial District—Glass and Mirror shop

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 Commercial land use. The applicant's request is in compliance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

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

/at

CUA 43



CITY OF GRAPEVINE

CONDITIONAL USE APPLICATION

Form "A"

PART 1. APPLICANT INFORMATION

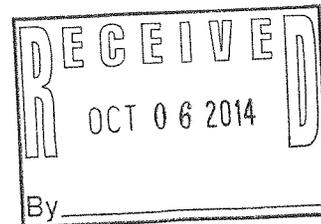
Name of applicant / agent / company / contact JDJR ENGINEERS & CONSULTANTS, INC. - JIM DEWEY, JR.	
Street address of applicant / agent: 2500 TEXAS DRIVE #100	
City / State / Zip Code of applicant / agent: IRVING, TX 75062	
Telephone number of applicant / agent: (972) 252-5357	Fax number of applicant / agent: (972) 252-8958
Email address of applicant / agent: jdjr@jdjr.com	Mobile phone number of applicant / agent:

PART 2. PROPERTY INFORMATION

Street address of subject property 525 E North West Hwy			
Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)			
Lot Part of Lot 3R1	Block	Addition W.R. BOYD CENTER ADDITION	
Size of subject property 1.0650	Acres	40,392	Square footage
Present zoning classification: C-commercial	Proposed use of the property: TACO CASA RESTAURANT		
Circle yes or no, if applies to this application			
Outdoor speakers Yes <input type="radio"/> No <input checked="" type="radio"/>			
Minimum / maximum district size for conditional use request: N/A Lot size in CC district - minimum 30,000 sq. ft.			
Zoning ordinance provision requiring a conditional use: SEC. 25 "CC" Item. C-16			

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner: THE MILES FOUNDATION (GRANT COATES)	
Street address of property owner: 2821 W. 7th STREET #200	
City / State / Zip Code of property owner: FORT WORTH, TX 76107	
Telephone number of property owner: (817) 420-9914	Fax number of property owner:



- Submit a letter describing the proposed conditional use and note the request on the site plan document
- In the same letter, describe or show on the site plan, and conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations (example: buffer yards, distance between users)
- In the same letter, describe whether the proposed conditional use will, or will not cause substantial harm to the value, use, or enjoyment of other property in the neighborhood. Also, describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.
- Application of site plan approval (Section 47, see attached Form "B").
- The site plan submission shall meet the requirements of Section 47, Site Plan Requirements.
- All conditional use and conditional use applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.
- All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.
- Any changes to a site plan (no matter how minor or major) approved with a conditional use or conditional use permit can only be approved by city council through the public hearing process.
- I have read and understand all the requirements as set forth by the application for conditional use or conditional use permit and acknowledge that all requirements of this application have been met at the time of submittal.

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

JIM DEWEY, JR.
Print Applicant's Name: AGENT

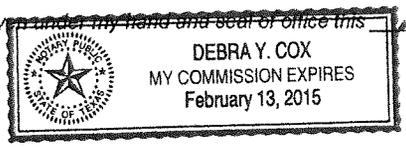
[Signature]
Applicant's Signature:

The State of TEXAS
County Of DALLAS

Before Me DEBRA V. COX on this day personally appeared JIM DEWEY, JR.
(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 22nd day of September, A.D. 2014.



[Signature]
Notary In And For State Of Texas

GRANT COATES
Print Property Owners Name:

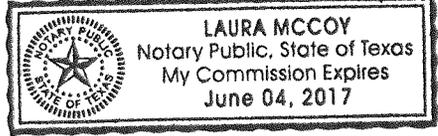
[Signature]
Property Owner's Signature:

The State Of TEXAS
County Of TARRANT

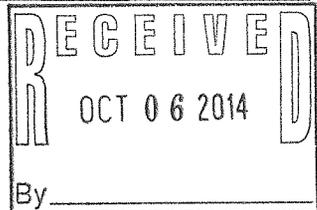
Before Me Laura McCoy on this day personally appeared GRANT COATES
(notary) (property owner)

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

(Seal) Given under my hand and seal of office this 19th day of September, A.D. 2014.



[Signature]
Notary In And For State Of Texas



ACKNOWLEDGEMENT

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

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

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

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

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

Signature of Applicant

[Handwritten Signature]
JIM DEWEY JR. JDR ENGINEERS & CONSULTANTS

Date: 9-22-14

Signature of Owner

[Handwritten Signature]
GRANT COATES

Date: 9/17/2014



CC ITEM #8, 34, 35
PZ ITEM #5, 13, 14

CU143

October 6, 2014

City of Grapevine
Planning Department
200 S. Main Street
Grapevine, Texas 76051

Attention: Susan Batte

Re: Conditional Use Permit/Site Plan Application
Taco Casa Restaurant
701 E. Northwest Highway
Grapevine, Texas

Ms. Batte:

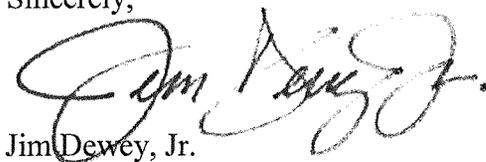
Gene Upshaw desires to construct a Taco Casa Restaurant at the above referenced location. The proposed restaurant is a casual dining establishment with a total of 89 seats for indoor dining. There will also be drive-thru service for the convenience of those customers that want to eat their food off-site. Normal operating hours are 10 am to 11 pm daily.

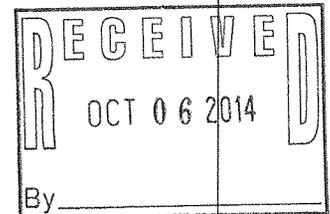
The property is zoned CC-Community Commercial which allows restaurants as a use, but drive-thru service is only allowed by an approved Conditional Use Permit (CUP). We believe the request to have drive-thru service at this location does not harm the value, use, or enjoyment of other properties in the area. There are other restaurants with drive-thru service in the near proximity to this site, and the addition of this restaurant will only benefit the citizens that live or work in this area.

The property on both sides of this property are also zoned CC. The properties to the west are developed with commercial uses (glass/mirror contractor and a multi-tenant office warehouse development). The property to the east is currently vacant. The property to the rear is zoned R-MF-2 and developed as an apartment complex. The site design of the proposed restaurant eliminates/minimizes any noise, light, or other effects from the proposed use.

Should you have questions or require additional information, please do not hesitate to contact me.

Sincerely,


Jim Dewey, Jr.



ORDINANCE NO. _____

CU14-43
TACO CASA

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 CU14-43 FOR A RESTAURANT WITH DRIVE THROUGH SERVICE IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT REGULATIONS ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); 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 CU14-43 to allow for a restaurant with drive through service (Taco Casa) in a district zoned "CC" Community Commercial District Regulations within the following described property: Lot 3R1A, Block 1, WR Boyd Center (525 East Northwest Highway) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

Section 4. That the zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the community. They have been designed with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to secure 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.

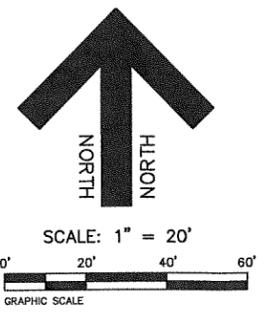
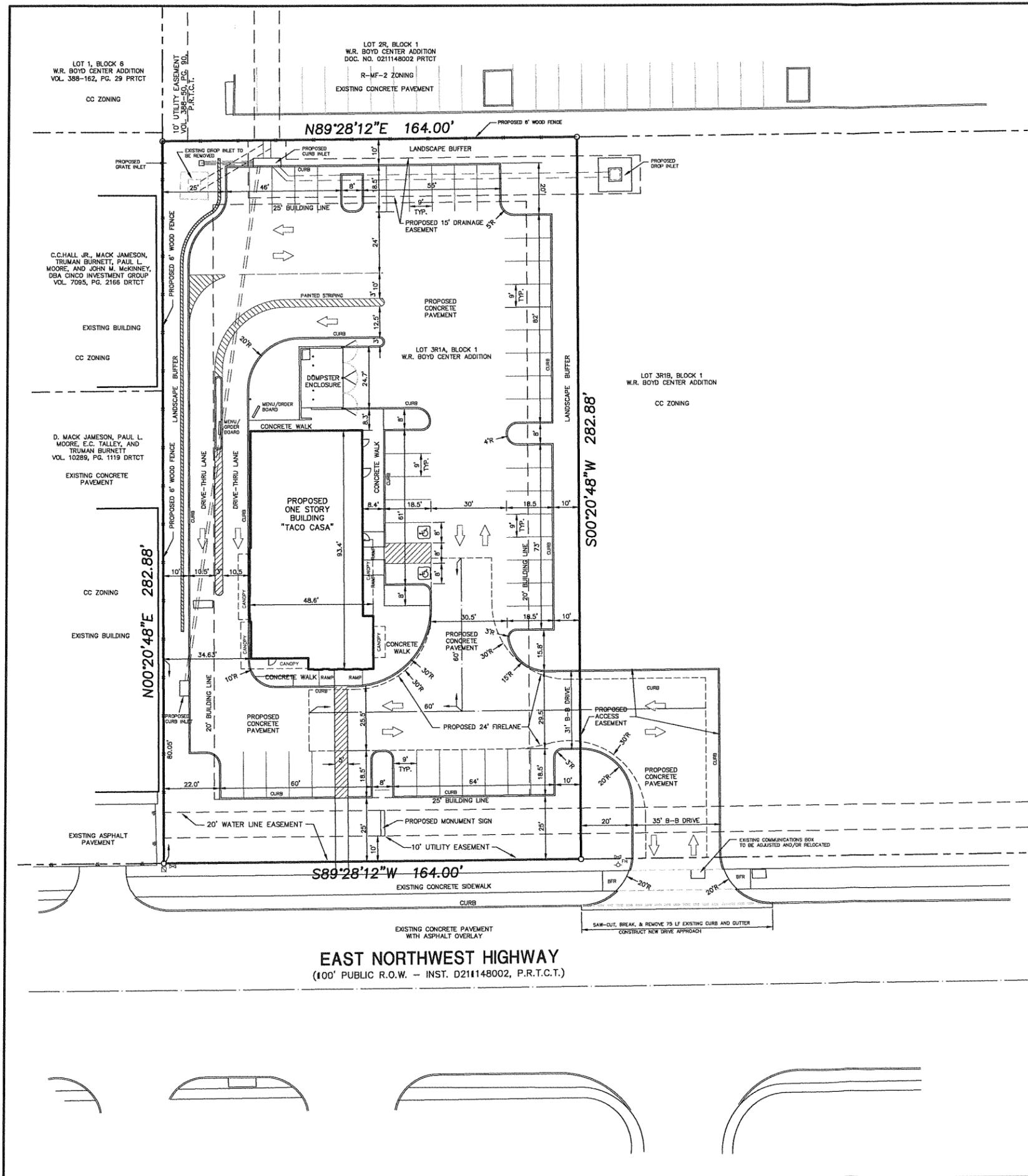
Section 8. The fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public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

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

APPROVED:

ATTEST:

APPROVED AS TO FORM:



SITE DATA TABLE

ZONING - CC COMMUNITY COMMERCIAL
 TOTAL SITE AREA = 46,398 SQUARE FEET
 BUILDING AREA = 4,110 SQUARE FEET (NOT INCLUDING CANOPIES)
 BUILDING HEIGHT = 1 STORY - 25' MAX. HEIGHT
 SEATING CAPACITY = 82 SEATS
 OCCUPANT LOAD = 98 TOTAL OCCUPANTS

REQUIRED PARKING = 33 SPACES
 (1 SPACE PER EACH 3 PERSONS)
 PARKING PROVIDED = 47 SPACES

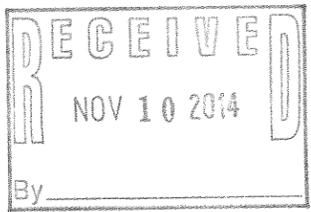
TOTAL IMPERVIOUS AREA ALLOWED = 80% MAX. OR 37,118 SQUARE FEET
 TOTAL IMPERVIOUS AREA PROVIDED = 71.3% OR 33,063 SQUARE FEET

OPEN SPACE (PERVIOUS AREA) REQUIRED = 20% MIN. OR 9,280 SQUARE FEET
 OPEN SPACE (PERVIOUS AREA) PROVIDED = 13,335 SQUARE FEET OR 28.7%

BUILDING COVERAGE ALLOWED = 60% OR 27,839 SQ. FT.
 BUILDING COVERAGE PROVIDED = 8.86% OR 4,110 SQ. FT.

- NOTES:
- All requirements of the City of Grapevine Soil Erosion Control Ordinance shall be met during the period of construction.
 - Site lighting shall conform to the City of Grapevine Ordinance Section 55.
 - Parking for disabled persons should be designated according to Chapter 23, Section 23.64 through 23.69 of the Code of Ordinances.
 - All refuse storage areas (dumpster enclosure behind building) shall be screened in accordance with Section 50.b.3. (Section 47.E.1.b.22).
 - Light fixtures including the base shall be mounted no higher than the highest point on the primary structure or 25 feet in height.
 - Lighting levels at the north property line may not exceed 0.5 footcandles and adjacent to the south, east, and west property lines, including on-premise signage may not exceed 3.0 footcandles.
 - All signage shall comply with the sign ordinance and required setbacks.

CONDITIONAL USE REQUEST CU14-43 IS A REQUEST TO ALLOW DRIVE THROUGH WINDOW SERVICE IN CONJUNCTION WITH A RESTAURANT



CASE NAME: TACO CASA RESTAURANT
 CASE NUMBER: CU14-43
 LOCATION: LOT 3R1A, BLOCK 1
 W.R. BOYD CENTER ADDITION
 525 E. NORTHWEST HIGHWAY

MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION

CHAIRMAN _____
 DATE: _____
 SHEET: 1 OF 6

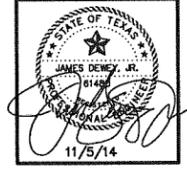
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
 DEPARTMENT OF DEVELOPMENT SERVICES

OWNER:
 THE MILES FOUNDATION
 2821 W. 7th STREET
 SUITE 200
 FORT WORTH, TEXAS 76107
 ATTENTION: GRANT COATES
 TEL: 817-420-9914

DEVELOPER:
 GENE UPSHAW
 C/O JIM WEATHERS
 655 E. HIGHLAND ROAD
 SOUTHLAKE, TEXAS 76092
 TEL: 817-239-1058

JDJR ENGINEERS & CONSULTANTS, INC.
 TSPE REGISTRATION NUMBER F-89712
 ENGINEERS • SURVEYORS • LAND PLANNERS

2800 Texas Drive Suite 100 Irving, Texas 75062
 Tel: 872-252-1010 Fax: 872-252-9858



PROJECT:
TACO CASA RESTAURANT
 LOT 3R1A, BLOCK 1
 W.R. BOYD CENTER ADDITION
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

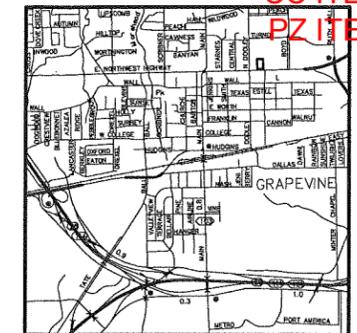
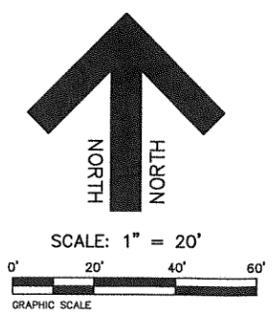
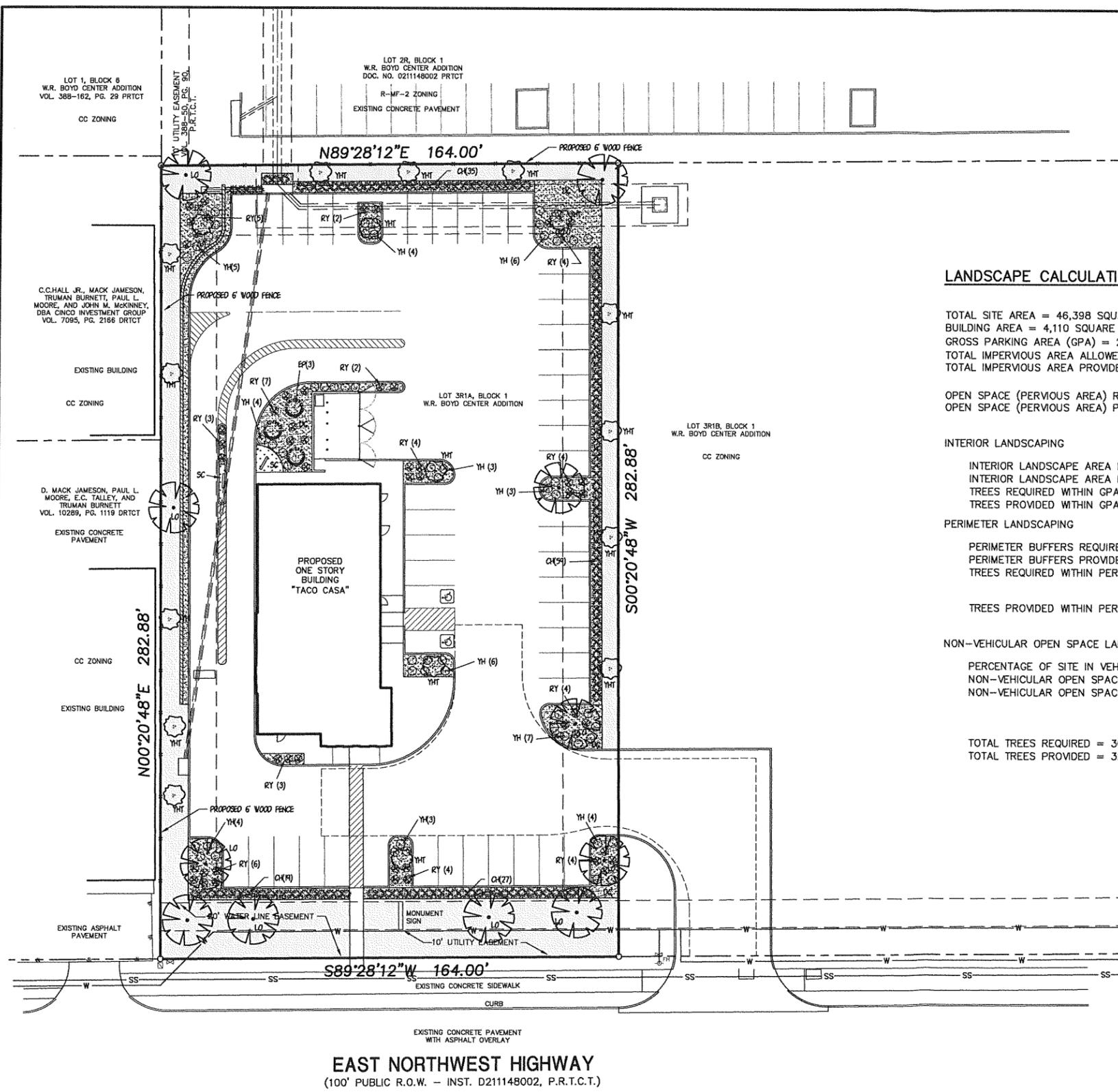
REVISIONS:

DATE	REVISION
10-31-14	STAFF COMMENTS
11-5-14	STAFF COMMENTS

SHEET TITLE
SITE DIMENSIONAL CONTROL PLAN

DATE: OCT. 6, 2014
 SCALE: 1" = 20'
 DRAWN BY: JDJR
 CHECKED BY: JDJR
 SHEET NO.
1 OF 6
 JDJR FILE NO. 1141-1-14

CC ITEM #8, 34, 35
PZ ITEM #5, 13, 14



LANDSCAPE CALCULATIONS

TOTAL SITE AREA = 46,398 SQUARE FEET
 BUILDING AREA = 4,110 SQUARE FEET (NOT INCLUDING CANOPIES)
 GROSS PARKING AREA (GPA) = 28,197 SQ. FT.
 TOTAL IMPERVIOUS AREA ALLOWED = 80% MAX. OR 37,118 SQUARE FEET
 TOTAL IMPERVIOUS AREA PROVIDED = 71.3% OR 33,063 SQUARE FEET

OPEN SPACE (PERVIOUS AREA) REQUIRED = 20% MIN. OR 9,280 SQUARE FEET
 OPEN SPACE (PERVIOUS AREA) PROVIDED = 13,335 SQUARE FEET OR 28.7%

INTERIOR LANDSCAPING

INTERIOR LANDSCAPE AREA REQUIRED = 10% OF GPA = 2,820 SQ. FT.
 INTERIOR LANDSCAPE AREA PROVIDED = 11.4% OF GPA = 3,215 SQ. FT.
 TREES REQUIRED WITHIN GPA = 1/400 SQ. FT. = 7.05 TREES
 TREES PROVIDED WITHIN GPA = 10 TREES

PERIMETER LANDSCAPING

PERIMETER BUFFERS REQUIRED = 25 FT SOUTH, 10 FT. ON WEST, NORTH, AND EAST
 PERIMETER BUFFERS PROVIDED = 25 FT SOUTH, 10 FT. ON WEST, NORTH, AND EAST
 TREES REQUIRED WITHIN PERIMETER = 1/50 FT. = 4 TREES SOUTH SIDE
 5 TREES EAST AND WEST SIDES
 4 TREES NORTH SIDE
 TREES PROVIDED WITHIN PERIMETER BUFFERS = 4 TREES SOUTH SIDE
 5 TREES EAST AND WEST SIDES
 4 TREES NORTH SIDE

NON-VEHICULAR OPEN SPACE LANDSCAPING

PERCENTAGE OF SITE IN VEHICULAR OPEN SPACE = 60.7%
 NON-VEHICULAR OPEN SPACE TREES REQUIRED = 1/4000 SQ. FT OF GPA = 7.1 TREES
 NON-VEHICULAR OPEN SPACE TREES PROVIDED = 7.0 TREES IN ADDITION TO BUFFER AND INTERIOR TREES

TOTAL TREES REQUIRED = 30 TREES
 TOTAL TREES PROVIDED = 32 TREES

LEGEND

- LIVE OAK TREE (3" MIN. CAL.)
- ELDIRICA PINE (6' MIN. HGT.)
- YALPON HOLLY TREE (6' MIN. HGT.)
- CARISSA HOLLY
- DWARF NANDINA
- DWARF YALPON HOLLY
- RED YUCCA
- SEASONAL COLOR (ANNUALS)
- DECOMPOSED GRANITE USED AS MULCH IN ALL PLANTER BEDS AND ISLANDS
- BERGENIA TURF

JDJR
 ENGINEERS & CONSULTANTS, INC.
 TSBPPE REGISTRATION NUMBER F-6827
 ENGINEERS • SURVEYORS • LAND PLANNERS
 2500 Texas Drive, Suite 100, Irving, Texas 75062
 Tel: 972-252-0447 (6367) Fax: 972-252-8668



PROJECT:
TACO CASA RESTAURANT
 LOT 3R1A, BLOCK 1
 W.R. BOYD CENTER ADDITION
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

REVISIONS:	
DATE	REVISION
10-31-14	STAFF COMMENTS
11-5-14	STAFF COMMENTS

SHEET TITLE
LANDSCAPE PLAN

DATE: OCT. 6, 2014
 SCALE: 1" = 20'
 DRAWN BY: JDJR
 CHECKED BY: JDJR
 SHEET NO.
2 OF **6**
 DJR FILE NO. 1141-1-14

CASE NAME: TACO CASA RESTAURANT
 CASE NUMBER: CU14-43
 LOCATION: LOT 3R1A, BLOCK 1
 W.R. BOYD CENTER ADDITION
 525 E. NORTHWEST HIGHWAY

MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION

CHAIRMAN _____
 DATE: _____
 SHEET: 2 OF 6

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

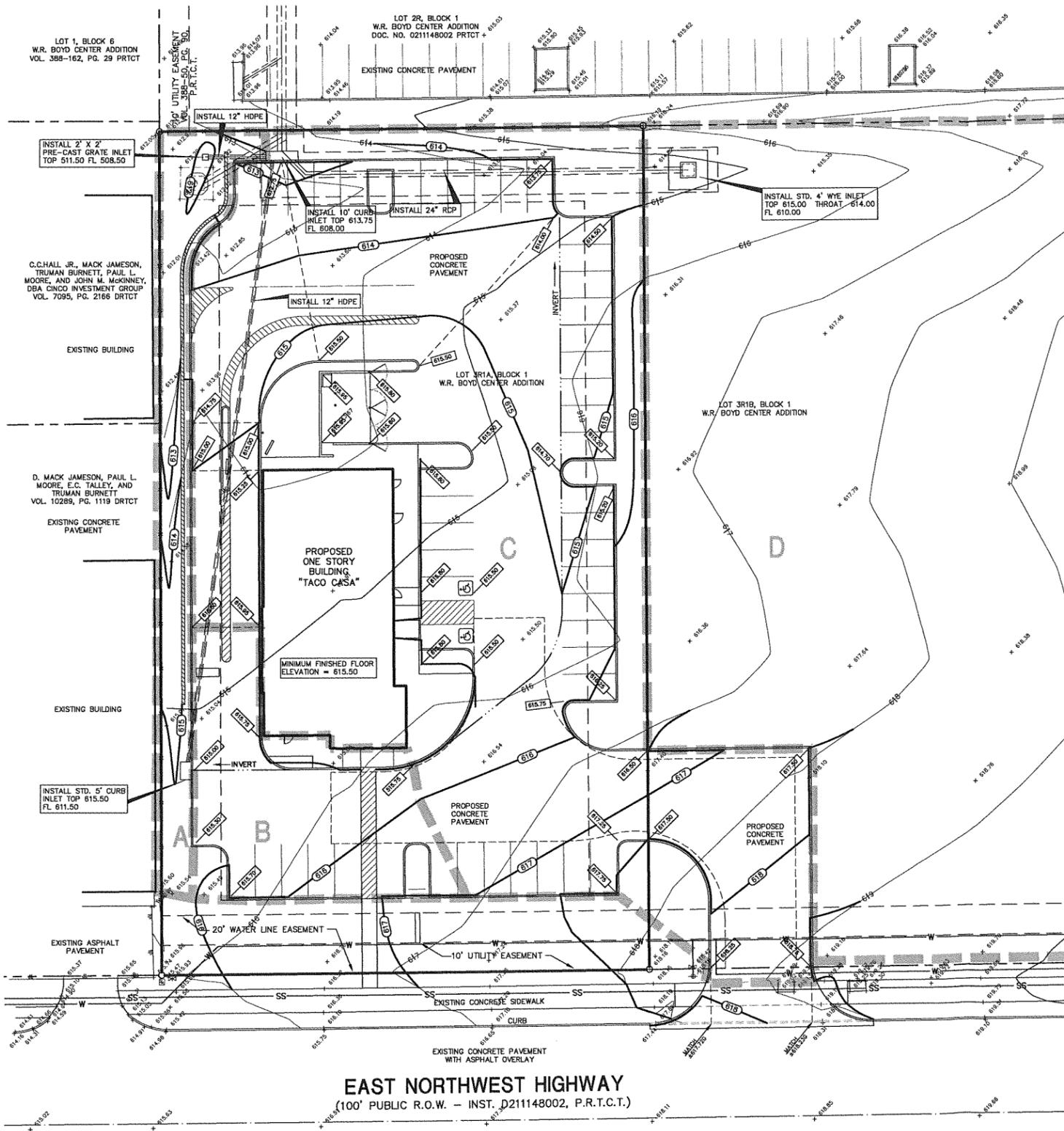
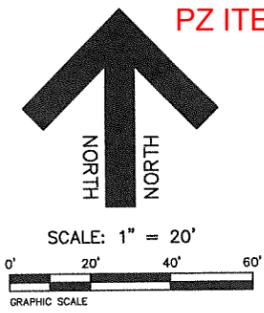
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H:\D\B\p\02014\141 Taco Casa Grapvine\02014\141 Taco Casa - Grapvine\02014\141 Taco Casa - Grapvine\02014\141 Taco Casa - Grapvine.dwg, 11/5/2014 2:02:11 PM, JDJR, Engineers & Consultants, Inc.

CC ITEM # 34, 35
PZ ITEM # 13, 14



- GENERAL NOTES:**
1. ALL CONSTRUCTION SHALL BE DONE IN STRICT CONFORMANCE TO THESE PLANS AND CITY OF GRAPEVINE STANDARDS.
 2. ALL SPOT ELEVATIONS ADJACENT TO CURBS ARE GUTTER ELEVATIONS UNLESS OTHERWISE SHOWN.
 3. ALL WALKWAYS TO HAVE A MAXIMUM OF 1/4" PER FOOT CROSSFALL SLOPE AWAY FROM THE BUILDING.
 4. ALL SITE PAVING TO BE DONE IN ACCORDANCE WITH THE CITY OF PLANO STANDARDS AND THE RECOMMENDATIONS AS OUTLINED IN THE SOILS REPORT FOR THIS SITE.
 5. ALL SITE GRADING AND SUBGRADE PREPARATION SHALL BE DONE IN ACCORDANCE TO THE RECOMMENDATIONS AS OUTLINED IN THE SOILS REPORT FOR THIS SITE.
 6. ALL LANDSCAPED AREAS TO BE UNIFORMLY GRADED AS SHOWN.

- ACCESSIBILITY NOTES:**
1. ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMPS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).
 2. ALL SIDEWALK RAMPS AND/OR CURB RAMPS SHOWN SHALL HAVE A MAXIMUM VERTICAL RISE OF 6" WITH A MAXIMUM RUNNING SLOPE OF 1:12 (8.33%) AND BE CONSTRUCTED IN ACCORDANCE WITH TAS SECTIONS 4.7 AND 4.8.
 3. ALL WALKWAYS AND ACCESSIBLE ROUTES (EXCEPT FOR CURB RAMPS) SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%). VERIFY THESE SLOPES PRIOR TO POURING OF CONCRETE, AND NOTIFY JDJR ENGINEERS & CONSULTANTS, INC. IF THERE IS A PROBLEM MEETING THESE SPECIFICATIONS.
 4. ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO ARCHITECTURAL PLANS FOR DETAILS OF MARKINGS, SIGNS, ETC.

DRAINAGE DATA									
AREA NO.	ACRES	C	T _c MIN	I _s IN/HR	Q _s CFS	I ₁₀ IN/HR	Q ₁₀ CFS	I ₁₀₀ IN/HR	Q ₁₀₀ CFS
A	0.09	0.9	10	6.6	0.54	7.8	0.63	11.6	0.94
B	0.13	0.9	10	6.6	0.77	7.8	0.91	11.6	1.35
C	0.88	0.9	10	6.6	5.23	7.8	6.18	11.6	9.19
D	2.15	0.9	10	6.6	12.77	7.8	15.09	11.6	22.45

LEGEND

- 624 — EXISTING CONTOUR LINE
- + 480.25 EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION AT GUTTER (TOP OF CURB IS 6" OR 0.5' HIGHER UNLESS SHOWN OTHERWISE)
- 525 — PROPOSED CONTOUR LINE
- — — — — INVERT OR FLOWLINE
- — — — — DRAINAGE DIVIDE LINE
- DIRECTION OF SURFACE FLOW

CASE NAME: TACO CASA RESTAURANT
CASE NUMBER: CU14-43
LOCATION: LOT 3R1A, BLOCK 1
W.R. BOYD CENTER ADDITION
525 E. NORTHWEST HIGHWAY

____ MAYOR _____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

____ CHAIRMAN _____

DATE: _____

SHEET: 3 OF 6

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

DEPARTMENT OF DEVELOPMENT SERVICES

JDJR ENGINEERS & CONSULTANTS, INC.
TSBPE REGISTRATION NUMBER F-897
ENGINEERS • SURVEYORS • LAND PLANNERS

2500 Texas Drive Suite 100 Irving, Texas 75062
Tel. 872-252-0438 (6357) Fax 872-252-8858



PROJECT:
TACO CASA RESTAURANT
LOT 3R1A, BLOCK 1
W.R. BOYD CENTER ADDITION
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

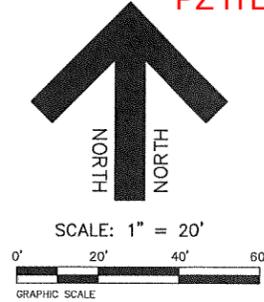
REVISIONS:

DATE	REVISION
10/31/14	STAFF COMMENTS
11/3/14	STAFF COMMENTS

SHEET TITLE
PRELIMINARY DRAINAGE PLAN

DATE: OCT. 6, 2014
SCALE: 1" = 20'
DRAWN BY: SAS
CHECKED BY: JDJR
SHEET NO.
3 OF **6**
JDJR FILE NO. 1141-1-14

CC ITEM #8, 34, 35
PZ ITEM #5, 13, 14



JDJR ENGINEERS & CONSULTANTS, INC.
TSBPE REGISTRATION NUMBER F-8827
ENGINEERS • SURVEYORS • LAND PLANNERS
2500 Texas Drive, Suite 100, Irving, Texas 75062
Tel: 972-252-JDJR (5337) Fax: 972-252-8656



- EXISTING UTILITIES NOTES:**
1. THE LOCATION OF ALL UNDERGROUND FACILITIES AS INDICATED ON THE PLANS ARE TAKEN FROM PUBLIC RECORDS. JDJR ENGINEERS & CONSULTANTS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SUCH RECORDS AND DOES NOT GUARANTEE THAT ALL UNDERGROUND UTILITIES ARE SHOWN OR ARE LOCATED PRECISELY AS INDICATED.
 2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
 3. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES FOUND.
 4. NOTIFY JDJR ENGINEERS & CONSULTANTS IF ANY UNDERGROUND UTILITIES ARE NOT IN THE LOCATIONS INDICATED ON THESE PLANS (HORIZONTALLY AND VERTICALLY) OR CONFLICT WITH ANY PROPOSED IMPROVEMENTS ASSOCIATED WITH THESE PLANS.

- GENERAL NOTES:**
1. CONTRACTOR SHALL REFER TO MEP ENGINEERING PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO BUILDING INCLUDING BUT NOT LIMITED TO SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE, AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH CITY UTILITY REQUIREMENTS AS TO LOCATION AND SCHEDULING OF TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.
 2. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND REQUIREMENTS. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE UTILITY COMPANIES AND OWNERS INSPECTING AUTHORITIES.
 3. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
 4. WHENEVER SANITARY SEWER LINES ARE CROSSING WITHIN 9 FEET ABOVE OR BELOW A WATER LINE, THE WASTEWATER LINE SHALL BE CONSTRUCTED OF AWWA C900 PVC, CLASS 150, OR 18" PRESSURE RATED FOR A DISTANCE OF A MINIMUM OF 9 FEET ON EACH SIDE OF THE WATER LINE. THE AWWA C900 PVC LINE SHALL BE CENTERED UPON THE WATER LINE. A MINIMUM VERTICAL DISTANCE OF 18" (EIGHTEEN INCHES) (CLEAR DISTANCE) SHALL BE PROVIDED.
 5. STATE LAW REQUIRES THAT THE CONTRACTOR PROVIDE A TRENCH SAFETY PLAN (TRENCH SHORING), PREPARED BY A PROFESSIONAL ENGINEER, FOR UTILITY TRENCHES IF A DEPTH IS GREATER THAN FIVE (5) FEET. THE CONTRACTOR SHALL SUBMIT THE TRENCH SAFETY PLAN TO THE CITY'S PUBLIC WORKS OR THE CITY'S WATER UTILITIES PRIOR TO THE START OF CONSTRUCTION.
 6. SITE UTILITY CONTRACTOR SHALL PLUG ALL UTILITY SERVICES OUTSIDE OF BUILDING FOR BUILDING UTILITY CONTRACTOR TO TIE-INTO.
 7. FIRE SPRINKLER LINES SHALL BE SIZED AND INSTALLED BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR.
 8. FIRE HYDRANTS SHALL BE PER CITY STANDARD. FIRE HYDRANTS ARE TO BE LOCATED BETWEEN 4' AND 6' OF THE BACK OF CURB.

CASE NAME: TACO CASA RESTAURANT
CASE NUMBER: CU14-43
LOCATION: LOT 3R1A, BLOCK 1
W.R. BOYD CENTER ADDITION
525 E. NORTHWEST HIGHWAY

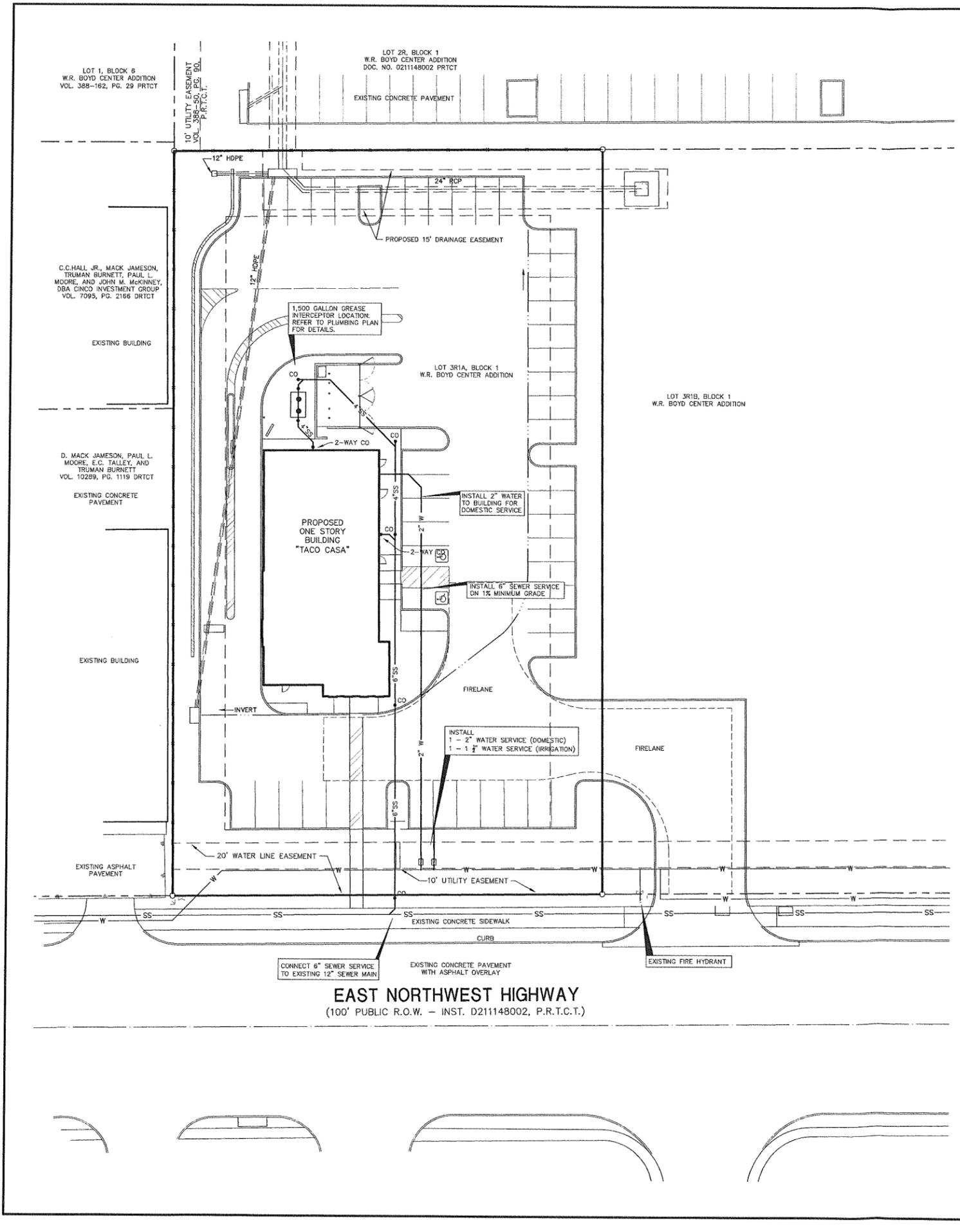
MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONNING COMMISSION
CHAIRMAN _____
DATE: _____
SHEET: 4 OF 6
APPROVAL DOES NOT AUTHORIZE ANY WORK
IN CONFLICT WITH ANY CODES OR
ORDINANCES.
DEPARTMENT OF DEVELOPMENT SERVICES

PROJECT:
TACO CASA RESTAURANT
LOT 3R1A, BLOCK 1
W.R. BOYD CENTER ADDITION
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

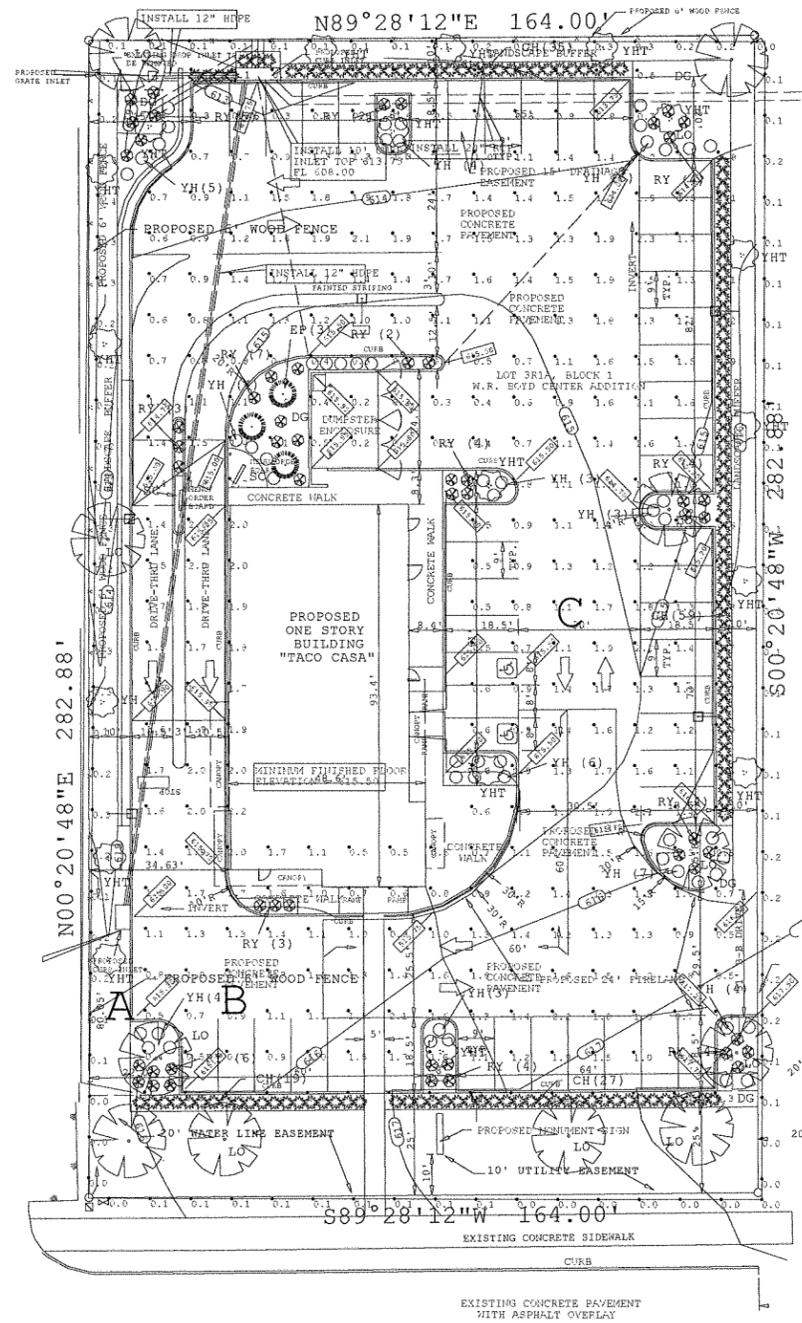
REVISIONS:

DATE	REVISION
10/31/14	STAFF COMMENTS
11/3/14	STAFF COMMENTS

SHEET TITLE
**PRELIMINARY
UTILITY PLAN**
DATE: OCT. 6, 2014
SCALE: 1" = 20"
DRAWN BY: SAS
CHECKED BY: JDJR
SHEET NO.
4 OF **6**
JDJR FILE NO. 1141-1-14



C:\p\proj\001\1141 Taco Casa Grapevine\1141-1-14 Site Plan for CU14-43.dwg, 11/7/2014, 10:51 PM, JDJR Engineers & Consultants, Inc. - jdr



Luminaire Schedule						
Symbol	Qty	Label	LLF	Description	Lum. Watts	Lumens/Lamp
	3	SB3	0.880	Spaulding - CL1-60L-4K-3-BC	143.5	N.A.
	3	SB4	0.880	Spaulding - CL1-60L-4K-4-BC	140.3	N.A.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	1.13	2.3	0.1	11.30	23.00
Property Line	Illuminance	Fc	0.13	0.4	0.0	N.A.	N.A.

- NOTES
1. Calc at grade level
 2. Mounted on a 22.5' pole on a 30" base
 3. Interior light from the sign will be negligible.
- There will be no impact to the overall lighting calculation.

CASE NAME: TACO CASA RESTAURANT
 CASE NUMBER: CU1443
 LOCATION: LOT 3R1A, BLOCK 1
 W.R. BOYD CENTER ADDITION ADDITION
 525 E. NORTHWEST HIGHWAY

MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION

CHAIRMAN _____
 DATE: _____
 SHEET: 6 OF 6

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

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: NOVEMBER 18, 2014

SUBJECT: FINAL PLAT APPLICATION
LOTS 3R1-A & 3R1-B, BLOCK 1, W.R. BOYD CENTER ADDITION
(BEING A REPLAT OF LOT 3R1, BLOCK 1, W.R. BOYD CENTER
ADDITION)

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

APPLICANT..... Jim Dewey, Jr., JDJR Engineers and Consultants, Inc.

REASON FOR APPLICATION Replatting land to build a Taco Casa
on Lot 3R1-A

PROPERTY LOCATION 525 East Northwest Highway

ACREAGE 3.3051

ZONING..... CC: Community Commercial

NUMBER OF LOTS..... 2

PREVIOUS PLATTING 2011

CONCEPT PLAN..... CU14-43

SITE PLAN No

OPEN SPACE REQUIREMENT No

AVIGATION RELEASE Yes

PUBLIC HEARING REQUIRED Yes

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION**

**LOTS 3R1-A & 3R1-B, BLOCK 1, W.R. BOYD CENTER ADDITION
(BEING A REPLAT OF LOT 3R1, BLOCK 1, W.R. BOYD CENTER ADDITION)**

I. GENERAL:

- The applicant, Jim Dewey, Jr., JDJR Engineers and Consultants, Inc. is platting this property for a Taco Casa on Lot 3R1-A. The property is located at 525 East Northwest Highway.

II. STREET SYSTEM:

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

Periphery Street Fees are due as follows:

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

Periphery Street Fees are not due:

TOTAL

Cross Access Easement shall be provided on Lots 3R1A and 3R1B for future connection to the property to the east and west of this development.

III. STORM DRAINAGE SYSTEM:

- The site drains northwest into an existing storm system.
- The developer will be required to design for onsite as well as offsite drainage in accordance with the requirements of the City of Grapevine's Code of Ordinances including verification of need for onsite detention for this development

IV. WATER SYSTEM:

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

V. SANITARY SEWER SYSTEM:

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

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for:
- Water and Wastewater Impact Fees are due prior to the issuance of building permits: Lots 3R1-A & 3R1-B, Block 1, W.R. Boyd Addition
 - Single Family Residential (\$ 2,191/ Lot)
 - Multifamily (\$ 1,026 / Unit)
 - Hotel (\$ 38,107/ Acre)
 - Corporate Office (\$ 18,847/ Acre)
 - Government (\$ 4,037/ Acre)
 - Commercial / Industrial (\$ 5,209 / Acre)
- Open Space Fees are not required for: Lots 3R1-A & 3R1-B, Block 1, W.R. Boyd Addition
- Open Space Fees are required for:
 - R-5.0, Zero Lot District (\$ 1,416.00 / Lot)
 - R-7.5, Single Family District (\$ 1,146.00 / Lot)
 - R-12.5, Single Family District (\$ 1,071.00 / Lot)
 - R-20.0, Single Family District (\$ 807.00 / Lot)

- Public Hearing Only
- Variances were required on the following items:
 - Front building line
 - Rear building line
 - Lot width & depth
 - Max. Impervious Area
 - 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 3R1-A & 3R1-B, Block 1, W. R. Boyd Center Addition."

STATE OF TEXAS §
COUNTY OF TARRANT §

STATE OF TEXAS §
COUNTY OF TARRANT §

CC ITEM #8, 34, 35
PZ ITEM #5, 13, 14

WHEREAS, THE MILES FOUNDATION is the owner of a 3.3051 acre tract or parcel of land situated in the A. F. LEONARD SURVEY, A-946, and being that certain tract of land known as Lot 3R1, Block 1, W. R. BOYD CENTER ADDITION, an addition to the City of Grapevine, Tarrant County, Texas, as recorded in Instrument No. D211148002, Plat Records, Tarrant County, Texas (P.R.T.C.T.); and being more particularly described by metes and bounds as follows:

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

BEGINNING at a 5/8 inch iron rod with plastic cap marked "JDJR" set for the southwest corner of said Lot 3R1 located on the north right-of-way line of East Northwest Highway (a 100-foot wide public right-of-way per Inst. No. D211148002, P.R.T.C.T.);

THENCE North 00 degrees 20 minutes 48 seconds West, along the west line of said Lot 3R1, a distance of 282.88 feet to a 5/8 inch iron rod with plastic cap marked "JDJR" set (hereinafter referred to as a set iron rod) for the northwest corner of said Lot 3R1 and the southwest corner of Lot 2R of said W. R. BOYD CENTER ADDITION;

THENCE North 89 degrees 28 minutes 12 seconds East, along the common line between said Lots 2R and 3R1, at a distance of 164.00 feet pass a found 1/2 inch iron rod, and continuing along said common line for a total distance of 614.86 feet to a set iron rod for the northeast corner of said Lot 3R1 and an ell corner in the south line of said Lot 2R; said set iron rod also being located on the west line of Lot 1R of said W. R. BOYD CENTER ADDITION;

THENCE South 00 degrees 31 minutes 48 seconds East, along the common line between said Lots 2R and 3R1, a distance of 60.00 to a found 1/2 inch iron rod for the northerly southeast corner of said Lot 3R1 and the northeast corner of Lot 4, W. R. BOYD CENTER, recorded in Cabinet A, Slide 5851, P.R.T.C.T.;

THENCE South 89 degrees 28 minutes 12 seconds West, along the common line between said Lots 3R1 and 4, a distance of 135.00 feet to a 1/2 inch iron rod found for an ell corner in the south line of said Lot 3R1 and the northwest corner of said Lot 4;

THENCE South 00 degrees 31 minutes 48 seconds East; along the common line between said Lots 3R1 and 4, a distance of 222.88 feet to a set iron rod for the most southerly southeast corner of said Lot 3R1 and the southwest corner of said Lot 4 located on the aforementioned north right-of-way line of East Northwest Highway;

THENCE South 89 degrees 28 minutes 12 seconds West, along the south line of said Lot 3R1 and said north right-of-way line, a distance of 480.77 feet to the Point of Beginning, and containing 3.3051 Acres (143,970 square feet) of land.

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

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

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

Witness my hand this the ____ day of _____, 2014.

THE MILES FOUNDATION

GRANT COATES

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared GRANT COATES, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said THE MILES FOUNDATION, that he was duly authorized to perform the same by appropriate resolution of the board of directors of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the ____ day of _____, 2014.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

I, Kerry M. Hoefner, of JDJR Engineers and Consultants, Inc., a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the State of Texas and the City of Grapevine.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Kerry M. Hoefner
Texas Registration No. 4562

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and said State on this date personally appeared KERRY M. HOEFNER, known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the ____ day of _____, 2014.

Notary Public in and for the State of Texas

EXECUTED at _____ Texas, this ____ day of _____, 2014.

THE MILES FOUNDATION

GRANT COATES

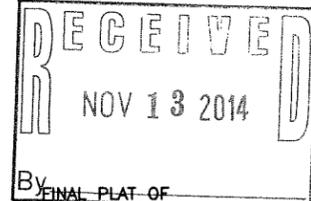
STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared GRANT COATES, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said THE MILES FOUNDATION, that he was duly authorized to perform the same by appropriate resolution of the board of directors of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the ____ day of _____, 2014.

Notary Public in and for the State of Texas

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



Lots 3R1-A and 3R1-B, Block 1
W. R. BOYD CENTER ADDITION

BEING A REPLAT OF LOT 3R1, BLOCK 1, W. R. BOYD CENTER ADDITION AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, RECORDED IN INST. No. D211148002, P.R.T.C.T.
A.F. LEONARD SURVEY A-946

2 LOTS - 3.3051 ACRES
OCTOBER - 2014

JDJR ENGINEERS AND CONSULTANTS, INC.
TBPLS Firm No. 100358-00
ENGINEERS • LAND PLANNERS • SURVEYORS
2500 Texas Drive Suite 100 Irving, Texas 75092
Tel 972-252-5367 Fax 972-252-8958
DATE: 13 NOV, 2014 DRAWN BY: JMH JDJR PROJECT NO. 1141-1-14
SCALE: 1" = 40' CHECKED BY: KMH © COPYRIGHT 2014
THIS PLAT FILED ON _____, 2014, INSTRUMENT NO. D_____

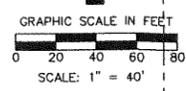
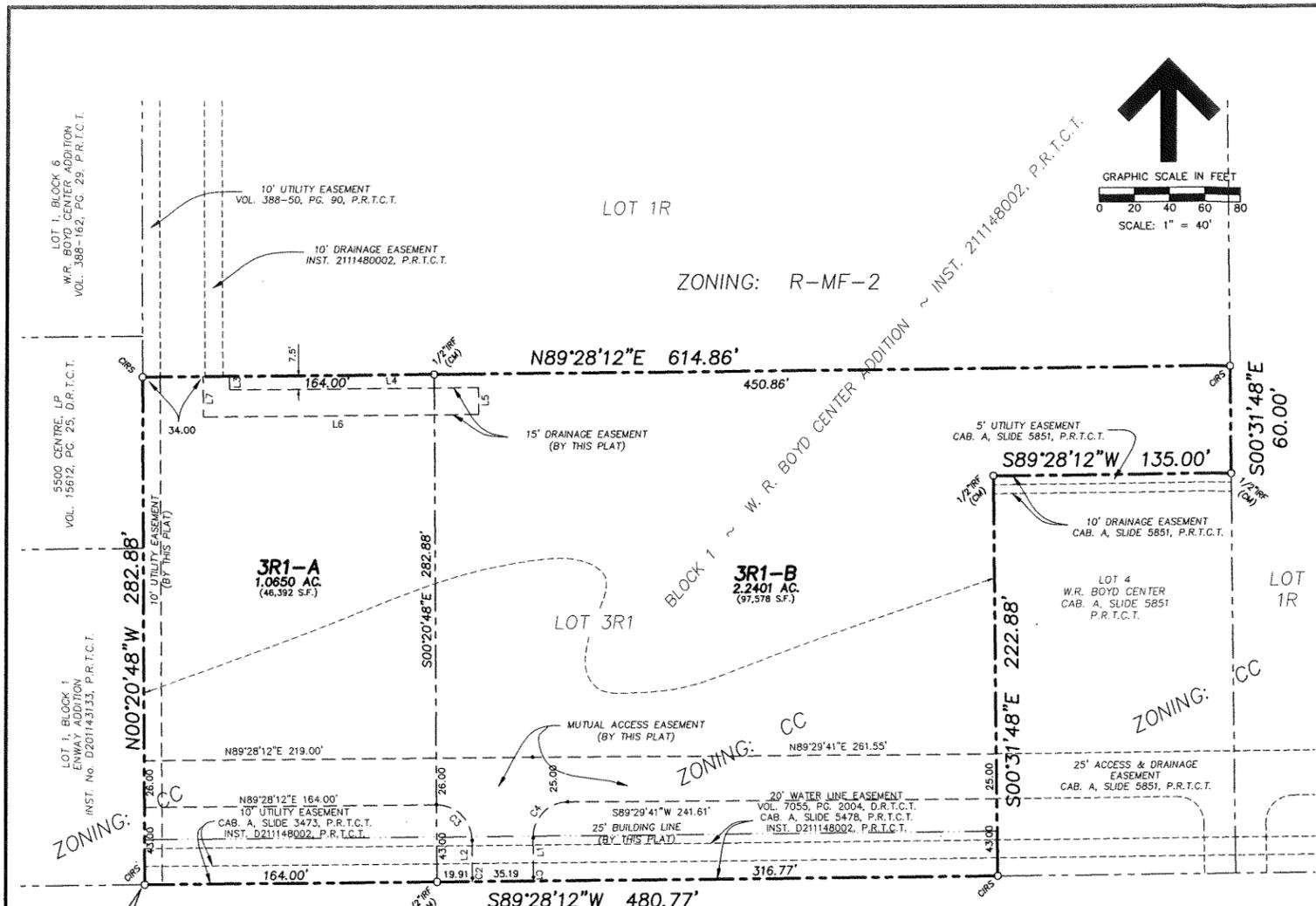


Table with 6 columns: CURVE, DELTA ANGLE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows C1 through C4.

Table with 3 columns: LINE, BEARING, DISTANCE. Rows L1 through L7.

GENERAL NOTES

- 1. Bearings shown hereon are based on the found monumentation noted C.M. (Controlling Monument) for the plat of W. R. BOYD CENTER ADDITION, recorded in Instrument No. D211148002, P.R.T.C.T. and noted hereon.
2. According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, the subject property appears to be located in Zone "X" (areas determined to be outside the 500-Year Flood Plain), as shown on Map No. 48439C0105K; Map Revised: September 25, 2009, for Tarrant County, Texas and incorporated areas. This flood statement does not imply that the property and/or the structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.
3. This property may be subject to charges related to impact fees, and the applicant should contact the City regarding any applicable fees due.
4. Visibility triangles shall be provided at the intersections of all public and private streets in accordance with City Ordinances. All landscaping within the visibility triangles shall comply with the visibility triangle ordinance.
5. The purpose of this plat is to create 2 lots from 1 lot, and to create additional easements.
6. Areas:
1. Right-of-way dedication area: 0 s.f.
2. Easement dedication area: 16,541 s.f. (incl. previously dedicated easements but not overlapped areas)
3. Net platted area: 127,429 s.f.
4. Total platted area: 143,970 s.f.

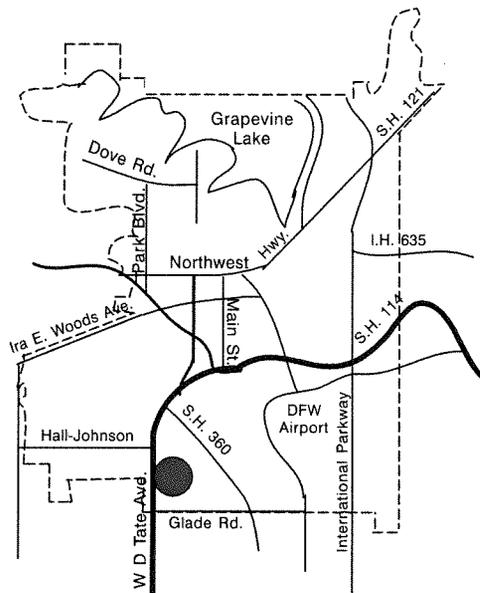


TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE
PLANNING AND ZONING COMMISSION

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

MEETING DATE: NOVEMBER 18, 2014

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF SPECIAL
USE APPLICATION SU14-03 CROWN CASTLE TOWERS



APPLICANT: Crown Castle Towers, LLC – Pamela Zoucha

PROPERTY LOCATION AND SIZE:

The subject property is located at 1650 Hughes Road and is platted as Lot 1R, Block 1, Unity Church of Northeast Tarrant County. The addition contains 5.82 acres. The property has approximately 300 feet of frontage along Hughes Road.

REQUESTED SPECIAL USE AND COMMENTS:

The applicant is requesting a special use permit to allow for a 120-foot monopole for cellular antennas and cellular communications ground equipment.

At the October 21, 2014 meeting the request was tabled in order to provide additional time to secure an FAA No Hazard Determination Letter for the 120-foot monopole on the subject site. The FAA letter states that the monopole at the proposed height of 120 feet above ground level does not pose a hazard to air navigation. Please see the attached FAA Determination Letter.

The subject property is zoned “PCD” Planned Commerce Development District and is developed as the Unity Church of Northeast Tarrant County. The applicant’s intent is to establish a 2,503 square-foot ground lease on the northwest portion of the subject site located approximately 535 feet north of Hughes Road. The 64-foot by 39-foot lease area will be used to accommodate a single 120-foot monopole and the ground equipment for up

to three cellular carriers. The extent of the lease area will be screened by a six-foot masonry wall. The highest antenna array will be placed at the 120-foot point on the monopole.

PRESENT ZONING AND USE:

The property is currently zoned "PCD", Planned Commerce Development and is developed as Unity Church of Northeast Tarrant County.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and the property to the west and north were rezoned from "R-1" Single Family District to "PCD" Planned Commerce Development District in the 1984 Citywide rezoning. The Unity Church of Northeast Tarrant County was subsequently developed in 1997 on the subject site. The site to the west and north were later rezoned to "CC" Community Commercial District at the August 18, 1998 meeting by case Z98-11 (ord. 1998-86). The property to the south was rezoned from "C-2" Community Business District to "CN" Neighborhood Commercial District and "HCO" Hotel Corporate Office District in the 1984 Citywide rezoning. The property was later rezoned to "CC" Community Commercial District by case Z91-12. Zone change request Z92-08 (ord. 92-72) located at the southeast corner of Hughes Road and Merlot Avenue was rezoned at the November 17, 1992 meeting from "CC" Community Commercial District to "GU" Governmental Use District and subsequently developed into Fire Station # 4. Conditional use permit CU03-52 (Ord. 2004-14) was approved at the February 17, 2004 meeting for a 60-bed personal care facility and long-term acute care hospital. A subsequent revision (CU05-32) was approved by the Site Plan Review Committee at their May 25, 2005 meeting relative to modifications to the driveway and parking layout. Conditional use permit CU06-29 (Ord. 06-54) approved at the August 15, 2006 meeting approved modification to the site layout for the acute care hospital.

SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: "CC" Community Commercial District – office building
- SOUTH: "CC" Community Commercial District and "GU" Governmental Use District – Lonestar Truck Group and Fire Station # 4
- EAST: "R-5.0" Zero Lot Line District – Vineyard Creek Estates, under construction
- WEST: "CC", Community Commercial District – Ethicus Acute Care Hospital

AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates Hughes Road as a Type E Collector to be developed with four (4) lanes having a minimum right-of-way of seventy-five (75) feet.

/at

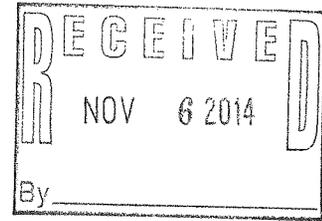


Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76193

CG ITEM # 836
 Aeronautical Study No. 2014-ASW-133-015
 EZ ITEM # 615

Issued Date: 11/05/2014

Diana Mendes
 Crown Castle
 600 E John Carpenter Freeway
 Ste 300
 Irving, TX 75062



**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower 819877 Unity Church
 Location: Grapevine, TX
 Latitude: 32-53-25.60N NAD 83
 Longitude: 97-05-50.50W
 Heights: 567 feet site elevation (SE)
 120 feet above ground level (AGL)
 687 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 05/05/2016 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

CC ITEM #9, 30
PZ ITEM #6, 15

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

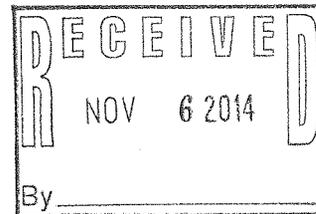
If we can be of further assistance, please contact our office at (817) 321-7751. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2014-ASW-7337-OE.

Signature Control No: 231614515-233629107
Chris Shoulders
Specialist

(DNE)

Attachment(s)
Frequency Data
Map(s)

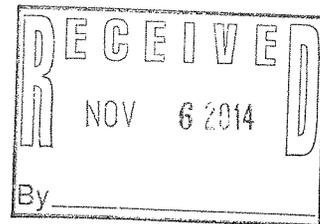
cc: FCC



Frequency Data for ASN 2014-ASW-7337-OE

CC ITEM #9, 36
PZ ITEM #6, 15

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
698	806	MHz	1000	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W



ORDINANCE NO. _____

SU14-03
CROWN CASTLE TOWERS

AN ORDINANCE ISSUING A SPECIAL USE PERMIT IN ACCORDANCE WITH SECTION 49 OF ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE BY GRANTING SPECIAL USE PERMIT SU14-03 FOR A 120-FOOT MONOPOLE AND GROUND EQUIPMENT FOR CELLULAR COMMUNICATIONS IN A DISTRICT ZONED "PCD" PLANNED COMMERCE DEVELOPMENT DISTRICT UNDER CITY OF GRAPEVINE ORDINANCE NO. 82-73 ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS SPECIAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

WHEREAS, all of the requirements of Section 49 of Ordinance No. 82-73 have been satisfied by the submission of evidence at a public hearing; and

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

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

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

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

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

Section 1. That the City does hereby issue a special use permit in accordance with Section 49 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Special Use Permit SU14-03 for a 120-foot monopole for cellular antennas, ground equipment and establish a 64-foot by 39-foot ground lease for cellular communication uses (AT&T, Verizon Wireless and a third provider) in a district zoned "PCD" Planned Commerce Development District, under City of Grapevine Ordinance No. 82 -73 within the following described property: Lot 1R, Block 1, Unity Church of Northeast Tarrant County (1650 Hughes Road), all in accordance with a site plan approved pursuant to Section 49 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including, but not limited to, the following: None.

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

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

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

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

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

APPROVED:

ATTEST:

APPROVED AS TO FORM:



SITE NAME

UNITY CHURCH

BUSINESS UNIT # (BUN)

BU 819877

SITE ADDRESS

1650 HUGHES ROAD
GRAPEVINE, TEXAS 76051

PROJECT TEAM

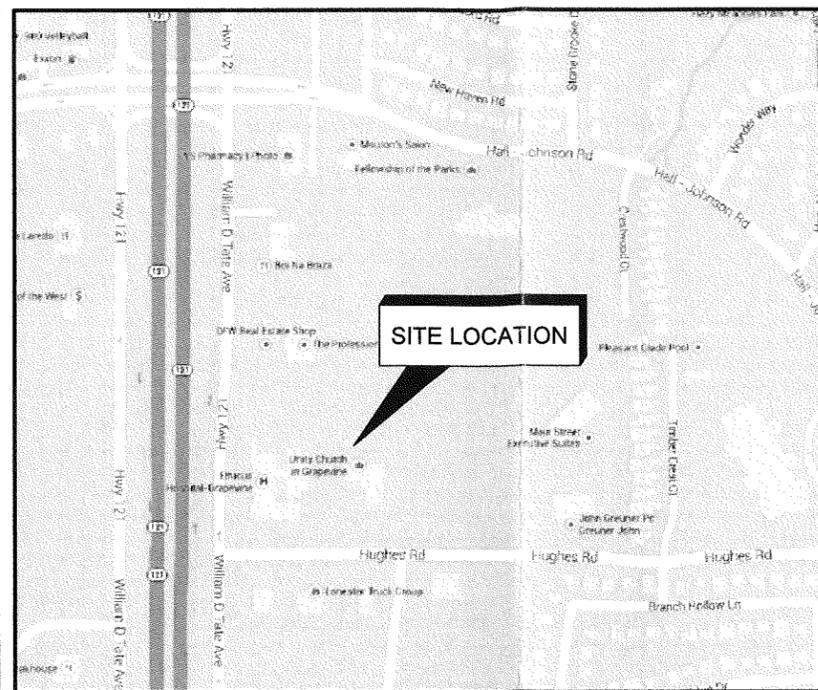
TOWER OWNER

CROWN CASTLE USA
2000 CORPORATE DRIVE
CANONSBURG, PA 15317
PHONE: 724.416.2000

ENGINEER

ENERTECH RESOURCES
1820 WATSON LANE EAST
NEW BRAUNFELS, TEXAS 78130
CONTACT: JUSTIN HUGGINS, P.E.
PHONE: 830.387.4502 EXT 220

VICINITY MAP



PROJECT INFORMATION

LEGAL DESCRIPTION

LOT 1R, BLOCK 1, UNITY CHURCH
OF NORTHEAST TARRANT
COUNTY, TEXAS

SITE LOCATION

LAT: 32° 53' 25.60" N (NAD 83)
LONG: 097° 05' 50.50" W (NAD 83)
ELEV: 567' AMSL (NAVD 88)

UTILITES

ELECTRIC PROVIDER

PHONE:

TELCO PROVIDER

PHONE:

ONE-CALL TEXAS

PHONE: 811 OR 800.545.6005

APPLICANT:

CROWN CASTLE
CARE OF: ENERTECH
RESOURCES, LLC
CONTACT: TIM DOWDLE
1820 WATSON LANE EAST
NEW BRAUNFELS, TX 78130
PHONE: 512.576.5425

PERMITTING

COUNTY: TARRANT
JURISDICTION: CITY OF
GRAPEVINE
OCCUPANCY: NONE
ZONING: PLANNED COMMERCE
DEVELOPMENT (PCD)
BUILDING CODE: 2009 IBC
USE: UNMANNED
TELECOMMUNICATIONS FACILITY

DRIVING DIRECTIONS

FROM CENTRAL DALLAS, MERGE ONTO I-35 E N KEEPING LEFT TO CONTINUE ON TO TX-183 W, FOLLOW SIGNS FOR TEXAS 183/ TEXAS 114/ IRVING/ DFW AIRPORT. AFTER 2.5 MILES KEEP LEFT TO STAY ON TX-183 W, FOLLOW SIGNS FOR FT WORTH/ DFW SOUTH ENTRY. FOLLOW TX-183 W FOR 8.7 MILES TAKING THE TX-360 N EXIT TOWARD GRAPEVINE/ EULESS. FOLLOW SIGNS FOR TX-360 N AND MERGE ONTO TX-360 N FOR 3.0 MILES. TAKE THE EXIT TOWARD EULESS-GRAPEVINE RD/ TX-360N AND TAKE A SLIGHT RIGHT TOWARD EULESS GRAPEVINE RD. TURN LEFT ONTO EULESS GRAPEVINE ROAD AND FOLLOW FOR 0.3 MILES. TURN RIGHT ONTO HUGHES RD AND FOLLOW FOR 0.8 MILES TO SITE.

SCOPE OF WORK

INSTALLATION OF NEW TELECOMMUNICATIONS EQUIPMENT SHELTER AND OUTDOOR EQUIPMENT INSIDE A NEW 2500 SQ FT FENCED COMPOUND AROUND A NEW 120' MONOPOLE TOWER.

NOTE:
SPECIAL USE PERMIT SU14-03 IS A REQUEST TO ESTABLISH A NEW GROUND LEASE FOR CELLULAR COMMUNICATIONS GROUND EQUIPMENT IN CONJUNCTION WITH A 120 FOOT MONOPOLE

ATTACHMENTS

REFERENCE DRAWINGS

METES & BOUNDS DESCRIPTION & SURVEY

APPROVALS

CASE NAME: SU14-03
CASE NUMBER: SU14-03
LOCATION: 1650 HUGHES ROAD
GRAPEVINE, TX 76054

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

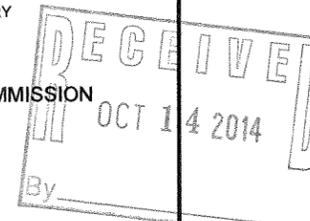
CHAIRMAN _____

DATE: _____

SHEET: 1 OF 5

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

DEPARTMENT OF DEVELOPMENT SERVICES



14-20-0077
UNITY CHURCH



SET ISSUED FOR	DATE
REVIEW	09/03/14
REVIEW	10/03/14
PERMIT	10/13/14

REVISIONS		
NO.	DATE	DESCRIPTION
1	10/13/14	SHEET 1, 2, 3, 4 & 5

DRAWN BY	REVIEWED BY
HAH	JCH

TITLE SHEET

SHEET
1 OF 5

SHEET INDEX

REV.

SITE DRAWINGS

SHEET NUMBER

1	TITLE SHEET	1
2	DIMENSIONAL CONTROL SITE PLAN	1
3	DETAIL SITE PLAN	1
4	TOWER ELEVATION	1
5	FENCE & GATE DETAILS	1

SCOPE OF WORK

INSTALLATION OF NEW TELECOMMUNICATIONS EQUIPMENT SHELTER AND OUTDOOR EQUIPMENT INSIDE A NEW 2500 SQ FT FENCED COMPOUND AROUND A NEW 120' MONOPOLE TOWER.

NOTE:
SPECIAL USE PERMIT SU14-03 IS A REQUEST TO ESTABLISH A NEW GROUND LEASE FOR CELLULAR COMMUNICATIONS GROUND EQUIPMENT IN CONJUNCTION WITH A 120 FOOT MONOPOLE

ATTACHMENTS

REFERENCE DRAWINGS

METES & BOUNDS DESCRIPTION & SURVEY

APPROVALS

CASE NAME: SU14-03
CASE NUMBER: SU14-03
LOCATION: 1650 HUGHES ROAD
GRAPEVINE, TX 76054

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

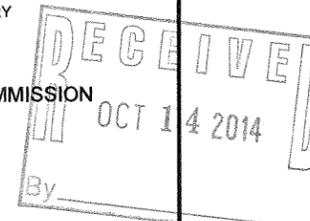
CHAIRMAN _____

DATE: _____

SHEET: 1 OF 5

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

DEPARTMENT OF DEVELOPMENT SERVICES



SET ISSUED FOR	DATE
REVIEW	09/03/14
REVIEW	10/03/14
PERMIT	10/13/14

REVISIONS		
NO.	DATE	DESCRIPTION
1	10/13/14	SHEET 1, 2, 3, 4 & 5

DRAWN BY	REVIEWED BY
HAH	JCH

TITLE SHEET

SHEET
1 OF 5



NOTES:

- REMAINDER OF A CALLED 5.825 ACRES UNITY CHURCH OF NORTHEAST TARRANT COUNTY C.F. D196016470 O.P.R. T. C. T. PLATTED AS: FINAL PLAT, LOT 1R, BLOCK 1 UNITY CHURCH OF NORTHEAST TARRANT COUNTY CAB. A, SLIDE 10558 M.R. T.C.T.
- OWNER PER PLAT: UNITY CHURCH OF NORTHEAST TARRANT COUNTY
- ZONING FOR SITE AND SURROUNDING AREAS:
SUBJECT SITE: PLANNED COMMERCE DEVELOPMENT "PCD"
NORTH: COMMUNITY COMMERCIAL "CC"
EAST: ZERO LOT LINE "R-5.0"
WEST: COMMUNITY COMMERCIAL "CC"
- SPECIAL USE PERMIT SU14-03 IS A REQUEST TO ESTABLISH A NEW GROUND LEASE FOR CELLULAR COMMUNICATIONS GROUND EQUIPMENT IN CONJUNCTION WITH A 120 FOOT MONOPOLE.
- NEW DRAINAGE INLET TO BE INSTALLED AND TIED INTO EXISTING STORM DRAIN LINE WITHIN EXISTING EASEMENT.

SITE CALCULATIONS		
CALCULATED AREAS	EXISTING	PROPOSED
PROPOSED BUILDING HEIGHT	-	1 STORY
TOTAL PROPOSED LEASE AREA (SQ FT)	-	1,158 SQ FT
TOTAL LOT AREA (SQ FT)	253,737	253,737
TOTAL BUILDING AREA (SQ FT)	13,621	13,621
TOTAL OPEN SPACE (SQ FT)	70,816	68,316
TOTAL IMPERVIOUS COVER (SQ FT)	29,459	30,617
TOTAL NUMBER OF PARKING SPACES	175	175

CASE NAME: SU14-03
CASE NUMBER: SU14-03
LOCATION: 1650 HUGHES ROAD
GRAPEVINE, TX 76054

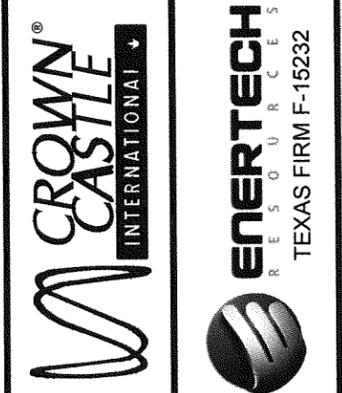
MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____
DATE: _____

SHEET: 2 OF 5

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

14-20-0077
UNITY CHURCH

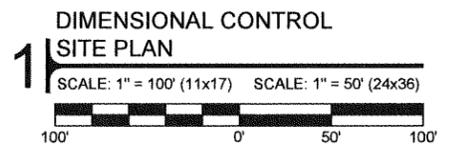
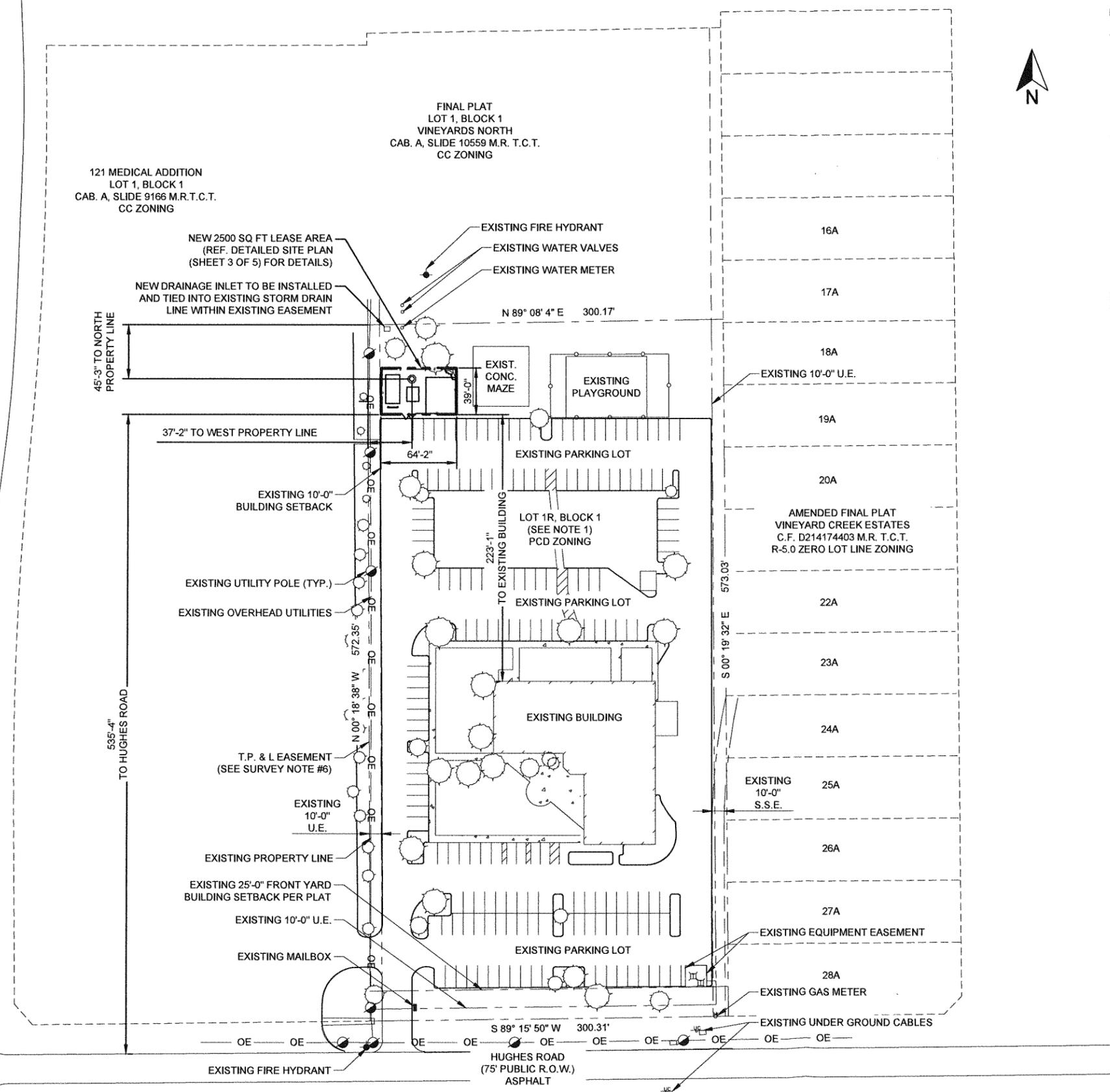


SET ISSUED FOR _____ DATE _____
REVIEW _____ 09/03/14
REVIEW _____ 10/03/14
PERMIT _____ 10/13/14

REVISIONS		
NO.	DATE	DESCRIPTION
1	10/13/14	ADDED DIMENSIONS & OVERALL GRAPHIC SCALE, DRAINAGE NOTE & SUP NOTE ADJUSTED LINE WEIGHTS, SITE DESCRIPTIONS & SITE CALCULATIONS

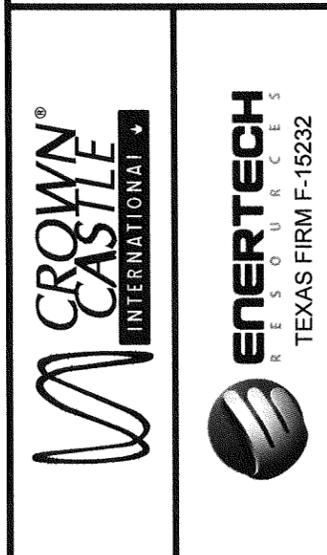
DRAWN BY _____ REVIEWED BY _____
HAH JCH

DIMENSIONAL CONTROL SITE PLAN
SHEET 2 OF 5





14-20-0077
UNITY CHURCH



SET ISSUED FOR	DATE
REVIEW	09/03/14
REVIEW	10/03/14
PERMIT	10/13/14

REVISIONS		
NO.	DATE	DESCRIPTION
1	10/13/14	ADDED OVERALL GRAPHIC SCALE, DRAINAGE NOTE & SUP NOTE ADJUSTED LINE WEIGHTS, SITE DESCRIPTIONS & SITE CALCULATIONS

DRAWN BY	REVIEWED BY
HAH	JCH

DETAILED SITE PLAN

SHEET 3 OF 5

NOTE:
 1. SPECIAL USE PERMIT SU14-03 IS A REQUEST TO ESTABLISH A NEW GROUND LEASE FOR CELLULAR COMMUNICATIONS GROUND EQUIPMENT IN CONJUNCTION WITH A 120 FOOT MONOPOLE.

EXISTING 47'-0" x 50'-0" CONCRETE MAZE

SITE CALCULATIONS		
CALCULATED AREAS	EXISTING	PROPOSED
PROPOSED BUILDING HEIGHT	-	1 STORY
TOTAL PROPOSED LEASE AREA (SQ FT)	-	1,158 SQ FT
TOTAL LOT AREA (SQ FT)	253,737	253,737
TOTAL BUILDING AREA (SQ FT)	13,621	13,621
TOTAL OPEN SPACE (SQ FT)	70,816	68,316
TOTAL IMPERVIOUS COVER (SQ FT)	29,459	30,617
TOTAL NUMBER OF PARKING SPACES	175	175

CASE NAME: SU14-03
 CASE NUMBER: SU14-03
 LOCATION: 1650 HUGHES ROAD
 GRAPEVINE, TX 76054

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

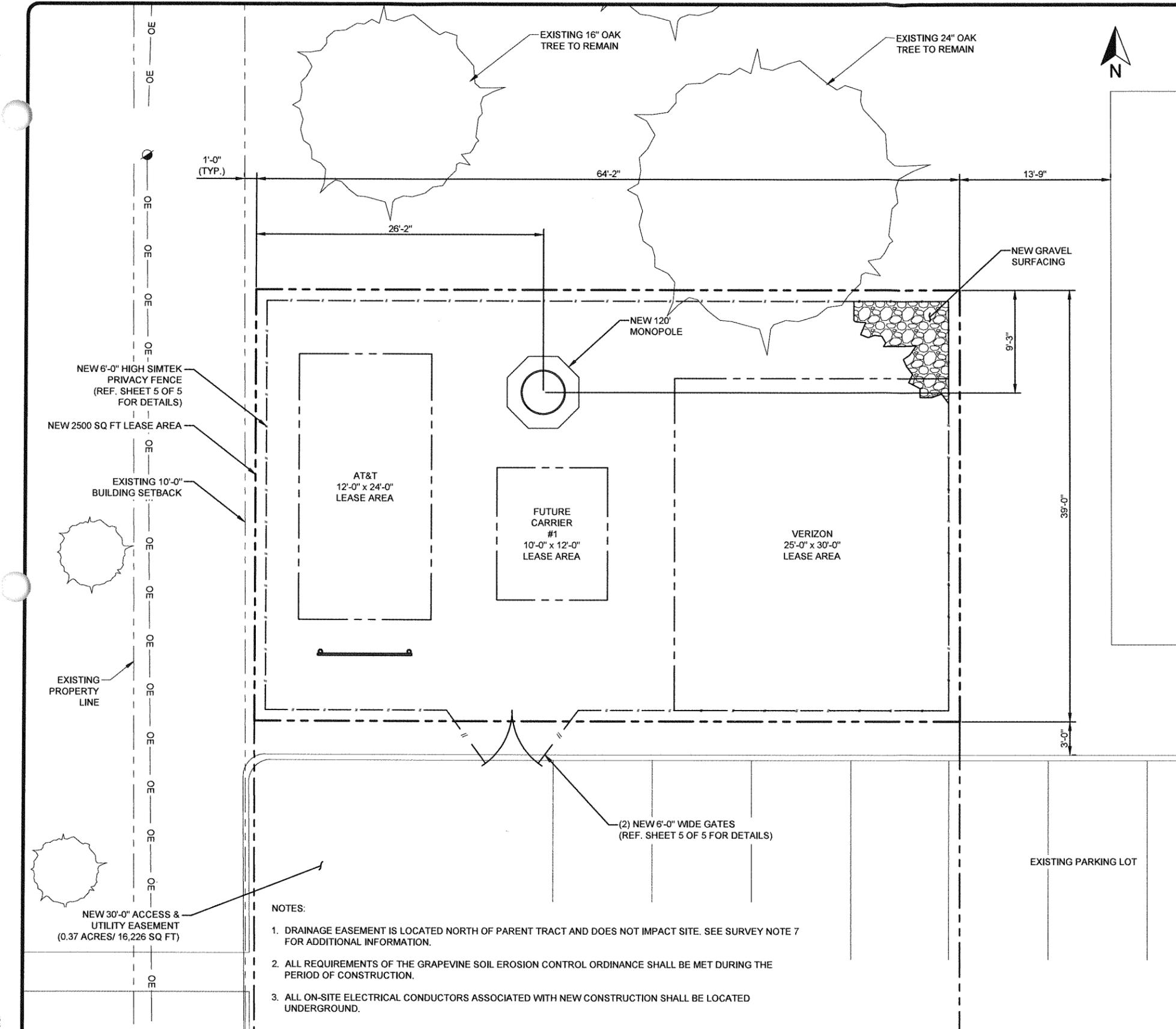
CHAIRMAN _____

DATE: _____

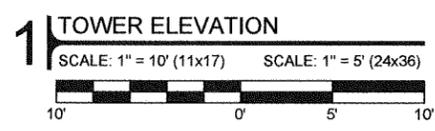
SHEET: 3 OF 5

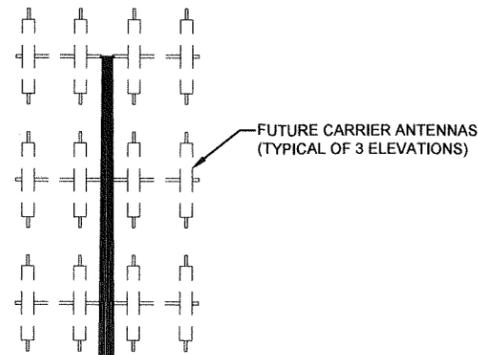
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES

DEPARTMENT OF DEVELOPMENT SERVICES



- NOTES:
1. DRAINAGE EASEMENT IS LOCATED NORTH OF PARENT TRACT AND DOES NOT IMPACT SITE. SEE SURVEY NOTE 7 FOR ADDITIONAL INFORMATION.
 2. ALL REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
 3. ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.

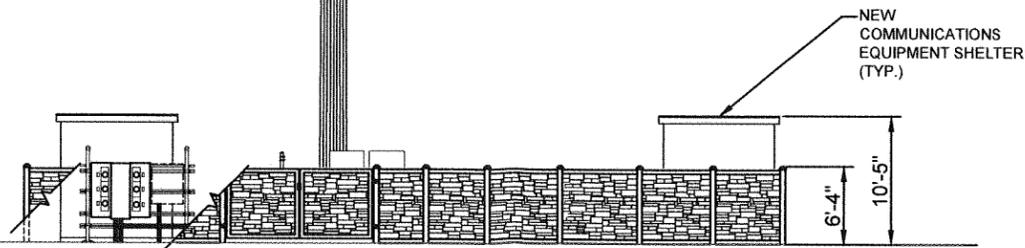




NOTE:

1. SPECIAL USE PERMIT SU14-03 IS A REQUEST TO ESTABLISH A NEW GROUND LEASE FOR CELLULAR COMMUNICATIONS GROUND EQUIPMENT IN CONJUNCTION WITH A 120 FOOT MONOPOLE.

NEW 120' MONOPOLE



NOTE:
MASONRY CALCULATION TO BE DETERMINED

CASE NAME: SU14-03
CASE NUMBER: SU14-03
LOCATION: 1650 HUGHES ROAD
GRAPEVINE, TX 76054

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 4 OF 5

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

DEPARTMENT OF DEVELOPMENT SERVICES

1 TOWER ELEVATION
SCALE: N.T.S.



14-20-0077
UNITY CHURCH



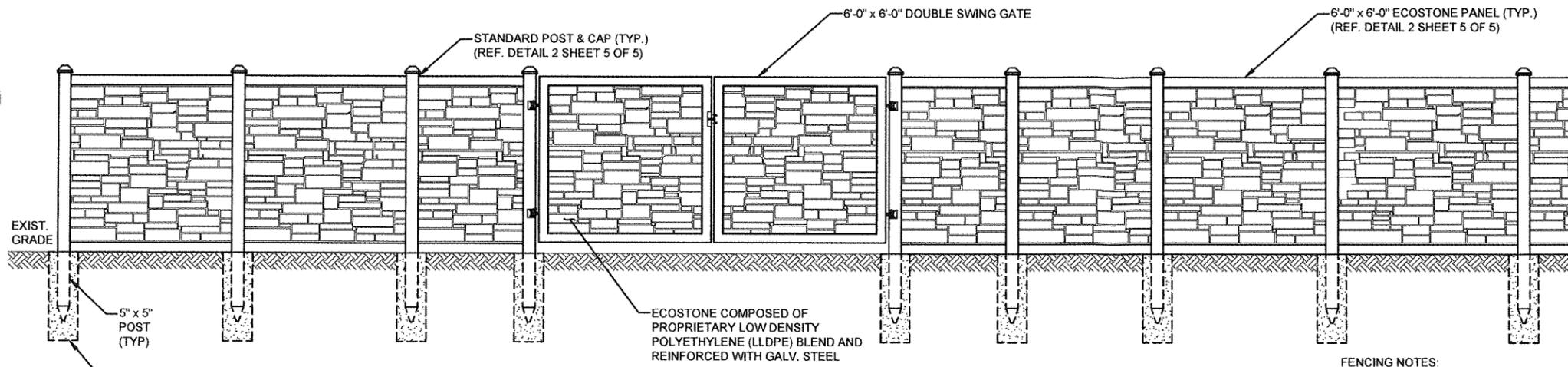
SET ISSUED FOR	DATE
REVIEW	09/03/14
REVIEW	10/03/14
PERMIT	10/13/14

REVISIONS		
NO.	DATE	DESCRIPTION
1	10/13/14	PROVIDED CUTAWAY VIEW & SUP NOTE

DRAWN BY	REVIEWED BY
HAH	JCH

TOWER
ELEVATION

SHEET
4 OF 5



NOTE:
 1. SPECIAL USE PERMIT SU14-03 IS A REQUEST TO ESTABLISH A NEW GROUND LEASE FOR CELLULAR COMMUNICATIONS GROUND EQUIPMENT IN CONJUNCTION WITH A 120 FOOT MONOPOLE.



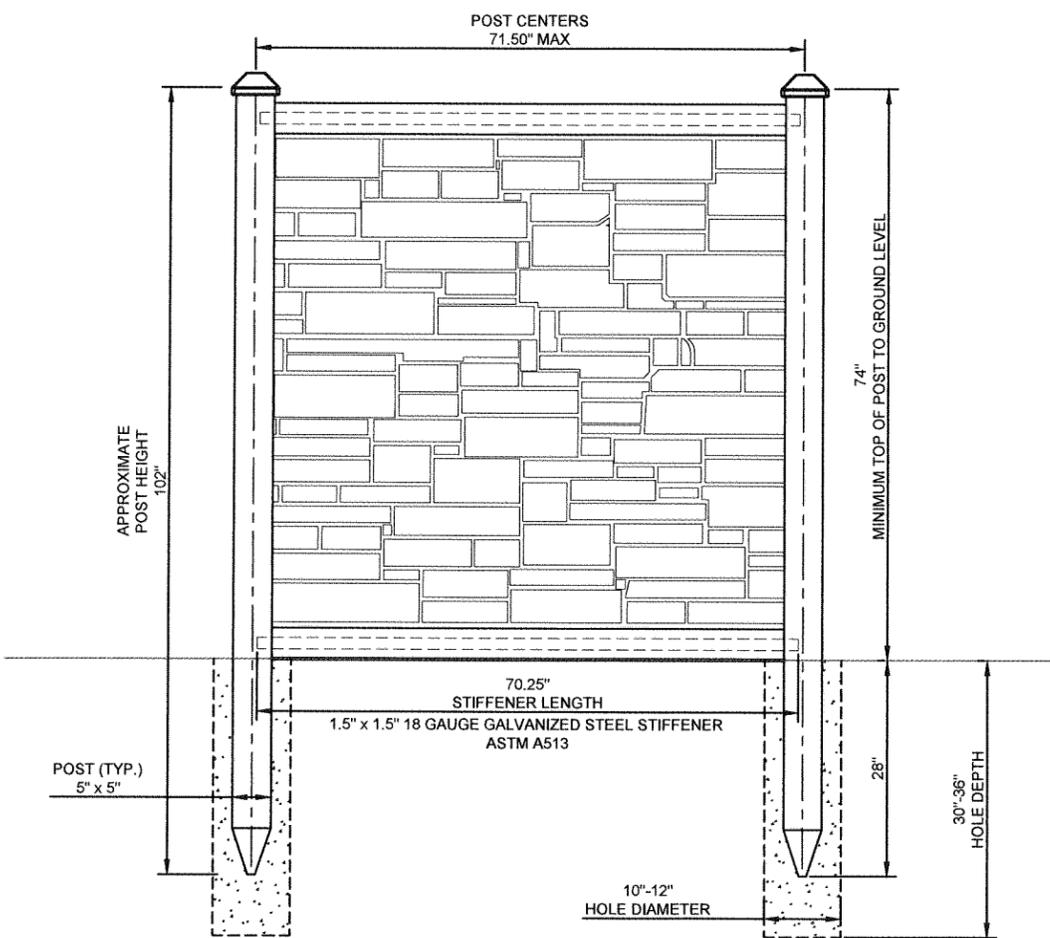
EXIST. GRADE
 5" x 5" POST (TYP.)
 CONCRETE FOOTING DIAMETER 10" TO 12" MIN AND 30" TO 36" DEEP MIN IN ACCORDANCE WITH LOCAL CONDITIONS, CODES, AND STANDARD BUILDING PRACTICES

ECOSTONE COMPOSED OF PROPRIETARY LOW DENSITY POLYETHYLENE (LLDPE) BLEND AND REINFORCED WITH GALV. STEEL

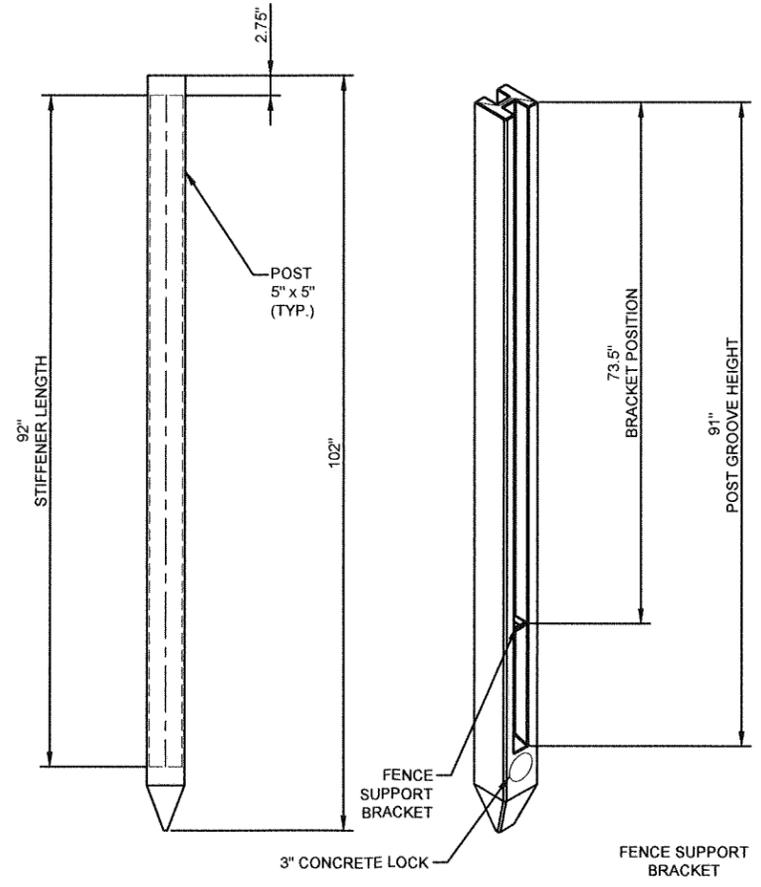
FENCING NOTES:

1. GENERIC FENCE DETAILS ARE BASED ON MODEL # FP72X72, EP102, AND GT72X72. COMPLETE FENCE DETAILS TO BE PROVIDED BY SIMTEK MANUFACTURER.
2. NEW FENCE SHALL COMPLY WITH CITY OF GRAPEVINE ZONING ORDINANCE, SECTION 50.
3. ANY NEW LANDSCAPING SHALL COMPLY WITH CITY OF GRAPEVINE ZONING ORDINANCE, SECTION 53.

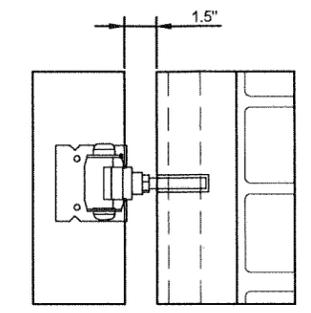
1 SIMTEK FENCE AND GATE ELEVATION
 SCALE: N.T.S.



- NOTES:
1. ACTUAL PANEL DIMENSIONS: 72\"/>



- NOTES:
1. MANUFACTURED WITH LINEAR LOW DENSITY POLYETHYLENE (LLDPE) SHELL.
 2. REINFORCED WITH 17 GAUGE HIGH TENSILE LOW ALLOY GALVANIZED STIFFENER.
 3. ENGINEERED WITH DURABLE RECYCLED POLYETHYLENE FOAM.
 4. APPROXIMATE WEIGHT: 28LBS
 5. TOLERANCES ARE ± .5"



NOTE:
 GATE HINGE THREADS INTO THE UPPER AND LOWER INSERTS IN THE GATE METAL FRAME LEAVING ~1 1/2\"/>

4 STANDARD GATE HINGE
 SCALE: N.T.S.

CASE NAME: SU14-03
 CASE NUMBER: SU14-03
 LOCATION: 1650 HUGHES ROAD
 GRAPEVINE, TX 76054

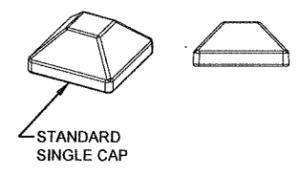
MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION
 CHAIRMAN _____
 DATE: _____

SHEET: 5 OF 5

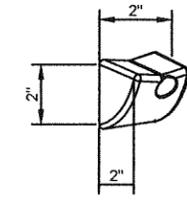
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES

DEPARTMENT OF DEVELOPMENT SERVICES

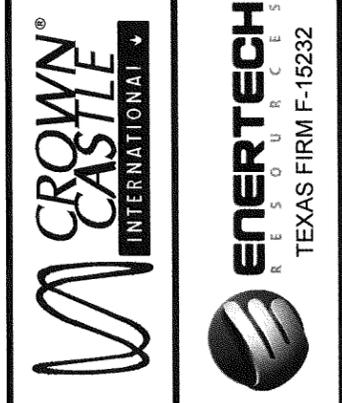
2 STANDARD PANEL & CAP DETAILS
 SCALE: N.T.S.



3 STANDARD LINE POST DETAILS
 SCALE: N.T.S.



14-20-0077
 UNITY CHURCH



SET ISSUED FOR	DATE
REVIEW	09/03/14
REVIEW	10/03/14
PERMIT	10/13/14

REVISIONS		
NO.	DATE	DESCRIPTION
1	10/13/14	ADDED SUP NOTE

DRAWN BY	REVIEWED BY
HAH	JCH

FENCE & GATE DETAILS
SHEET 5 OF 5

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: NOVEMBER 18, 2014
SUBJECT: SECOND AMENDMENT TO GROUND AND TOWER LEASE AGREEMENT WITH NEW CINGULAR WIRELESS FOR DOVE WATER TOWER

RECOMMENDATION:

City Council consider adopting a resolution authorizing the Second Amendment to the Ground and Tower Lease Agreement with New Cingular Wireless PCS, LLC, for the purpose of installing, operating, and maintaining a communications facility on the Dove water tower, 1702 Sagebrush Trail, authorize the City Manager to sign said amendments, and take any necessary action.

FUNDING SOURCE:

The City of Grapevine will receive an annual lease payment of \$55,000 from NEW CINGULAR WIRELESS PCS, LLC.

BACKGROUND:

The initial lease was entered into on January 4, 1994 for a period of 20 years with an initial annual payment of \$9,600.

In June 2011, the first amendment to the Ground & Tower Lease allowing additional installation of antennas and radios; increased rents, and extending the term of the lease an additional 20 years. The current annual lease amount is \$36,000.

Under the second amendment to the lease, the City of Grapevine will receive an annual lease payment of \$55,000, from New Cingular Wireless. Funds received from cell tower leases on city property go to the Public Art Fund.

The main points of the amendment include:

- the installation of additional antennas and radios,
- 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, and
- extending the term of the lease to year 2034.

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

TOWER/GROUND LEASE
DOVE WATER TOWER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROVING THE SECOND 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 DOVE WATER TOWER AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on January 4, 1994, the City of Grapevine (hereinafter referred to as "Landlord") entered into a Tower/Ground Lease Agreement with Dallas SMSA Limited Partnership ("Lessee") on the Dove Water Tower; and

WHEREAS, the City of Grapevine entered into Amendment #1, on June 7, 2011, with New Cingular Wireless PCS, LLC, successor in interest to Dallas SMSA Limited Partnership; and

WHEREAS, the City of Grapevine is in agreement to enter into Amendment #2 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 Second Amendment to the Tower/Lease Agreement for the Dove Water Tower, located at 1702 Sagebrush Trail, 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.

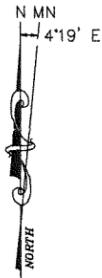
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 18th day of November, 2014.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

File Info: C:\DOCUMENT~1\KIRK~1\LOCAL~1\Temp\AcPublish_2596\DX6042 Upgrade CDS.dwg Jun 25, 2014 - 11:59am kirk

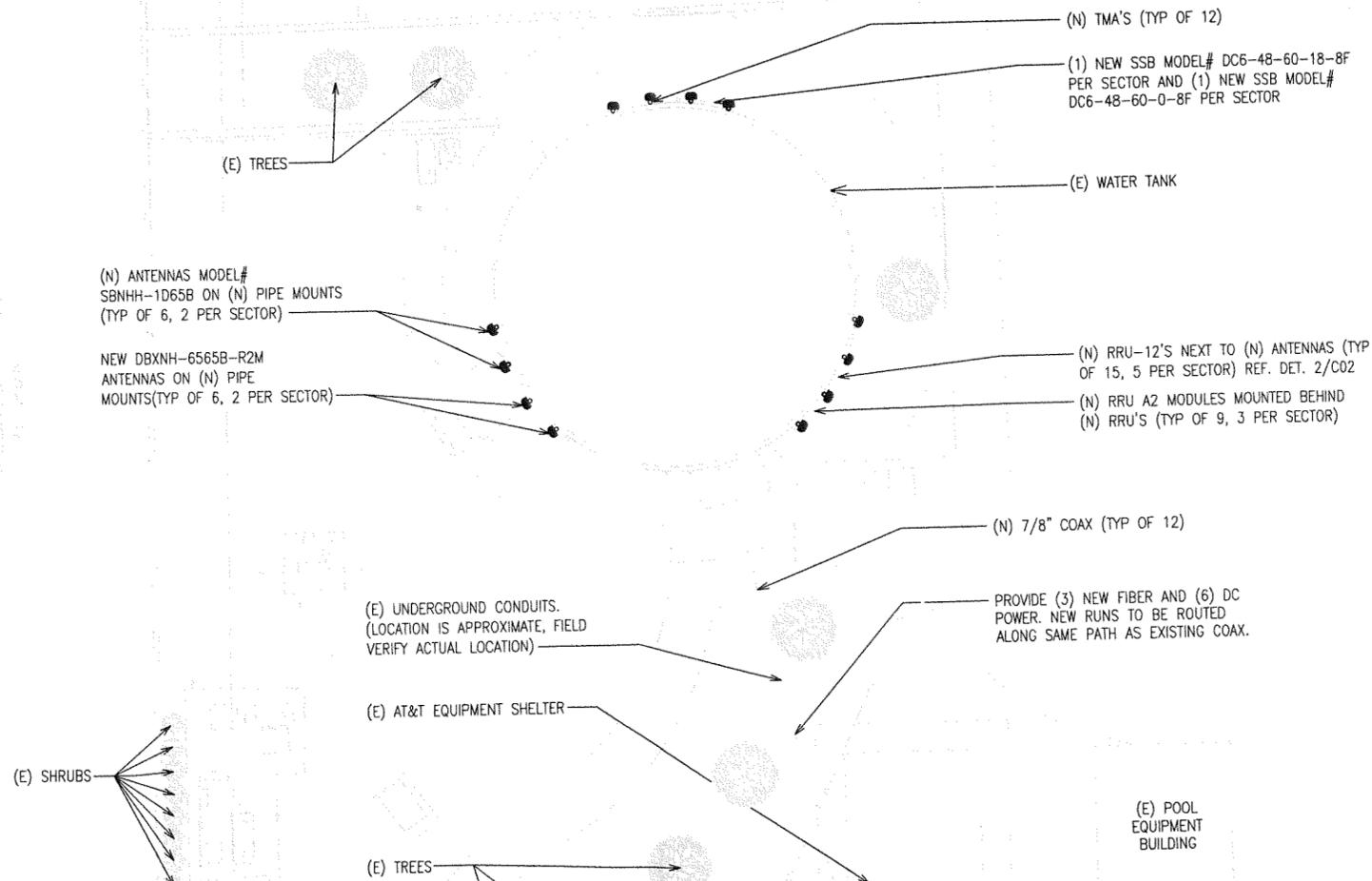


1/2IRF

1/2IRF

1/2IRF

XF



① OVERALL SITE PLAN
SCALE: 1/8"=1'-0"

REVISIONS	DATE
A ISSUED FOR REVIEW	06/24/14
CC ITEM #13	

CELERIS PROJECT NO.: 14-5998

CELERIS GROUP
CONSULTING ENGINEERS
2000 E. Lamar Blvd., Suite 550
Arlington, TX 76006
Office: 817.446.1700
Fax: 817.460.0677
TX Firm Reg. # F-13992

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ZHENHONG GUO, P.E. LICENSE # 84667. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

at&t

1801 VALLEY VIEW LANE
FARMERS BRANCH, TX 75234

SITE NAME
PARK / DOVE

SITE NUMBER
DX6042

DRAWN BY:
KDR

CHECKED BY:
ZG

DATE
06/24/14

PLOT SCALE
1:2

DRAWING NAME
SITE PLAN

SHEET No.
C01

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MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: NOVEMBER 18, 2014
SUBJECT: FIRST AMENDMENT TO GROUND AND TOWER LEASE AGREEMENT WITH AT&T FOR MINTERS CHAPEL MONO-POLE

RECOMMENDATION:

City Council consider adopting a resolution authorizing the First Amendment to the Ground and Tower Lease Agreement with New Cingular Wireless PCS, LLC, for the purpose of installing, operating, and maintaining a communications facility on the Minters Chapel Mono-pole, 1900 Minters Chapel Road, authorize the City Manager to sign said amendments, and take any necessary action.

FUNDING SOURCE:

The City of Grapevine will receive an annual lease payment of \$55,000 from NEW CINGULAR WIRELESS PCS, LLC.

BACKGROUND:

The initial lease was entered into on March 20, 2001 for a period of 25 years with an initial annual payment of \$18,000. The current annual lease amount is \$23,805.

Under the amended lease, the City of Grapevine will receive an annual lease payment of \$55,000, from New Cingular Wireless. Funds from this lease will be allocated to the Public Art Fund.

The main points of the amendment include:

- the installation of additional antennas and radios,
- 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, and
- extending the term of the lease to year 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 MINTERS CHAPEL MONOPOLE AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on March 20, 2001, the City of Grapevine (hereinafter referred to as "Landlord") entered into a Tower/Ground Lease Agreement with Southwestern Bell Wireless, LLC dba New Cingular Wireless, 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 Minters Chapel Monopole; and

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 Minters Chapel Monopole, located at 1900 Minters Chapel Road, 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 18th day of November, 2014.

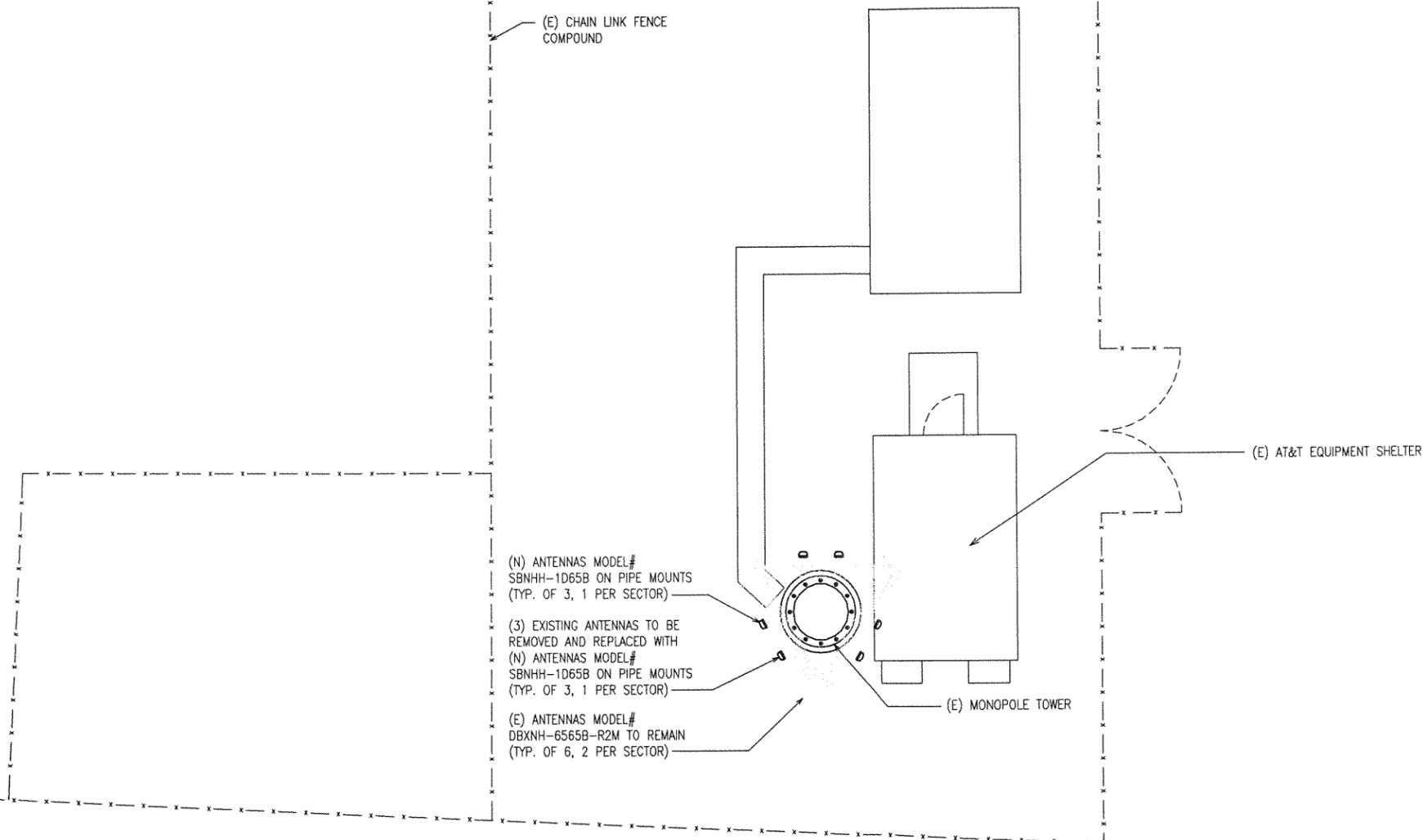
APPROVED:

ATTEST:

APPROVED AS TO FORM:



PRIOR TO INSTALLING ANY EQUIP. ON THE TOWER, CONTRACTOR SHALL VERIFY THE TOWER IS ADEQUATE TO SUPPORT THE PROPOSED EQUIPMENT. TOWER ANALYSIS TO BE PERFORMED BY OTHERS.



- (N) ANTENNAS MODEL# SBNHH-1D65B ON PIPE MOUNTS (TYP. OF 3, 1 PER SECTOR)
- (3) EXISTING ANTENNAS TO BE REMOVED AND REPLACED WITH (N) ANTENNAS MODEL# SBNHH-1D65B ON PIPE MOUNTS (TYP. OF 3, 1 PER SECTOR)
- (E) ANTENNAS MODEL# DBXNH-6565B-R2M TO REMAIN (TYP. OF 6, 2 PER SECTOR)

1 OVERALL SITE PLAN
SCALE: 1/4"=1'-0"



9/10/2014

REVISIONS	DATE
ISSUED FOR CONSTRUCTION	09/10/14
CC ITEM #14	

CELERIS PROJECT NO.: 14-5478

CELERIS GROUP
CONSULTING ENGINEERS
2000 E. Lamar Blvd., Suite 550
Arlington, TX 76006
Office: 817.446.1700
Fax: 817.460.0677
TX Firm Reg. # F-13992

at&t
1801 VALLEY VIEW LANE
FARMERS BRANCH, TX 75234

SITE NAME
MINTERS CHAPEL / N. AIRFIELD
SITE NUMBER
DX6168

DRAWN BY:	KDR
CHECKED BY:	ZG
DATE	09/10/14
PLOT SCALE	1:2
DRAWING NAME	SITE PLAN
SHEET No.	C01

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MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER 
MEETING DATE: NOVEMBER 18, 2014
SUBJECT: TRAFFIC ENGINEERING STUDY – NORTHWEST HIGHWAY AT
PARK BLVD AND AT SH 114

RECOMMENDATION:

City Council consider:

- approving a Traffic Engineering Contract with Lee Engineering in an amount of \$14,400.00, for Traffic Engineering Services at the intersections of Northwest Highway at Park Boulevard and Northwest Highway at SH 114,
- adopting an ordinance appropriating \$33,608.62 from 99 GO Bonds;

authorize staff to execute said contract and take any necessary action.

FUNDING SOURCE:

Funds are available and programmed in 99 GO bonds, account #178-78117-010 for engineering services relative to the DFW Connector Project.

BACKGROUND:

Staff has identified the intersections of Northwest Highway with Park Blvd and SH 114 Service Roads needing operational updates now that the DFW Connector has been completed. These three signals are closely spaced and need to operate as one interchange.

Staff has discussed the status of the three signals with Lee Engineering and has developed a plan to assess the operation and update the physical components as well as developing timing plans for the three signals to improve their efficiency.

Dynamic Lane Use Evaluation

One consideration to be reviewed with this contract is the feasibility of the installation of a dynamic lane use and signal display operation for westbound Northwest Highway to eastbound SH 114 Frontage Road. This will allow for dual left turns to eastbound during part of the westbound green signal phase before the eastbound Northwest Highway green phase is engaged.

This configuration currently is utilized at the eastbound Hall Johnson Road and northbound SH 121 Frontage Road.

Lee Engineering will provide a report documenting the recommended Dynamic Lane Use Improvements with sufficient detail for submittal to TxDOT for their review.

Signal Timing Plans

The timing plans will address needed timings for AM, PM, midday and weekends utilizing traffic counts and Synchro 8, a signal timing optimization program. The plans will include cycle lengths, signal phasing, splits, offsets, and times of day for each plan.

City Staff will enter the new timing plans into the controllers.

Funding

City Staff had earmarked funds at the outset of the DFW Connector Project for consultant support. The majority of these funds were approved by City Council and have been spent.

The balance of the total funds earmarked by City Staff but not appropriated by City Council to date is \$33,608.62. This balance remains available for consultant support to address additional issues pending Council appropriation of the funds.

Staff recommends approval.

ORDINANCE NO. _____

TRAFFIC STUDY

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, REVISING THE ADOPTED CAPITAL IMPROVEMENTS BUDGET FOR THE FISCAL YEAR ENDING IN 2015, PROVIDING FOR THE TRANSFER OF THE FUNDS; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to improve traffic efficiency throughout the DFW Connector Corridor; and

WHEREAS, funding for improvements is not currently included in the FY 2014 -2015 Capital Improvements Plan Budget; and

WHEREAS, implementation of traffic modifications will provide improved traffic efficiency in the corridor.

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

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

Section 2. That the City Council hereby authorizes an amount of \$33,608.62 be appropriated from the 1999 General Obligation Bonds earmarked for Consultant Support in the DFW Connector Corridor to the FY 2014-2015 Capital Improvements Plan budget for engineering services relative to the DFW Connector Project.

Section 3. That a copy of the revised FY 2014-2015 Capital Improvements Plan budget document shall be kept on file in the office of the City Secretary and on the City of Grapevine website.

Section 4. That the terms and provisions of this ordinance shall be deemed to be severable, and that if the validity of any section, subsection, word, sentence or phrase shall be held to be invalid, it shall not affect the remaining part of this ordinance.

Section 5. That the fact that the present ordinances and regulations of the City of Grapevine, Texas are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety, and general welfare which requires that this ordinance shall take effect immediately from and after its passage and it is accordingly so ordained.

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

APPROVED:

ATTEST:

APPROVED AS TO FORM:

W NORTHWEST HWY

BUS 114
NORTHWEST HWY

E SH 114 WB

SH 114 WB 1709 UT

S PARK BLVD

SOUTHLAKE BLVD

SH 114

HWY 114

SH 114 WB ENTER COLLEGE

PARK BLVD

WALL S

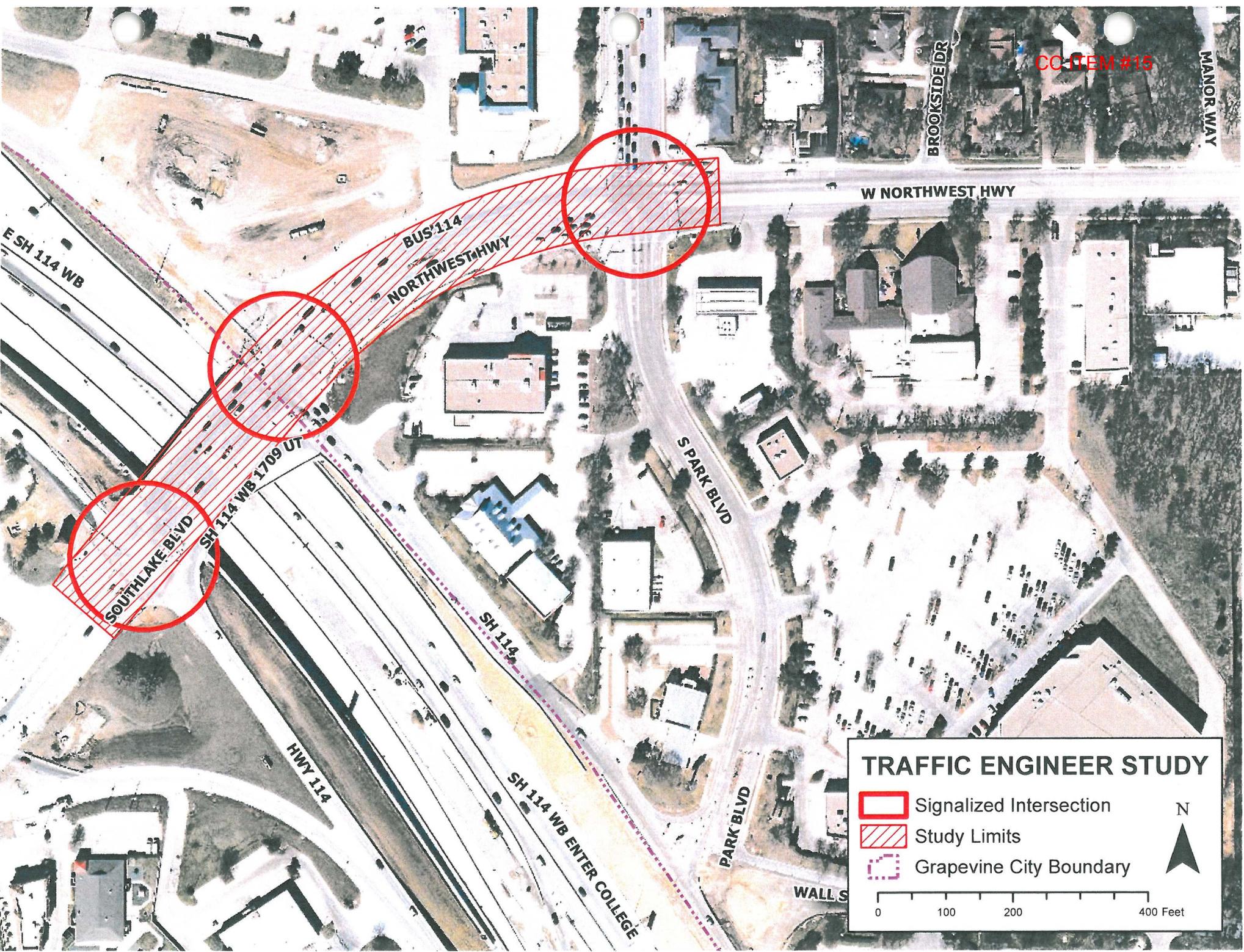
TRAFFIC ENGINEER STUDY

-  Signalized Intersection
-  Study Limits
-  Grapevine City Boundary

N



0 100 200 400 Feet



MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: NOVEMBER 18, 2014
SUBJECT: RENEWAL OF INTERLOCAL AGREEMENT FOR TEEN COURT

RECOMMENDATION:

City Council to consider renewal of an Interlocal Agreement with the cities of Colleyville, Southlake and Keller for the Metroport Teen Court program.

FUNDING SOURCE:

The City of Grapevine's portion of the cost for this activity is provided in the FY 2014-2015 budget in account number 100-44540-107-1, Professional Services, Municipal Court, in the amount of \$40,000.

BACKGROUND INFORMATION:

City Council authorization for participation in the Teen Court program occurred on August 16, 1994 and the program began operations on September 1, 1994 as the CGS (Colleyville, Grapevine, Southlake) Teen Court. Teen Court is a volunteer program which provides juvenile misdemeanor offenders an alternative to the Criminal Justice System. The program now includes Keller and is referred to as the Metroport Teen Court. Ms. Crystal Maddalena is the Teen Court Coordinator.

Historical activity for the teen court is as listed below:

YEAR	TOTAL OFFENSES REFRRED	GRAPEVINE OFFENSES REFERRED
96	420	91
97	694	157
98	775	264
99	534	207
00	571	189
01	583	155
02	633	234
03	817	283
04	1,061	317
05	958	242
06	1,212	339
07	1,239	368
08	1,139	449
09	1,151	428
10	1,064	370
11	1,024	223
12	1,062	250
13	914	223
14	773	162

The budget proposed for year FY 2015 is \$148,280 to be shared among the four participating entities as follows:

Grapevine	\$36,750
Colleyville	\$36,750
Keller	\$36,750
Southlake	\$38,030

The operating budget includes supplies and training materials plus a full-time administrator. Also included in this budget is a \$10.00 per offense fee collected from participants and used for special projects (e.g., additional marketing materials, equipment, etc.) throughout the year.

Southlake has agreed to provide office space and administrative services for the Teen Court Coordinator. A copy of the FY 2015 operating budget is attached.

Staff recommends approval.

Line Item	FY15 Projections	Colleyville	Grapevine	Keller	Southlake
Regular Earnings/Benefits *	\$124,000	\$30,250	\$30,250	\$30,250	\$33,250
Contract Labor - Security **	\$12,000	\$3,000	\$3,000	\$3,000	\$3,000
Overtime/Part-time staffing	\$6,000	\$1,315	\$1,315	\$1,315	\$2,055
Software	\$1,000	\$250	\$250	\$250	\$250
Supplies - Office	\$2,400	\$600	\$600	\$600	\$600
Postage	\$1,300	\$325	\$325	\$325	\$325
Printing	\$1,300	\$325	\$325	\$325	\$325
Licenses/Professional Memberships	\$300	\$75	\$75	\$75	\$75
Meals/Meetings	\$800	\$200	\$200	\$200	\$200
Travel Conf Meals	\$160	\$40	\$40	\$40	\$40
Mileage	\$1,000	\$250	\$250	\$250	\$250
Registration (Training/Certifications)	\$400	\$100	\$100	\$100	\$100
Pre-employment Phys	\$80	\$20	\$20	\$20	\$20
Total	\$150,740	\$36,750	\$36,750	\$36,750	\$40,490

* This amount includes (2) full time employees plus benefits.

** Includes 2 uniformed officers for security detail each Tuesday evening for Teen Court sessions.

INTERLOCAL AGREEMENT

AMONG

**CITY OF COLLEYVILLE, CITY OF GRAPEVINE, CITY OF KELLER,
AND CITY OF SOUTHLAKE**

This Interlocal Agreement (“Agreement”), entered into effective on the 1st day of October, 2014, by and among the City of Colleyville, the City of Grapevine, City of Keller, and the City of Southlake, all municipal corporations of the State of Texas (herein called “Cities” or “each participating City”), the parties acting herein under the authority and pursuant to the terms of Chapter 791, INTERLOCAL COOPERATION CONTRACTS, Texas Government Code, **WITNESSETH THAT:**

WHEREAS, the City Councils of the Cities of Colleyville, Grapevine, Keller, and Southlake jointly find that it will be in the public’s best interest to enter into this Agreement for the purposes set forth herein below.

NOW, THEREFORE, it is mutually agreed between each participating City that:

1. Teen Court is a volunteer program which allows juvenile misdemeanor offenders an alternative to the criminal justice system while allowing them also to assume responsibility for their own actions through their involvement in the judicial process and community services in order that their offenses will not be recorded. Bringing juvenile offenders to a jury of their peers and to the community for constructive punishment will provide the juveniles with an understanding of the judicial system and a realization of their roles and responsibilities in the community.

2. The community will benefit from this interaction in that, through Teen Court, the community is afforded a unique opportunity to become involved in the education of juvenile offenders and will benefit from the community services provided to the community by the juvenile offenders.

3. A Teen Court Advisory Board shall be appointed by the respective governing bodies comprised of two (2) members at large from each participating City and one (1) city council member from each participating City as each so chooses all of whom are voting members. The role and duties of the Teen Court Advisory Board shall be established by the

Municipal Court Judges in the participating Cities.

4. The name of the program established by this Agreement shall be the "METROPORT Teen Court Program." The City of Southlake shall employ an administrator to administer and coordinate the activities of the METROPORT Teen Court Program. The title of the administrator shall be "Teen Court Coordinator."

5. This Agreement shall be executed in separate counterparts for each participating city, which counterparts shall be valid and binding as if the original. Each participating city, as its contribution for participating in the METROPORT Teen Court Program, shall pay to the City of Southlake \$36,750.00 ("Service Fee") upon such participating City's execution of this Agreement. It is expressly agreed that such payment fairly compensates the City of Southlake for the performance of services contemplated under this Agreement. Each participating City shall make this payment from current revenues available to that City.

6. The Teen Court Coordinator shall be an exempt employee for purposes of Fair Labor Standards Act (FLSA) coverage.

7. The scope of responsibilities of the Teen Court Coordinator shall be established by the City of Southlake.

8. The term of this Agreement shall be for a period of (12) twelve months beginning October 1, 2014, and ending September 30, 2015. If the parties have failed to adopt a new Agreement by the expiration date of this Agreement, this Agreement shall be deemed to continue on the same terms and conditions until such time as the new Agreement is adopted for the ensuing year, unless any party terminates its participation in this Agreement as provided below. In such event, this Agreement shall continue in effect until either the City of Southlake or all other participating Cities have terminated this Agreement. Upon renewal or continuation of this Agreement, each participating City shall pay the Service Fee to the City of Southlake for the ensuing year.

9. Any party hereto may terminate its participation in this Agreement without recourse or liability upon thirty (30) days written notice to the other party.

10. By execution of this Agreement, each party represents to the other that:
 - a. In performing its duties and obligations hereunder, it will be carrying out one or more governmental functions or services which it is authorized to perform; and
 - b. The undersigned officer or agent of the party has been properly authorized by that party's governing body to execute this Agreement and that any necessary resolutions extending such authority have been duly passed and are now in effect.

11. This Agreement is made pursuant to Chapter 791 and Subchapter E, Chapter 418, Texas Government Code. It is agreed that in the execution of this Agreement, no party waives any immunity or defense that would otherwise be available to it, against claims arising from the exercise of governmental powers and functions.

ATTEST:

_____ City Secretary, City of Colleyville	_____ Date	_____ Mayor, City of Colleyville	_____ Date
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_____ City Secretary, City of Grapevine	_____ Date	_____ Mayor, City of Grapevine	_____ Date
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_____ City Secretary, City of Keller	_____ Date	_____ Mayor, City of Keller	_____ Date
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_____ City Secretary, City of Southlake	_____ Date	_____ Mayor, City of Southlake	_____ Date
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Approved as to form and legality:

City Attorney, City of Colleyville

City Attorney, City of Grapevine

City Attorney, City of Keller

City Attorney, City of Southlake

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER B12
MEETING DATE: AUGUST 18, 2014
SUBJECT: APPROVAL FOR THE SALE OF CITY SURPLUS PROPERTY

RECOMMENDATION:

City Council to consider approval for the sale of property listed in Exhibit "A" as surplus property and authorizes their sale through public auction.

BACKGROUND:

This request is approval for the sale of surplus property as listed in Exhibit "A". The City currently has several vehicles, various vehicle parts, fleet equipment, paddle boats, power tools, portable radios, computers, shelving and office furniture ready for auction due to equipment age or condition. Staff has considered age, cost of operation and/or life-to-date maintenance costs when classifying property as surplus. Other items for auction are property deemed confiscated.

Staff recommends approval.

LW

Exhibit "A"
November 18, 2014

CC ITEM #17

1. 1997 Ford Explorer Vin#1FMDU32E4VZB26635 #08117.
2. 1997 Ford E250 Van Vin#1FTHE24L8VHBO8945 #09417.
3. 1997 Ford E250 Van Vin#1FTHE24L6VHB08944 #08944.
4. 1998 Ford Crown Victoria Vin#2FAFP71W3WX127133 #15218.
5. 2005 Chevrolet Trailblazer VIN#1GNDS135S052328407 #17145.
6. 2002 Ford Crown Victoria Vin#2FAFP71W82X145329 #50602.
7. 1999 Ford #250 VAN Vin#1FTPE24L6XHA87799 #18239.
8. 1997 Ford F150 Pick Up Vin#1FTDX1767VKC82565 #31307.
9. 2000 Ford E250 Van Vin# 1FTNE24L3YHB03658 #18300.
10. 1980 Shop Made Trailer.
11. 1988 Over-Lowe Light Tower.
12. 1997 Lister Petter Gorman/Rupp Water Pump.
13. 1999 Ford Explorer Vin#1FMZU32X1X2A78621 #08808.
14. 1998 Ford F250 4x4 Pick Up Vin#1FTPF28L0WKB07067 #15318.
15. 2002 Ford F550 w/Aerial Bucket Vin#1FDAF56F42EB83593 #15262.
16. 2002 Ford F150XL Pick Up Vin#2FTPF17Z92CA36546 #31412.
17. 2005 Chevrolet Trailblazer Vin#1GNDS13S952330544 #17125.
18. 2007 Ford Crown Victoria Vin#2FAHP71W87X160347 #92128.
19. 2005 Kawasaki Mule 600 Vin#JK1AFEB105B500834 #31105.
20. 2005 Kawasaki Mule 600 Vin#JK1AFEB125B500785 #31125.
21. 2005 Kawasaki Mule 600 Vin#JK1AFEB155B500733 #30105.
22. 1992 Chevrolet Top Kick Vin#1GBM7H1J4NJ104547 #12342.
23. 2008 Harley FLHTP Davidson Vin#1HD1FMM128Y705620 #91088.
24. 2001 Chevrolet 2500HD Extended Cab Vin#1GCHC29171E319885 #09771.
25. 4x 4 Person Kennedy Paddle Boats.
26. 5x Shop Hose reel Dispensers for Oil and Grease.
27. 1x Champion HR7D-12 2 Head Air Compressor.
28. Steel Shelving Unit for Ford E250 Van and Bottle Rack.
29. 4 Pallets Misc. Computer Equipment.
30. 2 Pallets of Motorola SCADA Equipment.
31. 1x Speedaire 1VN93 Air Compressor.
32. 1x Chicago Power Tools AI-25 Drill Press.
33. 1 Box of Assorted Motorola Radio Equipment.
34. 1x Lot of office furniture, shelving and chairs.

11/10/2014 (8:12:29 AM)

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: NOVEMBER 18, 2014
SUBJECT: AWARD OF CONTRACT FOR JANITORIAL SUPPLIES

RECOMMENDATION:

City Council to consider approval for the award of RFB 421-2015 for an annual contract for janitorial supplies with optional renewals to Empire Paper.

FUNDING SOURCE:

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

BACKGROUND:

Bids were taken in accordance with City Purchasing Policy. Formal bids and advertisements are not required for purchases under \$50,000.00. An informal RFB 421-2015 was issued through the City's eBid system. There were 423 vendors electronically notified of the bid through the eBid system. Three vendors submitted bids.

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

Based on the evaluation of the bid by the Purchasing Department it was determined the award be made to Empire Paper. Empire Paper bid all 84 line items and was the lowest total bid. Empire Paper is the incumbent supplier for janitorial supplies.

Staff recommends approval.

LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: NOVEMBER 18, 2014

SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR MICROSOFT WINDOWS VIRTUAL DESKTOP ACCESS LICENSES

RECOMMENDATION:

City Council to consider approval to renew an annual contract for Microsoft Windows virtual desktop access licenses with SHI Government Solutions, Inc. through the State of Texas Department of Information Resources (DIR) Cooperative Contracts Program.

FUNDING SOURCE:

Funding for this purchase is currently available in account 325-44540-101-14-0030 (Professional Services/City Manager/FY2014 Capital Acquisitions) in the amount not to exceed \$31,020.00.

BACKGROUND:

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

Bids were taken by the cooperative and a contract was awarded to SHI Government Solutions, Inc. The Information Technology Department staff and Purchasing reviewed the contract for specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City. The contract was for an initial one-year period with two optional, one-year renewals. If approved, this will be the first renewal available.

Information Technology has budgeted funds this year in the IT Replacement/Upgrade budget for this renewal. This is for 470 licenses for virtual desktops used for in office desktop and mobile computing throughout the City. This purchase from Microsoft is for Microsoft Windows Seven Professional Operating system. This must be a lease agreement because Microsoft will not sell perpetual licenses for the Windows Operating system in a virtual desktop environment due to legal restrictions.

Staff recommends approval.

November 12, 2014 (11:59:19 AM)

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: NOVEMBER 18, 2014
SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR BOOK LEASING SERVICES

RECOMMENDATION:

City Council to consider approval to renew an annual contract for book leasing services with Brodart Company through an Interlocal Agreement with the County of Brazoria, Texas.

FUNDING SOURCE:

Funds are budgeted in account 100-44573-313-1 (General/Library/Leases & Rentals Fund) for an amount not to exceed \$23,696.40.

BACKGROUND:

Purchases will be made in accordance with an existing Interlocal Cooperative Agreement with the County of Brazoria, Texas as allowed by Texas Government Code, Section 271.101 and 271.102 Cooperative Purchasing Program. The contract was for an initial one-year period with two optional, one-year renewals. If approved, this will be the first renewal available.

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

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

Staff recommends approval.

JR/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL CC ITEM #21
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: NOVEMBER 18, 2014
SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF
FIREHOUSE EQUIPMENT

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of lapel microphones and ventilation fans from Casco Industries, Inc. through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard).

FUNDING SOURCE:

Funding for this purchase is currently available in account 100-42281-210-03 (Apparatus and Tools) for a total amount not to exceed \$22,775.00.

BACKGROUND:

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

Bids were taken by the Cooperative and a multiple award contract was awarded to Casco Industries, Inc. The Fire Department staff and Purchasing reviewed the contract for specification compliance and determined that the contract would provide the best product and pricing for meeting the needs of the City.

This purchase is for replacement of the ventilation fans carried on the Engine and Quint Companies. The fans currently carried are gas powered and are older in age. These fans need more maintenance and are limited in use. This purchase of electric fans gives the Department increased flexibility in the use of the fans, reduce maintenance costs and provide a better quality of service to the citizens.

The radio microphones purchase request is to continue the standardization of the radios and the microphones so they are all compatible. These also allow the radios to be integrated into the headset that is used with the self-contained breathing apparatus (SCBA). This allows communications during incidents that require the use of the SCBA such as structure fires and hazardous materials incidents.

Staff recommends approval

JS/BS

11/12/2014 (3:37:36 PM)

RESOLUTION NO. _____

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

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

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

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

WHEREAS, The Local Government Purchasing Cooperative (Buyboard) has an established multiple award contract #432-13, Public Safety and Fire House Supplies and Equipment, with Casco Industries, Inc.; and

WHEREAS, the City of Grapevine, Texas has a need to replace ventilation fans and standardize radio microphones for the Fire Department; 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 authorizes the purchase of lapel microphones and ventilation fans from Casco Industries, Inc. through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (Buyboard) for an amount not to exceed \$22,775.00.

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 18th day of November, 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: NOVEMBER 18, 2014
SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR A
SUPPLY AND MAINTENANCE AGREEMENT FOR PORTABLE
GAS DETECTION DEVICES

RECOMMENDATION:

City Council to consider approval to renew an annual contract for a supply and maintenance agreement for portable gas detection devices with Safeware, Inc. through an established Cooperative Purchasing Agreement with the Government Purchasing Alliance, U.S. Communities.

FUNDING SOURCE:

Funding for this purchase is currently available in Fire Department account 100-43465-210-1 (Miscellaneous Equipment Maintenance) in the amount not to exceed \$16,350.00.

BACKGROUND:

This purchase will be made in accordance with an existing Cooperative Purchasing Agreement with the Government Purchasing Alliance, U.S. Communities, as allowed by the Texas Local Government Code, Section 271.102, Cooperative Purchasing Program. The contract was for an initial one-year period with two optional, one-year renewals. If approved, this will be the final renewal option.

Bids were taken by the Cooperative and a contract was awarded to Safeware, Inc. The purpose of this contract is to establish fixed annual pricing and maintenance for portable gas detection devices that will allow firefighters to monitor hazardous environments. These devices will update, replace and expand the gas monitoring capabilities of the Fire department and the new devices will replace several broken and out of date devices that are eight to nine years old.

The Purchasing and Fire Department staff reviewed the contract for specification compliance and determined this annual contract would provide the best product, service and pricing for meeting the needs of the City.

Staff recommends approval.
JS/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER 

MEETING DATE: NOVEMBER 18, 2014

SUBJECT: THIRD AMENDMENT TO GROUND AND TOWER LEASE AGREEMENT WITH NEW CINGULAR WIRELESS FOR MUSTANG WATER TOWER

RECOMMENDATION:

City Council consider adopting a resolution authorizing the Third Amendment to the Ground and Tower Lease Agreement with New Cingular Wireless PCS, LLC, for the purpose of installing, operating, and maintaining a communications facility on the Mustang water tower, 3051 Ira E. Woods Ave., authorize the City Manager to sign said amendments, and take any necessary action.

FUNDING SOURCE:

The City of Grapevine and GCISD will each receive half of the annual lease payment of \$55,000 from NEW CINGULAR WIRELESS PCS, LLC.

BACKGROUND:

The initial lease was entered into May of 1999 for a period of 25 years. City of Grapevine and GCISD received \$7,200 each in annual rent.

In November 2008, the first amendment to the Ground & Tower Lease allowing additional installation of antennas was approved.

Then in June 2011, the second amendment to the Ground & Tower Lease allowing additional installation of antennas was approved. The current annual lease amount is \$36,000, with the City of Grapevine and GCISD each receiving \$18,000.

Under the third amendment to the lease, the City of Grapevine and GCISD will receive an annual lease payment of \$27,500, each receiving half of the total annual rent of \$55,000, from New Cingular Wireless.

The main points of the amendment include:

- the installation of additional antennas and radios,
- 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, and
- extending the term of the lease to year 2034.

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

CC ITEM #23
MUSTANG
WATER
TOWER

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROVING THE THIRD 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 MUSTANG WATER TOWER AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on May, 1999, the City of Grapevine (hereinafter referred to as "Landlord") entered into a Tower/Ground Lease Agreement with Southwestern Bell Wireless, LLC, 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 Mustang Water Tower; and

WHEREAS, the City of Grapevine entered into Amendment #1, in November 2008, with AT&T Mobility Texas, LLC, successor in interest to Dallas SMSA limited Partnership; and

WHEREAS, the City of Grapevine entered into Amendment #2, in June 2011, with New Cingular Wireless PCS, LLC, successor in interest to AT&T Mobility Texas, LLC; and

WHEREAS, the City of Grapevine is in agreement to enter into Amendment #3 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 Third Amendment to the Tower/Ground Lease Agreement for the Mustang Water Tower, located at 3051 Ira E. Woods Avenue, 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.

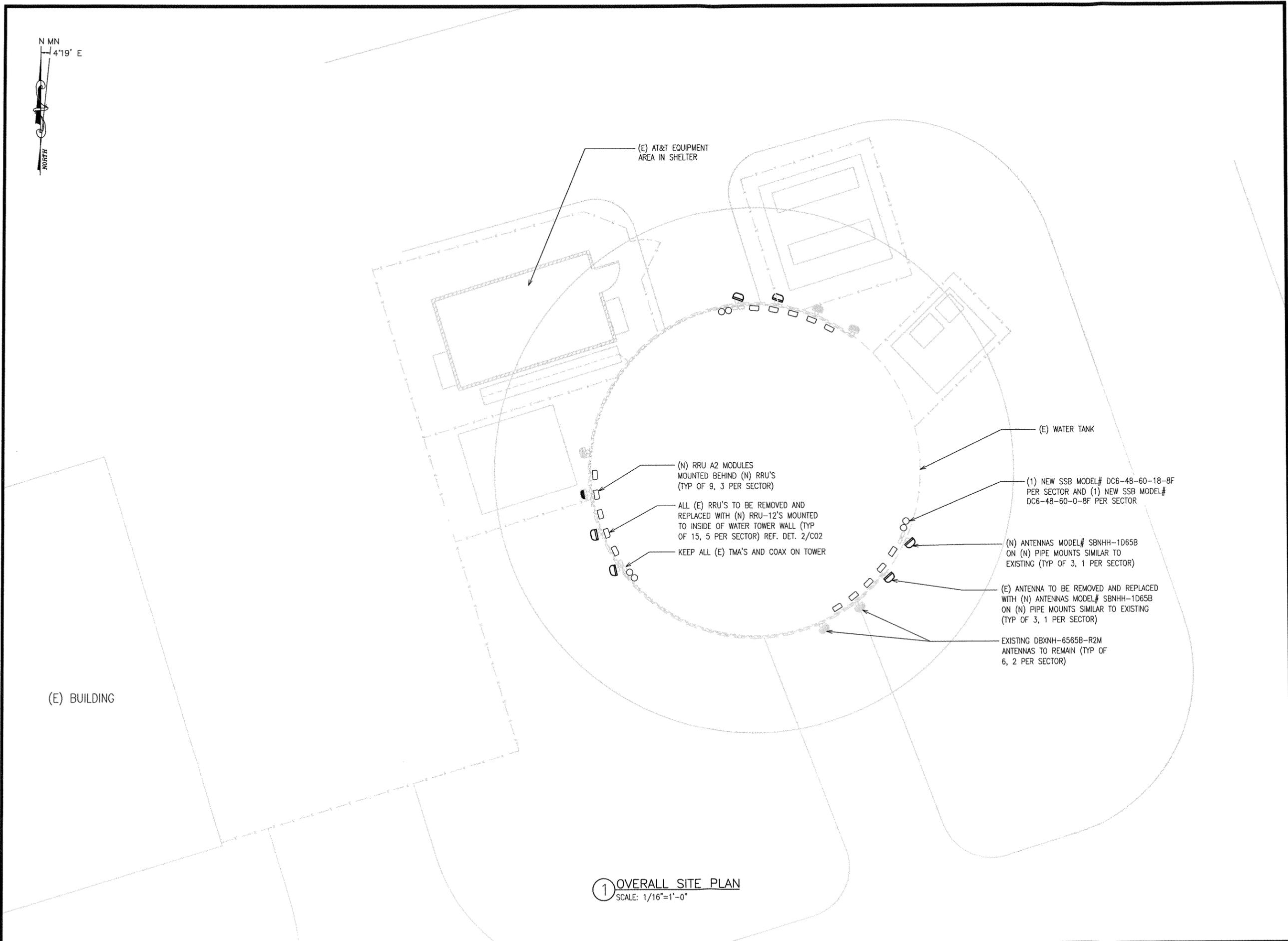
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 18 day of November, 2014.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

File Info: c:\DOCUMENTS-1\Kirk-1\LOCALS-1\Temp\AcPublish-492\DX6052 Upgrade CDs.dwg Apr 21, 2014 - 4:53pm kirk



1 OVERALL SITE PLAN
SCALE: 1/16"=1'-0"

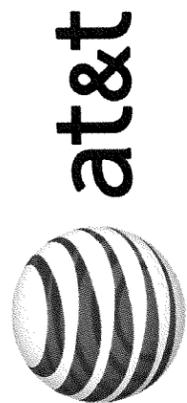
REVISIONS	DATE
A ISSUED FOR REVIEW	04/21/14
CC ITEM #23	

CELERIS PROJECT NO.: 14-5763

CELERIS GROUP
CONSULTING ENGINEERS
2000 E. Lamar Blvd., Suite 550
Arlington, TX 76006
Office: 817.446.1700
Fax: 817.460.0677
TX Firm Reg. # F-13992

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ZHENNING GUO, P.E. LICENSE # 84667. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.



1801 VALLEY VIEW LANE
FARMERS BRANCH, TX 75234

SITE NAME
GRAPEVINE WATER TOWER
SITE NUMBER
DX6052

DRAWN BY:
KDR
CHECKED BY:
ZG
DATE
04/21/14
PLOT SCALE
1:2
DRAWING NAME
SITE PLAN
SHEET No.
C01

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

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of traffic control equipment from Twincrest Technologies through a Cooperative Agreement with the State of Texas CO-OP Purchasing Program.

FUNDING SOURCE:

Funding for this purchase is currently available in account 174-43301-093-000 (Street Maintenance Capital Replacement/Traffic Sign and Signal Maintenance/Transportation Infrastructure Maintenance) for an amount not to exceed \$19,260.00.

BACKGROUND:

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

Bids were taken by the Cooperative and awarded a preferred term contract to Twincrest Technologies. The Public Works and Purchasing staff reviewed the contract for specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City. The Cooperative Agreement satisfies all bidding requirements under the Texas Local Government Code.

This equipment will provide Traffic staff the ability to monitor and modify signal timing at SH 26 and Bass Pro Drive and at SH 26 and Grapevine Mills Boulevard South during the Christmas holidays. With the planned deployment of changeable message boards directing traffic to Bass Pro Drive from SH 121 and I-635, traffic loading at the south end of the mall will significantly increase. We experienced similar increases on the sales tax holiday in August of this year and had to manually adjust the timing during the weekend. This equipment will allow remote assessment and adjustments when necessary.

Staff recommends approval.

RESOLUTION NO. _____

TRAFFIC CONTROL
EQUIPMENT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE TRAFFIC CONTROL EQUIPMENT THROUGH AN ESTABLISHED COOPERATIVE AGREEMENT AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the State of Texas has an established term contract #550-A2, Traffic Control Devices, Markers, Delineators, with Twincrest Technologies; and

WHEREAS, the City of Grapevine, Texas has a need to purchase traffic control equipment for the Public Works Department; 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 authorizes the purchase of traffic control equipment for the Public Works Department from Twincrest Technologies for an amount not to exceed \$19,260.00.

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 18th day of November, 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: NOVEMBER 18, 2014
SUBJECT: DEVELOPER CONTRACT GLADE HILL ADDITION
WATERLINE IMPROVEMENTS

RECOMMENDATION:

City Council consider:

- approving a Developer Cost Participation Contract with Contrast Glade Hill Development, Inc. for the construction of a 12" waterline along Hill Meadow Road, at a cost to the City of \$27,018.02;
- adopting an ordinance appropriating funds from 2011 Water Impact Fees;
- authorize the City Manager to execute the necessary documents;

and take any necessary action.

FUNDING:

The project participation will be funded from 2011 Water Impact Fees.

BACKGROUND:

Contrast Glade Hill Development, Inc. has developed Glade Hill Addition, a 54 lot residential subdivision at the northwest corner of Glade Road and SH 360.

The City Water Masterplan reflects a 12" waterline to be constructed along the east boundary of Glade Hill Addition. This development provided the City an opportunity to coordinate our Masterplan facilities with the local development's plans and construct the portion of the overall 12" waterline bordering the proposed development. The City will provide the funding for the upsizing of the segment from the cost of an 8" waterline to a 12" waterline.

The cost for the 12" waterline and 8" waterline based upon bids taken by the developer were \$66,967.98 and \$39,949.96 respectively with the incremental increase to be funded by the City being \$27,018.02.

CC ITEM #25

The Contract is based upon our standard agreement utilized for funding participation agreements with developers within the City.

Staff recommends approval.

STATE OF TEXAS §
COUNTY OF TARRANT § COST PARTICIPATION CONTRACT
CITY OF GRAPEVINE §

WHEREAS, CONTRAST GLADE HILL DEVELOPMENT, INC., hereinafter referred to as "Owner," is the owner of land in the City of Grapevine, Tarrant County, Texas, a Texas home-rule City, hereinafter referred to as "City", which land ("Subject Property") is more specifically described as GLADE HILL, City of Grapevine, Tarrant County, Texas, incorporated herein for all purposes; and

WHEREAS, Development of Subject Property provides the opportunity to incorporate the construction of 12" waterline (the "Waterline"), identified in the City of Grapevine's Water Master Plan, into the development construction along Hill Meadow Road (see Exhibit "A"); and

WHEREAS, the City, pursuant to its policies, acknowledges an obligation to fund the costs of upsizing the Waterline within the normal limits of the subject property compared to the cost of constructing an 8" waterline normally installed in single family residential development; and

WHEREAS, the City and Owner agree that the upsizing costs for the Waterline shall be derived from unit prices based upon actual construction costs as shown in the developer's construction contract (see Exhibit "B") received by the Owner and agreed upon by the City for a 12" waterline compared to the unit prices received for an 8" Waterline; and

WHEREAS, the cost of the 1,418 LF 12" water line, valves and tee based upon bid prices is \$66,967.98, and the cost of the 1,418 LF 8" water line, valves and tee based on bid prices is \$39,949.96 (See Exhibit "B")

WHEREAS, City agrees to provide the necessary funding for the upsizing cost of \$ 27,018.02 for the construction of approximately 1,418 LF of Waterline and necessary appurtenances for a twelve inch (12") line compared to the cost of an 8" line.

WHEREAS, the "Owner" and City agree that the City's participation in the funding of the Project is estimated to be \$27,018.02; and

WHEREAS, the City agrees to provide its share of the funding to "Owner" after final acceptance of the development by the City; and

WHEREAS, the "Owner" and City agree the contract for the construction of the Project shall be exclusively between the "Owner" and the contractor and that the City shall have no contractual relationship with the contractor within the scope of the "Owner" contract for the construction of this Project, and

WHEREAS, the “Owner” agrees that the construction contractor shall be required to provide a performance, payment and maintenance bonds. Said performance and payment bonds shall be issued by an approved surety company holding a permit from the State of Texas to act as surety (and acceptable according to the latest list of companies holding certificates of authority from the Secretary of the Treasury of the United States), shall be issued in the name of the City, and shall be issued in the full amount of the cost to construct the Project; and

Said maintenance bond shall be issued by a an approved surety company holding a permit from the State of Texas to act as surety (and acceptable according to the latest list of companies holding certificates of authority from the Secretary of the Treasury of the United States), shall be issued in the name of the City of Grapevine, shall be issued in an amount of twenty-five percent (25%) of the total construction cost of the Project, and shall extend for a period of two years from the date of acceptance of the Project by the City; and

WHEREAS, State law provides the opportunity for cities to participate with private development in the construction of public improvements.

NOW, THEREFORE, the parties to this Contract, the City and the “Owner”, do enter into this Cost Participation Contract, for good and valuable consideration, the receipt and sufficiency of such consideration being hereby acknowledged, and in the mutual promises and mutual benefits that flow to each party, do hereby contract, covenant, warrant, and agree as follows:

Section 1. That all matters stated in the preamble above are found to be true and correct and are incorporated into the body of this Cost Participation Contract as if copied verbatim in their entirety.

Section 2. That the “Owner” hereby agrees to construct waterline improvements as herein described to provide adequate water system capacity to serve the proposed development of Subject Property. The construction shall comply with City ordinances and State of Texas requirements.

Section 3. The “Owner” hereby agrees, at its sole cost, to employ a civil engineer registered in the State of Texas to prepare and seal the construction plans of the Waterline within the limits of the Subject Property prior to construction.

Section 4. The “Owner” hereby agrees, at its sole cost, to contract with said registered civil engineer to provide Construction Phase Engineering Services to the City during the construction of the Waterline.

Section 5. That the “Owner” and City agree to construct and to share in the total cost of the Waterline and that the City shall make payment to the Owner as stipulated in this contract.

Section 6. That the “Owner” agrees to dedicate the necessary utility easements for the waterline constructed.

Section 7. Indemnity Provisions. The "Owner" shall waive all claims, fully release, indemnify, defend and hold harmless the City and all of its officials, officers, agents, consultants and employees in both their public and private capacities, from any and all liability, claims, suits, demands or causes of action, including all expenses of litigation and / or settlement which may arise by injury to property or person occasioned by error, omission, intentional or negligent act of "Owner", its officers, agents, consultants and employees arising out of or in connection with this Contract, or on or about the property, and "Owner" will, at its own cost and expense, defend and protect the City and all of its officials, officers, agents, consultants and employees in both their public and private capacities, from any and all such claims and demands. Also, "Owner" agrees to and shall indemnify, defend and hold harmless the City and all of its officials, officers, agents, consultants and employees in both their public and private capacities, from and against any and all claims, losses, damages, causes of action, suit and liability of every kind, including all expenses of litigation, court costs and attorneys' fees for injury to or death of any person or for any damage to any property arising out of or in connection with the construction under this Contract on or near the Subject property. This indemnity shall apply whether the claims, suits, losses, damages, causes of action or liability arise in whole or in part from the intentional acts or negligence of "Owners" or any of their officers, officials, agents, consultants and employees, whether said negligence is contractual, comparative negligence, concurrent negligence, gross negligence or any other form of negligence. The City shall be responsible only for the City's primary negligence. Provided, however, that nothing contained in this Contract shall waive the City's defenses or immunities under Section 101.001 et seq. of the Texas Civil Practice and Remedies Code or other applicable statutory or common law.

Section 8. Indemnity Against Design Defects. Approval of the City Engineer or other City employee, official, consultant, employee, or officer of any plans, designs or specifications submitted by the "Owner" under this Contract shall not constitute or be deemed to be a release of the responsibility and liability of the "Owner", their engineer, contractors, employees, officers, or agents for the accuracy and competency of their design and specifications. Such approval shall not be deemed to be an assumption of such responsibility or liability by the City for any defect in the design and specifications prepared by the consulting engineer, his officers, agents, servants, or employees, it being the intent of the parties that approval by the City Engineer or other City employee, official, consultant, or officer signifies the City's approval of only the general design concept of the improvements to be constructed. In this connection, the "Owners" shall, for a period of one (1) year following the City's acceptance of the Project, indemnify and hold harmless the City, its officials, officers, agents, servants and employees, from any loss, damage, liability or expense on account of damage to property and injuries, including death, to any and all persons which may arise out of any defect, deficiency or negligence of the engineer's designs and specifications incorporated into any improvements constructed in accordance therewith, and the "Owners" shall defend at his own expense any suits or other proceedings brought against the City, its officials, officers, agents, servants or employees, or any of them, on account thereof, to pay all expenses and satisfy all judgements which may be incurred by or rendered against them, collectively or individually, personally or in their official capacity, in connection herewith.

Section 8. Approval of Plans The "Owner" and City agree that approval of plans and specifications by the City shall not be construed as representing or implying that improvements built in accordance therewith shall be free of defects. Any such approvals shall in no event be construed as representing or guaranteeing that any improvement built in accordance therewith will be designed or built in a good and workmanlike manner. Neither the City nor its elected officials, officers, employees, contractors and/or agents shall be responsible or liable in damages or otherwise to anyone submitting plans and specifications for approval by the City for any defects in any plans or specifications submitted, revised, or approved, in the loss or damages to any person arising out of approval or disapproval or failure to approve or disapprove any plans or specifications, for any loss or damage arising from the non-compliance of such plans or specifications with any governmental ordinance or regulation, nor any defects in construction undertaken pursuant to such plans and specifications.

Section 9. Upon completion of the construction of the Project, the Project and all appurtenances thereto shall become the property of and shall be maintained by the City (subject to the warranties of the contractor performing the work).

Section 10. Notwithstanding anything in this Contract, nothing herein waives any right of immunity available to the City under applicable law. With respect to any indemnity provided for herein from "Owner" to City, "Owner" do not assume any liability for damages above and beyond what is recoverable against the City itself based on immunity or damage limits applicable to the City.

Section 11. This Contract shall not be assignable without the express written consent of City and "Owners."

Executed this _____ Day of _____, 2014.

OWNER:

CITY OF GRAPEVINE, TEXAS

CONTRAST GLADE HILL
DEVELOPMENT, INC.

By: _____
Terry W. Mitchell, Director

Bruno Rumbelow, City Manager

APPROVED:

City Attorney

STATE OF _____

COUNTY OF _____

Before me, a notary public, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing document and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

Notary Public Signature

Notary Public Printed or Typed Name

My commission expires: _____

STATE OF _____

COUNTY OF _____

Before me, a notary public, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing document and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

Notary Public Signature

Notary Public Printed or Typed Name

My commission expires: _____

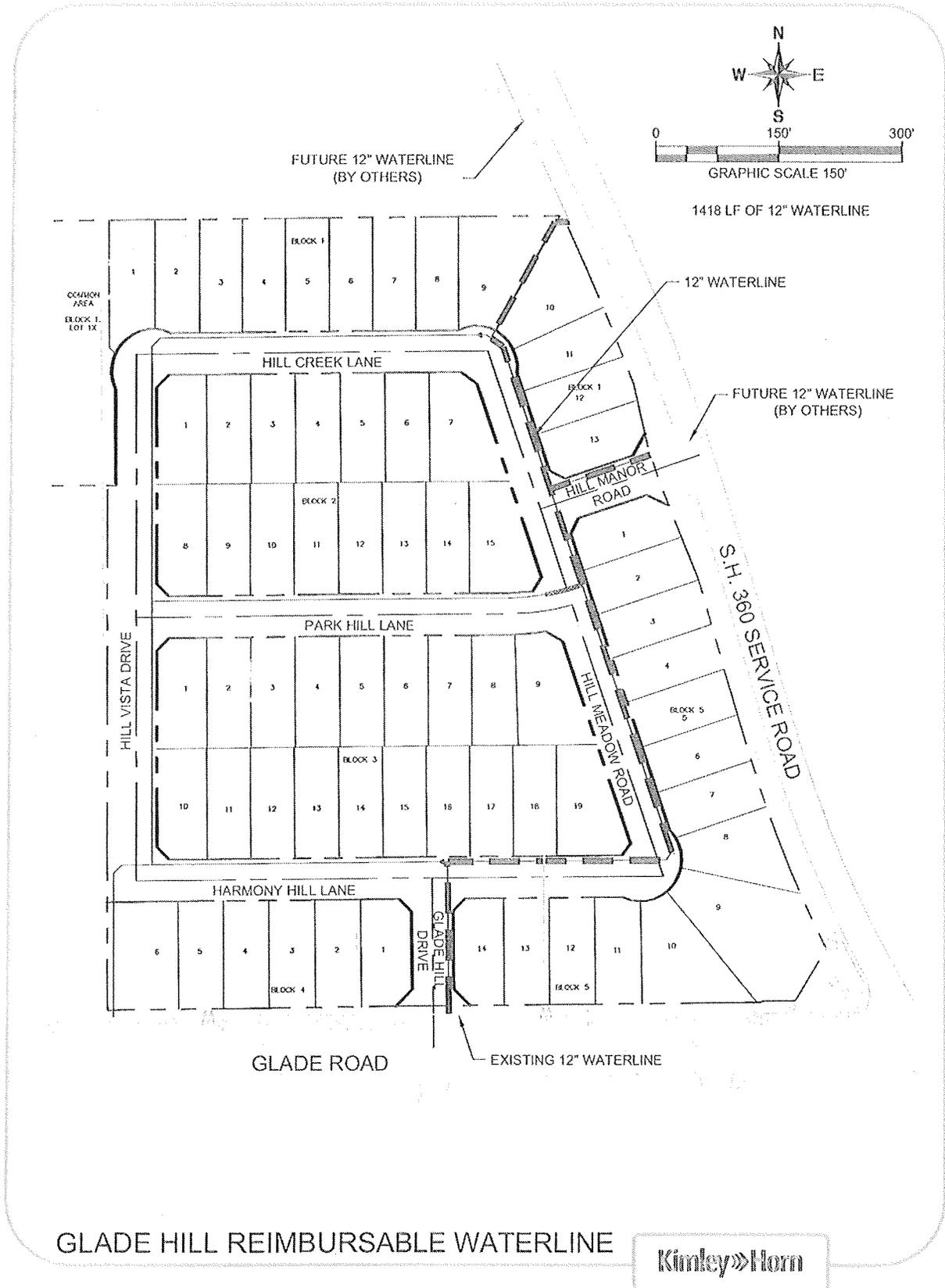


Exhibit B

**GLADE HILL WATERLINE REIMBURSEMENT
SCHEDULE**

CITY OF GRAPEVINE, TEXAS

COST OF 12 INCH WATERLINE AS INSTALLED:

<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Cost</i>
12" Waterline incl. fittings, etc	LF	1418	\$30.11	\$42,695.98
12" Gate Valve and Box	EA	8	\$2,234.00	\$17,872.00
Cut in 12" Tee and Valve	EA	1	\$6,400.00	<u>\$6,400.00</u>
Sub Total 12 Inch Installed				\$66,967.98

COST IF 8 INCH WAS INSTALLED INSTEAD:

<i>Item Description</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Total Cost</i>
8" Waterline incl. fittings, etc	LF	1418	\$17.61	\$24,970.98
8" Gate Valve and Box	EA	8	\$1,203.00	\$9,624.00
Cut in 8" Tee and Valve	EA	1	\$5,354.98	<u>\$5,354.98</u>
Sub Total if 8 Inch was Installed				\$39,949.96

DIFFERENCE BETWEEN 12 INCH COST AND 8 INCH COST AND AMOUNT OF REQUESTED REIMBURSEMENT	\$27,018.02
--	--------------------

ORDINANCE NO. _____

GLADE HILL
FUNDING

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, REVISING THE ADOPTED CAPITAL IMPROVEMENTS BUDGET FOR THE FISCAL YEAR ENDING IN 2015, PROVIDING FOR THE TRANSFER OF THE FUNDS; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to improve water and wastewater systems throughout the City; and

WHEREAS, the City has a long history of financial participation with developers to upsize water and wastewater lines to meet City Master Plans; and

WHEREAS, funding for water line upsizing is not currently included in the FY 2014 - 2015 Capital Improvements Plan Budget.

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

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

Section 2. That the City Council hereby authorizes an amount of \$ 27,018.02 be appropriated from the 2011 Water Impact Fees to the FY 2014-2015 Capital Improvements Plan budget for water line upsizing.

Section 3. That a copy of the revised FY 2014-2015 Capital Improvements Plan budget document shall be kept on file in the office of the City Secretary and on the City of Grapevine website.

Section 4. That the terms and provisions of this ordinance shall be deemed to be severable, and that if the validity of any section, subsection, word, sentence or phrase shall be held to be invalid, it shall not affect the remaining part of this ordinance.

Section 5. That the fact that the present ordinances and regulations of the City of Grapevine, Texas are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety, and general welfare which requires that this ordinance shall take effect immediately from and after its passage and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 18th day of November, 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: NOVEMBER 18, 2014

SUBJECT: ENGINEERING DESIGN SERVICES CONTRACT AMENDMENT
NO. 2 – WATER SYSTEM IMPROVEMENTS PROJECT

RECOMMENDATION:

City Council consider:

- approving Amendment No. 2 to the Water Engineering Design Services Contract with Baird, Hampton & Brown, Inc. in an amount of \$34,250.00 plus 10% contingencies for the addition of wastewater improvements to the design contract,
- adopting an ordinance appropriating the necessary funds from the Released Sewer Impact Fees for the wastewater improvements design,
- authorize staff to execute said contract amendment;

and take any necessary action.

FUNDING SOURCE:

Funds are available in the Released Sewer Impact Fees.

BACKGROUND:

The original Water System Improvements Project Design Services Contract and Amendment No. 1, approved by City Council on April 16, 2013 and November 5, 2013 respectively, addressed needs at seven locations across the City that consisted of water line replacements/upsizing and installing new lines to improve system circulation and water quality issues.

The specific locations targeted in this project were:

- Dooley Street; Silverlake Elementary to Dunn Street
- Dove Loop; Dooley Street to Boyd Drive
- Boyd Drive; Dove Loop to Northwest Highway
- College Street Crossing of Morehead Branch; Scribner Street to Ball Street
- Winding Creek Addition network connection to Woodlake Apartments Network
- Redbud Lane; replace existing 2" east of Dooley Street with 6" water line
- Cable Creek Court; connect existing dead end water line

During the design process, Staff has identified a sanitary sewer line that is in need of manhole replacement due to numerous failures and is located in the vicinity of the Dove Loop and Boyd Drive waterline project sites. The close proximity of this sanitary sewer line to the current project limits, lends itself to an amendment to the current project.

A second significant sanitary sewer line failure has been discovered beneath SH 360 that warrants immediate attention to expedite the repair.

Amending the existing design contract enables us to proceed quickly to address the new problem sites.

Specifically,

- 16 sanitary sewer manholes along Wildwood Lane, Dooley Street and Dove Loop Road are experiencing severe deterioration due to corrosive sewer gases. These manholes will be replaced or rehabilitated.
- The existing sanitary sewer crossing under SH 360 is located just south of Stone Myers Parkway. Holes have been discovered within the existing ductile iron pipe and failure is imminent. This design will include a new casing pipe and sanitary sewer line under TxDOT ROW to replace the existing line over a length of approximately 500 LF.

These two additional sanitary sewer line segments will be added to the current design contract and incorporated into the final construction contract.

Construction cost estimate for the two segments are:

Wildwood, Dooley and Dove Loop Manhold	\$ 83,000
SH 360 Sanitary Sewer Bore	<u>\$356,000</u>
Total	\$439,000

Staff recommends approval.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, REVISING THE ADOPTED CAPITAL IMPROVEMENTS BUDGET FOR THE FISCAL YEAR ENDING IN 2015, PROVIDING FOR THE TRANSFER OF THE FUNDS; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to improve water and wastewater systems throughout the City; and

WHEREAS, recent discoveries of two wastewater lines with major failures have resulted in the need to expedite the design and construction of repairs and line replacements; and

WHEREAS, funding for wastewater line repairs and replacement improvements is not currently included in the FY 2014-2015 Capital Improvements Plan Budget.

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

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

Section 2. That the City Council hereby authorizes an amount of \$37,675.00 be appropriated from Released Sewer Impact Fees to the FY2014-2015 Capital Improvements Plan budget for the necessary wastewater line repairs and replacement improvements.

Section 3. That a copy of the revised FY 2014-2015 Capital Improvements Plan budget document shall be kept on file in the office of the City Secretary and on the City of Grapevine website.

Section 4. That the terms and provisions of this ordinance shall be deemed to be severable, and that if the validity of any section, subsection, word, sentence or phrase shall be held to be invalid, it shall not affect the remaining part of this ordinance.

Section 5. That the fact that the present ordinances and regulations of the City of Grapevine, Texas are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety, and general welfare which requires that this ordinance shall take effect immediately from and after its passage and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 18th day of November, 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 4th day of November, 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
John F. Boyle, Jr.	City Attorney
Jodi C. Brown	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.; at which time Council Member Spencer arrived.

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.

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

WORKSHOP

CALL TO ORDER

The Workshop Session was called to order at 7:21 p.m.

ITEM 2. COMMUTER RAIL PROJECT UPDATE

Mayor Tate recognized Grapevine resident, Mr. Jon Michael Franks, who was recently appointed to the Fort Worth Transportation Authority Board of Directors.

Mr. Paul Ballard, President/CEO of the Fort Worth Transportation Authority (The "T"), gave a presentation on the status of the commuter rail project, funding sources, future steps and track usage agreements.

No formal action was taken by the City Council. There being no further business to discuss on the Workshop Agenda, the Workshop was adjourned.

REGULAR MEETING

CALL TO ORDER

Mayor Tate called the meeting to order at 7:32 p.m. in the City Council Chambers.

INVOCATION

Council Member Mike Lease delivered the Invocation.

PLEDGE OF ALLEGIANCE

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

ITEM 3. CITIZEN COMMENTS

There were no Citizen Comments submitted.

ITEM 4. PRESENTATION, DEVELOPMENT SERVICES DEPARTMENTAL UPDATE

Development Services Director Scott Williams gave a presentation on Development Services for Fiscal Year 2014. Mr. Williams' report included construction valuation

comparisons, major projects completed, projects under construction, and future planned projects. He also reviewed the department's record digitization and the results of the historic district's residential design criteria amendments.

No formal action was taken by the City Council.

ITEM 5. NASH FARM HOURS OF OPERATION AND STAFFING REQUEST

Convention & Visitors Bureau Executive Director Paul McCallum noted the City Council had tabled consideration of the Nash Farm hours of operation at the September 2, 2014 meeting. The operating hours were reviewed at the October 15th Grapevine Heritage Foundation meeting. The Foundation Board's approved and recommended hours of operation for Nash Farm are:

Memorial Day to Labor Day: Monday through Friday from 10:00 a.m. to 8:00 p.m.; Saturday and Sunday, 9:00 a.m. to 5:00 p.m.

Labor Day to Memorial Day: Monday through Sunday from 9:00 a.m. to 5:00 p.m.

Closed on all City holidays, as well as, two weeks in February set aside for annual repair, in-depth maintenance and construction projects.

The creation of a new part-time job position equivalent to .508 FTE to cover the additional operating hours.

Following discussion, Mayor Pro Tem Wilbanks offered a motion to accept the Heritage Foundation Board's recommendation and approve the hours of operation and the personnel staffing request. Council Member Coy seconded the motion which prevailed by the following vote:

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

ITEM 6. AGREEMENT, ROCKLEDGE PARK MASTER PLAN

Parks & Recreation Director Kevin Mitchell presented for consideration an agreement with Mesa Design Group in an amount not to exceed \$147,000.00 to develop a Master Plan for Rockledge Park. Mr. Mitchell noted the City has a grant opportunity with the Texas Parks & Wildlife Department (TP&W) and several other entities to create a unique outdoor park to include hunter education, archery, fishing, and other Ranger based programming. The expense for the park's master plan will be funded through the Quality of Life Fund.

Council Member Coy, seconded by Council Member Lease, offered a motion to approve the agreement with Mesa Design Group. The motion prevailed by the following vote:

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

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. Item 9 was removed from the Consent Agenda.

Item 7. Resolution, Ratify and Authorize Emergency Purchase of Intel Ethernet Equipment

City Manager recommended approval of a resolution ratifying and authorizing the October 17, 2014 emergency purchase of Intel Ethernet equipment in the amount of \$16,244.70 from Parity Consultants for the Information Technology Department.

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

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

RESOLUTION NO. 2014-83

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, RATIFYING AND APPROVING THE EMERGENCY PURCHASE OF INTEL ETHERNET EQUIPMENT THAT WAS MADE ON OCTOBER 17, 2014 AND PROVIDING AN EFFECTIVE DATE

Item 8. Renew Annual Contract for Fire Fighter Uniforms

Fire Chief recommended approval of the renewal of an annual contract for fire fighter uniforms in an estimated annual budgeted amount of \$40,000.00 with GST Public Safety Supply, LLC through an Interlocal Cooperative Agreement with the City of Bedford, Texas.

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

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

ITEM 9. ORDINANCE, AMEND GRAPEVINE CODE OF ORDINANCES,
CHAPTER 23 TRAFFIC, SECTION 23-30 STOP INTERSECTIONS

This item was removed from the Consent Agenda and then considered after Item 10. Mayor Pro Tem Wilbanks requested that Staff evaluate if a yield sign is warranted on westbound Wall Street at Park Boulevard.

Public Works Director recommended approval of an ordinance amending the Grapevine Code of Ordinances, Chapter 23 Traffic, Section 23-30 Stop Intersections relative to adding stop intersections in Eastwoods, Glade Hill, Heritage Cove, Lake Pointe, Park Boulevard and Vineyard Creek Estates.

Mayor Pro Tem Wilbanks offered a motion to approve the ordinance as recommended. Council Member O'Dell seconded the motion which prevailed by the following vote:

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

ORDINANCE NO. 2014-67

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

Item 10. Consideration of Minutes

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

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

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

ADJOURNMENT

Mayor Pro Tem Wilbanks, seconded by Council Member Coy, offered a motion to adjourn the meeting at 8:07 p.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 18th day of November, 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: NOVEMBER 18, 2014

SUBJECT: PRELIMINARY PLAT APPLICATION
LOT 1, BLOCK 1, DCT FELLOWSHIP WEST ADDITION

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

APPLICANT..... Clayton Strolle, Pacheco Koch, LLC

REASON FOR APPLICATION Platting tract of land for an industrial business park

PROPERTY LOCATION..... Northwest corner of Bass Pro and Creekview Drives

ACREAGE20.0

ZONING..... Existing -CC: Community Commercial
Proposed- LI: Light Industrial

NUMBER OF LOTS..... 1

PREVIOUS PLATTING..... No

CONCEPT PLAN..... No

SITE PLAN Z14-03

OPEN SPACE REQUIREMENT No

AVIGATION RELEASE.....Yes

PUBLIC HEARING REQUIRED..... No

**PLAT INFORMATION SHEET
PRELIMINARY PLAT APPLICATION
LOT 1, BLOCK 1, DCT FELLOWSHIP WEST ADDITION**

I. GENERAL:

- The applicant, Clayton Strolle, Pacheco Koch, LLC. is platting this tract of land to build an industrial business park. The property is located on the northwest corner of Bass Pro and Creekview Drives in both Grapevine and Coppell.

II. STREET SYSTEM:

- The development has access to Bass Pro and Creekview Drives. Creekview Drive is in the city limits of Coppell, Texas.
- ALL abutting roads: are on the City Thoroughfare Plan: Bass Pro Drive
 are not on the City Thoroughfare Plan

Periphery Street Fees are due as follows:

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

Periphery Street Fees are not due:

TOTAL

III. STORM DRAINAGE SYSTEM:

- The site drains northwest into a drainage easement.
- 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. Additional off site sanitary sewer collection improvements will be necessary to serve the site.

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

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

VII. STATEMENT OF FINDINGS:

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

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

VIII. RECOMMENDATION:

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

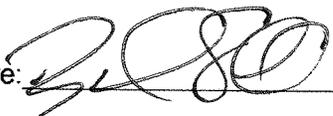
APPLICATION FOR PLATTING
CITY OF GRAPEVINE, TEXAS

TYPE OF PLAT: Preliminary Final Replat Amendment

PROPERTY DESCRIPTION:

Name of Addition: DCT Freeport West Addition
Number of Lots: 1 Gross Acreage: 20 AC Proposed Zoning: Light Industrial
Location of Addition: NWC Bass Pro Drive and Creekview Drive

PROPERTY OWNER:

Name: Fellowship Church Contact: Brad Stovall
Address: 2450 Highway 121 City: Grapevine
State: Texas Zip: 76051 Phone: (972) 471-6724
Fax: ()
Signature:  Email: Brad.stovall@fellowshipchurch.com

APPLICANT:

Name: Pacheco Koch, LLC Contact: Clayton Strolle, P.E.
Address: 8350 N. Central Expressway City: Dallas
State: Texas Zip: 75206 Phone: (972) 235-3031
Fax: (972) 235-9544
Signature:  Email: CStrolle@pkce.com

SURVEYOR:

Name: Pacheco Koch, LLC Contact: John Andricopoulos
Address: 8350 N. Central Expressway City: Dallas
State: Texas Zip: 75206 Phone: (972) 235-3031
Fax: (972) 235-9544
Email: JAndricopoulos@pkce.com

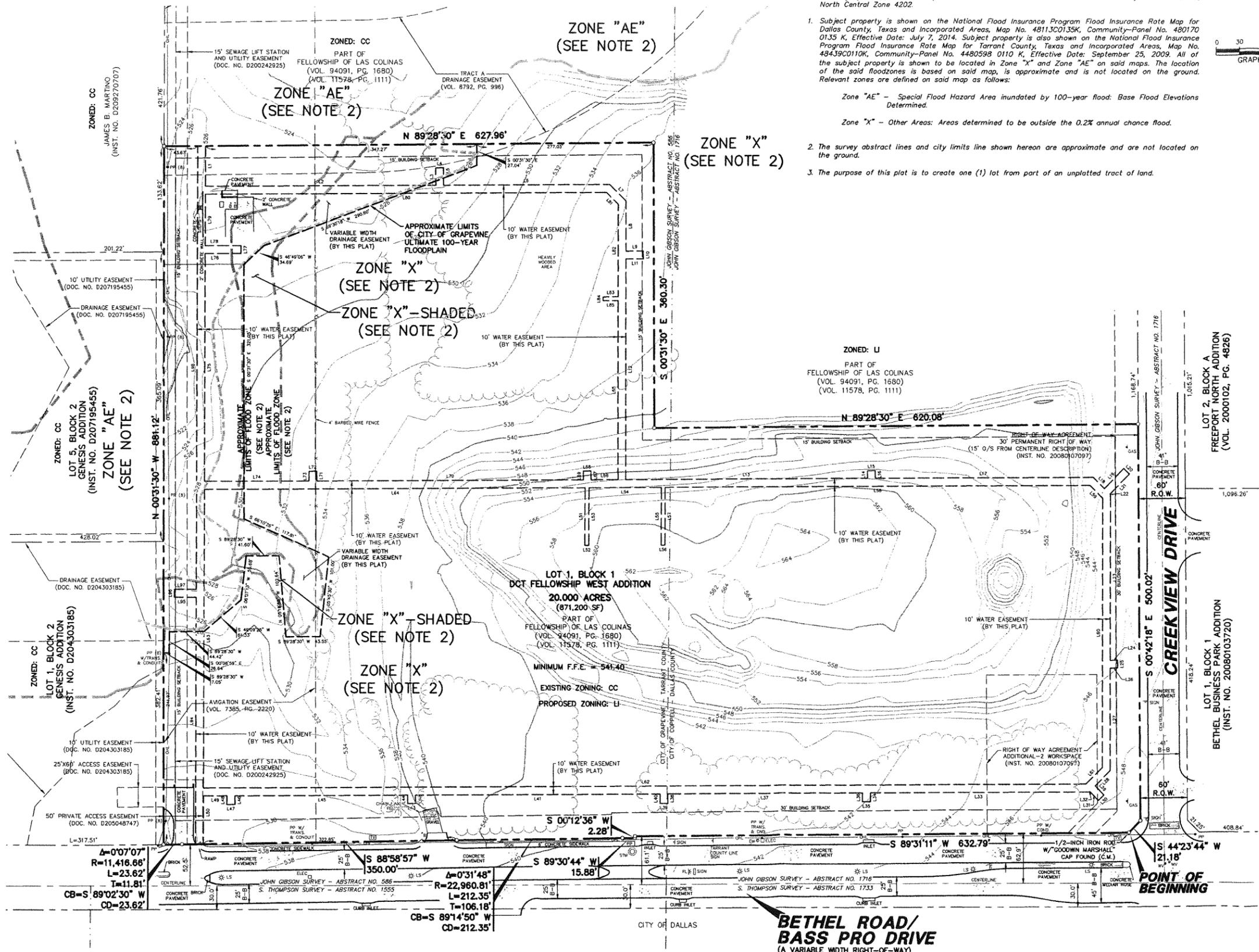
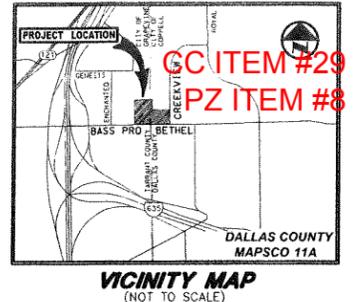
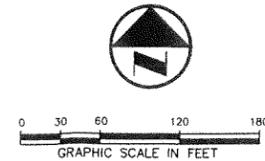
***** FOR OFFICE USE ONLY *****

Application Received: / /
Fee Amount: \$

By:
Check Number:

NOTES

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0135K, Community-Panel No. 480170 0135 K, Effective Date: July 7, 2014. Subject property is also shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0110K, Community-Panel No. 4480598 0110 K, Effective Date: September 25, 2009. All of the subject property is shown to be located in Zone "X" and Zone "AE" on said maps. The location of the said flood zones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:
 Zone "AE" - Special Flood Hazard Area inundated by 100-year flood: Base Flood Elevations Determined.
 Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance flood.
- The survey abstract lines and city limits line shown hereon are approximate and are not located on the ground.
- The purpose of this plat is to create one (1) lot from part of an unplatted tract of land.



REC
NOV 11 2014
By _____

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

SHEET 1 OF 2
 PRELIMINARY PLAT
DCT FELLOWSHIP WEST ADDITION
LOT 1, BLOCK 1
 LOCATED IN THE CITY OF GRAPEVINE, TEXAS, OUT OF THE JOHN GIBSON SURVEY, ABSTRACT NO. 586, TARRANT COUNTY, TEXAS
 AND LOCATED IN THE CITY OF COPPELL, TEXAS, OUT OF THE JOHN GIBSON SURVEY, ABSTRACT NO. 1716 DALLAS COUNTY, TEXAS
 1 LOT / 20.000 ACRES
 EXISTING ZONING: CC/PROPOSED ZONING: LI

OWNER:
 FELLOWSHIP OF LAS COLINAS
 2450 HIGHWAY 121 NORTH
 GRAPEVINE, TX 76051
 PHONE: 972-471-6724
 CONTACT: BRAD STOVALL

SURVEYOR / ENGINEER:
 PACHECO KOCH
 8350 N. CENTRAL EXPWY. SUITE 1000
 DALLAS, TEXAS 75206
 PH: 972-235-3031
 CONTACT: JOHN S. ANDRICOPOULOS

Pacheco Koch
 8350 N. CENTRAL EXPWY. SUITE 1000
 DALLAS, TX 75206 972.235.3031
 TX REG. ENGINEERING FIRM F-14439
 TX REG. SURVEYING FIRM LS-10193805

DRAWN BY JSA/MNP	CHECKED BY JSA	SCALE 1"=60'	DATE NOV. 2014	JOB NUMBER 2768-14.255
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ANDRICOPOULOS 11/12/2014 - 12:10PM
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PRELIMINARY PLAT - DCT FELLOWSHIP WEST ADDITION, LOT 1, BLOCK 1

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, FELLOWSHIP OF LAS COLINAS is the owner of a 20.000 acre tract of land situated in the John Gibson Survey, Abstract No. 586, Tarrant County, Texas and the John Gibson Survey, Abstract No. 1716, Dallas County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed with Vendor's Lien to Fellowship of Las Colinas recorded in Volume 11578, Page 1111 of the Deed Records of Tarrant County Texas and in Volume 94091, Page 1680 of the Deed Records of Dallas County, Texas; said 20.000 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "GOODWIN MARSHALL" cap found for corner at the southwest end of a right-of-way corner clip at the intersection of the north right-of-way line of Bethel Road/Bass Pro Drive (a variable width right-of-way) and the said west line of Creekview Drive (a variable 60-foot wide right-of-way);

THENCE, in a westerly direction, departing said corner clip and along the said north line of Bethel Road/Bass Pro Drive, the following six (6) calls:

South 89 degrees, 31 minutes, 11 seconds West, a distance of 632.79 feet to a point for corner; said point being an angle point in the said north line of Bethel Road/Bass Pro Drive;

South 00 degrees, 12 minutes, 36 seconds West, along an offset in the said north line of Bethel Road/Bass Pro Drive, a distance of 2.28 feet to a point for corner; said point being an angle point in the said north line of Bethel Road/Bass Pro Drive;

South 89 degrees, 30 minutes, 44 seconds West, a distance of 15.88 feet to a point at the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 00 degrees, 31 minutes, 48 seconds, a radius of 22960.81 feet, a chord bearing and distance of South 89 degrees, 14 minutes, 50 seconds West, 212.35 feet, an arc distance of 212.35 feet to a point for corner;

South 88 degrees, 58 minutes, 57 seconds West, a distance of 350.00 feet to a point at being the beginning of a tangent curve to the right;

Along said curve to the right, having a central angle of 00 degrees, 07 minutes, 07 seconds, a radius of 11416.66 feet, a chord bearing and distance of South 89 degrees, 02 minutes, 30 seconds West, 23.62 feet, an arc distance of 23.62 feet to a point for corner in the west line of said Fellowship tract and the east line of Lot 1, Block 2, Genesis Addition, on addition to the City of Grapevine, Texas according to the plat recorded in Instrument No. D204303185 of the Official Public Records of Tarrant County, Texas;

THENCE, North 00 degrees, 31 minutes, 30 seconds West, departing the said north line of Bethel Road/Bass Pro Drive and along the said west line of the Fellowship tract and the said east line of Lot 1, at a distance of 382.41 feet passing the northeast corner of said Lot 1 and the southeast corner of Lot 5, Block 2, Genesis Addition, an addition to the City of Grapevine according to the plat recorded in Instrument No. D207195455 of said Official Public Records, continuing along the east line of said Lot 5, at a distance of 747.50 feet passing the northeast corner of said Lot 5 and the southeast corner of that certain tract of land described in Trustee's Deed to James B. Martino recorded in Instrument No. D209170707 of said Official Public Records, then continuing along the east line of said Martino tract in all a total distance of 881.12 feet to a point for corner;

THENCE, North 89 degrees, 28 minutes, 30 seconds East, departing the said west line of the Fellowship tract and the said east line of the Martino tract, a distance of 627.96 feet to a point for corner;

THENCE, South 00 degrees, 31 minutes, 30 seconds East, a distance of 360.30 feet to a point for corner;

THENCE, North 89 degrees, 28 minutes, 30 seconds East, a distance of 620.08 feet to a point for corner in the said west line of Creekview Drive;

THENCE, South 00 degrees, 42 minutes, 18 seconds East, along the said west line of Creekview Drive, a distance of 500.02 feet to a point for corner; said point being at the northeast end of said corner clip at the intersection of the west line of Creekview Drive and the north line of Bethel Road/Bass Pro Drive;

THENCE, South 44 degrees, 23 minutes, 44 seconds West, along said corner clip, a distance of 21.18 feet to the POINT OF BEGINNING;

CONTAINING: 871,200 square feet or 20.000 acres, more or less.

Error Closure: 0.002' Course: S39°16'07"E

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

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

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

Witness my hand this the _____ day of _____, 2014.

AVIGATION RELEASE

STATE OF TEXAS
COUNTY OF DALLAS

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

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

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

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

EXECUTED at _____, Texas, this _____ day of _____, 2014.

Name:
Title:

STATE OF TEXAS
COUNTY OF DALLAS

Before me the undersigned Notary Public, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

Notary Public, State of Texas

NOTES

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202.

1. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0135K, Community-Panel No. 480170 0135 K, Effective Date: July 7, 2014. Subject property is also shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0110K, Community-Panel No. 4480598 0110 K, Effective Date: September 25, 2009. All of the subject property is shown to be located in Zone "X" and Zone "AE" on said maps. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

Zone "AE" - Special Flood Hazard Area inundated by 100-year flood: Base Flood Elevations Determined.

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance flood.

2. The survey abstract lines and city limits line shown hereon are approximate and are not located on the ground.

3. The purpose of this plat is to create one (1) lot from part of an unplatted tract of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 11/12/14.

John S. Andriopoulos
Registered Professional Land Surveyor
No. 6354

Table with 3 columns: LINE, BEARING, LENGTH. Contains 20 rows of survey data (L1-L20).

Table with 3 columns: LINE, BEARING, LENGTH. Contains 20 rows of survey data (L21-L40).

Table with 3 columns: LINE, BEARING, LENGTH. Contains 20 rows of survey data (L41-L60).

Table with 3 columns: LINE, BEARING, LENGTH. Contains 20 rows of survey data (L61-L80).

Table with 3 columns: LINE, BEARING, LENGTH. Contains 8 rows of survey data (L81-L88).

SHEET 2 OF 2
PRELIMINARY PLAT
DCT FELLOWSHIP WEST ADDITION
LOT 1, BLOCK 1
LOCATED IN THE CITY OF GRAPEVINE, TEXAS, OUT OF THE JOHN GIBSON SURVEY, ABSTRACT NO. 586, TARRANT COUNTY, TEXAS AND LOCATED IN THE CITY OF COPPELL, TEXAS, OUT OF THE JOHN GIBSON SURVEY, ABSTRACT NO. 1716 DALLAS COUNTY, TEXAS
1 LOT / 20.000 ACRES
EXISTING ZONING: CC/PROPOSED ZONING: CC

Pacheco Koch logo and contact information including address, phone, and email.

Vertical text on the left margin: JANRICOPOULOS 11/12/2014 12:11PM M:\DWG-27-2788-14-255\DWG\SURVEY_CIO_2012\2788-14-255PP_ORAFINE.DWG

Vertical text on the right margin: PRELIMINARY PLAT - DCT FELLOWSHIP WEST ADDITION, LOT 1, BLOCK 1

DWG FILE: 2768-14-255PP_GRAPEVINE.DWG

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: NOVEMBER 18, 2014

SUBJECT: FINAL PLAT APPLICATION
LOT 1, BLOCK 1, DCT FELLOWSHIP WEST ADDITION

PLAT APPLICATION FILING DATE November 11, 2014

APPLICANT Clayton Strolle, Pacheco Koch, LLC

REASON FOR APPLICATION Platting tract of land for an industrial business park

PROPERTY LOCATION Northwest corner of Bass Pro and Creekview Drives

ACREAGE 20.0

ZONING Existing -CC: Community Commercial
Proposed- LI: Light Industrial

NUMBER OF LOTS 1

PREVIOUS PLATTING No

CONCEPT PLAN No

SITE PLAN Z14-03

OPEN SPACE REQUIREMENT No

AVIGATION RELEASE Yes

PUBLIC HEARING REQUIRED No

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION**

LOT 1, BLOCK 1, DCT FELLOWSHIP WEST ADDITION

I. GENERAL:

- The applicant, Clayton Stolle, Pacheco Koch, LLC. is platting this tract of land to build an industrial business park. The property is located on the northwest corner of Bass Pro and Creekview Drives in both Grapevine and Coppell.

II. STREET SYSTEM:

- The development has access to Bass Pro and Creekview Drives. Creekview Drive is in the city limits of Coppell, Texas.
- ALL abutting roads: are on the City Thoroughfare Plan: Bass Pro Drive
 are not on the City Thoroughfare Plan

Periphery Street Fees are due as follows:

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

Periphery Street Fees are not due:

TOTAL

III. STORM DRAINAGE SYSTEM:

- The site drains northwest into a drainage easement.
- 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. Additional off site sanitary sewer system improvements will be necessary to serve the site.

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

- Public Hearing Only
- Variances were required on the following items:
 - Front building line
 - Rear building line
 - Lot width & depth
 - Max. Impervious Area
 - 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, DCT Fellowship West Addition."

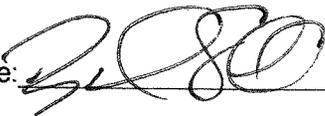
APPLICATION FOR PLATTING
CITY OF GRAPEVINE, TEXAS

TYPE OF PLAT: X Preliminary Final Replat Amendment

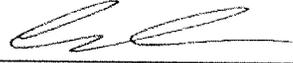
PROPERTY DESCRIPTION:

Name of Addition: DCT Freeport West Addition
Number of Lots: 1 Gross Acreage: 20 AC Proposed Zoning: Light Industrial
Location of Addition: NWC Bass Pro Drive and Creekview Drive

PROPERTY OWNER:

Name: Fellowship Church Contact: Brad Stovall
Address: 2450 Highway 121 City: Grapevine
State: Texas Zip: 76051 Phone: (972) 471-6724
Fax: ()
Signature:  Email: Brad.stovall@fellowshipchurch.com

APPLICANT:

Name: Pacheco Koch, LLC Contact: Clayton Strolle, P.E.
Address: 8350 N. Central Expressway City: Dallas
State: Texas Zip: 75206 Phone: (972) 235-3031
Fax: (972) 235-9544
Signature:  Email: CStrolle@pkce.com

SURVEYOR:

Name: Pacheco Koch, LLC Contact: John Andricopoulos
Address: 8350 N. Central Expressway City: Dallas
State: Texas Zip: 75206 Phone: (972) 235-3031
Fax: (972) 235-9544
Email: JAndricopoulos@pkce.com

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

Application Received: / /
Fee Amount: \$

By:
Check Number:

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, FELLOWSHIP OF LAS COLINAS is the owner of a 20.000 acre tract of land situated in the John Gibson Survey, Abstract No. 586, Tarrant County, Texas and the John Gibson Survey, Abstract No. 1716, Dallas County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed with Vendor's Lien to Fellowship of Las Colinas recorded in Volume 11578, Page 1111 of the Deed Records of Tarrant County Texas and in Volume 94091, Page 1680 of the Deed Records of Dallas County, Texas; said 20.000 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "GOODWIN MARSHALL" cap found for corner at the southwest end of a right-of-way corner clip at the intersection of the north right-of-way line of Bethel Road/Bass Pro Drive (a variable width right-of-way) and the said west line of Creekview Drive (a variable 60-foot wide right-of-way);

THENCE, in a westerly direction, departing said corner clip and along the said north line of Bethel Road/Bass Pro Drive, the following six (6) calls:

South 89 degrees, 31 minutes, 11 seconds West, a distance of 632.79 feet to a point for corner; said point being an angle point in the said north line of Bethel Road/Bass Pro Drive;

South 00 degrees, 12 minutes, 36 seconds West, along an offset in the said north line of Bethel Road/Bass Pro Drive, a distance of 2.28 feet to a point for corner; said point being an angle point in the said north line of Bethel Road/Bass Pro Drive;

South 89 degrees, 30 minutes, 44 seconds West, a distance of 15.88 feet to a point at the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 00 degrees, 31 minutes, 48 seconds, a radius of 22960.81 feet, a chord bearing and distance of South 89 degrees, 14 minutes, 50 seconds West, 212.35 feet, an arc distance of 212.35 feet to a point for corner;

South 88 degrees, 58 minutes, 57 seconds West, a distance of 350.00 feet to a point at being the beginning of a tangent curve to the right;

Along said curve to the right, having a central angle of 00 degrees, 07 minutes, 07 seconds, a radius of 11416.66 feet, a chord bearing and distance of South 89 degrees, 02 minutes, 30 seconds West, 23.62 feet, an arc distance of 23.62 feet to a point for corner in the west line of said Fellowship tract and the east line of Lot 1, Block 2, Genesis Addition, an addition to the City of Grapevine, Texas according to the plat recorded in Instrument No. D204303185 of the Official Public Records of Tarrant County, Texas;

THENCE, North 00 degrees, 31 minutes, 30 seconds West, departing the said north line of Bethel Road/Bass Pro Drive and along the said west line of the Fellowship tract and the said east line of Lot 1, at a distance of 382.41 feet passing the northeast corner of said Lot 1 and the southeast corner of Lot 5, Block 2, Genesis Addition, an addition to the City of Grapevine according to the plat recorded in Instrument No. D207195455 of said Official Public Records, continuing along the east line of said Lot 5, at a distance of 747.50 feet passing the northeast corner of said Lot 5 and the southeast corner of that certain tract of land described in Trustee's Deed to James B. Martino recorded in Instrument No. D209170707 of said Official Public Records, then continuing along the east line of said Martino tract in all a total distance of 881.12 feet to a point for corner;

THENCE, North 89 degrees, 28 minutes, 30 seconds East, departing the said west line of the Fellowship tract and the said east line of the Martino tract, a distance of 627.96 feet to a point for corner;

THENCE, South 00 degrees, 31 minutes, 30 seconds East, a distance of 360.30 feet to a point for corner;

THENCE, North 89 degrees, 28 minutes, 30 seconds East, a distance of 620.08 feet to a point for corner in the said west line of Creekview Drive;

THENCE, South 00 degrees, 42 minutes, 18 seconds East, along the said west line of Creekview Drive, a distance of 500.02 feet to a point for corner; said point being at the northeast end of said corner clip at the intersection of the west line of Creekview Drive and the north line of Bethel Road/Bass Pro Drive;

THENCE, South 44 degrees, 23 minutes, 44 seconds West, along said corner clip, a distance of 21.18 feet to the POINT OF BEGINNING;

CONTAINING: 871,200 square feet or 20.000 acres, more or less.

Error Closure: 0.002' Course: S39°16'07"E

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

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

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

Witness my hand this the _____ day of _____, 2014.

Name:

Title:

AVIGATION RELEASE

STATE OF TEXAS

COUNTY OF DALLAS

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

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

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

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

EXECUTED at _____, Texas, this ____ day of _____, 2014.

Name:

Title:

STATE OF TEXAS

COUNTY OF DALLAS

Before me the undersigned Notary Public, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

Notary Public, State of Texas

NOTES

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202.

1. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 481130100K, Community-Panel No. 480170 0135 K, Effective Date: July 7, 2014. Subject property is also shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0110K, Community-Panel No. 4480598 0110 K, Effective Date: September 25, 2009. All of the subject property is shown to be located in Zone "X" and Zone "AE" on said maps. The location of the said floodzones is based on said map, is approximate and is located on the ground. Relevant zones are defined on said map as follows:

Zone "AE" - Special Flood Hazard Area inundated by 100-year flood: Base Flood Elevations Determined.

Zone "X" (Shaded) - Other Flood Areas: Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance flood.

2. The survey abstract lines and city limits line shown hereon are approximate and are not located on the ground.

3. The purpose of this plat is to create one (1) lot from part of an unplatted tract of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

I, John S. Andricopoulos, of Pacheco Koch, 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

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 11/12/14.

John S. Andricopoulos Registered Professional Land Surveyor No. 6354

Table with 3 columns: LINE, BEARING, LENGTH. Contains 20 rows of survey data.

Table with 3 columns: LINE, BEARING, LENGTH. Contains 20 rows of survey data.

Table with 3 columns: LINE, BEARING, LENGTH. Contains 20 rows of survey data.

Table with 3 columns: LINE, BEARING, LENGTH. Contains 20 rows of survey data.

Table with 3 columns: LINE, BEARING, LENGTH. Contains 10 rows of survey data.

SHEET 2 OF 2 FINAL PLAT DCT FELLOWSHIP WEST ADDITION LOT 1, BLOCK 1

LOCATED IN THE CITY OF GRAPEVINE, TEXAS, OUT OF THE JOHN GIBSON SURVEY, ABSTRACT NO. 586, TARRANT COUNTY, TEXAS AND LOCATED IN THE CITY OF COPPELL, TEXAS, OUT OF THE JOHN GIBSON SURVEY, ABSTRACT NO. 1716 DALLAS COUNTY, TEXAS 1 LOT / 20.000 ACRES EXISTING ZONING: CC/PROPOSED ZONING: CC

OWNER: FELLOWSHIP OF LAS COLINAS 2450 HIGHWAY 121 NORTH GRAPEVINE, TX 76051 PHONE: 972-471-6724 CONTACT: BRAD STOVALL SURVEYOR / ENGINEER: PACHECO KOCH 8350 N. CENTRAL EXPWY. SUITE 1000 DALLAS, TEXAS 75206 PH: 972-235-3031 CONTACT: JOHN S. ANDRICOPOULOS

Pacheco Koch logo and contact information including address, phone, and website.

Table with 5 columns: DRAWN BY, CHECKED BY, SCALE, DATE, JOB NUMBER. Contains drawing details.

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: NOVEMBER 18, 2014

SUBJECT: PRELIMINARY PLAT APPLICATION
LOTS 1& 2, BLOCK 1, GATEHOUSE COMMERCIAL

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

APPLICANT..... Matt Baacke, Goodwin & Marshall

REASON FOR APPLICATION Platting tract of land to build a
Commercial business park

PROPERTY LOCATION..... Stone Myers and Westport Parkways

ACREAGE 7.328

ZONING..... BP: Business Park

NUMBER OF LOTS..... 2

PREVIOUS PLATTING..... No

CONCEPT PLAN..... CP14-01

SITE PLAN No

OPEN SPACE REQUIREMENT No

AVIGATION RELEASE..... Yes

PUBLIC HEARING REQUIRED..... No

**PLAT INFORMATION SHEET
PRELIMINARY PLAT APPLICATION
LOTS 1 & 2, BLOCK 1, GATEHOUSE COMMERCIAL**

I. GENERAL:

- The applicant, Matt Baacke, Goodwin & Marshall, Inc. is platting this tract of land to be a commercial business park. The property is located on the southeastern corner of Stone Myers and Westport Parkways.

II. STREET SYSTEM:

- The development has access to Stone Myers and Westport Parkways.
- ALL abutting roads: are on the City Thoroughfare Plan: Stone Myers and Westport Parkways
 are not on the City Thoroughfare Plan

Periphery Street Fees are due as follows:

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

Periphery Street Fees are not due:

TOTAL

III. STORM DRAINAGE SYSTEM:

- The site drains to the drainage easement between the adjacent property line of proposed Lots 1 & 2, Block 1, Gatehouse Commercial. To reclaim some of the land to build the proposed buildings out of the drainage easement, a LOMR will be completed.
- The developer will be required to design for onsite as well as offsite drainage in accordance with the requirements of the City of Grapevine's Code of Ordinances.

IV. WATER SYSTEM:

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

V. SANITARY SEWER SYSTEM:

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

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for:
- Water and Wastewater Impact Fees are due prior to the issuance of building permits: Lots 1 & 2, Block 1, Gatehouse Commercial
 - 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 1 & 2, Block 1, Gatehouse Commercial
- 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 Preliminary Plat of Lots 1& 2, Block 1, Gatehouse Commercial."

APPLICATION FOR PLATTING
CITY OF GRAPEVINE, TEXAS

TYPE OF PLAT: Preliminary Final Replat Amendment

PROPERTY DESCRIPTION:

Name of Addition: GATEHOUSE COMMERCIAL
Number of Lots: 2 Gross Acreage: 7.328 Proposed Zoning: BP
Location of Addition: SE CORNER OF STONE MYERS PKWY + WESTPORT PKWY

PROPERTY OWNER:

Name: PROJECT HANDUP Contact: JOHN FEGAN
Address: PO BOX 126 City: COLLEYVILLE
State: TX Zip: 76034 Phone: () 817-966-6626
Fax: ()

Signature:  Email: JOHN.FEGAN@AOL.COM

APPLICANT: SAME AS BELOW

Name: _____ Contact: _____
Address: _____ City: _____
State: _____ Zip: _____ Phone: ()
Fax: ()
Signature:  Email: _____

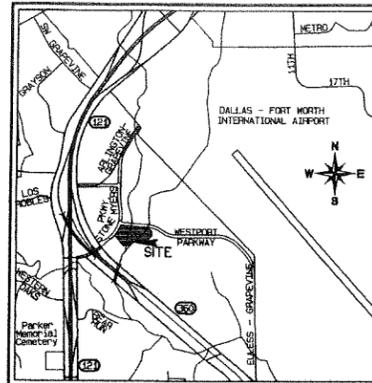
SURVEYOR:

Name: GOODWIN + MARSHALL Contact: MATT BAARKE
Address: 2405 MUSTANG DR. City: GRAPEVINE
State: TX Zip: 76051 Phone: () 817-329-4373
Fax: ()
Email: MBAARKE@GMCIVL.COM

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

Application Received: 9/2/2014
Fee Amount: \$ 283.28

By: Gatehouse Construction
Check Number: 1541



VICINITY MAP

LEGEND

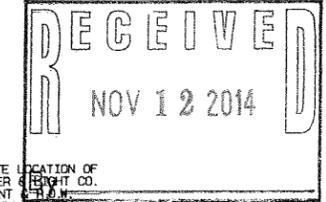
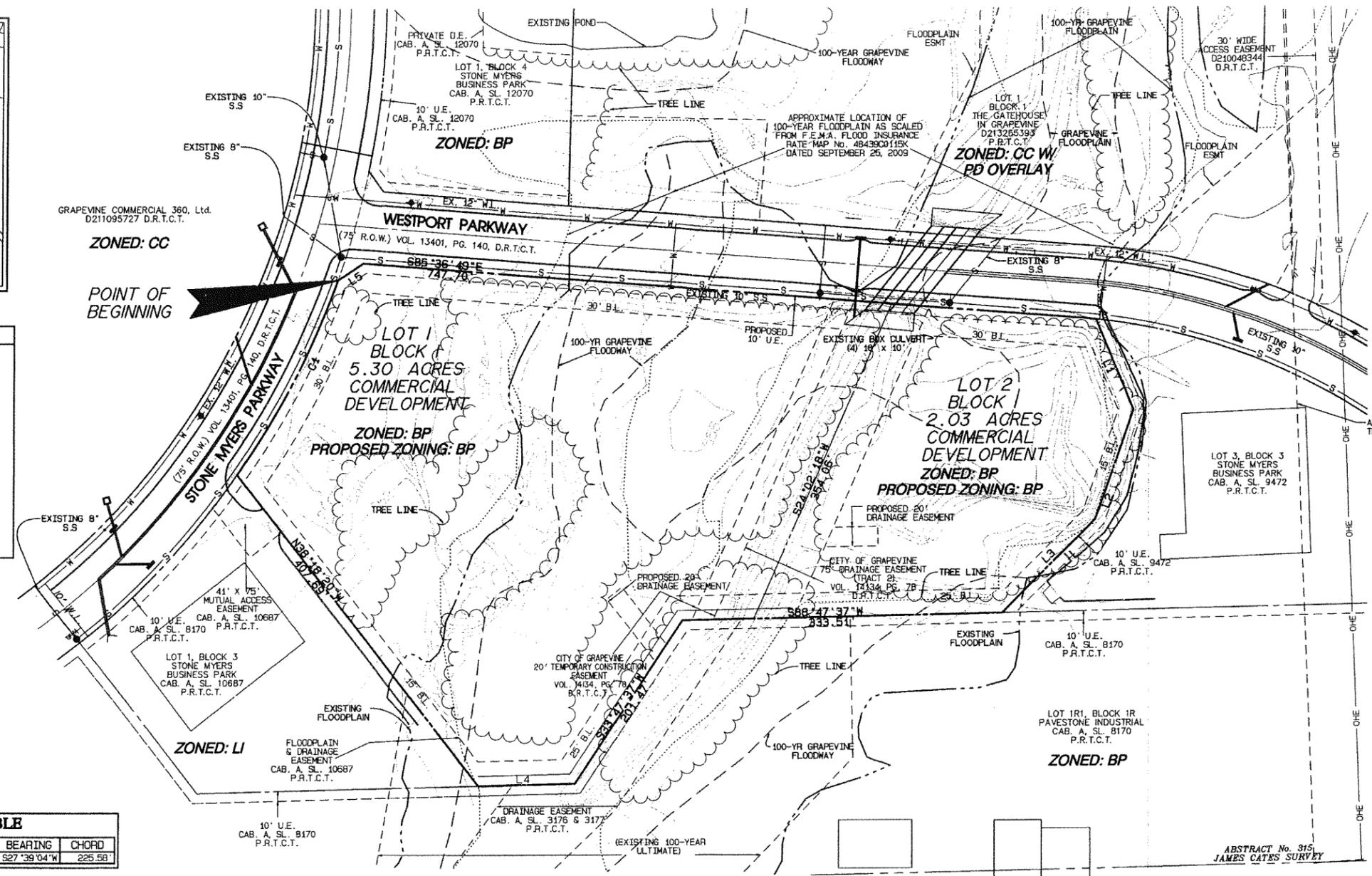
- PROPERTY BOUNDARY
- LOT LINE
- - - ABSTRACT LINE
- - - EASEMENT
- - - 535 EXISTING CONTOURS
- ~ TREE LINE
- ▭ EXISTING BUILDING
- 100-YEAR FLOODPLAIN (FEMA)
- 100-YEAR FLOODPLAIN (GRAPEVINE)
- 100-YEAR FLOODWAY (GRAPEVINE)

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S23°00'00"E	101.01'
L2	S19°30'00"W	118.96'
L3	N45°00'00"E	136.04'
L4	S88°37'03"W	100.88'
L5	N56°48'24"E	31.70'

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	837.50'	226.27'	15°28'47"	S27°39'04"W	226.58'



PREPARED BY:
GOODWIN & MARSHALL
 CIVIL ENGINEERS - PLANNERS - SURVEYORS
 2405 Mustang Drive, Grapevine, Texas 76051
 Metro (817) 329-4373
 CONTACT: MATT BAACKE

OWNER/APPLICANT:
project handUP
 PO BOX 128
 COLLEYVILLE, TX 78084
 (817) 965-8628
 CONTACT: JOHN PEGAN

PLANNING AND ZONING COMMISSION APPROVAL

DATE APPROVED _____

CHAIRMAN _____

SECRETARY _____

GRAPESVILLE CITY COUNCIL APPROVAL

DATE APPROVED _____

MAYOR _____

CITY SECRETARY _____

PRELIMINARY PLAT OF
GATEHOUSE COMMERCIAL

2 COMMERCIAL LOTS
 BEING 7.33 ACRES
 SITUATED IN THE

JAMES CATES SURVEY, ABSTRACT NO. 315
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 EXISTING ZONING: BP
 PROPOSED ZONING: BP
 NOVEMBER, 2014

ABBREVIATIONS

ROW	RIGHT OF WAY
CC	COMMUNITY COMMERCIAL ZONING
BP	BUSINESS PARK ZONING
LI	LIGHT INDUSTRIAL ZONING
PID	PLANNED INDUSTRIAL DEVELOPMENT ZONING

NOTES:

1. DRAINAGE AND UTILITY EASEMENTS ARE PRELIMINARY IN NATURE AND WILL BE COORDINATED WITH THE FINAL CONSTRUCTION DOCUMENTS.
2. MINIMUM FINISH FLOOR ELEVATIONS FOR STRUCTURES SHALL BE ESTABLISHED AS THE HIGHEST ADJACENT 100-YEAR WATER SURFACE ELEVATION PLUS 2 FEET. A FLOOD STUDY UNDER SEPARATE COVER SHALL ESTABLISH 100 YEAR WATER SURFACE ELEVATIONS.

THIS DOCUMENT IS THE PROPERTY OF GOODWIN AND MARSHALL, INC. AND MAY NOT BE USED, COPIED, REPRODUCED, OR FILED OF RECORD WITH ANY CITY OR COUNTY WITHOUT THE PRIOR WRITTEN CONSENT OF GOODWIN AND MARSHALL, INC. AS OWNER AND AUTHOR OF THIS DOCUMENT, GOODWIN AND MARSHALL, INC. RESERVES ALL RIGHTS OF CONTROL AND USE OF ITS CONSENT.

THIS DOCUMENT IS FOR
 INTERIM REVIEW ONLY.
 IT IS NOT INTENDED FOR
 BIDDING, CONSTRUCTION,
 OR PERMIT PURPOSES.
 MATTHEW J. BAACKE
 TEXAS P.E. NO. 99368

PROPERTY DESCRIPTION

All that certain lot, tract, or parcel of land, part of the James Cates Survey, Abstract No. 315, situated in the City of Grapevine, Tarrant County, Texas and being part of that remainder of called 139.85 acre first tract described in a deed from G. O. Swenter and wife, Helen Elizabeth Swenter to A. C. Stone recorded in Volume 2009, Page 23 of the Deed Records of Tarrant County, Texas (DRTCT) on June 15, 1948, and being more completely described as follows, to-wit:

BEGINNING at 1/2" capped iron rod set for the West corner clip in the East right-of-way line of Stone Myers Parkway (75' R.O.W.) and the South right-of-way line of Westport Parkway (75' R.O.W.), said point being in a circular curve to the left from which the radius point bears North 70 deg. 05 min. 20 sec. West - 837.50 feet,

THENCE North 56 deg. 48 min. 24 sec. East with the South right-of-way line of Westport Parkway, a distance of 31.70 feet to a 1/2" capped iron rod set for the East corner clip,

THENCE South 85 deg. 36 min. 49 sec. East with the South right-of-way line of Westport Parkway, a distance of 747.70 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right having a radius of 662.50 feet, a central angle of 1 deg. 37 min. 45 sec. and being subtended by a chord which bears South 84 deg. 47 min. 56 sec. East, 18.84 feet,

THENCE in a southeasterly direction with said curve to the right and the South right-of-way line of Westport Parkway, a distance of 18.84 feet to a 1/2" capped iron rod set for the Northwest corner Lot 3, Block 3 of Stone Myers Business Park recorded in Cabinet A, Slide 9472 of the Plat Records of Tarrant County, Texas (PRTCT),

THENCE South 23 deg. 00 min. 00 sec. East non-tangent to said curve and with the West line of said Lot 3, Block 3, a distance of 101.01 feet to a 1/2" capped iron rod set for corner,

THENCE South 19 deg. 30 min. 00 sec. West with the West line of said Lot 3, Block 3, a distance of 118.96 feet to a 1/2" capped iron rod set for corner;

THENCE South 45 deg. 00 min. 00 sec. West with the West line of said Lot 3, Block 3, a distance of 136.04 feet to a 1/2" capped iron rod set for the Southwest corner of same, said point being in the North line of Lot 1R1, Block 1R of Pavestone Industrial recorded in Cabinet A, Slide 8170 (PRTCT);

THENCE with the North line of said Lot 1R1, Block 1R the following 3 courses:
 South 88 deg. 47 min. 37 sec. West, a distance of 333.51 feet to a 1/2" capped iron rod set for corner;
 South 33 deg. 47 min. 37 sec. West, a distance of 201.47 feet to a 1/2" capped iron rod set for corner;

South 89 deg. 37 min. 03 sec. West, a distance of 100.88 feet to a 1/2" capped iron rod found stamped "R. Coombs 8234" for the East corner of Lot 1, Block 3 of Stone Myers Business Park recorded in Cabinet A, Slide 10687 (PRTCT);

THENCE North 38 deg. 18 min. 20 sec. West with the Northeast line of said Lot 1, Block 3 a distance of 407.69 feet to a 1/2" capped iron rod found for the North corner of same and in the East right-of-way line of Stone Myers Parkway, said point also being the Point of Curvature of a non-tangent circular curve to the left having a radius of 837.50 feet, a central angle of 15 deg. 28 min. 47 sec. and being subtended by a chord which bears North 27 deg. 39 min. 04 sec. East, 226.58 feet;

THENCE in a northeasterly direction with said curve to the left and with the East right-of-way line of Stone Myers Parkway, a distance of 226.27 feet to the PLACE OF BEGINNING, containing 319,217 square feet or 7.328 acres of land.

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: NOVEMBER 18, 2014

SUBJECT: FINAL PLAT APPLICATION
LOTS 1 & 2, BLOCK 1, GATEHOUSE COMMERCIAL

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

APPLICANT.....Matt Baacke, Goodwin & Marshall

REASON FOR APPLICATION Platting tract of land to build a
commercial business park

PROPERTY LOCATION.....Stone Myers and Westport Parkways

ACREAGE7.328

ZONING.....BP: Business Park

NUMBER OF LOTS..... 2

PREVIOUS PLATTING..... No

CONCEPT PLAN.....CP14-01

SITE PLAN No

OPEN SPACE REQUIREMENT No

AVIGATION RELEASE.....Yes

PUBLIC HEARING REQUIRED..... No

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOTS 1 & 2, BLOCK 1, GATEHOUSE COMMERCIAL**

I. GENERAL:

- The applicant, Matt Baacke, Goodwin & Marshall, Inc. is platting this tract of land to be a commercial business park. The property is located on the southeastern corner of Stone Myers and Westport Parkways.

II. STREET SYSTEM:

- The development has access to Stone Myers and Westport Parkways.
- ALL abutting roads: are on the City Thoroughfare Plan: Stone Myers and Westport Parkways
 are not on the City Thoroughfare Plan

Periphery Street Fees are due as follows:

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

Periphery Street Fees are not due:

TOTAL

III. STORM DRAINAGE SYSTEM:

- The site drains to the drainage easement between the adjacent property line of proposed Lots 1 & 2, Block 1, Gatehouse Commercial. To reclaim some of the land to build the proposed buildings out of the drainage easement, a LOMR will be completed.
- The developer will be required to design for onsite as well as offsite drainage in accordance with the requirements of the City of Grapevine's Code of Ordinances.

IV. WATER SYSTEM:

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

V. SANITARY SEWER SYSTEM:

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

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for:
- Water and Wastewater Impact Fees are due prior to the issuance of building permits: Lots 1 & 2, Block 1, Gatehouse Commercial
 - 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 1 & 2, Block 1, Gatehouse Commercial
- 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:

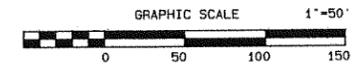
- The right-of-way is necessary to provide for future widening of public streets that will serve the development of this site.
- The onsite utility easements are necessary to provide for a utility system to serve this development and connect to existing utilities on surrounding property.
- The onsite 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 1& 2, Block 1, Gatehouse Commercial."



CC ITEM #38
PZ ITEM #17

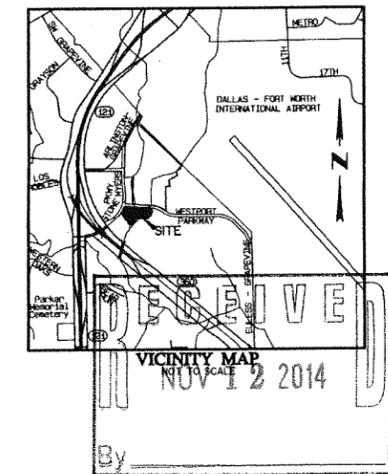
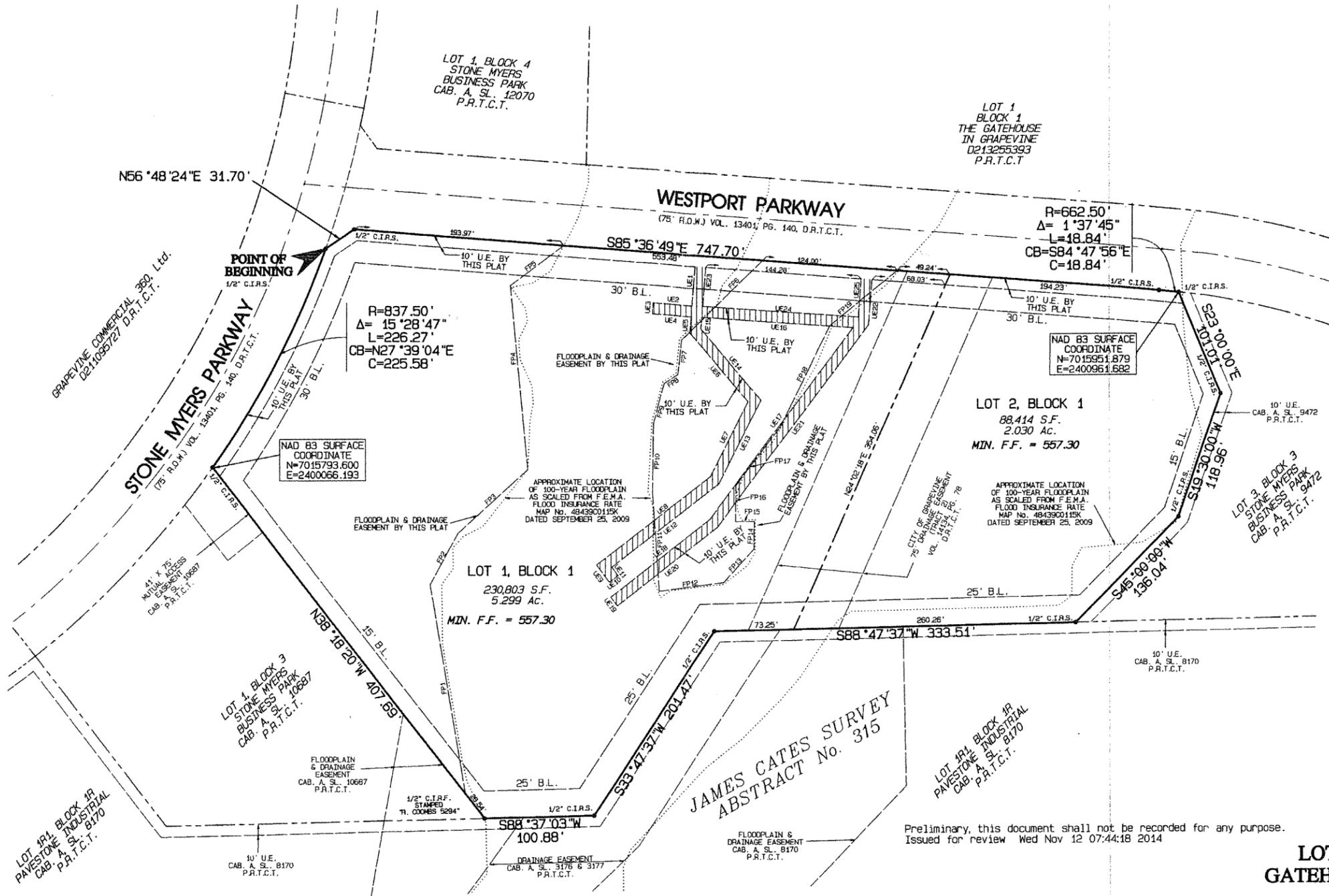


UTILITY BASEMENT
LINE TABLE

LINE	BEARING	DISTANCE
UE1	S04°23'11"W	35.64'
UE2	N85°57'08"W	35.42'
UE3	S04°02'53"W	30.00'
UE4	S85°57'08"E	35.35'
UE5	S04°23'11"W	14.74'
UE6	S40°36'48"E	83.71'
UE7	S27°07'08"W	76.75'
UE8	S63°07'08"W	133.11'
UE9	S36°52'52"E	49.71'
UE10	N63°07'08"E	10.00'
UE11	N36°52'52"W	9.71'
UE12	N63°07'08"E	125.42'
UE13	N27°07'08"E	85.77'
UE14	N40°36'48"W	86.28'
UE15	N04°23'11"E	10.85'
UE16	S85°57'08"E	140.11'
UE17	S37°01'22"W	218.78'
UE18	S82°48'59"W	115.65'
UE19	S37°11'01"E	10.00'
UE20	N62°48'59"E	118.04'
UE21	N37°01'29"E	230.83'
UE22	N04°23'11"E	41.17'
UE23	S04°23'11"W	35.59'
UE24	S85°57'08"E	144.28'
UE25	N04°23'11"E	34.73'

FLOODPLAIN BASEMENT
LINE TABLE

LINE	BEARING	DISTANCE
FP1	N09°43'05"W	193.77'
FP2	N28°42'21"E	53.36'
FP3	N48°04'04"E	85.93'
FP4	N05°31'39"W	169.12'
FP5	N53°28'50"E	61.02'
FP6	S46°28'22"W	104.28'
FP7	S06°02'56"W	32.04'
FP8	S57°24'27"W	15.27'
FP9	S15°20'18"W	38.28'
FP10	S00°45'59"W	63.09'
FP11	S04°11'23"E	89.48'
FP12	N82°49'32"E	60.81'
FP13	N42°56'30"E	41.20'
FP14	N00°28'38"E	25.32'
FP15	S89°18'05"W	17.30'
FP16	N00°22'19"E	32.49'
FP17	N37°22'19"E	67.43'
FP18	N26°04'12"E	103.53'
FP19	N51°15'38"E	79.44'



PLANNING AND ZONING COMMISSION
Date Approved: _____
Chairman: _____
Secretary: _____

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

FINAL PLAT
OF
LOTS 1 & 2, BLOCK 1
GATEHOUSE COMMERCIAL
BEING
7.328 ACRES
SITUATED IN THE
JAMES CATES SURVEY, ABSTRACT NO. 315
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
NOVEMBER, 2014
2 LOTS
EXISTING ZONING: BP

Preliminary, this document shall not be recorded for any purpose.
Issued for review Wed Nov 12 07:44:18 2014

- NOTES:
1. BEARINGS ARE ORIENTED TO TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH CENTRAL ZONE 4202 NAD83, FEET.
 2. THE LOCATION OF THE 100-YEARS FLOODPLAIN AS SHOWN HEREON IS APPROXIMATE LOCATION AS SCALED FROM SAID MAP AND DOES NOT REPRESENT AN ON THE GROUND DETERMINATION BY THE SURVEYOR.
 3. ALL INTERIOR LOT CORNERS ARE 1/2" IRON RODS SET WITH A YELLOW CAP STAMPED "GOODWIN & MARSHALL".
 4. AREA SUMMARY
RIGHT-OF-WAY DEDICATION AREA: 0
EASEMENT DEDICATION AREA: 219,352 SQ. FT.
NET PLATTED AREA: 100,865 SQ. FT.
TOTAL PLATTED AREA: 319,217 SQ. FT.

OWNER/DEVELOPER:



P.O. BOX 128
COLLEVILLE, TX 78034
(817) 968-6626
CONTACT: JOEIN FEGAN

GOODWIN & MARSHALL

CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, TX 78061
Metro (817) 329-4373
TBPLS FIRM No. 10021700

THIS PLAT FILED IN _____ DATED _____ SHEET 1 OF 2

E:\GIS97 - Gatehouse Commercial\final plat.prc\Platfile - Wed Nov 12 07:44:18 2014

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS PROJECTHANDUP, a Texas Non Profit Corporation, is the owner of a tract of land being part of the James Cates Survey, Abstract No. 315, situated in the City of Grapevine, Tarrant County, Texas, and being Tract 2 of those tracts conveyed to PROJECTHANDUP, a Texas Non Profit Corporation by deed recorded in Document Number D212234835 of the Deed Records of Tarrant County, Texas (DRCT) and being more completely described as follows, to-wit:

BEGINNING at 1/2" capped iron rod set for the West corner clip in the East right-of-way line of Stone Myers Parkway (75' R.O.W.) and the South right-of-way line of Westport Parkway (75' R.O.W.), said point being in a circular curve to the left from which the radius point bears North 70 deg. 05 min. 20 sec. West - 837.50 feet,

THENCE North 56 deg. 48 min. 24 sec. East with the South right-of-way line of Westport Parkway, a distance of 31.70 feet to a 1/2" capped iron rod set for the East corner clip,

THENCE South 85 deg. 36 min. 49 sec. East with the South right-of-way line of Westport Parkway, a distance of 747.70 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right having a radius of 662.50 feet, a central angle of 1 deg. 37 min. 45 sec. and being subtended by a chord which bears South 84 deg. 47 min. 56 sec. East, 18.84 feet,

THENCE in a southeasterly direction with said curve to the right and the South right-of-way line of Westport Parkway, a distance of 18.84 feet to a 1/2" capped iron rod set for the Northwest corner Lot 3, Block 3 of Stone Myers Business Park recorded in Cabinet A, Slide 9472 of the Plat Records of Tarrant County, Texas (PRTCT),

THENCE South 23 deg. 00 min. 00 sec. East non-tangent to said curve and with the West line of said Lot 3, Block 3, a distance of 101.01 feet to a 1/2" capped iron rod set for corner,

THENCE South 19 deg. 30 min. 00 sec. West with the West line of said Lot 3, Block 3, a distance of 118.96 feet to a 1/2" capped iron rod set for corner,

THENCE South 45 deg. 00 min. 00 sec. West with the West line of said Lot 3, Block 3, a distance of 136.04 feet to a 1/2" capped iron rod set for the Southwest corner of same, said point being in the North line of Lot 1R, Block 1R of Pavestone Industrial recorded in Cabinet A, Slide 8170 (PRTCT),

THENCE with the North line of said Lot 1R, Block 1R the following 3 courses,
South 88 deg. 47 min. 37 sec. West, a distance of 333.51 feet to a 1/2" capped iron rod set for corner,
South 33 deg. 47 min. 37 sec. West, a distance of 201.47 feet to a 1/2" capped iron rod set for corner,
South 88 deg. 37 min. 03 sec. West, a distance of 100.88 feet to a 1/2" capped iron rod found stamped "R. Coombs 5294" for the East corner of Lot 1, Block 3 of Stone Myers Business Park recorded in Cabinet A, Slide 10687 (PRTCT),

THENCE North 38 deg. 18 min. 20 sec. West with the Northeast line of said Lot 1, Block 3, a distance of 407.69 feet to a 1/2" capped iron rod found for the North corner of same and in the East right-of-way line of Stone Myers Parkway, said point also being the Point of Curvature of a non-tangent circular curve to the left having a radius of 837.50 feet, a central angle of 15 deg. 28 min. 47 sec. and being subtended by a chord which bears North 27 deg. 39 min. 04 sec. East, 225.58 feet,

THENCE in a northeasterly direction with said curve to the left and with the East right-of-way line of Stone Myers Parkway, a distance of 226.27 feet to the PLACE OF BEGINNING, containing 319,217 square feet or 7.328 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT PROJECTHANDUP, a Texas Non Profit Corporation does hereby adopt this plat of LOTS 1 & 2, BLOCK 1, GATEHOUSE COMMERCIAL, an addition to the City of Grapevine, Tarrant County, Texas and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The maintenance of paving on the easements is the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity of any time of procuring the permission of anyone. I have reviewed the City's findings concerning dedications and I do agree that the statements are true and correct.

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

Witness our hands this the _____ day of _____, 2014.

PROJECTHANDUP, a Texas Non Profit Corporation

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned Notary Public in and for said county and state, on this day personally appeared _____ of PROJECTHANDUP, a Texas Non Profit Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein and expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2014.

Notary Public in and for the State of Texas
My Commission Expires: _____

AVIGATION RELEASE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, PROJECTHANDUP, a Texas Non Profit Corporation, is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being said property as described and shown on this plat.

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

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

EXECUTED at _____, this _____ day of _____, 2014.

OWNER:

PROJECTHANDUP, a Texas Non Profit Corporation

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned Notary Public in and for said county and state, on this day personally appeared _____ of PROJECTHANDUP, a Texas Non Profit Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein and expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2014.

Notary Public in and for the State of Texas
My Commission Expires: _____

SURVEYOR'S CERTIFICATION

I, Bob Henderson, Jr., of Goodwin and Marshall, Inc., a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the State of Texas and the City of Grapevine.

Preliminary, this document shall not be recorded for any purpose.
Issued for review Wed Nov 12 07:44:11 2014
Bob Henderson, Jr.
Registered Professional Land Surveyor No. 2502
Goodwin and Marshall, Inc.
2405 Mustang Drive
Grapevine, Texas 76051
(817) 329-4373

OWNER/DEVELOPER:

project
handUP
P.O. BOX 128
COLLEYVILLE, TX 76034
(817) 966-6628
CONTACT: JOHN REGAN

GOODWIN &
MARSHALL

CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, TX 76051
Metro (817) 329-4373
TBPLS FIRM No. 10021700

NOTES:

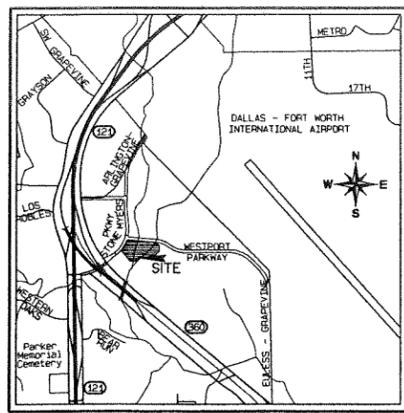
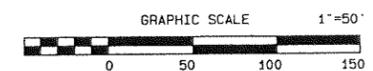
- 1. BEARINGS ARE ORIENTED TO TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH CENTRAL ZONE 4202 NAD83, FEET.
- 2. THE LOCATION OF THE 100-YEARS FLOODPLAIN AS SHOWN HEREON IS APPROXIMATE LOCATION AS SCALED FROM SAID MAP AND DOES NOT REPRESENT AN ON THE GROUND DETERMINATION BY THE SURVEYOR.
- 3. ALL INTERIOR LOT CORNERS ARE 1/2" IRON RODS SET WITH A YELLOW CAP STAMPED "GOODWIN & MARSHALL".
- 4. AREA SUMMARY
RIGHT-OF-WAY DEDICATION AREA: 0
EASEMENT DEDICATION AREA: 219,352 SQ. FT.
NET PLATTED AREA: 100,865 SQ. FT.
TOTAL PLATTED AREA: 319,217 SQ. FT.

Preliminary, this document shall not be recorded for any purpose.
Issued for review Wed Nov 12 07:44:12 2014

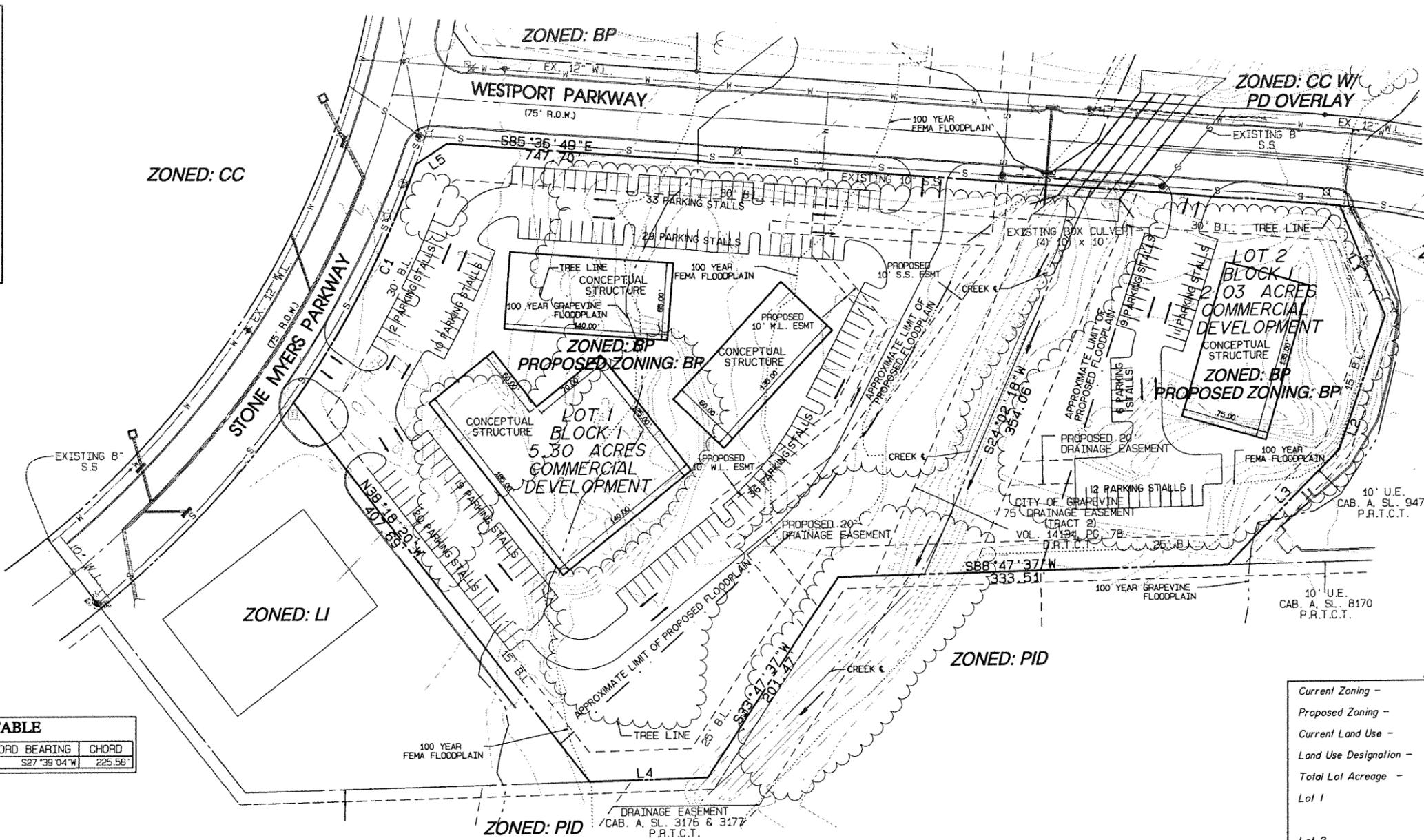
FINAL PLAT
OF
LOTS 1 & 2, BLOCK 1
GATEHOUSE COMMERCIAL
BEING
7.328 ACRES
SITUATED IN THE
JAMES CATES SURVEY, ABSTRACT NO. 315
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
NOVEMBER, 2014
2 LOTS
EXISTING ZONING: BP

E:\10587 - Gatehouse Commercial\comp\commercial final plat pro Platted - Wed Nov 12 07:44:11 2014

CC ITEM #38
PZ ITEM #17



VICINITY MAP
M.T.A.



ZONED: LI

NOTES:

1. THE PROPERTY WILL BE SERVED BY THE EXISTING WATER LINES IN WESTPORT PARKWAY AND IN THE UTILITY EASEMENT THAT TRAVERSES THE PROPERTY.
2. THE PROPERTY WILL BE SERVED BY THE EXISTING SANITARY SEWER LINES IN WESTPORT PARKWAY AND IN THE UTILITY EASEMENT THAT TRAVERSES THE PROPERTY.
3. ON SITE DRAINAGE WILL BE CONVEYED BY AN UNDERGROUND DRAINAGE SYSTEM TO THE EXISTING CREEK THAT EXTENDS THROUGH THE PROPERTY.
4. FILL WILL BE ADDED ON THE PROPERTY TO ESTABLISH NEW FLOODPLAIN LIMITS. THIS NEW FLOODPLAIN WAS DESIGNED AND CREATED IN AN ULTIMATE CONDITIONS DRAINAGE REPORT DATED AUGUST, 24. THIS REPORT WAS SUBMITTED BY GOODWIN & MARSHALL INC. TO MR. JOHN ROBERTSON, P.E., CFM OF THE CITY OF GRAPEVINE TEXAS.

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S23°00'00"E	101.01'
L2	S19°30'00"W	118.96'
L3	N45°00'00"E	136.04'
L4	S88°37'03"W	100.88'
L5	N56°48'24"E	31.70'

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	837.50'	226.27'	15°26'47"	S27°39'04"W	226.58'

SITE DATA

Current Zoning -	*BP* Business Park	
Proposed Zoning -	*BP* Business Park	
Current Land Use -	Vacant	
Land Use Designation -	*IC* Industrial Commercial	
Total Lot Acreage -	7.328 Acres	
Lot 1	Tract Size	5.299 Acres
	% Open Space	50% Open Space
	Building S.F.	38,900 S.F.
	Parking Spaces	159 Spaces
Lot 2	Tract Size	2.029 Acres
	% Open Space	50% Open Space
	Building S.F.	10,125 S.F.
	Parking Spaces	36 Spaces

OWNER/APPLICANT:
project handup
PO BOX 126
COLLEYVILLE, TX 76034
(817) 966-6826
CONTACT: JOHN FEGAN

PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373
CONTACT: MATT BAACKKE

PROPERTY DESCRIPTION

All that certain lot, tract, or parcel of land, part of the James Cates Survey, Abstract No. 315, situated in the City of Grapevine, Tarrant County, Texas and being part of that remainder of called 139.85 acre first tract described in a deed from G. O. Swenler and wife, Helen Elizabeth Swenler to A. C. Stone recorded in Volume 2009, Page 23 of the Deed Records of Tarrant County, Texas (DRTCT) on June 15, 1948, and being more completely described as follows, to-wit:

BEGINNING at 1/2" capped iron rod set for the West corner clip in the East right-of-way line of Stone Myers Parkway (75' R.O.W.) and the South right-of-way line of Westport Parkway (75' R.O.W.), said point being in a circular curve to the left from which the radius point bears North 70 deg. 05 min. 20 sec. West - 837.50 feet;

THENCE North 56 deg. 48 min. 24 sec. East with the South right-of-way line of Westport Parkway, a distance of 31.70 feet to a 1/2" capped iron rod set for the East corner clip;

THENCE South 85 deg. 36 min. 49 sec. East with the South right-of-way line of Westport Parkway, a distance of 747.70 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right having a radius of 662.50 feet, a central angle of 1 deg. 37 min. 45 sec. and being subtended by a chord which bears South 64 deg. 47 min. 56 sec. East, 18.84 feet;

THENCE in a southeasterly direction with said curve to the right and the South right-of-way line of Westport Parkway, a distance of 18.84 feet to a 1/2" capped iron rod set for the Northwest corner Lot 3, Block 3 of Stone Myers Business Park recorded in Cabinet A, Slide 9472 of the Plot Records of Tarrant County, Texas (PRTCT);

THENCE South 23 deg. 00 min. 00 sec. East non-tangent to said curve and with the West line of said Lot 3, Block 3, a distance of 101.01 feet to a 1/2" capped iron rod set for corner;

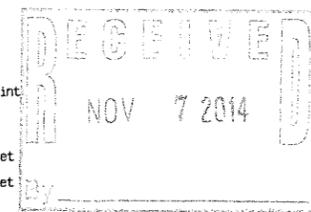
THENCE South 19 deg. 30 min. 00 sec. West with the West line of said Lot 3, Block 3, a distance of 118.96 feet to a 1/2" capped iron rod set for corner;

THENCE South 45 deg. 00 min. 00 sec. West with the West line of said Lot 3, Block 3, a distance of 136.04 feet to a 1/2" capped iron rod set for the Southwest corner of same, said point being in the North line of Lot 1R1, Block 1R of Pavestone Industrial recorded in Cabinet A, Slide 8170 (PRTCT);

THENCE with the North line of said Lot 1R1, Block 1R the following 3 courses;
South 88 deg. 47 min. 37 sec. West, a distance of 333.51 feet to a 1/2" capped iron rod set for corner;
South 33 deg. 47 min. 37 sec. West, a distance of 201.47 feet to a 1/2" capped iron rod set for corner;
South 88 deg. 37 min. 03 sec. West, a distance of 100.88 feet to a 1/2" capped iron rod found stamped "H. Coombs 5294" for the East corner of Lot 1, Block 3 of Stone Myers Business Park recorded in Cabinet A, Slide 10687 (PRTCT);

THENCE North 38 deg. 18 min. 20 sec. West with the Northeast line of said Lot 1, Block 3, a distance of 407.69 feet to a 1/2" capped iron rod found for the North corner of same and in the East right-of-way line of Stone Myers Parkway, said point also being the Point of Curvature of a non-tangent circular curve to the left having a radius of 837.50 feet, a central angle of 15 deg. 28 min. 47 sec. and being subtended by a chord which bears North 27 deg. 39 min. 04 sec. East, 226.58 feet;

THENCE in a northeasterly direction with said curve to the left and with the East right-of-way line of Stone Myers Parkway, a distance of 226.27 feet to the PLACE OF BEGINNING, containing 319,217 square feet or 7.328 acres of land.



CONCEPT PLAN
FOR
GATEHOUSE COMMERCIAL
2 COMMERCIAL LOTS
BEING 7.33 ACRES SITUATED IN THE
JAMES CATES SURVEY, ABSTRACT NO. 315
665 WESTPORT PARKWAY
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

EXISTING & PROPOSED ZONING: BP SHEET 1 OF 2
DECEMBER, 2014 CASE # CP14-01

E:\10267 - Gatehouse Commercial\Prelim\Plan.prn Thu Nov 06 17:16:10 2014

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: NOVEMBER 18, 2014

SUBJECT: FINAL PLAT APPLICATION
LOT 2, BLOCK 1, WETZEL ADDITION

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

APPLICANT..... Josh and Ellie Born

REASON FOR APPLICATION Platting tract of land to build a residential home

PROPERTY LOCATION 260 Blevins Street

ACREAGE..... 0.6328

ZONING..... R-7.5

NUMBER OF LOTS..... 1

PREVIOUS PLATTING No

CONCEPT PLAN..... No

SITE PLAN No

OPEN SPACE REQUIREMENT..... No

AVIGATION RELEASE Yes

PUBLIC HEARING REQUIRED No

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOT 2, BLOCK 1, WETZEL ADDITION**

CC ITEM #39
PZ ITEM #18

I. GENERAL:

- The applicant, Josh and Ellie Born are platting this tract of land to be a residential home site. The property is located at 260 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

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:

Sidewalk and Curb & Gutter to be constructed along Blevins by Owner / Applicant with this residential lot development.

TOTAL

III. STORM DRAINAGE SYSTEM:

- The site drains east across Blevins Street then along Texas Street.
- 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 2, Block 1, Wetzel 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 2, Block 1, Wetzel 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.

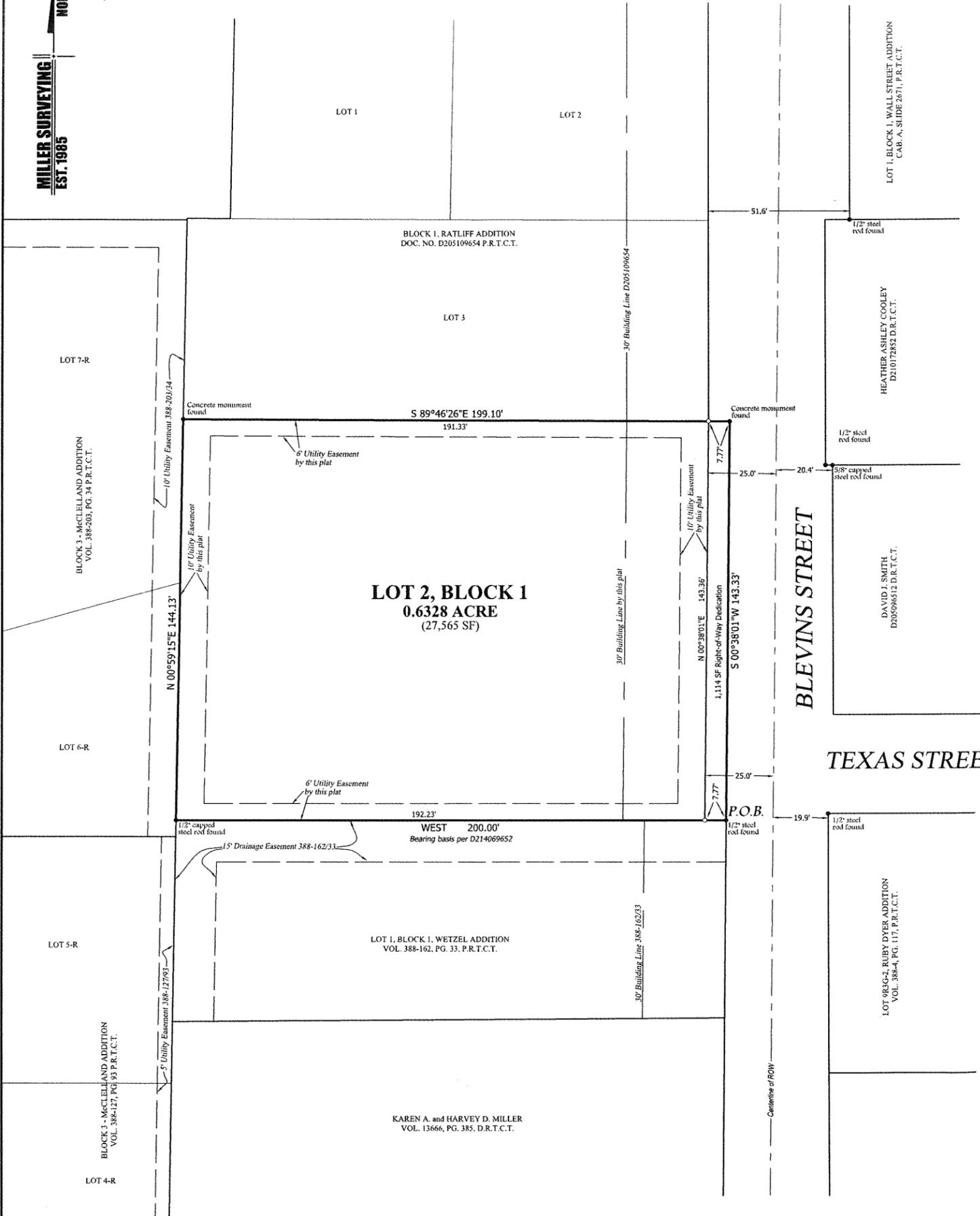
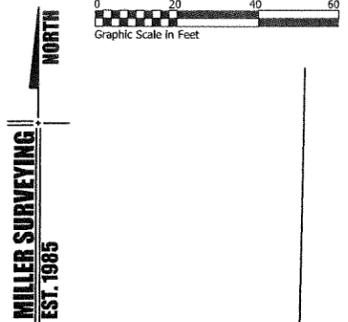
VII. STATEMENT OF FINDINGS:

- 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 2, Block 1, Wetzel Addition."



STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS Josh Born and Ellie Born, are the owners of a tract of land out of A. Foster Survey, Abstract No. 518 and situated in the City of Grapevine, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in September 2014, said tract being the same tract of land described in the deed to Josh Born and Ellie Born recorded as Document No. D214069652 in the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch steel rod found for the southeast corner of said Born tract, said rod being the northeast corner of Lot 1, Block 1, Wetzel Addition, an addition to the City of Grapevine according to the plat thereof recorded in Volume 388-162, Page 33 of the Plat Records of Tarrant County, Texas and also being in the westerly right-of-way line of Blevins Street;

Thence WEST with the southerly boundary line of said Born tract and the northerly boundary line of said Lot 1 a distance of 200.00 feet to a 1/2 inch capped steel rod found for the southwest corner of said Born tract and the northwest corner of said Lot 1;

Thence North 00 degrees 59 minutes 15 seconds East with the westerly boundary line of said Born tract a distance of 144.13 feet to a concrete monument found for the northwest corner of said Born tract from which a 1/2 inch capped steel rod found bears South 62 degrees 07 minutes 11 seconds West at 0.76 feet;

Thence South 89 degrees 46 minutes 26 seconds East with the northerly boundary line of said Born tract a distance of 199.10 feet to a concrete monument found for the northeast corner thereof, said monument being in said westerly right-of-way line;

Thence South 00 degrees 38 minutes 01 seconds West with the easterly boundary line of said Born tract and with said right-of-way line a distance of 143.33 feet to the point of beginning and containing 0.6584 acre of land, more or less;

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT Josh Born and Ellie Born, do hereby adopt this plat of LOT 2, BLOCK 1, WETZEL ADDITION, an addition to the City of Grapevine, Tarrant County, Texas, and do hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The maintenance of paving on the easements 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 improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

We have reviewed the City's Findings concerning dedications and 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 _____, 20____.

Josh Born

Ellie Born

STATE OF TEXAS
COUNTY OF TARRANT

Before me, A Notary Public in and for said County and State, on this day personally appeared Josh Born, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public for the State of Texas
Printed Name
My Commission Expires

STATE OF TEXAS
COUNTY OF TARRANT

Before me, A Notary Public in and for said County and State, on this day personally appeared Ellie Born, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public for the State of Texas
Printed Name
My Commission Expires

STATE OF TEXAS
COUNTY OF TARRANT

Before me, A Notary Public in and for said County and State, on this day personally appeared Josh Born, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public for the State of Texas
Printed Name
My Commission Expires

STATE OF TEXAS
COUNTY OF TARRANT

Before me, A Notary Public in and for said County and State, on this day personally appeared Ellie Born, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public for the State of Texas
Printed Name
My Commission Expires

FLOOD STATEMENT: Based on scaling the surveyed lot shown hereon onto the FEMA Flood Insurance Rate Map No. 48439C105K (Rev. 9-25-09), said lot lies within FEMA Zone X and does not lie within the FEMA designated 100-year flood plain. Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of said surveyed lot.

AREA SUMMARY:
Right-of-Way Dedication Area: 1,114 SF
Net Platted Area: 27,565 SF
Total platted area: 28,679 SF

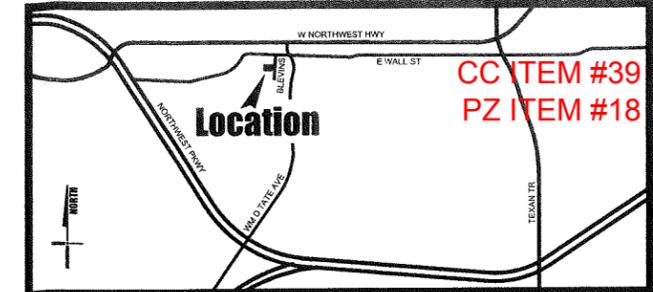
I, Jason B. Rawlings, of Miller Surveying, Inc., a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in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

Jason B. Rawlings, RPLS No. 5665



MILLER
Surveying, Inc.

Residential • Commercial • Municipal
430 Mid Cities Blvd.
Hurst, Texas 76054
817.577.1052 Fax 817.577.0972
www.MillerSurveying-Inc.com



AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF TARRANT §

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

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

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

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

EXECUTED this _____ day of _____, 20____.

Josh Born

Ellie Born

STATE OF TEXAS
COUNTY OF TARRANT

Before me, A Notary Public in and for said County and State, on this day personally appeared Josh Born, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public for the State of Texas
Printed Name
My Commission Expires

STATE OF TEXAS
COUNTY OF TARRANT

Before me, A Notary Public in and for said County and State, on this day personally appeared Ellie Born, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public for the State of Texas
Printed Name
My Commission Expires

STATE OF TEXAS
COUNTY OF TARRANT

Before me, A Notary Public in and for said County and State, on this day personally appeared Josh Born, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public for the State of Texas
Printed Name
My Commission Expires

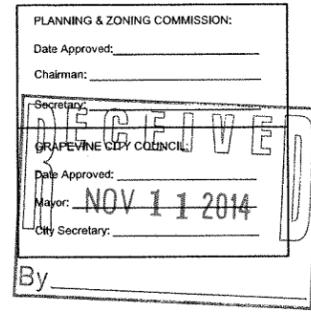
STATE OF TEXAS
COUNTY OF TARRANT

Before me, A Notary Public in and for said County and State, on this day personally appeared Ellie Born, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public for the State of Texas
Printed Name
My Commission Expires

OWNER/APPLICANT:
Josh & Ellie Born
1110 Valley Vista Dr
Grapevine, Texas 76051
817-919-5035



Final Plat of
LOT 2, BLOCK 1,
WETZEL ADDITION
An addition to the City of Grapevine, Tarrant County, Texas

Consisting of one residential lot and containing 0.6328 acre of land out of the
A. FOSTER SURVEY, ABSTRACT NO. 518
Currently Zoned R-7.5 • Plat Prepared in November 2014

This plat is filed as Document No. _____ in the Plat Records of Tarrant County, Texas. Date: _____.

Revised 11-7-14 per City comments
Job No. 14097 • Plot File 14097

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 21st day of October 2014 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

Herb Fry	Vice Chairman
B J Wilson	Member
Monica Hotelling	Member
Jimmy Fechter	Member
Beth Tiggelaar	Member
Dennis Luers	Alternate
Theresa Mason	Alternate

constituting a quorum with Larry Oliver and Gary Martin absent and the following City Staff:

Scott Williams	Development Services Director
Ron Stombaugh	Development Services Asst. Director
Albert Triplett, Jr.	Planner II
Susan Batte	Planning Technician

CALL TO ORDER

Vice-Chairman Fry called the meeting to order at 6:09 p.m.

WORKSHOP

ITEM 1.

First for the Commission to consider was possible amendments to Section 39, Historic Landmark relative to city initiated historic landmark designation.

Several months ago during a public hearing to establish a historic landmark designation on the Wells Fargo bank, the legal counsel representing the bank pointed out an inconsistency in the wording within paragraph D, of Section 39, Historic Landmark, relative to the procedure to follow to establish a historic landmark—the procedure to follow is the same process as that required for establishing a conditional use (Section 48) on a tract or parcel of land. However, within Section 48, Conditional Uses, paragraph D.3 requires the owner's consent to the filing of the application. At that initial public hearing for the Wells Fargo historic landmark designation the bank was not in favor of the overlay and had not signed the application indicating their consent; their

legal counsel questioned how it could be considered given the language as written. Given that the city has initiated historic overlays without the consent of the property owner and may do so in the future if necessary, staff is recommending that Section 39, Historic Landmark be amended to eliminate this inconsistency in wording.

Discussion was held as to whether a change needed to be made at all. Staff reminded the Commission that we have had previous staff initiated historic landmark application in the past and that there may be others in the future.

Monica Hotelling moved to set a public hearing regarding amendment changes to Section 39, Historic Landmark as written. Beth Tiggelaar seconded the motion which prevailed by the follow vote:

Ayes: Fry, Wilson, Hotelling, Tiggelaar and Luers
Nays: Fechter and Mason

Next for the Commission to consider was possible amendments to Section 42, Supplementary District Regulations.

Earlier this year the Commission and Council approved amendments to Section 42, Supplementary District regulations resulting from changes the Texas State Legislature made during their last legislative session to the Texas Alcohol Beverage Code. Specifically, wording was added to allow restaurant operators to pursue the Beer and Wine Retailer's Permit; the Brewer's Permit was added to Section 42, paragraph B.3, to exempt brewers from the restaurant/food sales requirement. During that same legislative session, the Legislature added wording to the Alcohol Beverage Code relative to distilleries allowing direct sales of distilled spirits to consumers if located within a "wet area," i.e. an area that has already held a local option election to allow some form of alcohol beverage sales. Specifically the amendments to the Code allows for on-premise consumption of the distiller's product(s) and the off-premise (package) sales of not more than two, 750 milliliter bottles of the distiller's products within a 30 day period. Staff has had several meetings within the past year from potential distillers considering operations within the city however the ordinance does not currently allow for the on- and off-premise consumption of this type of alcoholic beverage. Establishment of a distillery would require a conditional use.

Discussion was held regarding the definition of a distillery. Staff stated that TABC has a definition which would be used.

Monica Hotelling moved to set a public hearing regarding amendment changes to Section 42. Supplementary District to include distilleries. Beth Tiggelaar seconded the motion which prevailed by the follow vote:

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

Next for the Commission to consider was possible amendments to Section 23A, Grapevine Vintage District.

Several workshops have been held this year specifically addressing the Grapevine Vintage District with the end result being major modifications to the district regulations that were approved at the August 19, 2014 meeting. During the public hearing, it was suggested that further work may be necessary on the district. Attached is the current ordinance as amended. The Commission may consider any other changes or amendments, including the possible addition of breweries and distilleries to the list of conditional uses.

B J Wilson moved to set a public hearing regarding amendment changes to Section 23A, Grapevine Vintage to include breweries and distilleries as a conditional use. Dennis Luers seconded the motion which prevailed by the follow vote:

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

BREIFING SESSION

ITEM 2.

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

CU14-39	WISE GUY PIZZERIA
CU14-40	GRAPEVINE CROSSING
SU14-03	CROWN CASTLE TOWER

JOINT MEETING

Mayor Tate called the meeting to order at 7:53 p.m. in the City Council Chambers. Items 3-5 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

Vice-Chairman Fry called the Planning and Zoning Commission regular session to order at 8:06 p.m.

NEW BUSINESS

ITEM 6. CONDITIONAL USE APPLICATION CU14-39 – WISE GUYS PIZZERIA

First for the Commission to consider and make recommendation to City Council was conditional use CU14-39 submitted by McNamara Wise Guys LLC for property located at 322 South Park Boulevard and platted as Lot 5, Block 1, Park and Wall. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU99-70 (Ord. 00-15) for a planned commercial center, specifically to allow for the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer and wine only), outdoor speakers and outside dining in conjunction with a restaurant.

The applicant proposed total seating to accommodate 131 patrons including the addition of a 762 square foot covered outdoor patio area on the west side of the building that can accommodate 46 restaurant patrons. The required parking for the existing uses within the shopping center and the proposed restaurant is 381 parking spaces—384 parking spaces have been provided. The patio will not encroach into any existing landscaping and there will be no changes to the existing landscaping on the site

The applicant has applied for a Wine and Beer Retailer's Permit (BG Permit) from the Texas Alcoholic Beverage Commission. The BG Permit allows for both on and off-premise consumption of beer and wine; however, the applicant does not intend to sell alcoholic beverages for off-premise consumption.

In the Commission's regular session, Theresa Mason moved to approve conditional use application CU14-39. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 7. CONDITIONAL USE APPLICATION CU14-40 – GRAPEVINE CROSSING

Next for the Commission to consider and make recommendation to City Council was conditional use application CU14-40 submitted by R. L Goodson Jr. Inc. for property located at 1527 West State Highway 114 and platted as Lot 7R, Block 1, Regency Center. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU00-65 (Ord. 01-03) for a planned commercial center, specifically to allow for an increase in the building height in conjunction with an existing multi-tenant retail building.

The applicant will add a 379-square foot (75.75 foot by five foot) parapet along the west wall of the existing building five feet in height. The proposed parapet will increase the building height from 22-feet to 27-feet. The purpose of the request is to allow signage on the portion of the raised parapet.

In the Commission's regular session, Theresa Mason moved to approve conditional use application CU14-40. Dennis Luers seconded the motion, which prevailed by the following vote:

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

ITEM 8. SPECIAL USE APPLICATION SU14-03 – CROWN CASTELE TOWERS

Next for the Commission to consider and make recommendation to the City Council was special use application SU14-03 submitted by Crown Castle Towers, LLC for property located at 1650 Hughes Road and platted as 4800 Glade Hill Drive and platted as Lot 1R, Block 1, Unity Church of Northeast Tarrant County. The applicant requested a special use application to allow a 120-foot monopole for cellular antennas and cellular communications ground equipment.

The applicant asked the City Council and Planning and Zoning Commission to table the request to the November 18, 2014 public hearing to provide additional time to secure an FAA No Hazard Determination Letter.

In the Commission's regular session Monica Hotelling moved to table special use application SU14-03 to the November 18, 2014 public hearing. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

ITEM 9. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the September 16, 2014, Planning and Zoning Meeting.

Monica Hotelling moved to approve the Planning and Zoning Commission minutes of September 16, 2014 Planning and Zoning Meeting as written. B J Wilson seconded the motion, which prevailed by the following vote:

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

ADJOURNMENT

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 8:09 p.m. B J Wilson seconded the motion which prevailed by the following vote:

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

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE
CITY OF GRAPEVINE, TEXAS ON THIS THE 18TH DAY OF NOVEMBER 2014.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN