

CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, AUGUST 21, 2018

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

6:15 p.m. Dinner – City Council Conference Room
6:45 p.m. Call to Order of City Council Meeting – City Council Chambers
6:45 p.m. Executive Session – City Council Conference Room
7:15 p.m. CCPD Meeting – City Council Chambers
7:30 p.m. Joint Regular Meeting – City Council Chambers

CALL TO ORDER: 6:45 p.m. – City Council Conference Room

EXECUTIVE SESSION:

1. City Council to recess to the City Council Conference Room to conduct a closed session relative to:
 - A. Real property relative to deliberation to the purchase, exchange, lease, sale or value of real property (City facilities, Public Works, and the 185 acres) pursuant to Section 551.072, Texas Government Code.
 - B. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

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

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

2. Invocation and Pledge of Allegiance: Commissioner Jimmy Fechter

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU18-19** (Westwood Partners) and **Final Plat** of Lots 2R, 3R, 4-7, Opryland Second Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Westwood Partners requesting a conditional use permit to establish a planned

commercial center for the development of an office complex and a convenience store with gasoline sales, a car wash, a restaurant with outside dining along with the possession, storage, retail sales and off-premise consumption of alcoholic beverages (beer and wine only). The applicant is also requesting to replat Lots 2 and 3, Block 1, Opryland Second Addition. The subject property is located at 801 and 1001 East Northwest Highway and is currently zoned "CC" Community Commercial District.

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

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

CITIZEN COMMENTS

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

CITY COUNCIL PUBLIC HEARINGS

5. City Council to conduct a public hearing to consider adoption of a tax increase and take any necessary action.

NOTE: In accordance with state law, this item is the first of two public hearings on the proposed tax increase. Because the proposed tax rate (\$0.289271 per \$100) exceeds the effective tax rate (\$0.272565 per \$100), the law requires that the City Council hold two public hearings on the proposal. The second public hearing will be held during the regular meeting on September 4, 2018. City Council will vote on the tax rate during the regular meeting on September 18, 2018. Both meetings will take place in the Council Chambers in City Hall at 200 South Main Street, Grapevine, Texas.

6. City Council to conduct a public hearing relative to the Fiscal Year 2018-2019 operating budget and take any necessary action.

NOTE: The City Council will consider adoption of the proposed Fiscal Year 2018-2019 operating budget and tax rate of \$0.289271 per \$100 on Tuesday, September 18, 2018 at 7:30 p.m. in the Council Chambers, 200 South Main Street.

PRESENTATIONS

7. City Attorney and City Staff to update Council on regulatory options for short term rentals.

NEW BUSINESS

8. Consider the award of the Request for Qualifications 463-2018 for Architectural Design Services for the Animal Shelter with Quorum Architects, Inc. and take any necessary action.
9. Consider award of contract to ArchiTexas and Mesa Planning for Design and Development Standards for the Dallas Road Transit Corridor 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.

10. Consider the award of a contract for Medical and Rx Stop Loss Insurance with Swiss Re. Chief Financial Officer recommends approval.
11. Consider **Resolution No. 2018-063** authorizing the purchase of phone equipment from Radcom Technologies, Inc. Chief Technology Officer recommends approval.
12. Consider **Resolution No. 2018-064** authorizing the purchase of shade structures from USA Shade and Fabric Structures. Parks and Recreation Director recommends approval.
13. Consider **Resolution No. 2018-065** authorizing and directing staff to participate in a Local Parks Grant program for the development of Silver Lake Park. Parks and Recreation Director recommends approval.
14. Consider the award of an informal request for quote for promotional testing services from Southwest Leadership Resources. Police Chief recommends approval.
15. Consider the renewal of an annual contract for water and wastewater analysis services from the Trinity River Authority of Texas. Public Works Director recommends approval.

16. Consider an interlocal agreement with Tarrant County for the asphalt overlay work on Dove Loop Road and Boyd Drive. Public Works Director recommends approval.
17. Consider a cost sharing agreement with DFW Airport for reimbursement for one-half the cost of the engineering study related to land development. Public Works Director recommends approval.
18. Consider the renewal of annual contracts for water and wastewater chemicals with Brenntag Southwest, Inc., DPC Industries, Inc., and Fort Bend Services. Public Works Director recommends approval.
19. Consider the minutes of the August 7, 2018 Regular City Council meeting. City Secretary recommends approval.

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

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

20. Conditional Use Permit **CU18-19** (Westwood Partners) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2018-064**, if applicable, and take any necessary action.
21. **Final Plat** of Lots 2R, 3R, 4-7, Opryland Second Addition – Consider the recommendation of the Planning and Zoning Commission, if applicable, and take any necessary action.

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on August 17, 2018 by 5:00 p.m.

Tara Brooks

Tara Brooks
City Secretary



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



CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, AUGUST 21, 2018

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

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

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

BRIEFING SESSION

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

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

2. Invocation and Pledge of Allegiance: Commissioner Jimmy Fechter

JOINT PUBLIC HEARING

3. Conditional Use Permit **CU18-19** (Westwood Partners) and **Final Plat** of Lots 2R, 3R, 4-7, Opyland Second Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Westwood Partners requesting a conditional use permit to establish a planned commercial center for the development of an office complex and a convenience store with gasoline sales, a car wash, a restaurant with outside dining along with the possession, storage, retail sales and off-premise consumption of alcoholic beverages (beer and wine only). The subject property is located at 801 and 1001 East Northwest Highway and is currently zoned "CC" Community Commercial District.

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

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

NEW BUSINESS

4. Conditional Use Permit **CU18-19** (Westwood Partners) – Consider the application and make a recommendation to City Council.
5. **Final Plat** of Lots 2R, 3R, 4-7, Opryland Second Addition – Consider the application and make a recommendation to City Council.
6. Consider the minutes of the July 17, 2018 Regular Planning and Zoning Commission meeting.

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

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on August 17, 2018 by 5:00 p.m.

Tara Brooks

Tara Brooks
City Secretary



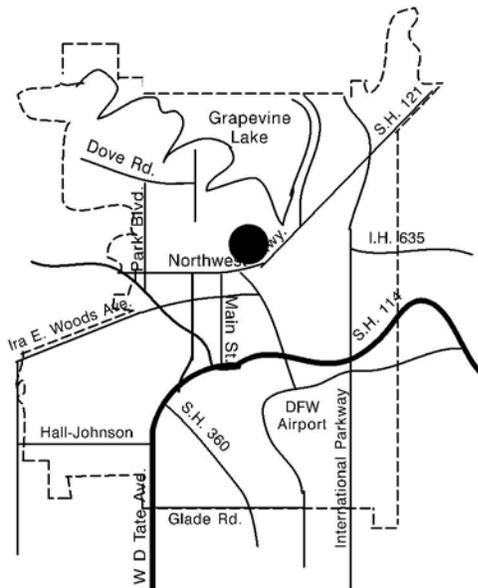
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TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE
PLANNING AND ZONING COMMISSION

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

MEETING DATE: AUGUST 21, 2018

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU18-19 WESTWOOD
PARTNERS



APPLICANT: Westwood Partners

PROPERTY LOCATION AND SIZE:

The subject property is located at 801 and 1001 East Northwest Highway and is proposed to be platted as Lots 2R, 3R, 4-7, Block 1, Opryland Second Addition. The property contains 11.34 acres and has approximately 180 feet of frontage along Ruth Wall Road, 347 feet of frontage along Boyd Drive and 1,363 feet of frontage along East Northwest Highway.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to establish a planned commercial center for the development of an office complex and a convenience store with gasoline sales, a car wash, a restaurant with outside dining along with the possession, storage, retail sales, and off-premise consumption of alcoholic beverages (beer and wine only).

The applicant proposes a two-part development scenario on the subject property with the easternmost 3.3 acres with frontage on both East Northwest Highway and Ruth Wall Road developed as a convenience store with gasoline sales, a restaurant with outside dining, off-premise beer and wine sales and a car wash. The remaining eight acres, with frontage on Boyd Drive and East Northwest Highway will be developed as a multi-phase office complex with the first phase consisting of three single story office buildings.

The proposed convenience store (Victron) will be approximately 12,672 s.f. in size with 9,500 s.f. dedicated to the retail portion of the operation and nearly 1,200 s.f. dedicated to the food service portion which will provide cinnamon rolls, bar-b-cue, and deli options for patrons. Indoor seating will be provided for 48 patrons along with an additional 15 seats outside. No outdoor speakers are proposed. Seven fueling stations will provide service for 14 vehicles. Along with the convenience store, restaurant function, and fueling area, the applicant also proposes a 4,364 s.f. tunnel-style car wash to the west of the convenience store with 17 vacuum stations. Required parking for this project is 88 spaces and the applicant has provided 88 spaces which includes the fueling and vacuum stations. Access specific to the convenience store will be provided by a right-in, right-out only drive for westbound traffic travelling along East Northwest Highway, and a joint access drive along Ruth Wall Drive. Additional access will be provided by a cross-access drive through the adjacent proposed office complex immediately adjacent to the west. One monument sign, (ten feet in height, 100 s.f. in size) is proposed at the southeast corner of the site at the East Northwest Highway/Ruth Wall Road intersection.

Relative to the office portion of the project, the applicant proposes seven office buildings ranging from approximately 4,952 s.f. to 11,800 s.f. The applicant is considering a range of retail and office options on the 1.43 acre portion at the southwest corner of the site. The first phase of the office project will consist of three structures currently considered for medical office uses: a 6,000 s.f. single-story structure with frontage along East Northwest Highway and two, single-story structures, 4,952 s.f. and 4,966 s.f. at the northwest corner of the site with frontage along Boyd Drive. Access to this portion of the project will be provided by three drives along East Northwest Highway, and one along Boyd Drive. Two monument signs (ten feet in height, 80 s.f. in size) are proposed along East Northwest Highway.

PRESENT ZONING AND USE:

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

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and the property to the south across Northwest Highway, the property to the east across Boyd Street, and the property to the west across Ruth Wall Road were all zoned "C-2" Community Business District prior to the 1984 City Rezoning. The property to the north of Turner Road was zoned "R-3" Multifamily District and "R-MF-2" Multifamily District prior to the 1984 City Rezoning. A request to rezone the subject site and the property immediately adjacent to the north (Z98-15) to "BP" Business Park District for an office/showroom development was considered by Council on July 21, 1998 but was denied. At the December 21, 1999 meeting, Council approved a conditional use permit (CU99-68; Ord. 99-183) to establish off-site parking, an employee service center and a day-care center in conjunction with the establishment of the Opryland Texas Hotel and

Convention Center. At a February, 2003 public hearing the subject site was considered again (CU02-60) which approved the establishment of a commercial parking lot along with the elimination of the employee service center and day-care associated with the Gaylord Hotel.

SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: “CC” Community Commercial District—Gaylord Hotel customer/employee parking and staging area
- SOUTH: “HC” Highway Commercial District and “CC” Community Commercial District—various retail and commercial businesses and a multi-tenant retail/office building; Starbucks
- EAST: “PCD” Planned Commerce Development District—vacant; former Wagon Wheel Ranch
- WEST: “CC” Community Commercial District—vacant property along with Mad Duck Cyclery, Pizza Hut, Popeye’s Chicken

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:

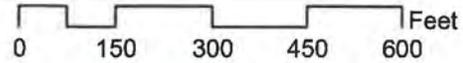
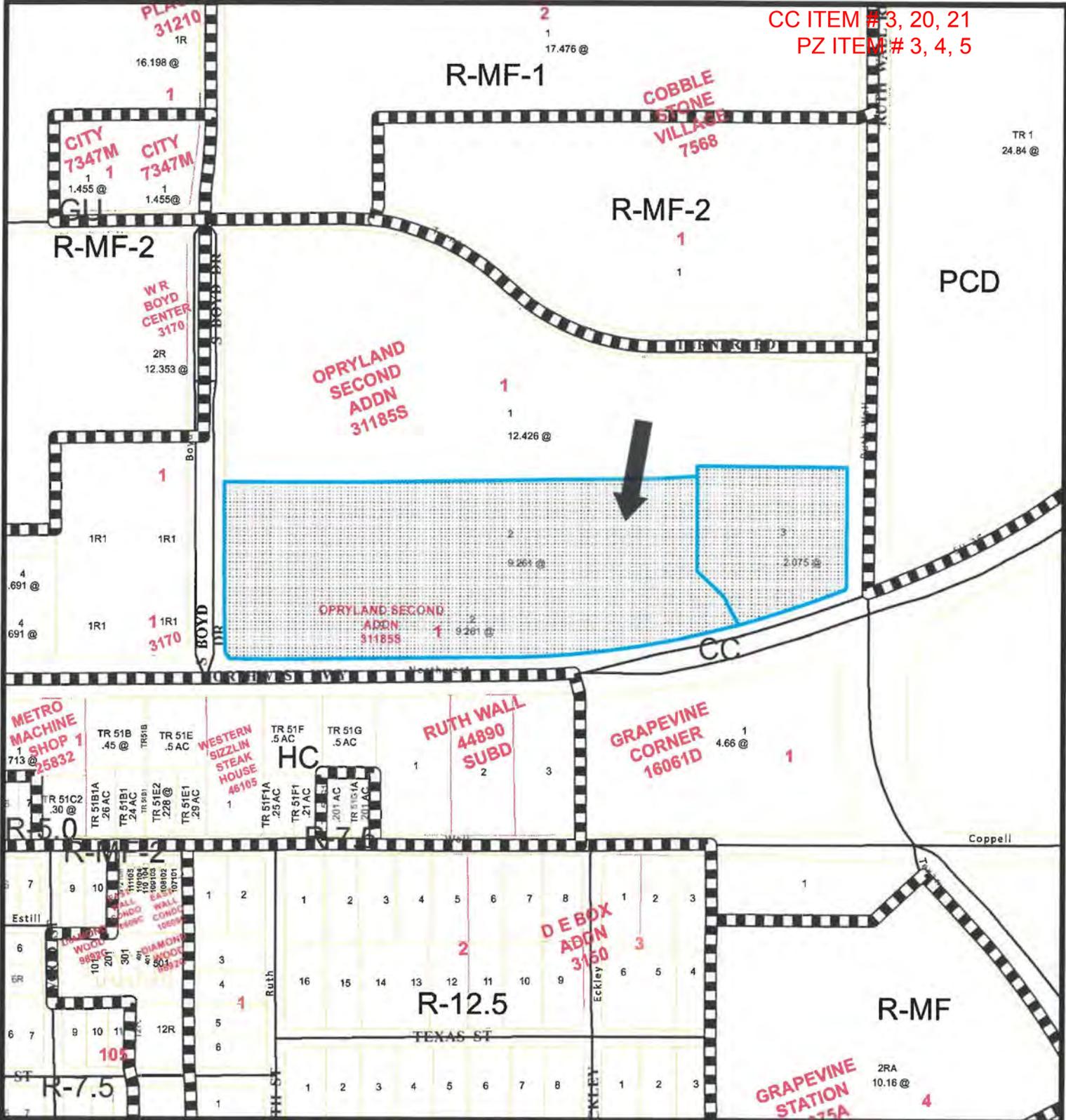
The Master Plan designates the subject property as a C/MU Commercial/Mixed Use land use. The applicant’s request is in compliance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates the portion of the subject site with frontage along Ruth Wall Road as a Type D Minor Arterial with a minimum 75-foot right-of-way developed as four lanes. Northwest Highway is designated a Type C Minor Arterial with a minimum 80-foot right-of-way developed as four lanes with a center left turn lane. Boyd Street is not a designated thoroughfare as shown on the City of Grapevine’s Thoroughfare Plan.

/rs

CC ITEM # 3, 20, 21
PZ ITEM # 3, 4, 5



CU18-19 Westwood Partners

Date Prepared: 8/9/2018

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.

CUR-19



CITY OF GRAPEVINE CONDITIONAL USE APPLICATION Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent/company/contact
WESTWOOD GROUP DEVELOPMENT NO. 2, L.P.

Street address of applicant / agent:
1000 TEXAN TRAIL STE 200

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

Telephone number of applicant / agent:
817-416-4843

Fax number of applicant/agent:
817-310-3451

Email address of applicant/agent:
[REDACTED]

Mobile phone number of applicant/agent:
817-336-4196

PART 2. PROPERTY INFORMATION

Street address of subject property
801 EAST N.W. HWY, GRAPEVINE

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

Lot _____ Block _____ Addition **SEE ATTACHED LEGAL DESCRIPTION**

Size of subject property _____

Present zoning classification: **8.036** Acres **350,048** Square footage

Proposed use of the property: **PLANNED COMMERCIAL CENTER OVERLAY
RETAIL/OFFICE/FUEL-CONVENIENCE STORE**

Community Commercial
Circle yes or no, if applies to this application

Outdoor speakers Yes No

Minimum / maximum district size for conditional use request:

Zoning ordinance provision requiring a conditional use:
SECTION 25.C (2)(4)(11) AND (12)

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:
WESTWOOD GROUP DEVELOPMENT NO. 2, L.P.

Street address of property owner:
1000 TEXAN TRAIL STE 200

City / State / Zip Code of property owner:
GRAPEVINE TX 76051

Telephone number of property owner:
817-416-4843

Fax number of property owner:
817-310-3451



CU18-19

- 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

A.L. BURTIN
 Print Applicant's Name: _____

[Signature]
 Applicant's Signature: agent for Westwood Group Development #2, L.P.

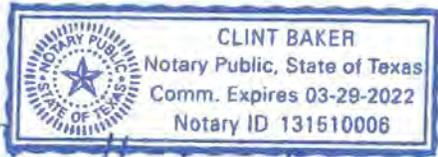
The State of Texas

County Of Tarrant

Before Me Clint Baker on this day personally appeared A.L. Burtin
 (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 24th day of May, A.D. 2018.



[Signature]
 Notary In And For State Of Texas

Gary Hazlewood
 Print Property Owners Name: _____

[Signature]
 Property Owner's Signature: _____

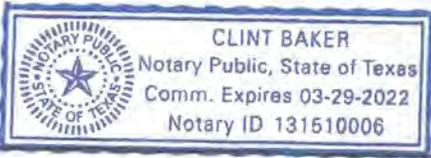
The State Of Texas

County Of Tarrant

Before Me Clint Baker on this day personally appeared Gary Hazlewood
 (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 24th day of May, A.D. 2018.



[Signature]
 Notary In And For State Of Texas

JUL 02 2018

ACKNOWLEDGEMENT

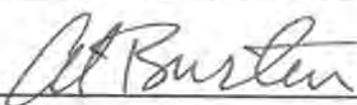
All Conditional Use and Special Use Applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.

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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: 6-4-18

Signature of Owner 

Date: 6-4-18



CU18-19



CITY OF GRAPEVINE

CONDITIONAL USE APPLICATION

Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent/company/contact

NASSER SAFA INVESTMENTS, LLC

Street address of applicant / agent:

1519 SNOW TRAIL

City / State / Zip Code of applicant / agent:

LEWISVILLE, TX 75077

Telephone number of applicant / agent:

214-837-2113

Fax number of applicant/agent

Email address of applicant/agent

[REDACTED]

Mobile phone number of applicant/agent

214-837-2113

PART 2. PROPERTY INFORMATION

Street address of subject property

NEC of North West Highway and Ruth Wall

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

Lot **3** Block **1** Addition **Opryland Second Addition and part of Lot 2 BLK 1**

Size of subject property

3.29 Acres **143312.40** Square footage

Present zoning classification:

C-C

Proposed use of the property:

convenience store w/gas, Texas Best Smokehouse, Deli and carwash

Circle yes or no, if applies to this application

Outdoor speakers Yes No

Minimum / maximum district size for conditional use request:

Sec. 25.D (3) states that the minimum size of any Community Commercial district shall be five (5) acres.

Zoning ordinance provision requiring a conditional use:

Sec. 25.C (2)(4)(11) and (12)

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:

Westwood Group Development II, L.P.

Street address of property owner:

1000 Texas Trail, Ste 200

City / State / Zip Code of property owner:

Grapevine, Texas 76051

Telephone number of property owner:

817-416-4841

Fax number of property owner:

817-310-3451

JUL 08 2018

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

NASSER SAFA
Print Applicant's Name:


Applicant's Signature:

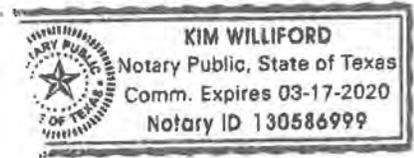
The State of TEXAS

County Of ELLIS

Before Me Kim Williford on this day personally appeared NASSER SAFA
(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 29TH day of JUNE, A.D. 2018




Notary In And For State Of Texas

NASSER SAFA
Print Property Owners Name:


Property Owner's Signature:

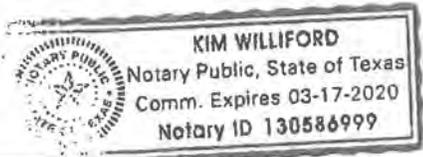
The State Of TEXAS

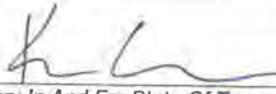
County Of ELLIS

Before Me Kim Williford on this day personally appeared NASSER SAFA
(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 29TH day of JUNE, A.D. 2018




Notary In And For State Of Texas

JUN 29 2018

CU18-19

ACKNOWLEDGEMENT

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

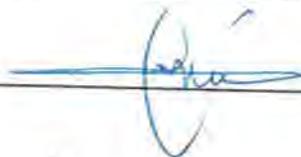
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I have read and understand all of the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.

Signature of Applicant _____



Date: _____

6-29-18

Signature of Owner _____



Date: _____

6-29-18

JUL 10 2018



Victron Energy / Texas Best Smokehouse Letter to the City of Grapevine

A Texas Best on Texan Trail

Victron Energy is a fuel distributor, commercial developer, and food franchisee in the Dallas-Fort Worth area that is family-owned with a focus on creating growth through entrepreneurship. Victron is one of the largest branded fuel distributors in the United States for both Exxon Mobil and Royal Dutch Shell, distributing over 350M gallons of fuel annually. We own over 160 convenience stores and travel centers and over 100 franchise units. Some of chains that we are franchisees of include Subway, Denny's, Sonic, Cinnabon, Auntie Ann's and several more.

Victron began when a young civil engineer from Syria named Ali Sharaf immigrated to Dallas, Texas in 1986 and started as a cashier at a single site in Oak Cliff, Texas. Through hard work and discipline Ali rose to become one of the most prominent real estate developers and largest convenience store operator in the metroplex. Ali built a culture and company based off of giving other people opportunities – Ali would build a large, beautiful project and then give a budding entrepreneur the opportunity to run the location at a flat rent. This meant that the tenant would run the store like their own business and work for themselves rather than working for a salary, and created a win-win situation for all. With other locations, Victron has often agreed to help a fuel customer develop and build a store, as it is in this case, as another way to create a win-win situation for its fuel customers to have the opportunity to own and operate their own locations.

In 2014 Ali passed away but his family and co-workers continue to work and live out his legacy and dream of expanding Victron and opportunities to others every day. Victron is wholly and privately owned by the Sharaf family, where Guhaina Sharaf, Ali's wife, is CEO. Other members of the Victron Team include Walid Alameddine, President, Mohamed Sharaf, VP of Development, Brooke Daves, General Counsel, Jonathan Foy, CFO, and the development staff: Nick Vasquez, Construction Manager, Nancy Kennedy, Development Manager, Anna Hoard, Lead Designer and Zee Baddour, Vice President.

We are already part of the Grapevine business community with 4 stores, on William D. Tate, Hall Johnson, Ira E. Woods, and Grapevine Mills Pkwy. Mr. Nasser Safa, who is purchasing this property and is the applicant for this CUP, is Victron's tenant at the Grapevine Mills Pkwy. location and owns and operates other locations as well. He has shown himself to be a very capable and successful owner and operator of convenience stores and restaurants over the past 12+ years that he has been associated with Victron.

It is Victron's passion to build, and to help its fuel customers build, beautiful locations and concepts, such as the highly successful Texas Best Smokehouse We consider ourselves the "custom home-builders" of travel centers, and no two Victron stores are alike as we improve each site on the last, adding new and better food concepts and ideas to each store to make each location unique, rather than just copying and pasting cookie-cutter formats. In Grapevine, due to the lack of any grocery or produce options in the area, it is our plan to add far more produce and grocery merchandising than the average convenience store. We have built and own multiple convenience stores whose grocery options are much broader than the average convenience store. The store area of Texas Best is more than 3x the size of the average 7-11, meaning that we have far more room for grocery-focused merchandising.

Thank you and we urge anyone who wants to know more to visit our company website, www.victrongroup.com to learn more.

Sincerely,
Mohamed Sharaf, Victron Energy
Office: (469)517-2050

CU 18-19



July 2, 2018

Ron Stombaugh
Development Services
Planning Division
200 South Main St.
Grapevine, Tx. 76051

Re: Conditional Use Permit application for approximately 11 acres located on Northwest Highway between Boyd Street and Ruth Wall Street requesting a Planned Commercial Center overlay

Westwood Group Development No. II, L.P. 1000 Texan Trail, Ste. 200 in Grapevine and the Victron Group of Waxahachie, Texas is submitting a CUP application to re-classify an existing 11 acre Community Commercial District tract located on the north side of NW Highway between Boyd Street and Ruth Wall Street to a Planned Commercial Center designation and obtain conditional use permission from the City of Grapevine on this same 11 acre tract of land for retail, off-premise sale of beer and wine, fuel distribution, office and medical use.

The application contains all the required documentation outlined by the CUP checklist.

The conditional uses specified in the application will not cause any adverse affect or harm to other property in the neighborhood, but rather will enhance the area by offering services that heretofore were non-existent to area citizens and visitors. This development with its requested uses will add to the enjoyment of the thousands of visitors to Grapevine annually by giving them restaurant and retail options as well as a travel center.

Sincerely,

A handwritten signature in black ink that reads 'A.L. Burtin'.

A.L. Burtin, Development Director
Westwood Group Development

ORDINANCE NO. 2018-064

AN ORDINANCE ISSUING CONDITIONAL USE CU18-19, TO ESTABLISH A PLANNED COMMERCIAL CENTER FOR THE DEVELOPMENT OF AN OFFICE COMPLEX AND A CONVENIENCE STORE WITH GASOLINE SALES, A CAR WASH, A RESTAURANT WITH OUTSIDE DINING ALONG WITH THE POSSESSION, STORAGE, RETAIL SALES, AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) FOR LOTS 2R, 3R, 4-7, BLOCK 1, OPRYLAND SECOND ADDITION (801 AND 1001 EAST NORTHWEST HIGHWAY) 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 and Zoning Commission of the City of Grapevine, Texas, as required by State statutes and the zoning ordinance of the City of Grapevine, Texas, and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Grapevine, Texas, after all legal notices requirements, conditions and prerequisites having been complied with; and

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

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

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit No. CU18-19 to establish a planned commercial center for the development of an office complex and a convenience store with gasoline sales, a car wash, a restaurant with outside dining along with the possession, storage, retail sales, and off-premise consumption of alcoholic beverages (beer and wine only), in a district zoned "CC" Community Commercial District Regulations within the following described property: Lots 2R, 3R, 4-7, Block 1, Opryland Second Addition (801 and 1001 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. The City Manager is hereby directed to amend the official zoning map of the City of Grapevine, Texas, to reflect the herein conditional use permit.

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

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

Section 5. 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. 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 21st day of August, 2018.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

City Attorney

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 21, 2018

SUBJECT: FINAL PLAT APPLICATION
LOTS 2R, 3R AND LOTS 4-7, BLOCK 1, OPRYLAND SECOND
ADDITION (BEING A REPLAT OF LOTS 2 AND 3, BLOCK 1,
OPRYLAND SECOND ADDITION)

PLAT APPLICATION FILING DATE..... August 14, 2018

APPLICANT Keith Hamilton, Hamilton Duffy

REASON FOR APPLICATION Platting property to build
a planned commercial center

PROPERTY LOCATION 801 and 1001 East Northwest Highway

ACREAGE 11.34

ZONING CC: Community Commercial

NUMBER OF LOTS Six (6) Lots

PREVIOUS PLATTING 2004

CONCEPT PLAN No

SITE PLAN CU18-19

OPEN SPACE REQUIREMENT No

AVIGATION RELEASE Yes

PUBLIC HEARING REQUIRED Yes

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOTS 2R, 3R AND LOTS 4-7, BLOCK 1, OPRYLAND SECOND ADDITION
(BEING A REPLAT OF LOTS 2 AND 3, OPRYLAND SECOND ADDITION)**

I. GENERAL:

- The applicant, Keith Hamilton with Hamilton Duffy is final platting 11.34 acres into a planned commercial center. The property is located north side of Northwest Highway, between Boyd Drive and Ruth Wall Road.

II. STREET SYSTEM:

- The development has access to Boyd Drive, Ruth Wall Road and Northwest Highway.
- Abutting roads: on the City Thoroughfare Plan: Ruth Wall Road and Northwest Highway
 not on the City Thoroughfare Plan: Boyd Drive

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	\$ 15.00 / LF		

Periphery Street Fees are not due: All perimeter roads constructed to Master Thoroughfare Plan Standard.

Developer will be responsible to construct 5-foot sidewalk along Boyd Drive adjacent to development.

III. STORM DRAINAGE SYSTEM:

- The site drains northeast towards lake.

- 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 for: Lots 2R, 3R & Lots 4-7, Block 1, Opryland Second Addition
 - Single Family Residential (\$ 2,414/ Lot)
 - Multifamily (\$ 1,134/ Unit)
 - Hotel (\$ 43,632/ Acre)
 - Corporate Office (\$ 20,523/ Acre)
 - Government (\$ 4,414/ Acre)
 - Commercial / Industrial (\$ 5,739 / Acre)
- Open Space Fees are not required for: Lots 2R, 3R & Lots 4-7, Block 1, Opryland Second Addition
- Open Space Fees are due prior to the issuance of building permits and/or any public infrastructure improvements for
 - R-5.0, R-TH, 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
 - Allowing a setback of 3 feet for the rear property line for an accessory building
 - Lot width & depth
 - Max. Impervious Area
 - Landscaping Regulations, allowing no landscape buffer between the edge of the parking area and the adjacent property line.
- 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 2R, 3R & Lots 4-7, Block 1, Opryland Second Addition."

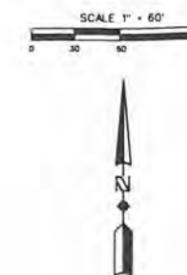
NOTE:
ALL THE REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

NOTE:
ALL ON-SITE ELECTRICAL CONNECTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.

NOTE:
PROPOSED USE FOR DEVELOPMENT TO INCLUDE RETAIL, OFFICE AND MEDICAL USES.

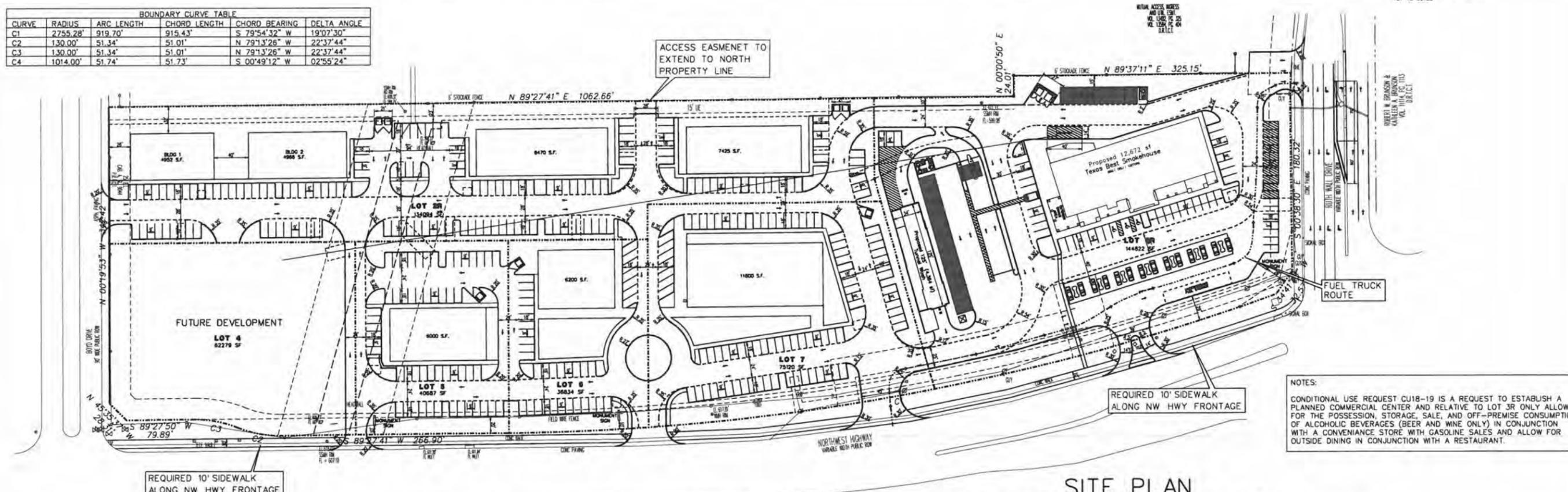
Building Data Chart- Grapevine Station North
11.4 Acre Tract

Lot Number	Height in Stories	Height in Feet	Total Bldg Area	Total Lot Area	Floor Area Ratio	Total Impervious Area	Total Open Space	Percentage of Open Space	Total Parking Required	Total Parking Provided	Building Use
2R, Bldg. 1	1	27'6"	4952	33524	15%	15854	7968	31%	36	36	Medical*
2R Bldg. 2	1	20'0"	4966	33524	15%	15899	7991	31%	36	37	Medical*
2R, Bldg. 3	Future	n/a	8470	33524	25%	27117	13629	n/a	n/a	n/a	Future
2R, Bldg. 4	Future	n/a	7425	33524	22%	23771	11947	n/a	n/a	n/a	Future
3R	1	44'9"	22036	144822	15%	94395	28391	20%	88	88	Retail
4	Future	n/a	0	62279	n/a	n/a	n/a	n/a	n/a	n/a	Future
5	1	27'3"	5996	40687	15%	25756	8935	22%	45	53	Medical
6	Future	n/a	6200	36834	n/a	n/a	n/a	n/a	n/a	n/a	Future
7	Future	n/a	11800	75120	n/a	n/a	n/a	n/a	n/a	n/a	Future
Total S.F. Lots			71845	493836		202792	78861				



VICINITY MAP
NOT TO SCALE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2755.28'	919.70'	915.43'	S 79°54'32" W	19°07'30"
C2	130.00'	51.34'	51.01'	N 79°13'26" W	22°37'44"
C3	130.00'	51.34'	51.01'	N 79°13'26" W	22°37'44"
C4	1014.00'	51.74'	51.73'	S 00°49'12" W	02°55'24"



NOTES:
CONDITIONAL USE REQUEST CU18-19 IS A REQUEST TO ESTABLISH A PLANNED COMMERCIAL CENTER AND RELATIVE TO LOT 3R ONLY ALLOW FOR THE POSSESSION, STORAGE, SALE, AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) IN CONJUNCTION WITH A CONVENIENCE STORE WITH GASOLINE SALES AND ALLOW FOR OUTSIDE DINING IN CONJUNCTION WITH A RESTAURANT.

SITE PLAN LOTS 2R, 3R, & 4-7, BLOCK 1 OPRYLAND SECOND ADDITION

CITY OF GRAPEVINE, TEXAS
EXISTING ZONING: COMMUNITY COMMERCIAL
PRESENT USE: VACANT LAND
PROPOSED ZONING: PLANNED COMMERCIAL CENTER

DATE OF PREPARATION 6-29-18
REVISED 7-30-18
REVISED 8-3-18
REVISED 8-13-18

OWNER/DEVELOPER:
WESTWOOD GROUP DEVELOPMENT
1000 TEXAN TRAIL, #200
GRAPEVINE, TEXAS 76051
CONTACT: AL BURTON
817-442-0000

ENGINEER/PREPARER:
HAMILTON DUFFY, P.C.
8241 MID CITIES BLVD. #200
NORTH RICHLAND HILLS, TEXAS 76182
CONTACT: KEITH HAMILTON
(817) 268-0408



8-13-18

CASE NAME:
CASE NUMBER:
LOCATION:

MAYOR SECRETARY

CHAIRMAN

DATE: _____

SHEET : 1 OF 27

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

DEPARTMENT OF DEVELOPMENT SERVICES



LOT 5

CASE NAME: _____
CASE NUMBER: _____
LOCATION: _____

_____ MAYOR SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____ CHAIRMAN _____

DATE: _____

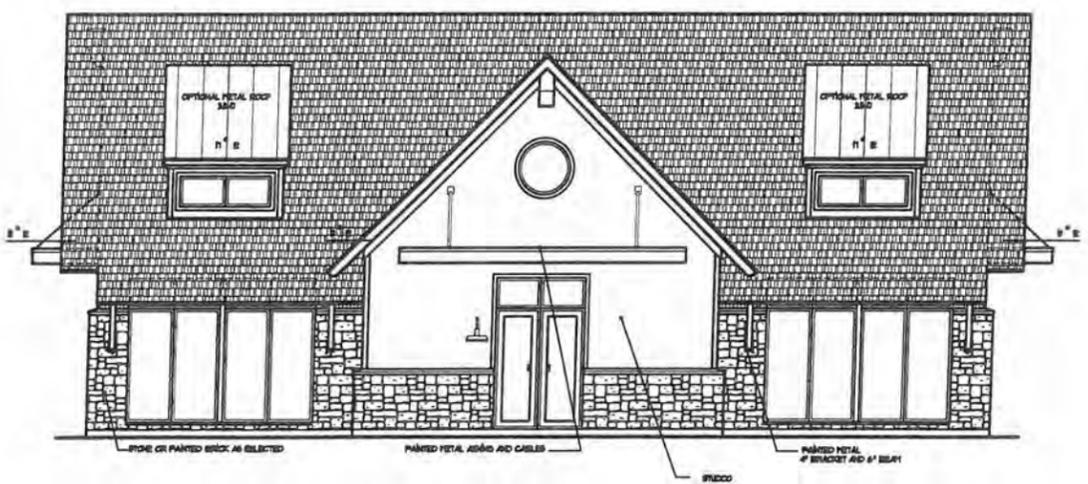
SHEET: 6 OF 27

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

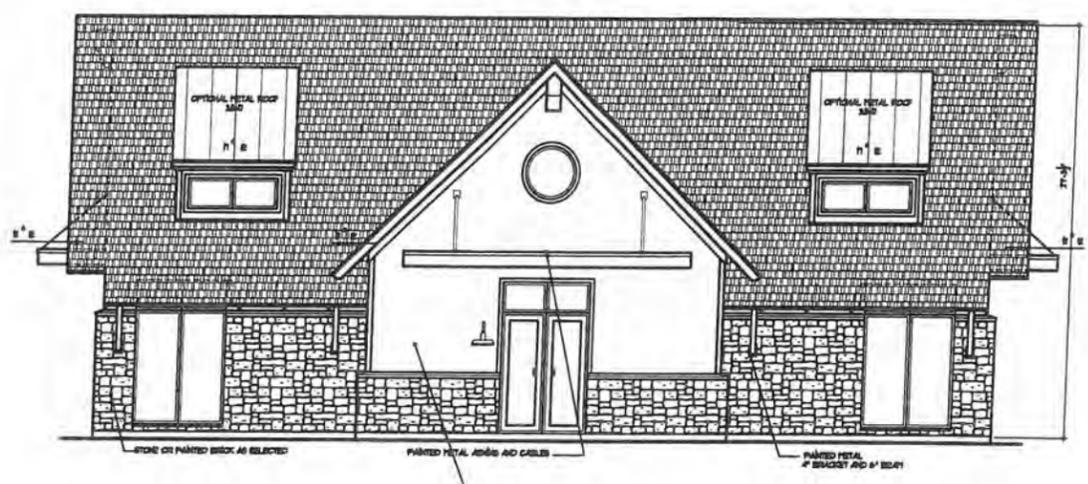
DEPARTMENT OF DEVELOPMENT SERVICES

It is the responsibility of the Builder/Owner to verify that the plans provided meet all State, County, Local or Additional Municipalities Codes and Regulations as well as Structural Requirements. Any discrepancy should be reported to the Builder and Designer before Construction. Furthermore, it is the responsibility of the Builder/Owner or their Agents (Sub-contractors) to verify the dimensions of all plans and report any discrepancy to the Designer prior to construction. Any discrepancy found after Construction commencement is the responsibility of the Builder/Owner.
Copyright © 2002
Distinctive Drawings

DRAWN BY: TWH
DATE: 7-27-18
CHECKED BY: ---
DATE: ---
REVISION 1 BY: ---
DATE: ---
REVISION 2 BY: ---
DATE: ---



WEST ELEVATION
LOT 5
3/16" = 1'-0"



EAST ELEVATION
LOT 5
3/16" = 1'-0"



NORTH / SOUTH ELEVATIONS
LOT 5
3/16" = 1'-0"

BUILDING 2
100% MASONRY

CASE NAME: _____
 CASE NUMBER: _____
 LOCATION: _____

MAYOR _____ SECRETARY _____

DATE: _____
 PLANNING AND ZONING COMMISSION

CHAIRMAN _____

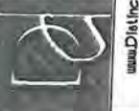
DATE: 7 OF 27
 SHEET: 21

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

DEPARTMENT OF DEVELOPMENT SERVICES

CUSTOMER: WESTWOOD GRP. DEV.; NO. 11, LF
 1000 TEXAN TRAIL STE. 200, GRAPEVINE, TX
 BUILDER: GRAPEVINE STATION NRTH, LOT 5

Distinctive Dwellings
Dwell in the possibilities
 Southlake, Texas 76092 • 817.481.1249
 www.DistinctiveDwellings.net



PLAN #
18013



LOT 2R BUILDING 1

CASE NAME:
CASE NUMBER:
LOCATION:

_____ MAYOR _____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____ CHAIRMAN

DATE: _____

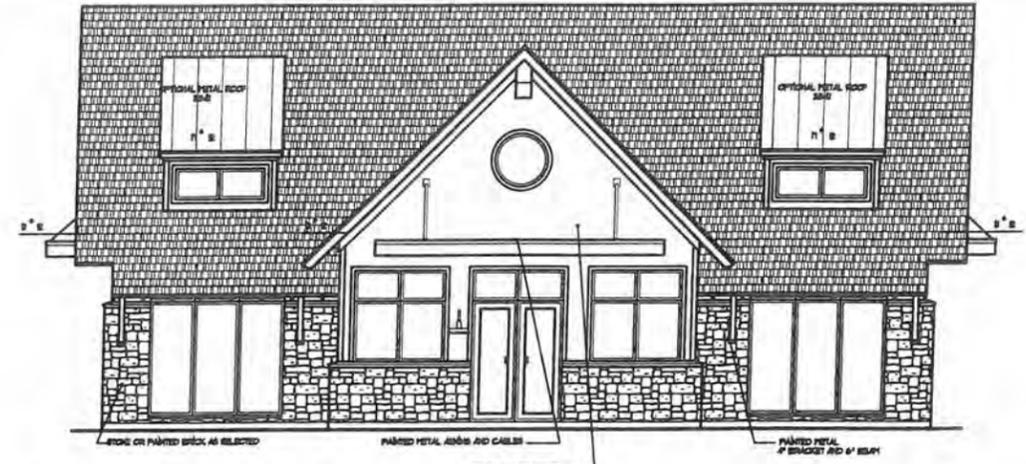
SHEET: 8 OF 27

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

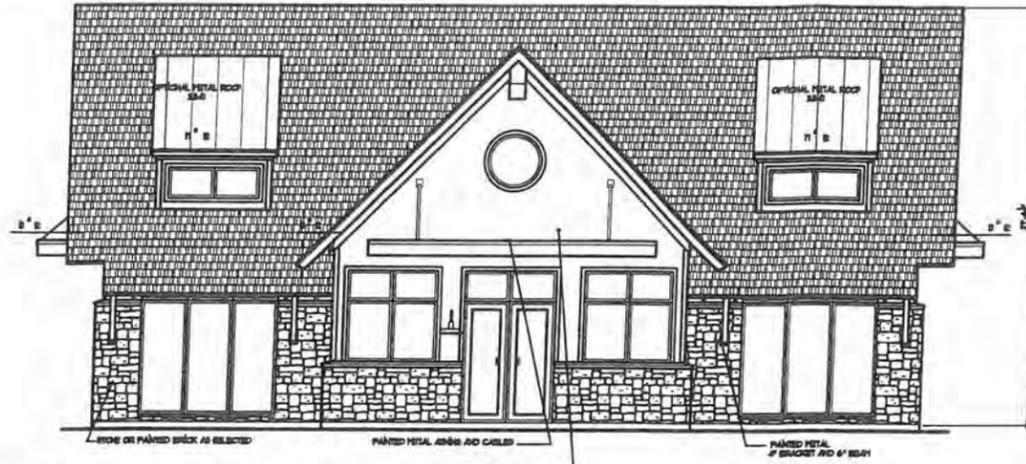
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Distinctive Dwellings

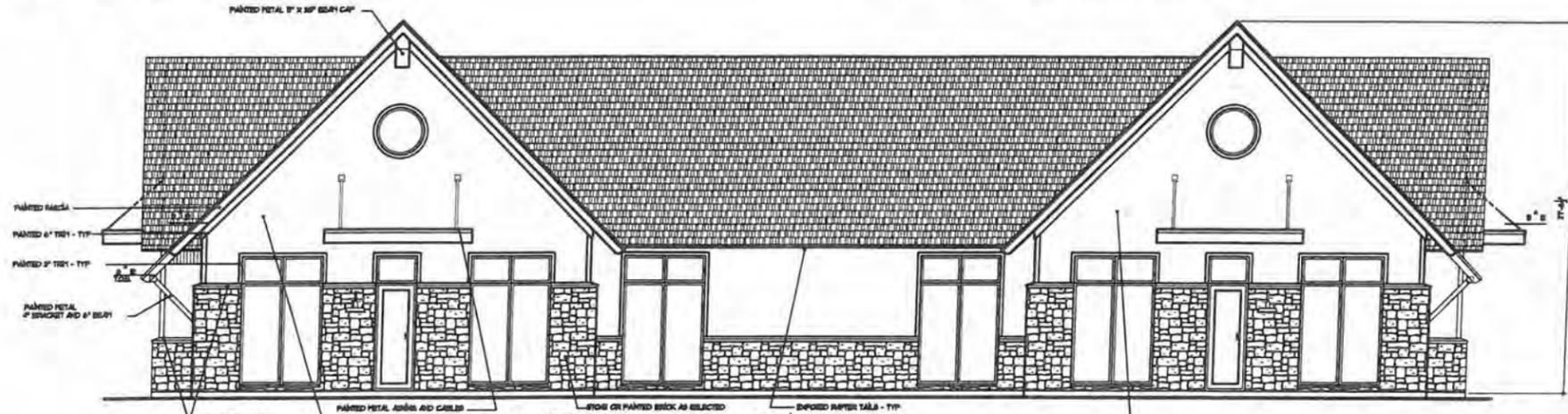
DRAWN BY: TWH
DATE: 7-27-18
CHECKED BY: ---
DATE: ---
REVISION 1
BY: ---
DATE: ---
REVISION 2
BY: ---
DATE: ---



EAST ELEVATION
LOT 2R/ BUILDING #1
3/16" = 1'-0"



WEST ELEVATION
LOT 2R/ BUILDING #1
3/16" = 1'-0"



NORTH ELEVATION
LOT 2R/ BUILDING #1
3/16" = 1'-0"



SOUTH ELEVATION
LOT 2R/ BUILDING #1
3/16" = 1'-0"

BUILDING #2
100% MASONRY

CASE NAME: _____
CASE NUMBER: _____
LOCATION: _____

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: 9 OF 27

SHEET: 9 OF 27

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

DEPARTMENT OF DEVELOPMENT SERVICES

CUSTOMER: WESTWOOD GRP. DEVE., NO. 11, I
1000 TEXAN TRAIL STE. 200, GRAPEVINE, TX
BUILDER:
GRAPEVINE STATION NO., LOT 2R/BLDG. 1

Distinctive Dwellings
Dwell in the possibilities
Southlake, Texas 76092 • 817.461.1249
www.DistinctiveDwellings.net



PLAN #
18015



LOT 2R BUILDING 2

CASE NAME:
CASE NUMBER:
LOCATION:

MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 10 OF 27

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

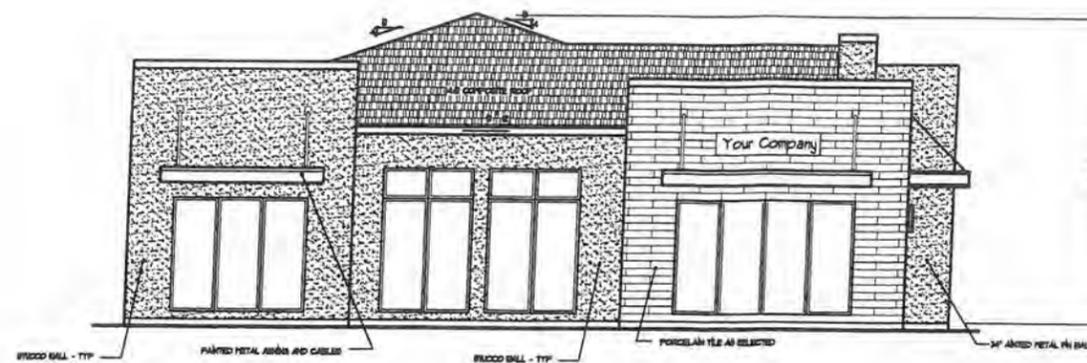
DEPARTMENT OF DEVELOPMENT SERVICES



EAST ELEVATIONS

LOT 2R/ BUILDING #2

3/16" = 1'-0"



WEST ELEVATIONS

LOT 2R/ BUILDING #2

3/16" = 1'-0"

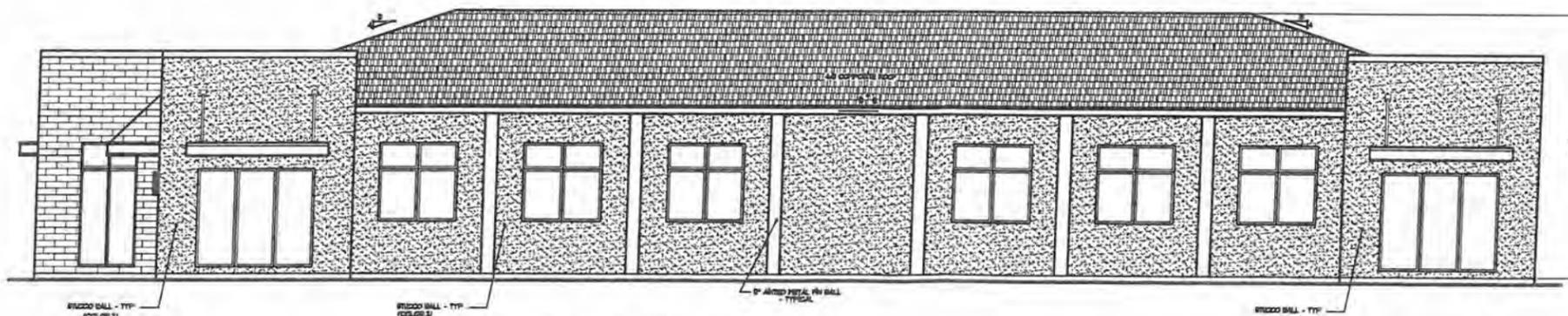


SOUTH ELEVATION

LOT 2R/ BUILDING #2

3/16" = 1'-0"

4950#



NORTH ELEVATION

LOT 2R/ BUILDING #2

3/16" = 1'-0"

BUILDING #2
100% MASONRY

It is the responsibility of the Builder/Owner to verify that the plans provided meet all State, County, Local or Additional Municipalities Codes and Regulations as well as Structural Requirements. Any discrepancy should be reported to the Builder and Designer before Construction. Furthermore, it is the responsibility of the Builder/Owner or their Agents (Sub-contractors) to verify the dimensions of all plans and report any discrepancy to the Designer prior to construction. Any discrepancy found after Construction commencement is the responsibility of the Builder/Owner.
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DRAWN BY: TWH
DATE: 6-5-18
CHECKED BY: _____
DATE: _____
REVISION 1
BY: _____
DATE: _____
REVISION 2
BY: _____
DATE: _____

CUSTOMER: WESTWOOD GRP. DEVE., NOT. I.I.,
1000 TEXAN TRAIL STE. 200, GRAPEVINE, TX
BUILDER:
GRAPEVINE STATION NO., LOT 2R/BLDG. 2

Distinctive Dwellings
Dwell in the possibilities
Southlake, Texas 76092 • 817.481.1249
www.DistinctiveDwellings.net

CASE NAME: _____
CASE NUMBER: _____
LOCATION: _____

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: 11-7-17
SHEET: 11 OF 17

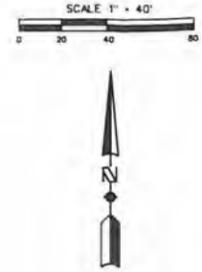
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES

DEPARTMENT OF DEVELOPMENT SERVICES

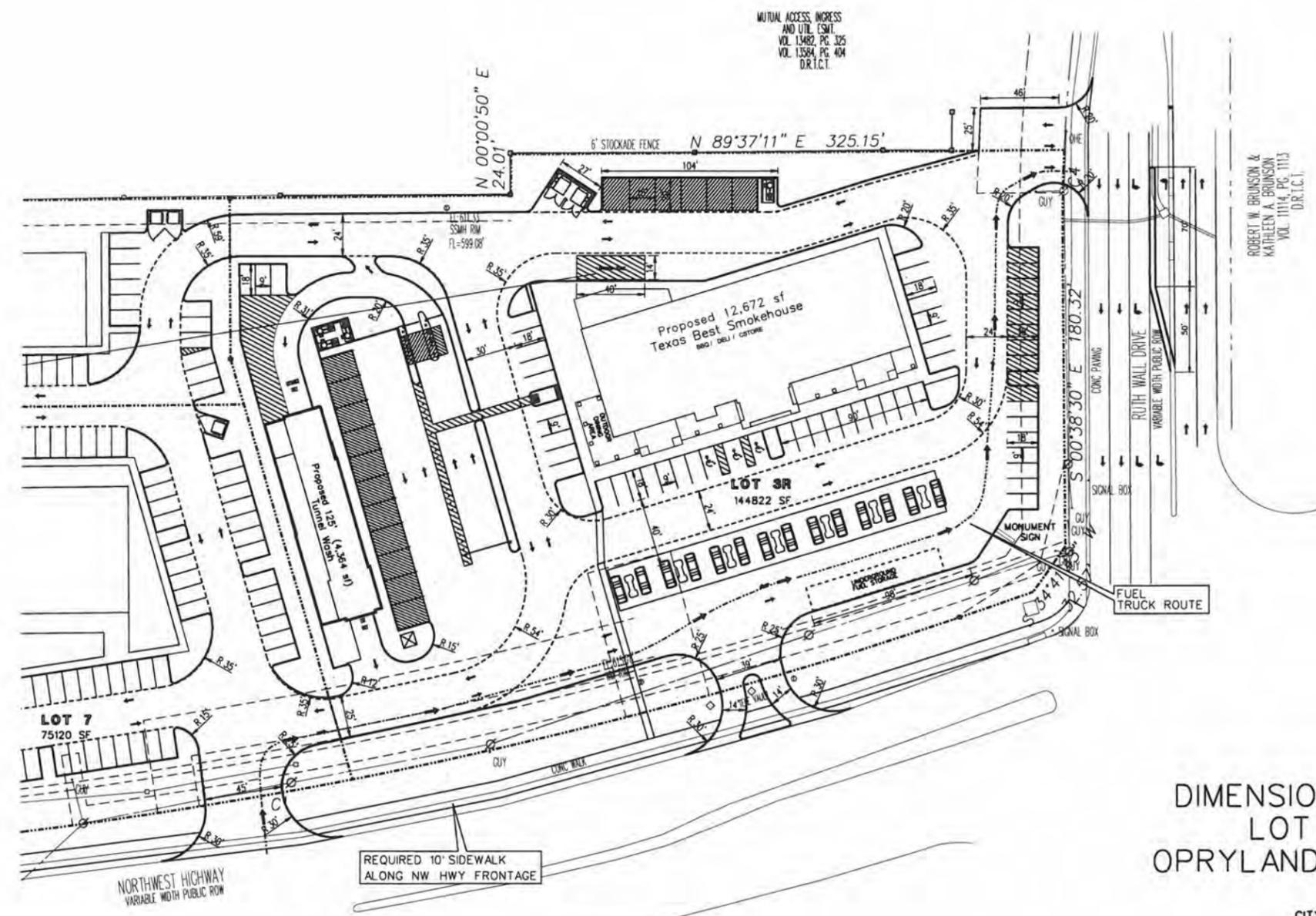
PLAN #
18014

**Building Data Chart- Grapevine Station North
Lot 3R**

Lot Number	Height in Stories	Height in Feet	Total Bldg Area	Total Lot Area	Floor Area Ratio	Total Impervious Area	Total Open Space	Percentage of Open Space	Total Parking Required	Total Parking Provided	Building Use
3R	1	44'9"	22036	144822	15%	94395	28391	20%	88	88	Retail



VICINITY MAP
NOT TO SCALE



NOTES:
CONDITIONAL USE REQUEST CU18-19 IS A REQUEST TO ESTABLISH A PLANNED COMMERCIAL CENTER AND RELATIVE TO LOT 3R ONLY ALLOW FOR THE POSSESSION, STORAGE, SALE, AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) IN CONJUNCTION WITH A CONVENIENCE STORE WITH GASOLINE SALES AND ALLOW FOR OUTSIDE DINING IN CONJUNCTION WITH A RESTAURANT.

**DIMENSION CONTROL PLAN
LOT 3R, BLOCK 1
OPRYLAND SECOND ADDITION**

CITY OF GRAPEVINE, TEXAS

EXISTING ZONING: COMMUNITY COMMERCIAL
PRESENT USE: VACANT LAND
PROPOSED ZONING: PLANNED COMMERCIAL CENTER

DATE OF PREPARATION 7-10-18
REVISED 7-30-18
REVISED 8-3-18
REVISED 8-13-18

OWNER/DEVELOPER:
WESTWOOD GROUP DEVELOPMENT
1000 TEXAN TRAIL, #200
GRAPEVINE, TEXAS 76051
CONTACT: AL BURTIN
817-442-0000

ENGINEER/PREPARER:
HAMILTON DUFFY, P.C.
8241 MID CITIES BLVD. #200
NORTH RICHLAND HILLS, TEXAS 76182
CONTACT: KEITH HAMILTON
(817) 268-0408



CASE NAME:
CASE NUMBER:
LOCATION:

MAYOR _____ SECRETARY _____

CHAIRMAN _____

DATE: _____

SHEET: 12 OF 27

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

DEPARTMENT OF DEVELOPMENT SERVICES

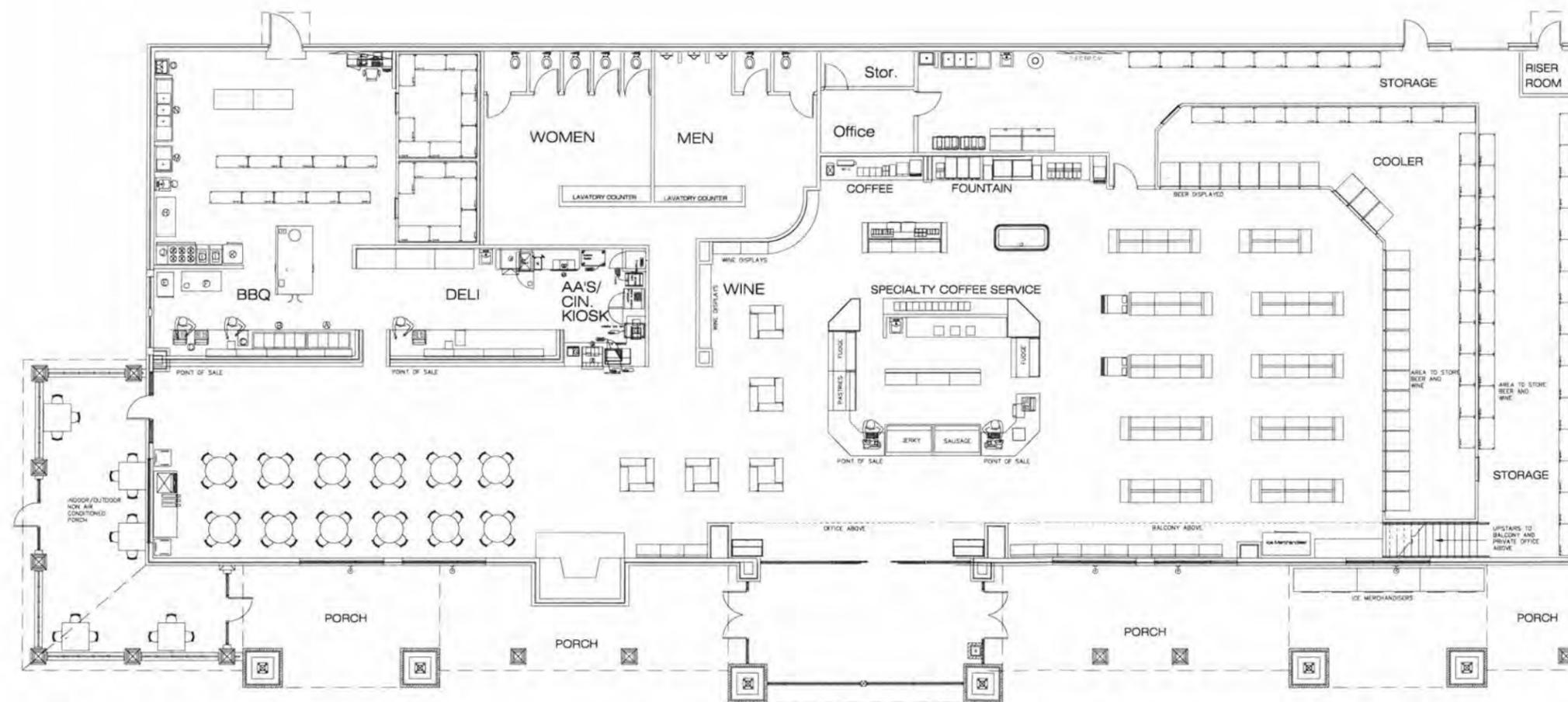


Building Data Chart- Grapevine Station North
Lot 3R

Lot Number	Height in Stories	Height in Feet	Total Bldg Area	Total Lot Area	Floor Area Ratio	Total Impervious Area	Total Open Space	Percentage of Open Space	Total Parking Required	Total Parking Provided	Building Use
3R	1	44'9"	22036	144822	15%	94395	28391	70%	88	88	Retail

LOT 3R -PARKING CALCULATIONS

	DINING	KITCHEN	90 OCCUPANT LOAD
BBQ/DELI/ AA'S CINNABON	1,192 SF/ 15 = 80	1,980 SF/ 200 = 10	15 OUTDOOR SEATING
			105 / 3 = 35 PARKING SPACES
RETAIL	9,500 SF / 200 = 48 + 5 =		53 PARKING SPACES
	TOTAL PARKS REQUIRED		88 PARKING SPACES
	TOTAL PARKS PROVIDED		88 PARKING SPACES



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

CONDITIONAL USE REQUEST FOR THE POSSESSION, STORAGE, SALE AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY). THE ENTIRE SITE IS THE PREMISE.

NOTE: FLOOR PLAN SUBJECT TO CHANGE.

CONDITIONAL USE REQUEST CU18-19 IS A REQUEST TO ESTABLISH A PLANNED COMMERCIAL CENTER AND RELATIVE TO LOT 3R ONLY ALLOW FOR THE POSSESSION, STORAGE, SALE AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) IN CONJUNCTION WITH A CONVENIENCE STORE WITH GASOLINE SALES AND ALLOW FOR OUTSIDE DINING IN CONJUNCTION WITH A RESTAURANT.

CASE NAME:
CASE NUMBER:
LOCATION:

MAYOR _____ SECRETARY _____

CHAIRMAN _____

DATE: _____

SHEET 15 OF 27

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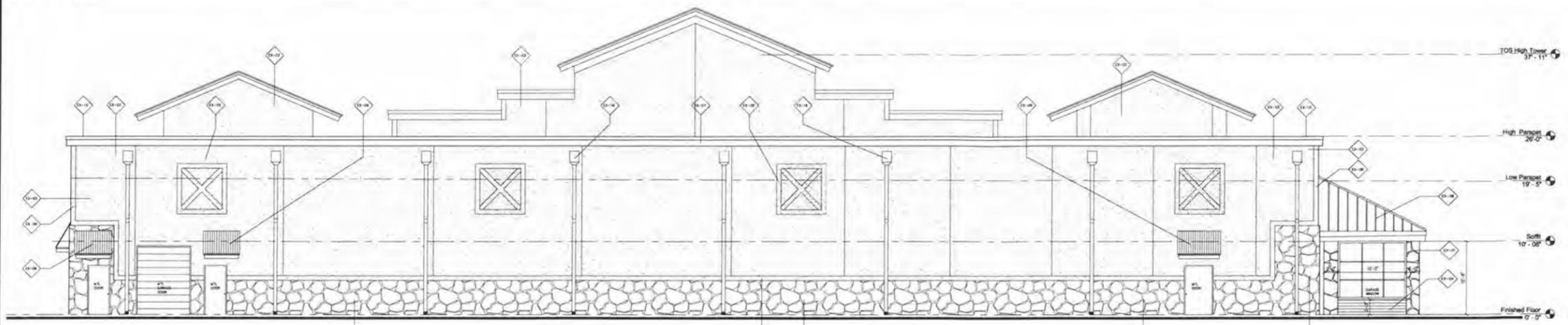


105 FMCA DRIVE • WAXAHACHIE, TX 75165

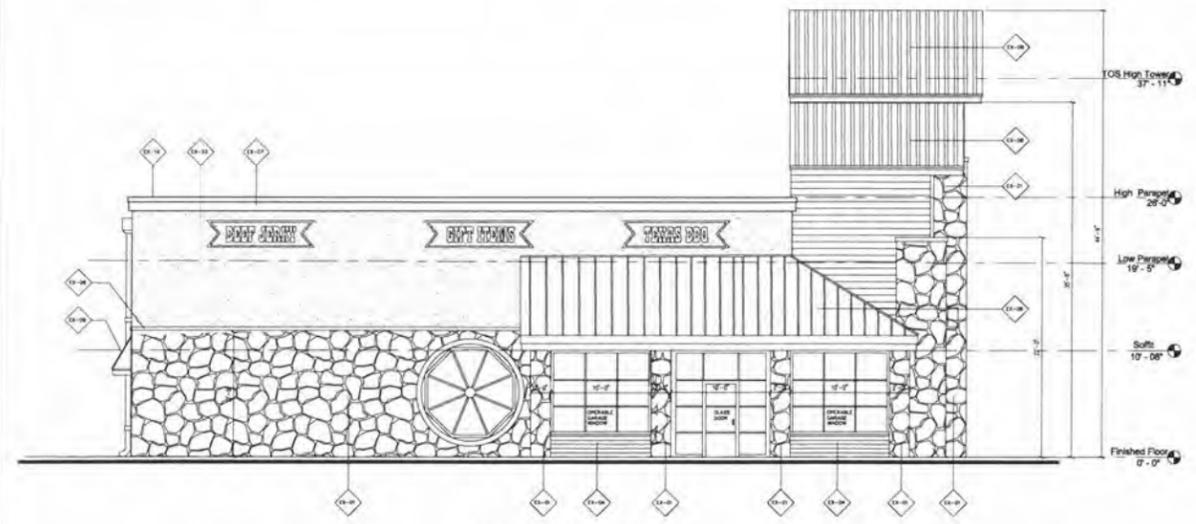
TXBEST CONVENIENCE/
BBQ/LOCO
and CAR WASH
NW HWY & RUTH WALL DRIVE
Grapevine, Texas

Revision Date	07.30.18
Revision Date	08.08.18
Revision Date	08.13.18
DESIGN BY	01-10-2018 BY
AP	
CHK. DATE	REV. DATE
07.02.18	08.08.18
SCALE	SHEET NO
AS SHOWN	A1.0

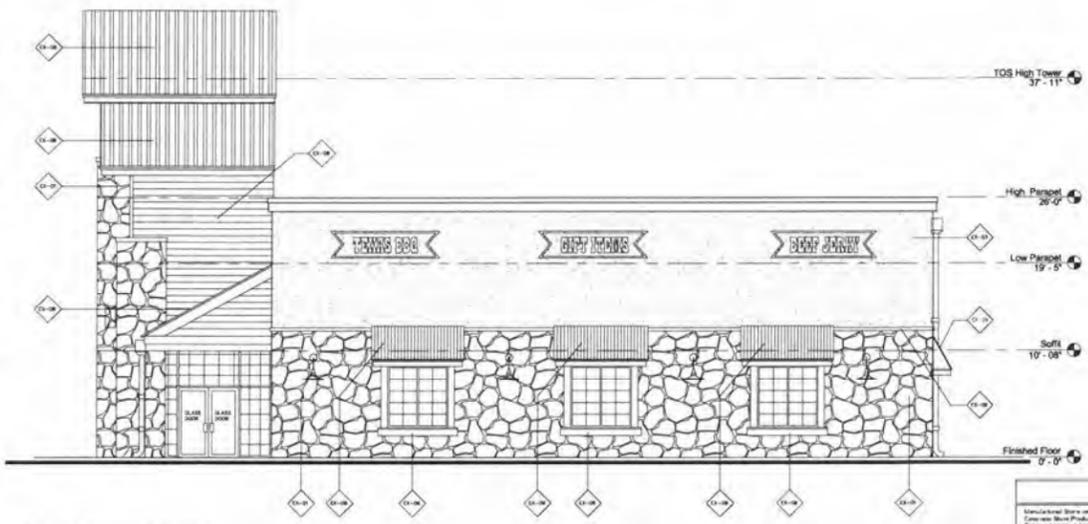




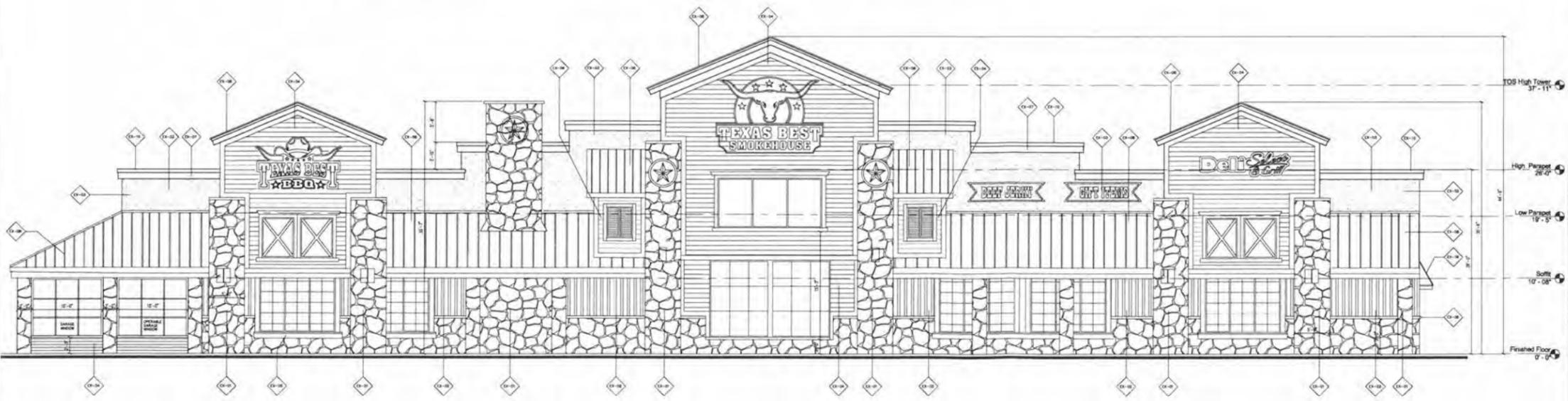
REAR EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

CONDITIONAL USE REQUEST
CU18-19 IS A REQUEST TO
ESTABLISH A PLANNED
COMMERCIAL CENTER AND
RELATIVE TO LOT 3R ONLY
ALLOW FOR THE
POSSESSION, STORAGE, SALE
AND OFF-PREMISE
CONSUMPTION OF ALCOHOLIC
BEVERAGES (BEER AND WINE
ONLY) IN CONJUNCTION WITH
A CONVENIENCE STORE WITH
GASOLINE SALES AND ALLOW
FOR OUTSIDE DINING IN
CONJUNCTION WITH A
RESTAURANT

FINISHES SCHEDULE			
Commercial Stone veneer - 1/2" thick, random rubble, light tan color	EX-01	Painted Masonry Base Masonry	EX-02
Painted masonry wall with 1/2" thick, random rubble, light tan color	EX-03	White Ceiling/Interior wall and 1/2" thick, random rubble, light tan color	EX-04
EIFS in Gray or white. Finish include 1/2" thick, random rubble, light tan color	EX-05	Color Wood Grain Siding and Siding	EX-06
EIFS in Gray or white. Finish include 1/2" thick, random rubble, light tan color	EX-07	EIFS in Gray or white. Finish include 1/2" thick, random rubble, light tan color	EX-08
EIFS in Gray or white. Finish include 1/2" thick, random rubble, light tan color	EX-09	EIFS in Gray or white. Finish include 1/2" thick, random rubble, light tan color	EX-10
EIFS in Gray or white. Finish include 1/2" thick, random rubble, light tan color	EX-11	EIFS in Gray or white. Finish include 1/2" thick, random rubble, light tan color	EX-12
EIFS in Gray or white. Finish include 1/2" thick, random rubble, light tan color	EX-13	EIFS in Gray or white. Finish include 1/2" thick, random rubble, light tan color	EX-14
EIFS in Gray or white. Finish include 1/2" thick, random rubble, light tan color	EX-15	EIFS in Gray or white. Finish include 1/2" thick, random rubble, light tan color	EX-16
EIFS in Gray or white. Finish include 1/2" thick, random rubble, light tan color	EX-17	EIFS in Gray or white. Finish include 1/2" thick, random rubble, light tan color	EX-18
EIFS in Gray or white. Finish include 1/2" thick, random rubble, light tan color	EX-19	EIFS in Gray or white. Finish include 1/2" thick, random rubble, light tan color	EX-20

CASE NAME:
CASE NUMBER:
LOCATION:

MAYOR _____ SECRETARY _____

CHAIRMAN _____

DATE: _____

SHEET 16 OF 27

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DEPARTMENT OF DEVELOPMENT SERVICES

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TXBEST CONVENIENCE/
BBQ/GO LOCO
and CAR WASH
NW HWY & RUTH WALL DRIVE
Grapevine, Texas

Revision Date:	07-30-18
Revision Date:	08-10-18
Revision Date:	08-13-18
Scale:	A4.0





CAR WASH FINISH SCHEDULE

MTL-1	PREFINISHED BRAKE METAL, COLOR TO MATCH RF-1
MTL-2	PREFINISHED METAL, GUTTERS AND DOWNSPOUTS, COLOR TO MATCH RF-1
MTL-3	GALVANIZED METAL FLASHING AND COUNTER FLASHING
ST-1	MASONRY STONE TO MATCH CONVENIENCE STORE
CS-1	CAST STONE, ADVANCE STONE, CLASSIC WHITE
WD-1	ROUGH SAWN CEDAR, STAIN READY TO SEAL, TO MATCH CONVENIENCE STORE
WD-2	1 X 8 TONGUE AND GROOVE CEDAR SIDING WITH CENTER 1/4" GROOVE
SF-1	STOREFRONT SYSTEM CLEAR ANODIZED FINISHED, TEMPERED GLASS
RF-1	26 Ga. BERRIDGE ZEE LOCK STANDING SEAM OR APPROVED EQ.
RF-2	FULLY ADHERED TPO ROOF PER SPECIFICATIONS
RF-3	PREFINISHED R-PANEL, TO MATCH RF-1

CASE NAME:
CASE NUMBER:
LOCATION:

MAYOR _____ SECRETARY _____

CHAIRMAN _____

DATE: _____

SHEET: **17** OF **27**

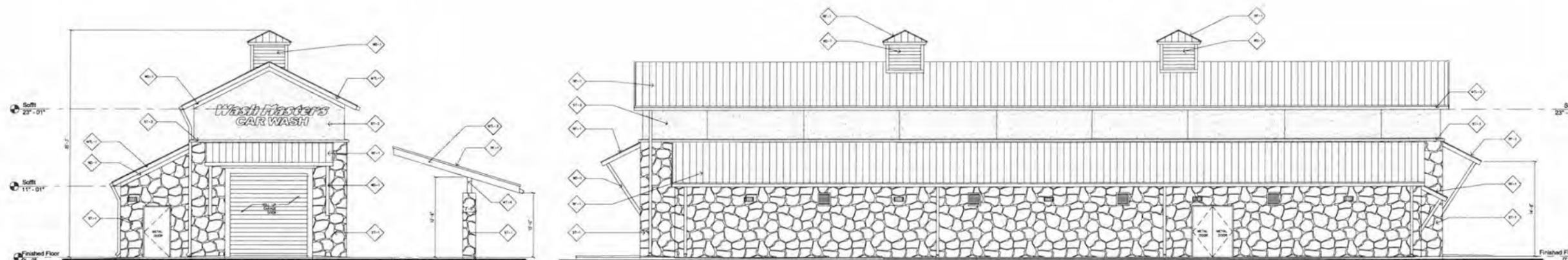
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DEPARTMENT OF DEVELOPMENT SERVICES

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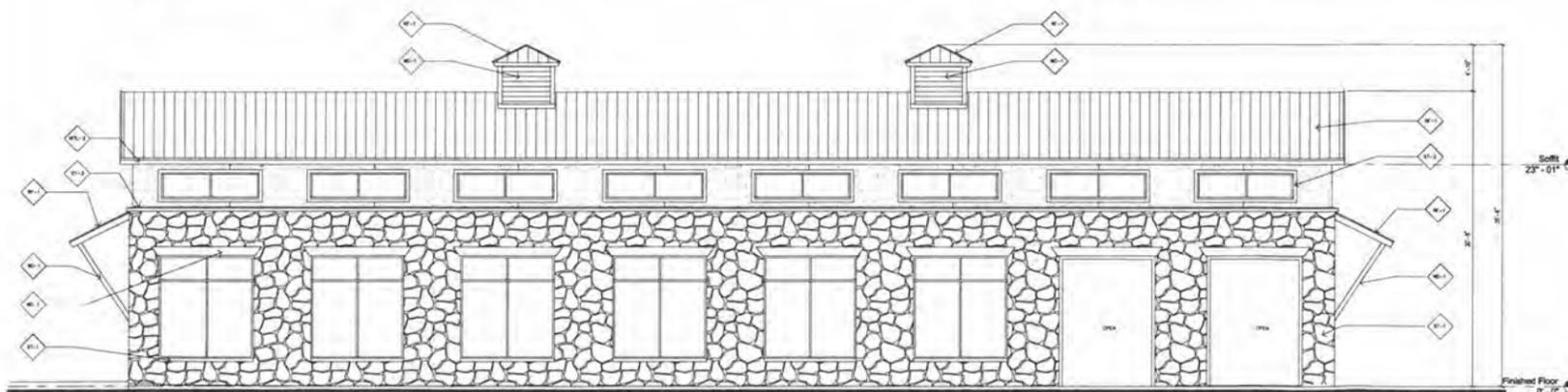
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CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WAXAHACHIE, TEXAS ORDINANCES AND SPECIFICATIONS. THE CITY ENGINEER'S OFFICE SHALL REVIEW AND APPROVE THE CONSTRUCTION PERMITS AND SHALL BE RESPONSIBLE FOR THE ENFORCEMENT OF THE ORDINANCES. APPROVAL BY AN AUTHORIZED CITY ENGINEER IS NOT NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT.



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

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



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



REAR EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



TXBEST CONVENIENCE/
BBQ/GO LOCO
and CAR WASH
NW HWY & RUTH WALL DRIVE
Grapevine, Texas

Revision Date	07.30.18
Revision Date	08.08.18
Revision Date	08.13.18

DESIGNED BY	CHKD BY
07.22.18	07.26.18
SCALE	SHEET NO.
A4 SHOWN	A4.1





ELEVATION	TOTAL SF	TOTAL OPENINGS	MASONRY TOTAL	% OF MASONRY
FRONT	776 SF	271 SF	505 SF	100%
LEFT	2,007 SF	51 SF	1,957 SF	100%
REAR	776 SF	223 SF	553 SF	100%
RIGHT	2,876 SF	1,104 SF	1,772 SF	90%
TOTAL	6,435 SF	1,651 SF	4,787 SF	90%



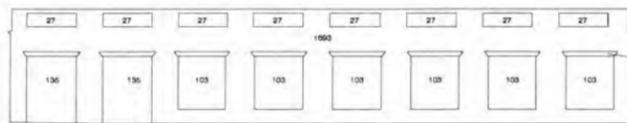
FRONT CAR WASH ELEVATION



LEFT CAR WASH ELEVATION



REAR CAR WASH ELEVATION



RIGHT CAR WASH ELEVATION

CAR WASH MASONRY BUILDING CALCULATIONS

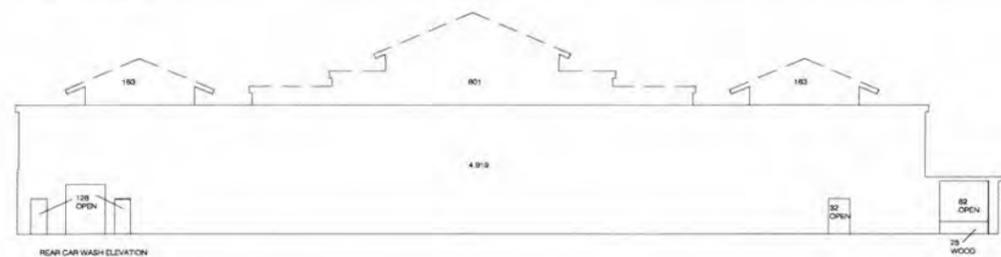
NTS

ELEVATION	TOTAL SF	TOTAL OPENINGS	MASONRY TOTAL	% OF MASONRY
FRONT	4,801 SF	812 SF	2,989 SF	62%
LEFT	2,233 SF	337 SF	1,896 SF	85%
REAR	6,046 SF	242 SF	5,804 SF	96%
RIGHT	2,006 SF	227 SF	1,779 SF	87%
TOTAL	14,886 SF	1,618 SF	11,868 SF	81%



FRONT CAR WASH ELEVATION

239 TOTAL FOR ALL AREAS OF TN

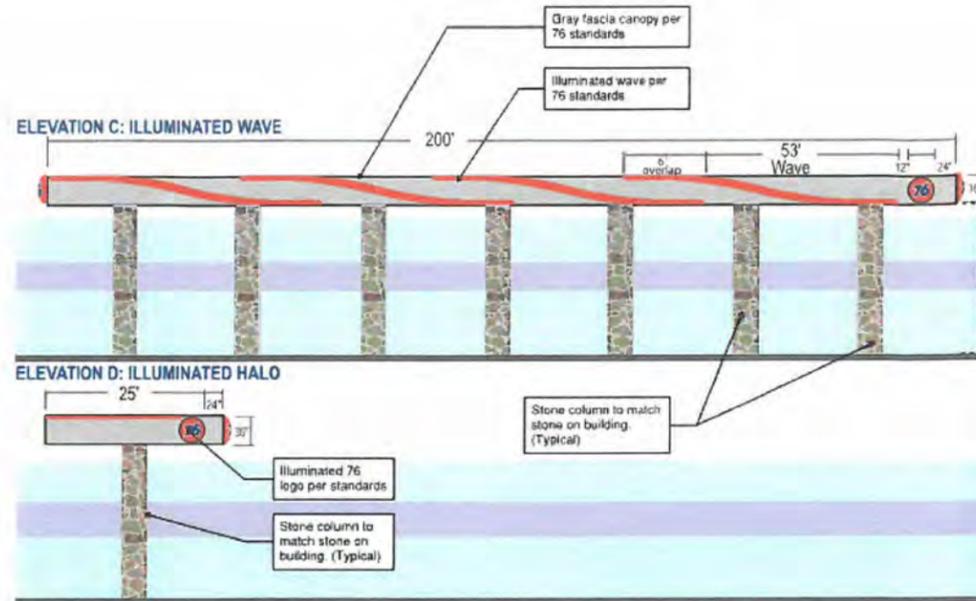


REAR CAR WASH ELEVATION

25 WOOD

CONVENIENCE STORE MASONRY BUILDING CALCULATIONS

NTS



FUEL CANOPY ELEVATION

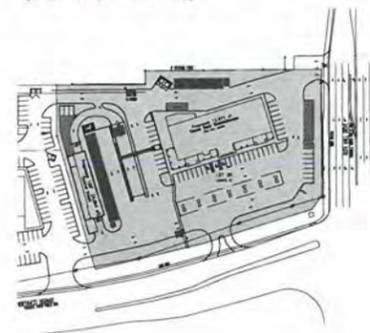
NTS



SIGN CHANGEABLE COPY:

Calculation for the sign changeable copy = 14%
(9 sf / (6'-9" x 10'))

Monument Sign



SITE PLAN

NTS

CONDITIONAL USE REQUEST CU18-19 IS A REQUEST TO ESTABLISH A PLANNED COMMERCIAL CENTER AND RELATIVE TO LOT 3R ONLY ALLOW FOR THE POSSESSION, STORAGE, SALE AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) IN CONJUNCTION WITH A CONVENIENCE STORE WITH GASOLINE SALES AND ALLOW FOR OUTSIDE DINING IN CONJUNCTION WITH A RESTAURANT.

CASE NAME:
CASE NUMBER:
LOCATION:

MAYOR

SECRETARY

CHAIRMAN

DATE: _____

SHEET: 18 OF 27

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DEPARTMENT OF DEVELOPMENT SERVICES

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105 YMCA DRIVE • WAXAHACHIE, TX 75165



TXBEST CONVENIENCE/
BBQ/GO LOCO
and CAR WASH
NW HWY & RUTH WALL DRIVE
Grapevine, Texas

PROJECT NO:

CLIENT:

SUBJECT:

Revision Date: 07.30.18

Revision Date: 08.08.18

Revision Date: 08.13.18

DESIGNED BY: AH

CHECKED BY: AH

DATE: 07.22.18

REV. DATE: 08.08.18

SCALE: AS SHOWN

SHEET NO: A4.2





















MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 21, 2018

SUBJECT: FIRST PUBLIC HEARING ON AD VALOREM TAX RATE

RECOMMENDATION: That the City Council conduct a public hearing on the proposed ad valorem tax rate of \$0.289271 per \$100 valuation for tax year 2018 and Fiscal Year 2019.

FUNDING SOURCE:

BACKGROUND: Pursuant to the Texas Tax Code, Section 26.05 (d), a municipal government must hold two public hearings when considering the adoption of a tax rate other than the effective tax rate.

The tax rate shall be apportioned as follows:

For the General Fund, a tax rate of \$0.130614 per \$100 value;

For Debt Service, a tax rate of \$0.158657 per \$100 value.

The second public hearing will be held during the regular City Council meeting on September 4, 2018 at 7:30 pm. The City Council will consider an ordinance adopting the tax rate at the regular City Council meeting on September 18, 2018 at 7:30 pm.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: AUGUST 21, 2018
SUBJECT: PUBLIC HEARING ON THE FY 2018-2019 BUDGET

RECOMMENDATION: That the City Council conduct a public hearing on the proposed Fiscal Year 2018-2019 annual budget.

FUNDING SOURCE:

BACKGROUND: Pursuant to the Charter of the City of Grapevine, Texas, Section 907, a public hearing on the annual budget shall be held to allow all interested persons to be heard for or against any item or the amount of any item therein contained. The public hearing shall commence on August 21, 2018 and final action on the budget shall be taken at the Regular City Council meeting on September 18, 2018. A copy of the proposed FY 2019 budget summary is attached hereto.

The budget contains fund expenditures in the following amounts:

General Fund	\$ 67,724,922
Convention and Visitors Bureau Fund	22,256,698
Convention and Visitors Bureau Incentives Fund	5,286,581
Stormwater Drainage Fund	1,419,312
Crime Control & Prevention District Fund	17,688,130
Lake Parks Special Revenue Fund	2,755,632
4B Transit Fund	10,883,750
Economic Development Fund	3,761,250
Debt Service Fund	15,989,541
Utility Enterprise Fund	23,695,775
Golf Enterprise Fund	3,222,400
Capital/Street Maintenance Program Fund	3,279,000

The FY 2019 Proposed Budget is available online, in the City Secretary's Office, and at the Grapevine Public Library.

**FY 2018-19 PROPOSED OPERATING BUDGET
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
GENERAL FUND**

	2015-16 Actual	2016-17 Actual	2017-18 Budget	2017-18 Estimate	2018-19 Proposed
BEGINNING FUND BALANCE:	12,384,369	11,740,496	12,365,105	12,365,105	13,891,570
OPERATING REVENUE:					
Ad Valorem Taxes	9,793,333	9,655,982	9,793,334	9,773,747	11,165,766
Sales Taxes	28,314,649	27,153,906	27,300,000	28,300,000	28,890,000
Mixed Beverage Taxes	1,710,043	1,733,258	1,700,000	1,785,000	1,800,000
Franchise Fees	6,661,525	6,602,482	6,760,000	6,960,000	6,983,718
Licenses & Permits	1,769,496	1,910,170	1,800,000	1,796,400	1,926,304
Charges for Services	10,376,446	11,414,297	12,526,780	12,703,127	8,974,699
Intergovernmental	92,507	249,243	312,189	311,565	432,690
Fines and Forfeitures	1,779,275	1,789,779	1,856,815	1,813,597	1,800,452
Miscellaneous	1,482,172	3,167,512	1,018,250	1,016,214	1,242,400
Total Operating Revenue	61,979,446	63,676,628	63,067,368	64,459,650	63,216,029
TRANSFERS IN:					
Admin. Fee - Utility Fund	1,650,769	1,826,307	1,865,743	1,865,743	1,865,000
Admin. Fee - CVB Fund	1,465,969	1,428,542	1,094,581	1,094,581	1,428,000
Admin. Fee - Golf Fund	98,831	108,147	103,875	103,875	108,000
Administrative Fee - SDUS Fund	106,775	112,127	108,110	108,110	112,000
Administrative Fee - Lake Parks Fund	72,951	144,381	591,305	591,305	689,893
Administrative Fee - 4B Fund	314,997	306,433	260,063	260,063	306,000
Transfers In-Housing Authority	-	1,109,382	-	-	-
Other Financing Sources	7,872	-	-	-	-
Total Transfers In	3,718,163	5,035,320	4,023,677	4,023,677	4,508,893
TOTAL REVENUE AND TRANSFERS	65,697,609	68,711,948	67,091,045	68,483,327	67,724,922
OPERATING EXPENDITURES:					
Personnel	28,618,205	29,975,303	31,464,766	31,401,836	33,534,842
Supplies	3,153,339	3,565,109	3,204,352	3,197,943	3,311,114
Maintenance	942,049	989,561	1,142,566	1,140,281	1,251,755
Services	11,399,175	11,641,768	10,730,447	10,708,986	11,598,115
Debt Service	173,556	178,694	-	-	-
Capital Outlay	179,347	148,958	92,000	91,816	92,000
Insurance	11,491,277	14,126,946	12,576,663	12,551,510	8,860,466
Total Operating Expenditures	55,956,948	60,626,338	59,210,794	59,092,372	58,648,292
TRANSFERS OUT:					
To Permanent Capital Maintenance	1,595,000	1,595,000	1,322,500	1,319,855	1,510,000
To Permanent Street Maintenance	1,684,000	1,684,000	1,322,500	1,319,855	1,510,000
To Capital Equipment Acquisition Fund	1,906,099	982,000	-	-	-
To Community Quality of Life Fund	3,000,000	3,000,000	3,000,000	2,994,000	3,000,000
To Crime Control & Prevention District Fund	-	200,000	2,235,250	2,230,780	3,056,630
To Capital Improvement Projects Fund	2,199,435	-	-	-	-
Total Transfers Out	10,384,534	7,461,000	7,880,250	7,864,490	9,076,630
TOTAL EXPENDITURES AND TRANSFERS	66,341,482	68,087,338	67,091,044	66,956,862	67,724,922
SURPLUS (DEFICIT)	(643,873)	624,609	1	1,526,465	-
ENDING FUND BALANCE:	11,740,496	12,365,105	12,365,106	13,891,570	13,891,570
FUND BALANCE REQUIREMENT:	10,006,929	10,732,310	10,255,591	10,229,768	10,903,178

* Fund balance requirement is 20% of total budgeted expenditures (72 days of operation).

The FY 2018-19 projected Ending Fund Balance represents **22.45%** of total budgeted expenditures (82 days of operation).

**FY 2018-19 PROPOSED OPERATING BUDGET
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
CONVENTION AND VISITORS BUREAU FUND**

	2015-16 Actual	2016-17 Actual	2017-18 Budget	2017-18 Estimate	2018-19 Proposed
BEGINNING FUND BALANCE:	6,329,868	10,073,252	12,782,669	12,782,669	12,889,315
OPERATING REVENUE:					
Occupancy Taxes	13,955,600	13,848,845	13,263,151	13,661,046	14,313,754
Facility Rental Income	697,334	740,218	891,000	889,218	730,000
Interest Income	42,887	107,933	50,000	49,900	15,000
Sales & Merchandise	620,413	693,286	633,000	631,734	670,000
Train Operations	2,010,032	2,193,028	1,900,000	1,896,200	1,900,000
Festivals & New Vintage	3,743,242	3,784,733	3,400,000	3,393,200	3,700,000
Visitor Shuttle System	144,493	114,565	135,000	134,730	135,000
Miscellaneous Income	497,464	455,823	362,692	361,967	382,692
Total Operating Revenue	21,711,466	21,938,430	20,634,843	21,017,994	21,846,446
TRANSFERS IN:					
Transfer from 4B Economic Devl. Fund	331,126	330,613	385,150	384,380	444,610
Transfer from General Fund	-	-	-	-	-
Total Transfers In	331,126	330,613	385,150	384,380	444,610
TOTAL REVENUE & TRANSFERS	22,042,592	22,269,044	21,019,993	21,402,374	22,291,056
OPERATING EXPENDITURES:					
Personnel	5,666,550	5,675,502	6,361,185	6,348,463	6,643,975
Supplies	775,577	673,654	762,150	760,626	859,050
Maintenance	367,648	313,358	569,350	568,211	858,500
Services	4,236,108	4,858,162	5,728,900	5,717,442	4,683,192
Insurance	-	-	-	-	1,305,169
Festival & Train Operations	4,153,757	4,951,624	4,963,153	4,953,227	5,332,476
Capital Outlay	84,991	102,718	43,500	43,413	13,000
Total Operating Expenditures	15,284,631	16,575,018	18,428,238	18,391,382	19,695,362
TRANSFERS OUT:					
Transfer to General Fund - Admin Fee	1,465,969	1,428,542	1,094,581	1,092,392	1,455,526
Transfer to GTRP Fund	25,000	25,000	25,000	24,950	25,000
Trans. to Debt Service Fund	1,081,644	1,081,066	1,195,210	1,192,820	1,055,810
Transfer to Capital Projects Fund	400,000	-	-	-	-
Transfer to Capital Equip Acquisition Fund	11,963	450,000	145,318	145,027	-
Transfer to Historic Preservation Fund	30,000	-	25,000	24,950	25,000
Total Transfers Out	3,014,576	2,984,608	2,485,109	2,480,139	2,561,336
TOTAL EXPENDITURES & TRANSFERS	18,299,208	19,559,626	20,913,347	20,871,520	22,256,698
SURPLUS / (DEFICIT)	3,743,384	2,709,417	106,646	530,854	34,358
ENDING FUND BALANCE:	10,073,252	12,782,669	12,889,315	13,313,522	12,923,673
FUND BALANCE REQUIREMENT:	2,512,542	2,724,660	3,029,299	3,023,241	3,237,594

* Fund balance requirement is 16.4% of total budgeted expenditures (60 days of operation).
The FY 2018-19 projected Ending Fund Balance represents 240 days of operation.

**FY 2018-19 PROPOSED OPERATING BUDGET
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
CONVENTION & VISITORS BUREAU INCENTIVES FUND**

	2015-16 Actual	2016-17 Actual	2017-18 Budget	2017-18 Estimate	2018-19 Proposed
BEGINNING FUND BALANCE:	6,369,328	8,979,950	10,782,562	10,782,562	10,782,562
OPERATING REVENUE:					
Occupancy Taxes - Gaylord	1,836,192	1,785,994	1,681,294	1,677,931	2,018,454
Occupancy Taxes - Great Wolf	463,653	480,018	466,830	465,896	472,578
Occupancy Taxes - All (1%)	2,709,112	2,685,808	2,530,582	2,525,521	2,720,549
Interest Income	39,781	98,846	60,000	59,880	75,000
Miscellaneous	14,366	(5,640)	-	-	-
Total Operating Revenue	5,063,105	5,045,026	4,738,706	4,729,229	5,286,581
TRANSFERS IN:	-	-	-	-	-
TOTAL REVENUE AND TRANSFERS	5,063,105	5,045,026	4,738,706	4,729,229	5,286,581
OPERATING EXPENDITURES:					
Personnel	-	4,388	-	-	-
Supplies	23,836	99,075	100,000	99,800	100,000
Services	2,428,647	3,138,951	4,638,706	4,629,429	5,186,581
Total Operating Expenditures	2,452,482	3,242,414	4,738,706	4,729,229	5,286,581
TRANSFERS OUT:	-	-	-	-	-
TOTAL EXPENDITURES AND TRANSFERS	2,452,482	3,242,414	4,738,706	4,729,229	5,286,581
SURPLUS / (DEFICIT)	2,610,622	1,802,611	-	-	-
ENDING FUND BALANCE:	8,979,950	10,782,562	10,782,562	10,782,562	10,782,562
RESERVES:					
Reserved for Incentive Packages	4,700,000	4,700,000	4,700,000	4,700,000	4,700,000
Total Reserves	4,700,000	4,700,000	4,700,000	4,700,000	4,700,000
UNRESERVED FUND BALANCE	4,279,950	6,082,562	6,082,562	6,082,562	6,082,562

**FY 2018-19 PROPOSED OPERATING BUDGET
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
STORMWATER DRAINAGE UTILITY FUND**

	2015-16 Actual	2016-17 Actual	2017-18 Budget	2017-18 Estimate	2018-19 Proposed
BEGINNING FUND BALANCE:	985,018	1,261,208	1,552,470	1,552,470	1,552,470
OPERATING REVENUE:					
Drainage Utility Fees	1,419,671	1,422,563	1,431,462	1,428,599	1,431,500
Interest Income	2,925	9,301	7,500	7,485	9,500
Interest Income - 2000 C.O.	1,587	3,386	2,500	2,495	3,000
Miscellaneous	23,495	(569)	-	-	-
Total Operating Revenue	1,447,677	1,434,681	1,441,462	1,438,579	1,444,000
TRANSFERS IN:	-	-	-	-	-
TOTAL REVENUE AND TRANSFERS	1,447,677	1,434,681	1,441,462	1,438,579	1,444,000
OPERATING EXPENDITURES:					
Personnel	455,736	492,963	524,394	523,345	549,651
Supplies	16,889	15,648	34,700	34,631	29,700
Maintenance	117,983	89,951	125,000	124,750	125,000
Services	240,979	257,579	350,440	349,739	234,655
Insurance	-	-	-	-	162,006
Capital Outlay	46,227	30,151	197,000	196,606	210,000
Total Operating Expenditures	877,815	886,292	1,231,534	1,229,071	1,311,012
TRANSFERS OUT:					
Transfer to General Fund - Admin Fee	106,775	112,127	108,110	108,110	108,300
Transfer to Equipment Acquisition Fund	186,897	145,000	-	-	-
Total Transfers Out	293,672	257,127	108,110	108,110	108,300
TOTAL EXPENDITURES AND TRANSFERS	1,171,487	1,143,420	1,339,644	1,337,181	1,419,312
SURPLUS / (DEFICIT)	276,190	291,262	101,818	101,398	24,688
ENDING FUND BALANCE:	1,261,208	1,552,470	1,654,288	1,653,868	1,577,158
FUND BALANCE REQUIREMENT:	192,124	187,521	219,702	219,298	232,767

* Fund balance requirement is 16.4% of total budgeted expenditures (60 days of operation).
The FY 2018-19 projected Ending Fund Balance represents 439 days of operation.

**FY 2018-19 PROPOSED OPERATING BUDGET
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
CRIME CONTROL & PREVENTION DISTRICT**

	2015-16 Actual	2016-17 Actual	2017-18 Budget	2017-18 Estimate	2018-19 Proposed
BEGINNING FUND BALANCE:	1,825,048	1,438,032	(343,841)	(343,841)	0
OPERATING REVENUE:					
Sales Tax (1/2 cent)	13,517,360	13,229,439	13,650,000	14,150,000	14,445,000
Commercial Vehicle Enforcement	139,287	121,186	160,000	159,680	150,000
Interest Income	12,886	18,550	15,100	15,070	30,000
Miscellaneous	8,791	23,167	4,410	4,401	6,500
Total Operating Revenue	13,678,323	13,392,342	13,829,510	14,329,151	14,631,500
TRANSFERS IN:					
Transfer from General Fund	-	200,000	2,235,250	2,230,780	3,056,630
Transfer from Grant Fund	4,831	-	-	-	-
Total Transfers In	4,831	200,000	2,235,250	2,230,780	3,056,630
TOTAL REVENUE AND TRANSFERS	13,683,154	13,592,342	16,064,760	16,559,930	17,688,130
OPERATING EXPENDITURES:					
Personnel	10,426,376	11,396,293	12,057,099	12,216,444	12,615,162
Supplies	788,010	557,482	557,429	556,314	560,479
Maintenance	115,591	88,341	173,700	173,353	180,000
Insurance	-	-	-	-	3,050,918
Services	2,365,916	3,248,466	3,276,532	3,269,979	1,281,571
Capital Outlay	-	21,633	-	-	-
Total Operating Expenditures	13,695,893	15,312,215	16,064,760	16,216,089	17,688,130
TRANSFERS OUT:					
Transfer to Capital Equip. Acquisition Fund	372,479	-	-	-	-
Transfer out to Fund 113	1,798	-	-	-	-
Transfer out to Fund 325	-	62,000	-	-	-
Total Transfers Out	374,277	62,000	-	-	-
TOTAL EXPENDITURES AND TRANSFERS	14,070,170	15,374,215	16,064,760	16,216,089	17,688,130
SURPLUS / (DEFICIT)	(387,016)	(1,781,873)	-	343,841	-
ENDING FUND BALANCE:	1,438,032	(343,841)	(343,841)	0	0

**FY 2018-19 PROPOSED OPERATING BUDGET
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
LAKE PARKS SPECIAL REVENUE FUND**

	2015-16 Actual	2016-17 Actual	2017-18 Budget	2017-18 Estimate	2018-19 Proposed
BEGINNING FUND BALANCE:	(1,470,888)	(2,466,048)	(2,359,487)	(2,359,487)	(2,067,553)
OPERATING REVENUE:					
Boat Ramp Fees	65,578	108,223	95,000	94,810	98,000
Pavilion Fees	51,515	61,715	76,000	75,848	76,000
Camping Fees	256,609	1,779,067	2,000,000	2,098,000	2,140,000
Entrance Fees	163,898	159,893	195,000	194,610	130,000
Recreation Fees	8,871	111,501	37,000	216,966	332,000
Merchandise Sales	23,796	74,442	72,000	71,856	72,000
Interest & Misc. Income	21,690	7,812	25,000	24,950	25,000
Total Operating Revenue	591,958	2,302,652	2,500,000	2,777,040	2,873,000
TRANSFERS IN:					
	-	-	-	-	-
TOTAL REVENUE AND TRANSFERS	591,958	2,302,652	2,500,000	2,777,040	2,873,000
OPERATING EXPENDITURES:					
Personnel	149,197	230,489	234,055	233,587	397,274
Supplies	86,347	166,547	199,050	198,652	202,850
Maintenance	197,497	267,625	151,500	151,197	193,250
Services	1,046,377	1,348,040	1,253,590	1,251,083	1,080,889
Insurance	-	-	-	-	85,976
Capital Outlay	34,750	39,008	68,000	57,970	103,000
Finance Charges	-	-	2,500	2,495	2,500
Total Operating Expenditures	1,514,168	2,051,709	1,908,695	1,894,984	2,065,739
TRANSFERS OUT:					
Transfer to General Fund - Admin Fee	72,951	144,381	591,305	590,122	689,893
Total Transfers Out	72,951	144,381	591,305	590,122	689,893
TOTAL EXPENDITURES AND TRANSFERS	1,587,118	2,196,090	2,500,000	2,485,106	2,755,632
SURPLUS / (DEFICIT)	(995,160)	106,561	-	291,934	117,368
ENDING FUND BALANCE:	(2,466,048)	(2,359,487)	(2,359,487)	(2,067,553)	(1,950,185)

* A Fund Balance Requirement has not been established for the Lake Parks Special Revenue Fund.

**FY 2018-19 PROPOSED OPERATING BUDGET
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
4B TRANSIT FUND**

	2015-16 Actual	2016-17 Actual	2017-18 Budget	2017-18 Estimate	2018-19 Proposed
BEGINNING FUND BALANCE:	460,686	465,202	357	357	10,337
OPERATING REVENUE:					
Sales Tax	9,881,507	9,408,363	10,237,500	10,612,500	10,833,750
Interest Income	4,516	10,404	10,000	9,980	10,000
Total Operating Revenue	9,886,022	9,418,767	10,247,500	10,622,480	10,843,750
TRANSFERS IN:					
TOTAL REVENUE AND TRANSFERS	9,886,022	9,418,767	10,247,500	10,622,480	10,843,750
OPERATING EXPENDITURES:					
Contractual Services - The T 3/8 Cent	9,550,381	9,077,750	9,852,350	10,228,120	10,389,140
Total Operating Expenditures	9,550,381	9,077,750	9,852,350	10,228,120	10,389,140
TRANSFERS OUT:					
Transfer to Visitor Shuttle Fund	331,126	330,613	385,150	384,380	444,610
Transfer to Economic Development Fund	-	475,249	-	-	-
Total Transfers Out	331,126	805,862	385,150	384,380	444,610
TOTAL EXPENDITURES AND TRANSFERS	9,881,507	9,883,612	10,237,500	10,612,500	10,833,750
SURPLUS / (DEFICIT)	4,516	(464,844)	10,000	9,980	10,000
ENDING FUND BALANCE:	465,202	357	10,357	10,337	20,337

**FY 2018-19 PROPOSED OPERATING BUDGET
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
ECONOMIC DEVELOPMENT FUND (122, 124)**

	2015-16 Actual	2016-17 Actual	2017-18 Budget	2017-18 Estimate	2018-19 Proposed
BEGINNING FUND BALANCE:	21,529,337	21,968,057	5,249,383	5,168,818	5,216,533
OPERATING REVENUE:					
Sales Tax - 1/8 Cent					
Sales Tax	4,170,133	4,062,180	3,412,500	3,537,500	3,611,250
Interest Income	98,303	238,778	210,000	209,580	150,000
Miscellaneous	626	(10,704)	-	-	-
Total Operating Revenue	4,269,063	4,290,254	3,622,500	3,747,080	3,761,250
TOTAL REVENUE AND TRANSFERS	4,269,063	4,290,254	3,622,500	3,747,080	3,761,250
OPERATING EXPENDITURES:					
Personnel Services	437,428	458,904	473,576	472,629	504,552
Supplies	20,454	7,104	6,300	6,287	6,300
Services	1,462,028	1,394,510	1,370,412	1,367,671	1,489,871
Insurance	-	-	-	-	58,083
Total Operating Expenditures	1,919,910	1,860,519	1,850,288	1,846,587	2,058,806
TRANSFERS OUT	1,910,433	19,148,409	1,852,777	1,852,777	1,702,444
TOTAL EXPENDITURES AND TRANSFERS	3,830,343	21,008,928	3,703,065	3,699,364	3,761,250
SURPLUS / (DEFICIT)	438,720	(16,718,674)	(80,565)	47,716	-
RESERVED FOR DEBT SERVICE	1,595,548	1,595,548	1,595,548	1,402,400	1,402,400
ENDING FUND BALANCE AVAILABLE:	20,372,509	3,653,835	3,573,270	3,814,133	3,814,133

**FY 2018-19 PROPOSED OPERATING BUDGET
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
DEBT SERVICE FUND**

	2015-16 Actual	2016-17 Actual	2017-18 Budget	2017-18 Actual	2018-19 Proposed
BEGINNING FUND BALANCE:	17,358,435	13,760,383	10,922,696	10,922,696	9,928,990
OPERATING REVENUE:					
Property Taxes Current	11,078,151	10,695,120	11,987,538	11,114,007	12,862,510
Property Taxes Delinquent	86,325	77,252	70,000	147,986	70,000
Interest Income	89,081	145,814	105,000	166,868	150,000
Total Operating Revenue	11,253,558	10,918,185	12,162,538	11,428,861	13,082,510
TRANSFERS IN:					
Transfer from CVB Fund	1,081,644	1,081,066	1,195,210	1,195,210	1,057,691
Transfer from Economic Development Fund	1,595,436	1,593,409	1,592,714	1,592,714	1,396,444
Transfer from Capital Projects Fund	-	-	-	309,175	-
Bond Proceeds/Refunding/Premiums	-	1,412,775	-	-	-
Total Transfers In	2,677,080	4,087,250	2,787,924	3,097,099	2,454,135
TOTAL REVENUE AND TRANSFERS	13,930,638	15,005,435	14,950,462	14,525,960	15,536,645
OPERATING EXPENDITURES:					
G. O. Bond Interest Payments	3,587,895	3,359,025	3,063,071	3,063,071	2,837,771
G. O. Bond Principal Payments	9,500,000	8,315,000	6,605,000	6,605,000	6,885,000
C. O. Interest Payments	1,750,690	1,664,721	1,848,151	1,867,631	2,529,417
C. O. Principle Payments	2,000,095	2,396,864	2,293,694	3,213,694	3,115,590
Tax and Note Interest Payments	69,289	89,456	43,120	43,120	21,763
Tax and Note Principal Payments	571,533	587,819	717,595	717,595	590,000
Fiscal Agent and Bond Fees	49,187	1,430,237	60,000	9,554	10,000
Total Operating Expenditures	17,528,689	17,843,122	14,630,631	15,519,665	15,989,541
TRANSFERS OUT:	-	-	-	-	-
TOTAL EXPENDITURES AND TRANSFERS	17,528,689	17,843,122	14,630,631	15,519,665	15,989,541
SURPLUS (DEFICIT) OF REVENUE OVER (UNDER) EXPENDITURES:	(3,598,052)	(2,837,688)	319,831	(993,705)	(452,896)
ENDING FUND BALANCE:	13,760,383	10,922,696	11,242,527	9,928,990	9,476,094
FUND BALANCE REQUIREMENT:	3,457,714	3,519,739	2,886,042	3,061,413	3,154,101

* Fund balance requirement is 20% of total budgeted expenditures (72 days of operation).
The FY 2018-2019 projected Ending Fund Balance represents 62% of total budgeted expenditures (228 days of operation).

**FY 2018-19 PROPOSED OPERATING BUDGET
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
UTILITY ENTERPRISE FUND**

	2015-16 Actual	2016-17 Actual	2017-18 Budget	2017-18 Estimate	2018-19 Proposed
BEGINNING UNRESTRICTED FUND BALANCE:	8,114,081	9,765,998	12,900,388	12,900,388	8,450,961
OPERATING REVENUE:					
Water Sales	14,013,898	14,710,779	15,990,385	15,958,404	15,650,000
Wastewater Sales	7,909,288	8,054,884	8,461,691	8,444,768	8,000,000
Tap & Inspection Fees	166,913	164,608	102,000	101,796	90,000
Reconnects & Transfers	222,413	202,962	202,500	202,095	215,000
Interest Income	82,289	175,278	120,000	119,760	120,000
Miscellaneous Income	864,831	945,807	205,000	204,590	205,000
Total Operating Revenue	23,259,633	24,254,317	25,081,576	25,031,413	24,280,000
TRANSFERS IN/CONTRIBUTIONS:	-	522,974	-	-	-
TOTAL REVENUE AND TRANSFERS	23,259,633	24,777,291	25,081,576	25,031,413	24,280,000
OPERATING EXPENDITURES:					
Personnel	3,254,832	3,084,394	3,470,982	3,464,040	3,681,043
Supplies	509,344	668,017	780,579	779,018	897,085
Maintenance	672,870	954,294	1,428,319	1,425,462	1,436,900
Services	12,458,929	12,912,247	14,640,090	14,610,810	13,117,126
Debt Service	127,309	170,356	1,505,044	1,502,034	1,564,244
Insurance	-	-	-	-	949,877
Capital Outlay	712,240	27,287	750,500	748,999	228,500
Total Expenditures	17,735,524	17,816,595	22,575,514	22,530,363	21,874,775
TRANSFERS OUT:	3,872,193	3,826,307	6,950,477	6,950,477	1,821,000
TOTAL EXPENDITURES AND TRANSFERS	21,607,716	21,642,901	29,525,991	29,480,840	23,695,775
SURPLUS / (DEFICIT)	1,651,917	3,134,390	(4,444,415)	(4,449,427)	584,225
ENDING UNRESTRICTED FUND BALANCE:	9,765,998	12,900,388	8,455,973	8,450,961	9,035,186
FUND BALANCE REQUIREMENT:	2,837,684	2,850,655	3,612,082	3,604,858	3,499,964

* Fund balance requirement is 16% of total net budgeted expenditures or 60 days of operation.
The FY 2018-19 projected Ending Working Capital Balance represents 151 days of operation.

**FY 2018-19 APPROVED OPERATING BUDGET
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
GOLF FUND**

	2015-16 Actual	2016-17 Actual	2017-18 Budget	2017-18 Estimate	2018-19 Proposed
OPERATING REVENUES:					
Cart and Club Rentals	613,284	687,793	627,000	625,746	686,000
Tournament Fees	2,650	2,108	4,000	3,992	3,000
Driving Range	208,915	213,011	255,000	254,490	215,000
Golf Pro Shop Sales	183,665	217,417	200,000	199,600	225,000
Golf Course Green Fees	1,317,339	1,441,966	1,385,000	1,382,230	1,475,000
Annual Green Fee Memberships	200,000	274,307	225,000	224,550	280,000
Restaurant % of Sales	28,523	29,740	35,000	34,930	35,000
Lesson Income	15,795	39,097	30,000	29,940	40,000
Interest Income	701	1,531	1,000	998	1,400
Golf Sub-Lease	222,149	243,981	240,000	239,520	240,000
Miscellaneous Income	30,148	24,852	22,000	21,956	22,000
Total Operating Revenue	2,823,169	3,175,804	3,024,000	3,017,952	3,222,400
TRANSFERS IN/CONTRIBUTIONS:					
	-	-	-	-	-
TOTAL REVENUES AND TRANSFERS	2,823,169	3,175,804	3,024,000	3,017,952	3,222,400
OPERATING EXPENDITURES:					
Personnel	1,382,107	1,404,999	1,396,539	1,393,746	1,443,651
Supplies	575,071	343,333	352,357	351,652	355,798
Maintenance	98,909	106,825	127,700	127,445	91,500
Services	595,842	718,667	710,487	709,066	359,291
Insurance	-	-	-	-	454,290
Capital Outlay	140,365	226,604	90,000	89,820	408,370
Total Operating Expenditures	2,792,295	2,800,427	2,677,083	2,671,729	3,112,900
TRANSFERS OUT:					
Transfer to General Fund - Admin Fee	98,831	108,147	343,875	343,187	109,500
Total Transfers Out	98,831	108,147	343,875	343,187	109,500
TOTAL EXPENDITURES AND TRANSFERS	2,891,126	2,908,574	3,020,958	3,014,916	3,222,400
SURPLUS / (DEFICIT)	(67,957)	267,230	3,042	3,036	-

FY 2018-19 PROPOSED OPERATING BUDGET
STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE
FUND 174 - CAPITAL/STREET MAINTENANCE PROGRAM

	2015-16 Actual	2016-17 Actual	2017-18 Budget	2017-18 Estimate	2018-19 Proposed
BEGINNING FUND BALANCE:	1,917,887	1,613,115	836,677	836,677	766,493
OPERATING REVENUE:					
Interest Income	11,721	25,378	24,000	24,000	24,000
Miscellaneous	59,118	174,037	-	33,258	-
Total Operating Revenue	70,839	199,415	24,000	57,258	24,000
TRANSFERS IN:	3,279,000	3,279,000	2,645,000	3,145,000	3,020,000
TOTAL REVENUE AND TRANSFERS	3,349,839	3,478,415	2,669,000	3,202,258	3,044,000
OPERATING EXPENDITURES:					
Facilities Maintenance	446,338	552,828	426,000	425,148	379,000
Parks Maintenance	1,164,426	1,821,675	1,097,000	1,094,806	1,162,000
Street Maintenance and Overlay	1,241,012	1,405,307	1,255,000	1,252,490	1,208,000
Traffic Signal, Striping and Signing Maint.	415,014	475,042	501,000	499,998	530,000
Total Operating Expenditures	3,266,790	4,254,852	3,279,000	3,272,442	3,279,000
TRANSFERS OUT:	387,821	-	-	-	-
TOTAL EXPENDITURES AND TRANSFERS	3,654,611	4,254,852	3,279,000	3,272,442	3,279,000
SURPLUS (DEFICIT) OF REVENUE OVER (UNDER) EXPENDITURES:	(304,772)	(776,438)	(610,000)	(70,184)	(235,000)
ENDING FUND BALANCE:	1,613,115	836,677	226,677	766,493	531,493

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 21, 2018

SUBJECT: APPROVAL FOR THE AWARD OF RFQ 463-2018 FOR ARCHITECTURAL DESIGN SERVICES FOR THE ANIMAL SHELTER AND ADOPTION CENTER

RECOMMENDATION: City Council to consider award of Request for Qualifications 463-2018 for Architectural Design Services for the Animal Shelter with Quorum Architects, Inc., for the Police Department.

FUNDING SOURCE: Upon Council approval, funds will be available in the Capital Projects General Facilities Fund 177 in an estimated amount of \$370,000.

BACKGROUND: Seven firms responded to the publicized Request for Qualifications. The responding firms were:
Brinkley Sargent Wiginton Architects, Inc.
EIKON Consulting Group, LLC
PGAL, Inc.
Quorum Architects, Inc.
Rittiluechai Architecture PC
Shelter Planners of America
SRG Architects, LLC

Proposal/qualifications were reviewed and evaluated by a seven-member selection committee comprised of staff from the Police Department, Public Works Department and the City Manager's office. The top two firms were scheduled for interviews. Interviews with each firm were conducted, along with contacting listed references. Additionally, representative committee members visited/toured previously constructed shelter facilities or sites that were under construction, in which the two firms had design and construction oversight. After a comprehensive evaluation of the responses, the references, and the site visits, the evaluation committee chose and recommends Quorum Architects, Inc., of Fort Worth, Texas, as the architectural and engineering design firm for the construction of a new/remodeled Animal Shelter and Adoption Center based upon the grading matrix.

Request for Qualifications 463-2018 was solicited in accordance with Texas Government Code Chapter 2254.004. The RFQ was issued January 19, 2018 and closed on February 13, 2018.

Staff recommends approval.

MH/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 21, 2018

SUBJECT: DESIGN AND DEVELOPMENT STANDARDS FOR THE DALLAS ROAD TRANSIT CORRIDOR

RECOMMENDATION: City Council to consider award of a contract to ArchiTexas and Mesa Planning for Design and Development Standards for the Dallas Road Transit Corridor.

FUNDING SOURCE: Funds for this contract are available in the Capital Projects Streets Fund 178 for an estimated amount of \$108,750.

BACKGROUND: Following the joint City Council/Planning and Zoning Workshop on March 27, 2018, ArchiTexas/Mesa Planning began working with staff to develop an outline for the Design and Development Standards for the Transit Corridor. This will be a comprehensive document, but the key elements will include specific standards based on location and characteristics of individual properties, general standards throughout the district, and sign standards. Based on the urgency expressed by City Council and Planning and Zoning Commission, preliminary work has started on the Standards. The estimated contract amount also includes consultation time for workshops, presentations and coordination with the Council and the Planning and Zoning Commission.

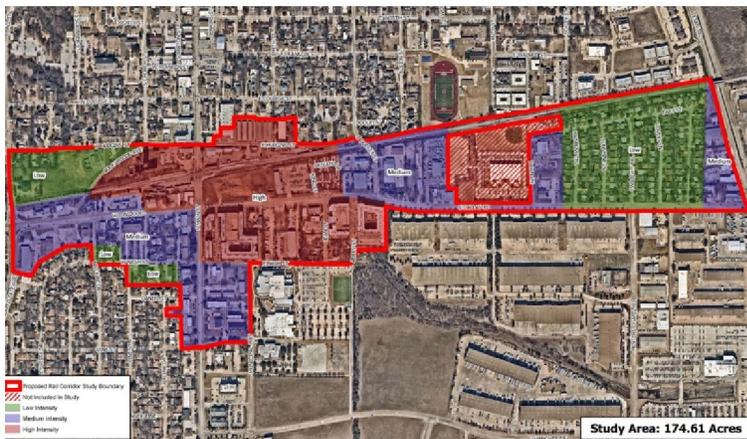
August 8, 2018

From: Craig Melde, Sr. Principal
1907 Marilla
Dallas, Texas 75201

To: Mr. Bruno Rumbelow, City Manager
City of Grapevine
200 S. Main Street
Grapevine, Texas 76051

Re: Finalizing the Formulation of Design Standards for the Grapevine Transit District, Grapevine, Texas

Architexas with MESA Planning is pleased to submit the following proposal for the planning / urban design consultation for finalizing design standards and supporting plans that will promote quality transit oriented development in the Grapevine Transit District. The Architexas and MESA Planning Team has completed the initial phase of the planning framework that has included the vision and goals that the city of Grapevine leadership has established. A conceptual urban design has emerged that has informed the project team on the final plan for the district.



The following proposal describes Work Tasks necessary to create Development Standards and Exhibits for the Grapevine Transit District.

PROPOSAL

Part One: Finalizing the Framework:

The City of Grapevine will determine the proper format for implementation of the Design Standards (overlay) and will determine appropriate land uses (or, most likely, require Conditional Use Permit for requests within the district). The Planning Team will consult with City staff regarding these two important elements, and will coordinate their efforts on the Design Standards based on direction from the City.

Part Two: Creating the Plan Exhibits.

Application and compliance with the standards will be determined by certain Exhibits within the Development Standards document. For example, the Street Hierarchy Plan will reveal the nature of street frontage requirements that a development proposal must implement. In addition, the Urban Design Plan will illustrate the type of streetscape that a particular property is required to implement

Task 2.1 - The Street Hierarchy Plan: The Street Hierarchy Plan shows which streets within the Grapevine Transit District are:

- Primary Streets
- Secondary Streets
- Other Streets
- Rail/ Plaza Frontage

Parcels with frontage on different street types or Rail/Plaza will be required to comply with different setbacks and enhancements. Thereby, the proper streetscape/ definition is created over time.

Task 2.2 - Diagrammatic Urban Design Plan: The Urban Design Plan establishes the thematic features of streets, rail, walkways, etc. Properties with frontage on these ROW's will participate in extension of certain themes and motifs as established by the Urban Design Plan. Therefore, the Planning team will create an Urban Design map, symbolically indicating thematic type and keyed to a typical road section for each type. This plan identifies the nature of the public domain that each development should complete along its frontage of a particular street. A more detailed, illustrated plan is described in Optional Services below.

Part Three: Formulating the Development Guidelines and Standards.

Based on the development condition, Intensity Sub-District, ROW Frontage, and Thematic Participation; development standards will be applicable to any development within the Grapevine Transit District. This Phase of the proposal focuses on formulation of the actual standards.

Task 3.1 - Group 1 Intensity Sub-District/ Development Condition Specific Standards: Certain Development Conditions that will be located in various Development

Intensity Sub-Districts are:

1. More or less capable of accommodating certain forms of development
2. Possess greater opportunity to contribute to the public domain
3. Are strategically located to accomplish important connections

Therefore, a set of standards should be prepared that will be handled differently depending on the Intensity Sub-District and the Development Condition associated with a development proposal. These standards referred to as “Intensity Sub-District/ Development Specific Standards”, will be formulated in this Task. The intent is to apply standards as generally as possible overall while recognizing that certain unique settings in each Intensity Sub-District such as:

1. Addressing Rail Frontage
2. Addressing primary Street Frontage
3. Lot Occupancy in the High Intensity Area vs Lot Occupancy in the Low Intensity Area
4. Conditions that trigger a circulation plan

Standards of this type will be limited to those development proposals which occur in a particular Intensity Sub-District, and/ or engage a unique association with a special condition, and/ or have a particular relationship with a public domain. These standards focus primarily on the treatment of public domain/ public amenities and connectivity.

Task 3.2 - Group 2 Generally Applicable Standards: Continuity in visual identity, quality of design, and quality of construction within the Grapevine Transit District will depend on the standards that apply to all properties.

Task 3.3 - Sign Standards: Signage is one of the most visually conspicuous elements of the streetscape and either enhance or clutter the streetscape visage. Therefore, this task will develop standards for the type, placement, material, and illumination of signage within the Grapevine Transit District.

Task 3.4 - Revisions pursuant to Commission/Council Work Session: Part 4 below calls for a Commission/ Council Work Session at the end of Task 3.3 (above). This Task provides for making revisions and other responses to Work Session input. All anticipated changes/ revisions will be coordinated with the Grapevine Staff before execution.

Part Four: Implementation

Throughout execution of the above described tasks, it is essential to work closely with the City Staff and Planning and Zoning Commission/City Council of Grapevine. The Tasks below enumerate how such collaboration and review will be accomplished.

Task 4.1 - Grapevine Staff Review: The Planning Team will make appointments with Grapevine Staff to have Staff Review Sessions at the end of Part 2 and the end of Part 3. In addition, Grapevine staff will receive drafts of various products as they are developed. In the event

that additional Staff work sessions are required in between the above listed “check-in” points, this proposal affords 4 Grapevine Work Session meetings overall.

Task 4.2 - Commission/ Council Work Session: In addition to the Commission/Council work session planned for the conclusion of the hourly contract (replaced by this proposal), there should be a Commission/ Council Work Session at the end of Task 3.3 (above)

Task 4.3 - Public Hearing: The Planning Team will attend and prepare all presentations for Commission/ Council Work Sessions as well as Commission and Council Public Hearings.

OPTIONAL SERVICES

Option 1 - Administrative Tool: The Planning Team will create an administrative tool that will make any applicant demonstrate compliance; thereby, saving staff time in administration of the Regulatory Instrument.

Option 2 - Detailed and Rendered Urban Design Plan: The Planning Team will prepare a fully illustrated Urban Design Plan, drawn to scale, showing the features of each streetscape type and the nature of development fronting it.

Option 3 - Rendered street views: The Planning Team shall prepare separate eye level and bird’s eye renderings of developed conditions, pedestrian features, and/or the public domain as requested by the City.

Option 4 - Formulation of a Complete Pattern Book: The Standards formulated here-in can be formatted as a Pattern Book.

Compensation

The chart below illustrates the fee for each Part of the above described proposal;

SCHEDULE OF FEES	
PROPOSAL	FEE
Part One: Finalizing the Regulatory Framework	Hourly
Task 1.1 Assisting City Determination of Regulatory Instrument	
Task 1.2 Coordination with City on Determination of Land Use	
Part Two: Creating the Regulatory Plan Exhibits	\$
Task 2.1 The Street Hierarchy Plan	
Task 2.2 The Urban Design Plan	
Part Three: Formulating Development Guidelines and Standards	\$
Task 3.1 Group 1 Intensity Zone/ Development Condition Standards	
Task 3.2 Group 2 Generally Applicable Standards	
Task 3.3 Sign Standards	
Task 3.4 Revisions Pursuant to Commission/ City Council Work Session	
Part Four: Implementation	
Task 4.1 Grapevine Staff Review	Hourly
Task 4.2 Commission/ Council Work Session	Hourly
Task 4.3 Public Hearing	Hourly
Optional Services	
Option 1 Administrative Tool	\$
Option 1 Detailed and Rendered Urban Design Plan	TBD
Option 2 Rendered Street Views	\$
Option 3 Formulation of a Complete Pattern Book	TBD
TOTAL FEE (not including optional services)	\$

Hourly Services Rates

Sr. Principal	\$250.00/hour
Principals	\$220.00/hour
Associate Architects	\$200.00/hour
Sr. Preservation Specialist	\$180.00/hour
Technical Assistance	\$140.00/Hour

Reimbursable Expenses

Reimbursable expenses necessary to perform the above services will be invoiced in addition to the fees described above at a rate of 1.1 times the actual expenses.

Reimbursable expenses include, but are not limited to:

- Reproduction
- Plotting of drawings, reproduction of historic drawings
- Mileage @ 0.60 cents/mile
- In-house printing (printing, copying, and plotting, fax)
- Mail and delivery charges
- Other expenses directly associated with delivery of the work
- Travel expenses out of the area in connection with the project

Thank you for allowing the Architexas and MESA Planning the opportunity to submit this proposal.

Sincerely,



Craig Melde
Sr. Principal

Authorization by:

Bruno Rumbelow, City Manager

Date _____

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 21, 2018

SUBJECT: APPROVAL FOR THE AWARD OF A CONTRACT FOR MEDICAL AND RX STOP LOSS INSURANCE

RECOMMENDATION: City Council to consider approval for the award of a contract for Medical and Rx Stop Loss Insurance with Swiss Re.

FUNDING SOURCE: Funds for this purchase are available in account 100-45674-109-1 (Health Insurance Premium) in the estimated amount of \$584,000.

BACKGROUND: The City of Grapevine is self-funded for employee and pre-65 retiree medical and prescription insurance. Therefore, the City assumes all or a portion of the risk for medical and prescription drug claims for all covered members on its health plan.

Stop Loss Insurance is designed to offer effective protection against excessive claims by limiting the amount of risk from any one individual insured. The City's consultants McGriff, Seibels, and Williams secured four proposals for the renewal of this policy. City staff reviewed the proposals and determined that Swiss Re would provide the best service and pricing for meeting the needs of the City.

Staff recommends approval.

MH/BS

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 21, 2018

SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF PHONE EQUIPMENT

RECOMMENDATION: City Council to consider a resolution authorizing the purchase of phone equipment from Radcom Technologies, Inc. for the Information Technology Department.

FUNDING SOURCE: Funding for this purchase is available in account 100-44525-120-001 (Non-Departmental Utilities) for an amount not to exceed \$28,884.

BACKGROUND: This purchase is for Mitel accessories for the City phone system to include phones, headsets, add on modules, and related equipment.

This purchase will be made in accordance with an existing interlocal agreement with the State of Texas Department of Information Resources (DIR) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

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

Staff recommends approval.

AP/BS

RESOLUTION NO. 2018-063

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

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

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

WHEREAS, the City of Grapevine, Texas has established an interlocal agreement with the DIR and wishes to utilize established contracts meeting all State of Texas bidding requirements; and

WHEREAS, the DIR has established contract No. DIR-TSO-2685 for IT Products and Related Services with Radcom Technologies, Inc.; and

WHEREAS, the City of Grapevine, Texas has a need for new phone equipment; and

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

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

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

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

Section 2. That the City Council of the City of Grapevine authorizes the purchase of phone equipment from Radcom Technologies, Inc. through an interlocal agreement with DIR for an amount not to exceed \$28,884.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the purchase of said phone 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 21st day of August, 2018.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 21, 2018

SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF SHADE STRUCTURES

RECOMMENDATION: City Council to consider a resolution authorizing the purchase of shade structures from USA Shade and Fabric Structures for the Parks and Recreation Department.

FUNDING SOURCE: Funds for this purchase are available in account 121-48850-312-016-160001 (Shade Structures-QOL) for a total amount not to exceed \$169,960.

BACKGROUND: This purchase is to add additional shade structures at Lakeview Park and Katie's Woods Park.

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

Bids were taken by the Cooperative and a contract was awarded to USA Shade and Fabric Structures. The Parks and Recreation Department and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would best meet the needs of the City.

Staff recommends approval.

TS/BS

RESOLUTION NO. 2018-064

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

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

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

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

WHEREAS, The Local Government Purchasing Cooperative (BuyBoard) has an established contract No. 512-16, Parks and Recreation Equipment and Field Lighting Products and Installation, with USA Shade and Fabric Structures; and

WHEREAS, the City of Grapevine, Texas has a need to purchase shade structures for two parks; and

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

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

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

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

Section 2. That the City Council of the City of Grapevine authorizes the purchase of shade structures from USA Shade and Fabric Structures through an interlocal agreement with The Local Government Purchasing Cooperative (BuyBoard) for an amount not to exceed \$169,960.

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of August, 2018.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 21, 2018

SUBJECT: RESOLUTION TO PARTICIPATE IN THE TEXAS PARKS & WILDLIFE LOCAL PARKS GRANT PROGRAM FOR SILVER LAKE PARK

RECOMMENDATION: Staff recommends the City Council approve a resolution authorizing and directing staff to participate in a Local Parks Grant program for the development of Silver Lake Park. The City's matching contribution will be the donation of the land from Newcrest Image/Mr. Patel.

FUNDING SOURCE: NA

BACKGROUND: The City has a unique opportunity to acquire 17 acres of parkland and a natural spring fed pond. The new park would enhance the parks and recreation services offered to Grapevine residents. The City would be in the best position to manage this natural area and expose residents and visitors alike to nature based programming.

The proposed park will include the following amenities: concrete trails, soft surface trails, restroom, naturalized stream, park signage, boardwalks, pavilion, primitive camp sites, public parking, lake overlooks, fishing pier and kayak launch. Additional program elements may be added during the design development process.

The City has had initial visits with Texas Parks & Wildlife regarding the parkland acquisition. It is the opinion of the TPWD biologist that this asset would be best managed by the City. The creation of this park would also be considered very favorable for grant funding via Texas Parks & Wildlife. The recommended resolution will allow staff to move forward in applying for grant funding for the project.

Staff recommends approval.

RESOLUTION NO. 2018-065

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE SUBMISSION ON BEHALF OF GRAPEVINE, TEXAS FOR THE PURPOSE OF PARTICIPATING IN THE LOCAL PARK GRANT PROGRAM, HEREINAFTER REFERRED TO AS THE "PROGRAM"; CERTIFYING THAT THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; CERTIFYING THAT THE APPLICANT MATCHING SHARE IS READILY AVAILABLE; AND DEDICATING THE PROPOSED SITE FOR PERMANENT PUBLIC PARK AND RECREATIONAL USES.

WHEREAS, The City of Grapevine ("the Applicant") is fully eligible to receive assistance under the Program; and

WHEREAS, the Applicant is desirous of authorizing an official to represent and act for the Applicant in dealing with the Parks and Recreation Department ("the Department") concerning the Program; and

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

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

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

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

Section 2. That the Applicant hereby certifies that they are eligible to receive assistance under the Program.

Section 2. That the Applicant hereby certifies that the matching share for this application is readily available at this time.

Section 3. That the Applicant hereby authorizes and directs the City Manager to act for the Applicant in dealing with the Department for the purposes of the Program, and that the City Manager is hereby officially designated as the representative in this regard.

Section 4. The Applicant hereby specifically authorizes the official to make application to the Department concerning the site to be known as Silver Lake Park and is hereby dedicated (or will be dedicated upon completion of the proposed acquisition) for public park and recreation purposes in perpetuity (or for the lease term, if legal control is through a lease). Projects with federal monies may have differing requirements.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 21st day of August, 2018.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

City Attorney

Park Amenities:

1. Trail Connection to City Wide System



2. Soft Surface Nature Trails



3. Restroom



4. Naturalized Stream with Waterfall



5. Park Signage



6. Boardwalks & Trail Overlooks



7. Pavilion on the Lake



8. Terraced Event Spaces with Seating & Shade Structures



9. Primitive Camping



Park Amenities Cont.:

10. Public Parking (24 Spaces)



11. Lake Overlook



12. 6.2 Acre Lake Max. Depth: 23.4'



13. Lake Fountains (3 Total)



14. Fishing Pier



15. Kayak, Canoe & Paddle Boat Launch



16. Ropes Course/Zipline



Park Information:

Area North of Bass Pro Drive: 15 Acres

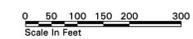
Area South of Bass Pro Drive: 2 Acres

Total Park Area: 17 Acres



Silver Lake Park Masterplan

December 2017



MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 21, 2018

SUBJECT: APPROVAL FOR THE AWARD OF AN INFORMAL REQUEST FOR QUOTE FOR PROMOTIONAL TESTING SERVICES

RECOMMENDATION: City Council to consider approval for the award of an informal request for quote for promotional testing services from Southwest Leadership Resources for the Police Department.

FUNDING SOURCE: Funds for this purchase are available in account 117-44540-209-004 (Professional Services) for an amount not to exceed \$19,940.

BACKGROUND: This expenditure is for a management consulting firm to provide promotional examinations and assessment center evaluations to sworn police candidates for the ranks of lieutenant and sergeant. The current existing vacancies are a result of retirements of administrative staff.

Quotes were acquired in accordance with the City Purchasing Policy. Formal bids and advertisements are not required for purchases under \$50,000. Three vendors submitted quotes for the needed services. Southwest Leadership Resources, a firm utilized by the Police Department previously, submitted the lowest responsive and responsible quote meeting departmental specifications.

Southwest Leadership Resources \$19,940
Steve Griffith Consulting \$26,000
David Wyman and Associat \$35,600

Staff recommends approval.

TH/BS

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 21, 2018

SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR WATER AND WASTEWATER ANALYSIS SERVICES

RECOMMENDATION: City Council to consider the renewal of an annual contract for water and wastewater analysis services from the Trinity River Authority of Texas for the Public Works Department.

FUNDING SOURCE: Funds for this purchase are available in account 200-44540-530-002 (Professional Services Water Treatment) and 200-44540-531-002 (Professional Services Wastewater Treatment) for an amount not to exceed \$25,000.

BACKGROUND: The contract is for October 1, 2018 to September 30, 2019. The Trinity River Authority (TRA) provides a variety of lab testing services for the City. The City sends samples to TRA from the water and wastewater plants for testing to meet EPA and TCEQ requirements. While the City is able to conduct laboratory testing at the treatment plants, EPA and TCEQ testing must be conducted by a certified laboratory.

This purchase will be made as a sole source from Trinity River Authority of Texas in accordance with Local Government Code Chapter 252, Subchapter B, §252.022. General Exemptions (a) (2). This contract can be renewed annually at the City's option.

Staff recommends approval.

LG/BS

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 21, 2018

SUBJECT: INTERLOCAL AGREEMENT WITH TARRANT COUNTY FOR ASPHALT OVERLAY WORK ON DOVE LOOP ROAD AND BOYD DRIVE

RECOMMENDATION: City Council to consider approving an Interlocal Agreement with Tarrant County for the asphalt overlay work on Dove Loop Road and Boyd Drive and take any necessary action.

FUNDING SOURCE: Funding for this purchase is in the Street Division Permanent Street Maintenance Fund
Acct No. 174-43301-415-090 in an amount not to exceed \$200,000.

BACKGROUND: The proposed interlocal agreement is a partnership that Tarrant County and the City have entered into previously for work on various city streets. Tarrant County has also entered into similar agreements with neighboring cities.

Under the terms of the agreement, Tarrant County will provide labor and equipment for the placement of a 2" hot mix asphalt concrete (HMAC) overlay and the City will provide the materials and fuel. The City will also provide milling and striping services along with appropriate traffic control.

This program allows Tarrant County road crews a mechanism to support local cities with their road maintainance programs.

Staff recommends approval.

THE STATE OF TEXAS

INTERLOCAL AGREEMENT

COUNTY OF TARRANT

This Interlocal Agreement is between Tarrant County, Texas (“COUNTY”), and the City of Grapevine “CITY”).

WHEREAS, the CITY is requesting the COUNTY’s assistance to:

- Rehabilitate and Resurface Boyd Drive located within the City of Grapevine from State Highway 114 (Northwest Highway) to Turner Road (Approximately 950 linear feet).
- Resurface Boyd Drive located within the City of Grapevine from Turner Road to Wildwood Lane (Approximately 1,228 linear feet).
- Resurface Dove Loop Road located within the City of Grapevine from Dooley Street to Boyd Drive (Approximately 1,102 linear feet).

Collectively, hereinafter referred to as the “**Project**”.

WHEREAS, the Interlocal Cooperation Act contained in Chapter 791 of the Texas Government Code provides legal authority for the parties to enter into this Agreement; and

WHEREAS, during the performance of the governmental functions and the payment for the performance of those governmental functions under this Agreement, the parties will make the performance and payment from current revenues legally available to that party; and

WHEREAS, the Commissioners Court of the COUNTY and the City Council of the CITY each make the following findings:

- a. This Agreement serves the common interests of both parties;
- b. This Agreement will benefit the public;
- c. The division of costs fairly compensates both parties to this Agreement; and
- d. The CITY and the COUNTY have authorized their representative to sign this Agreement.
- e. Both parties acknowledge that they are each a “governmental entity” and not a “business entity” as those terms are defined in Tex. Gov’t Code § 2252.908, and therefore, no disclosure of interested parties pursuant to Tex. Gov’t Code Section 2252.908 is required.

NOW, THEREFORE, the COUNTY and the CITY agree as follows:

TERMS AND CONDITIONS

1. COUNTY RESPONSIBILITY

The COUNTY will furnish the labor and equipment to assist the CITY in completing the Project:

- Boyd Drive: Following repairs to curb and gutter, milling and removal of the excess materials by the CITY; the COUNTY will stabilize the exposed subgrade, regrade, shape, and prime the roadbed, place four inches of asphalt base, place two inches of asphalt surface, and clean the project jobsite.
- Dove Loop Road: Following pavement repairs, milling and removal of the existing hot mix asphaltic surface by the CITY; the COUNTY will place two inches of asphalt surface and clean the project jobsite.

2. CITY RESPONSIBILITY

- 2.1 The CITY will furnish and pay for the actual cost of the materials, including any delivery or freight cost. The CITY will provide a purchase order and will be billed directly by the material supplier. The COUNTY may accumulate and bill the CITY for incidental material cost.
- 2.2 The CITY will pay for one-half of the COUNTY's fuel used to construct this Project. The COUNTY will invoice the CITY for the fuel consumed at the conclusion of the Project.
- 2.3 The CITY will be responsible for all traffic control necessary to safely construct this project. This responsibility includes all advance notices, signage, barricades, pilot vehicles, and flagmen necessary to control traffic in and around the construction site. The CITY will be responsible for and provide portable message boards to supplement traffic control as needed.
- 2.4 The CITY will remove the existing surface and make any necessary roadway repairs prior to the COUNTY starting work.
- 2.5 The CITY will adjust all utilities, manholes and valve boxes for this Project.
- 2.6 The CITY will provide the COUNTY with a hydrant meter and all the water necessary for construction of the Project at no cost to the COUNTY.
- 2.7 The CITY will provide or pay for any engineering, survey, and laboratory testing required for this Project.
- 2.8 The CITY will furnish a site for dumping all spoils and waste materials generated during construction of this Project.

- 2.9 If required, the CITY will be responsible for the design and development of a Storm Water Pollution Prevention Plan (SWPPP). The CITY further agrees to pay for all cost (including sub-contractor materials, labor and equipment) associated with the implementation of the plan. The COUNTY will be responsible for maintenance of the plan during the duration of the Project. Documentation and record keeping of the SWPPP will be the responsibility of the CITY.

3. PROCEDURES DURING PROJECT

COUNTY retains the right to inspect and reject all materials provided for this Project.

If the CITY has a complaint regarding the construction of the project, the CITY must complain in writing to the COUNTY no later than 30 days of the date of project completion.

4. NO WAIVER OF IMMUNITY

This Agreement does not waive COUNTY rights under a legal theory of sovereign immunity. This Agreement does not waive CITY rights under a legal theory of sovereign immunity.

5. OPTIONAL SERVICES

- 5.1 If requested by the CITY, the COUNTY will apply permanent striping coordinated through the Transportation Department. Application of striping by the COUNTY is limited to Project roadways. If the CITY desires permanent striping applied to any roadways or portions of roadways not covered by this Agreement, the CITY will need to enter into a separate agreement with the COUNTY for the provision of those services.

6. TIME PERIOD FOR COMPLETION

The CITY will give the COUNTY notice to proceed at the appropriate time. However, the COUNTY is under no duty to commence construction at any particular time.

7. THIRD PARTY

This contract shall not be interpreted to inure to the benefit of a third party not a party to this contract. This contract may not be interpreted to waive any statutory or common law defense, immunity, including governmental and sovereign immunity, or any limitation of liability, responsibility, or damage of any party to this contract, party's agent, or party's employee, otherwise provided by law.

8. JOINT VENTURE & AGENCY

The relationship between the parties to this Agreement does not create a partnership or joint venture between the parties. This Agreement does not appoint any party as agent for the other party.

9. EFFECTIVE DATE

This Agreement becomes effective when signed by the last party whose signing makes the Agreement fully executed.

10. TERMINATION

This Agreement will automatically terminate on either September 30, 2018 or on the date the project is completed, whichever occurs first. Notwithstanding the foregoing, or any other language to the contrary, either party may terminate this Agreement without cause upon thirty (30) days' written notice to the other party prior to the intended date of termination. In the event of termination by either party, neither party shall have any further obligations to the other party under this Agreement, except that the CITY remains liable to the COUNTY for any outstanding invoice for materials that the COUNTY provides for the project, if any.

TARRANT COUNTY, TEXAS

CITY OF GRAPEVINE

B. Glen Whitley
County Judge

Bruno Rumbelow
City Manager

Date: _____

Date: _____

Gary Fickes
Commissioner, Precinct 3

Bryan Beck, P.E.
Director of Public Works

Date: _____

Date: _____

Attest:

APPROVED AS TO FORM*

APPROVED AS TO FORM AND LEGALITY

Criminal District Attorney's Office*

City Attorney

* By law, the Criminal District Attorney's Office may only approve contracts for its clients. We reviewed this document as to form from our client's legal perspective. Other parties may not rely on this approval. Instead those parties should seek contract review from independent counsel.

NOTICE TO PROCEED

The City of Grapevine hereby notifies the County that the County may proceed with this project, as specified in the attached Agreement, on or after

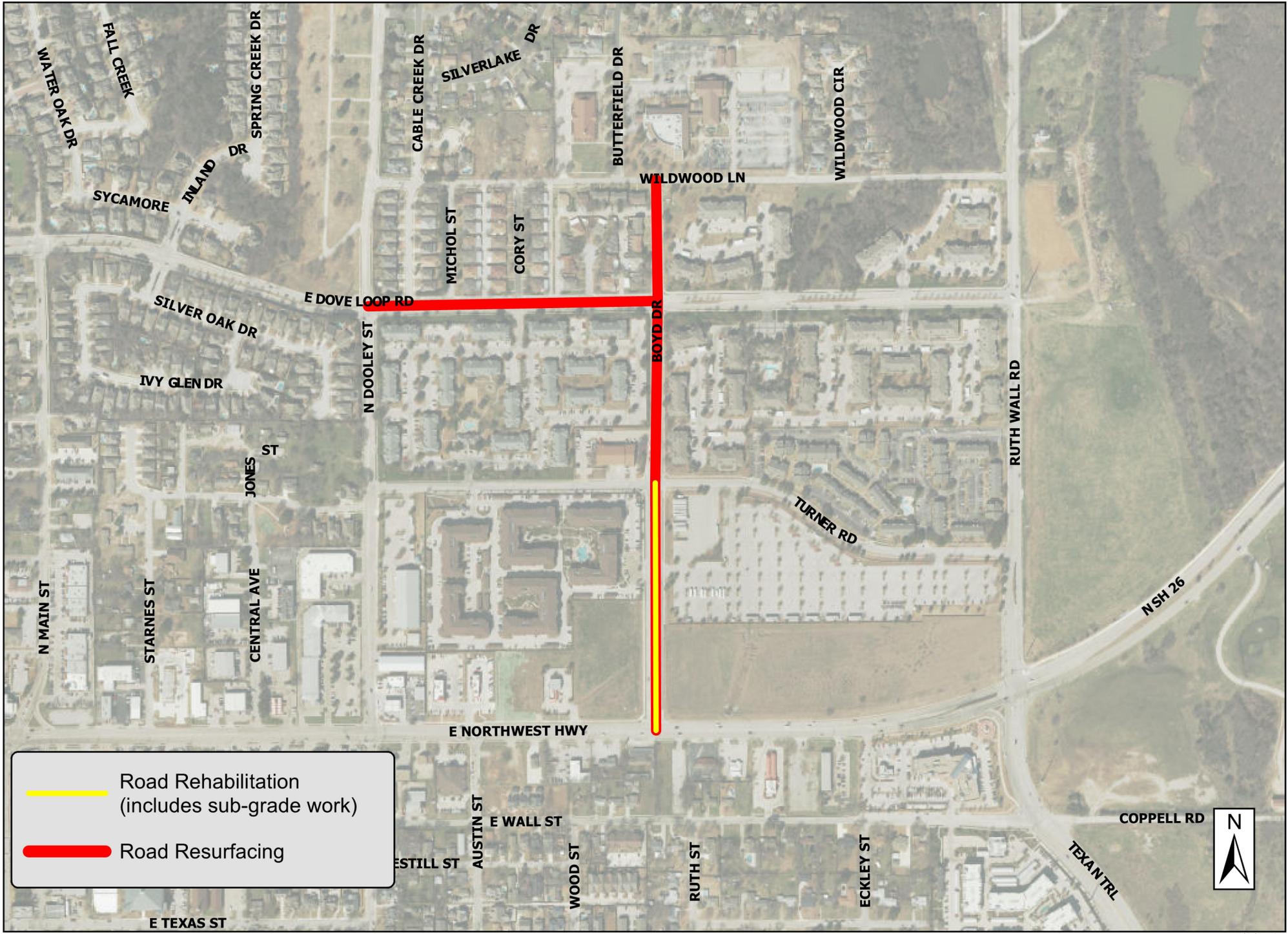
(Month/Date/Year)

Authorized City Official
City of Grapevine

- Rehabilitate and Resurface Boyd Drive located within the City of Grapevine from BS 114 to Turner Road (Approximately 950 linear feet).
-
- Resurface Boyd Drive located within the City of Grapevine from Turner Road to Wildwood Lane (Approximately 1,228 linear feet).
-
- Resurface Dove Loop Road located within the City of Grapevine from Dooley Street to Boyd Drive (Approximately 1,102 linear feet).

ROAD REHABILITATION & RESURFACING

ITEM # 16



 Road Rehabilitation
(includes sub-grade work)

 Road Resurfacing

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 21, 2018

SUBJECT: APPROVAL OF A COST SHARING AGREEMENT WITH D/FW AIRPORT

RECOMMENDATION: City Council to consider a cost sharing agreement with DFW Airport for reimbursement of one-half of the cost of the engineering study related to land development.

FUNDING SOURCE:

BACKGROUND: On December 19, 2017 Council approved a contract with Kimley-Horn for engineering services related to the design and construction of the 635/121 interchange project as part of the DFW Connector project. A separate, as-needed task in an amount not to exceed \$75,000 was included in the contract to support any engineering efforts that may be necessary to serve the DFW Airport tract.

The City of Grapevine approached DFW Airport with a request to split the costs of the engineering study on the DFW Airport tract. DFW Airport was agreeable and signed a cost sharing agreement on July 18, 2018 to reimburse the City in an amount not to exceed \$37,500.

Staff recommends approval.

June 25, 2018

Mr. Bruno Rumbelow
City Manager
City of Grapevine
P.O. Box 95104
Grapevine, TX 76099

RE: Reimbursement Agreement

This Reimbursement Agreement ("Agreement") is made and entered into as of the date written below between the Dallas / Fort Worth International Airport Board ("DFW Airport") and the City of Grapevine, Texas ("Grapevine").

DFW Airport and Grapevine agree to split the cost of an engineering study related to land development within the Grapevine sector of the Airport. Services and deliverables under this Agreement are provided herein as Attachment A.

Grapevine will execute the contracts for this study and DFW Airport agrees to compensate Grapevine for fifty-percent (50%) of the direct cost of these contracted studies to an amount not to exceed thirty-seven thousand five-hundred dollars (\$37,500.00). Grapevine will be responsible for procuring all contracted services in compliance with applicable laws, including Texas Local Government Code Section 252 and Texas Government Code Section 2254.

Unless otherwise agreed between the parties, payments for services shall be paid directly to Kimley-Horn by Grapevine and Grapevine shall be responsible for enforcement of its contract with Kimley-Horn, including all costs of enforcement. DFW Airport and Grapevine shall jointly have the responsibility of determining whether the vendor has complied with the scope of work/service provisions in Grapevine's contract with Kimley-Horn, including but not limited to those relating to the quality and quantity of services received.

DFW Airport and Grapevine shall have equal access to and use of the engineering study.

This Agreement may be amended by the mutual written agreement of both parties hereto, and may be terminated by either party, without cause or penalty, upon not less than thirty days written notice to the other party.

EXECUTED this 18th day of July, 2018.

CITY OF GRAPEVINE
200 South Main
Grapevine, Texas 76099

DFW INTERNATIONAL AIRPORT BOARD
P.O. Box 619428
DFW Airport, Texas 75261-9428

City Manager's Office:

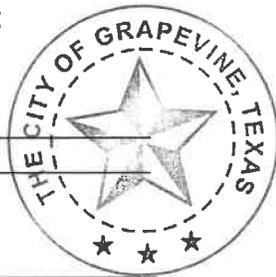
[Signature]
City Manager

Dallas Fort Worth International Airport Board:

[Signature]
Gregory C. Spoon, CPSM, CPSD
Vice President or
Joanne Baca Garcia, Assistant Vice President
of Procurement and Materials Management
DFW Airport Contract No. 8005230

City Secretary's Office:

[Signature]
City Secretary



DATE 7-5-18

Approved as to Form and Legality

City Attorney's Office:

[Signature]
City Attorney

DFW Airport Board's Legal Counsel:

[Signature]
Paul Tomme
Legal Counsel

ATTACHMENT "A"

Kimley-Horn Contract

Task 3 – DFW Airport Tract

Task 3.1 – Data Collection

A. Counts

- Conduct weekday AM (7:00 AM – 9:00 AM) and PM (4:00 – 6:00 PM), Saturday (12:00 PM – 2:00 PM), and Sunday (11:00 AM – 1:00 PM) peak period turning movement counts at the Fairway Drive and SH-26 intersection.
- Collect 24-hour recording machine counts at the Fairway Drive and SH-26 intersection.

B. Data Collection

- A. Gather LIDAR data (contour information) from USGS, aerial photography, and parcel information including approximate boundaries and property ownership from the Grapevine's GIS system (including gas well site locations) and coordinate with DFW Airport Survey Group to obtain property information. The Engineer will use parcel information provided by Grapevine and DFW Airport, which will not be verified with ground boundary survey. If verification of property corners is requested, this will be considered additional services.
- B. Obtain Topographic Survey at the following locations:
 - Intersection of SH 26 and Fairway Drive
 - Future intersection of Fairway Drive and SH 114 Frontage Road.
 - The railroad at the location of the future crossing along Fairway Drive.
- Obtain gas company maps for project area (see attached)
- The Engineer will request the franchise utilities maps for the project area and off-site wastewater improvements (see attached).
- Obtain FEMA FIRM Maps for the project area.
- The Engineer will request from the Trinity River Authority (TRA) the record drawings to their Bear Creek wastewater main.
- Request from DFW airport roadway, drainage, water, sanitary sewer, franchise utilities, illumination, ITS, and any other DFW airport infrastructure located in the Stone Myers Pkwy, Mustang Dr., Airfield Dr., and Texan Trail rights-of-way.
- Prepare a base map based on the available information to be used as a basis for the conceptual alignment(s). The base maps will include: contours, aerial photography, FEMA Floodplain limits, creeks, GIS information such as water and sewer lines, gas lines and infrastructure related to the DART Cotton Belt Plans, Tex Rail Line Segment 4 Plans and Dallas Road Plans.
- Stormwater Master Plan and Flood Study being developed for the DFW Airport under a separate contract concurrently with this scope of services. The Engineer will coordinate with DFW Airport to obtain files needed for the conceptual plan development.
- Obtain the GFF Architects Conceptual Master Plan land use assumptions (GIS or AutoCAD) and populations projections from DFW Airport.

- Obtain the September 2009 *Dallas/Fort Worth International Airport Water System Model Calibration and Master Plan and Wastewater Master Plan* performed by FNI.

C. Grapevine will provide the followings items:

- FEMA Flood Maps
- Record drawings for drainage, water, and sanitary sewer within the project limits
- Texan Trail plans

Task 3.2 – Conceptual Roadway Alignment Study

Develop conceptual roadway plan and profile alignments for Fairway Drive and Dallas Road within the following limits:

- Fairway Drive – SH-26 to SH-114 westbound frontage road (approximately 7,000 linear feet)
- Dallas Road – Tex Rail to Fairway Drive (approximately 1,100 linear feet)

A. Typical Cross Section: The Engineer will prepare up to two typical cross sections for Fairway Drive and Dallas Road. The typical sections will include an urban streetscape and City standard cross section. It is assumed that Fairway Drive and Dallas Road will be 4 lane divided within 120-foot of right-of-way.

B. Conceptual Roadway Plan and Profile: The Engineer will prepare conceptual plan and profile alignment options for Fairway Drive and Dallas Road by utilizing the base map created from items collected in Task 3.1.B. The limits are defined above. Each roadway will have up to two horizontal alignment variations. The alignments will be presented on a roll plot (1" = 50' scale).

- The horizontal alignments will include the following elements:
 - Centerline, right-of-way, median, curb, sidewalk widths per the typical sections developed in Task 3.2.A.
 - Bridge or tunnel and wall limits for the railroad crossing as outlined in Task 3.2.C.
 - Intersection improvements for SH 26 and Fairway Drive per Task 3.2.D
- The vertical profile will show the following elements:
 - Existing ground along the left and right right-of-way, centerline, and 100' left and right of the right-of-way.
 - The proposed profile grade line at the outside top of curb.
 - Bridge or tunnel and wall limits for the railroad crossing as outlined in Task 3.2.C.
 - Existing utility crossings (gas).
 - Proposed storm crossings.
 - Coordination with DFW Airport to obtain 100-year flood plain elevations and determine profile for the creek crossing.

C. Railroad Crossing: The Engineer will conceptually layout two options for grade separation of Fairway Drive and the railroad crossing. An underpass and overpass will be designed by the following criteria:

- The Engineer will design the profile per AASHTO and BNSF Railroad guidelines.

- For the underpass option, size a culvert to convey flow from a roadway crossing under the existing rail line to Cottonwood Branch. Conceptual sizing will be based on the FEMA effective 100-year floodplain elevation and the proposed slope of the pipe. The 100-year floodplain elevation will be provided by DFW Airport.
- An at-grade crossing will not be included with this scope of services.

D. Intersection Improvements: Analyze the traffic count data collected in 3.1.A to make recommendations for intersection improvements at the intersection of Fairway Drive and SH 26.

Address two rounds of Grapevine's comments in this task. Additional rounds of comments will be addressed as additional services.

The deliverables will be plan and profile roll plots (.pdf and hard copy) of each variation for both roadways. Two hard copies for each variation will be included.

Task 3.3. Water and Wastewater Demands Comparison

Compare the land use assumptions from the GFF Architects Concept Master Plan dated December 2017 to the DFW Airport Water and Wastewater Service Evaluation dated January 2012. Develop the projected average day, maximum day, and peak hour demands for the GFF Concept Master Plan. Prepare a technical memorandum comparing the water and wastewater demands and provide a recommendation on the updating the water and wastewater models. This scope does not include any updates to the models.

Task 3.4. Conceptual Water Line Alignment Study

Develop conceptual water line alignments within the following limits:

- 12-inch Fairway Drive Water Line – SH-26 to SH-114 westbound frontage road (approximately 7,000 linear feet)
- 12-inch Dallas Road Water Line – Tex Rail to Fairway Drive (approximately 1,100 linear feet)
- 12-inch SH-114 Water Line – Tex Rail to Fairway Drive (approximately 1,100 linear feet)

A. Prepare conceptual plan-view water line alignments using the base map created from items collected in Task 3.1.B. Plan-view will include the line size, gate valves, fire hydrants, blow off, air release valves, steel casing (roadway, railroad and creek crossings), and easements.

Address one round of Grapevine's comments in this task. Additional rounds of comments will be addressed as additional services.

Task 3.5. Conceptual Wastewater Main, Lift Station, and Force Main Alignment Study

Review the City of Coppell and TRA service area maps to determine if the DFW Airport Tract can be served by gravity to either of these basins.

Develop conceptual wastewater and force main alignments within the following limits:

- 16-inch Force Main – Proposed lift station to the intersection of Mustang Drive and S. Main St. (approximately 19,200 linear feet)
 - 18-inch Wastewater Main – Fairway Drive to the proposed lift station (approximately 3,750 linear feet)
- A. Prepare conceptual plan-view wastewater alignments using the base map created from items collected in Task 3.1.B. Plan-view will include the line size, manholes, steel casing (roadway, railroad, and creek crossings) and easements.

Address one round of Grapevine's comments in this task. Additional rounds of comments will be addressed as additional services.

Task 3.6. Opinion of Probable Construction Cost (OPCC)

- A. Roadway: Prepare a conceptual level opinion of probable cost (OPCC) for each alignment variation for both roadways including the railroad crossing improvements. The OPCC will include roadway, earthwork, sidewalk, storm drain, bridge, tunnel, walls.
- B. Water: The Engineer will prepare a conceptual level OPCC for the water line improvements.
- C. Wastewater: Prepare a conceptual OPCC for the wastewater main, lift station, and force main.

Task 3.7 – Project Meetings

- A. Project meetings: Prepare for, conduct and prepare meeting notes for up to four (4) project meetings with Grapevine and/or external agencies associated with the project such as TxDOT.
- B. Coordination:
- Coordinate with Grapevine staff, gas companies, DFW airport, external agencies, franchise utility companies, and Trinity River Authority as necessary for this task. Up to thirty (30) hours is assumed for this task.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: AUGUST 21, 2018

SUBJECT: APPROVAL TO RENEW ANNUAL CONTRACTS FOR WATER AND WASTEWATER CHEMICALS

RECOMMENDATION: City Council to consider the renewal of annual contracts for water and wastewater chemicals with Brenntag Southwest, Inc., DPC Industries, Inc. and Fort Bend Services for the Public Works Department.

FUNDING SOURCE: Funds for this purchase are available in accounts 200-42310-530-002 and 200-42310-531-002 for an annual estimated amount of \$195,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for water and wastewater chemicals on an as-needed basis for the Public Works Department. Purchasing and the Public Works Department awarded products based on the lowest responsible and responsive bids submitted.

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021(a) and Section 252.041(a). The contracts were for an initial one-year period with four, one-year renewal options. If approved, this will be for the final renewal available.

Staff recommends approval.

KM/LW

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 7th day of August, 2018 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

William D. Tate	Mayor
Darlene Freed	Mayor Pro Tem
Sharron Rogers	Council Member
Mike Lease	Council Member
Chris Coy	Council Member
Duff O'Dell	Council Member
Paul Slechta	Council Member

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

Bruno Rumbelow	City Manager
Jennifer Hibbs	Assistant City Manager
John F. Boyle, Jr.	City Attorney
Matthew C.G. Boyle	Assistant City Attorney
Tara Brooks	City Secretary

Call to Order

Mayor Pro Tem Freed called the meeting to order at 7:00 p.m.

Item 1. Executive Session

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

- A. Consultation with and legal advice from the City Attorney regarding pending or contemplated litigation for U-Haul (TPGA) located at 3501 William D. Tate pursuant to Section 551.071, Texas Government Code.
- B. Real property relative to deliberation to the purchase, exchange, lease, sale or value of real property (City facilities, Public Works, and the 185 acres) pursuant to Section 551.072, Texas Government Code.
- C. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

The City Council recessed to the City Council Conference Room and began the closed session at 7:03 p.m. The closed session ended at 7:33 p.m. Mayor Tate joined the meeting at 7:03 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Pro Tem Freed asked if there was any action necessary relative to Sections 551.071, 551.072 or 551.087. City Manager Rumbelow stated there was no action necessary.

NOTE: City Council continued with the Regular portion of the Agenda in open session in the City Council Chambers.

Mayor Tate called the regular meeting to order at 7:36 p.m.

REGULAR MEETING

Item 2. Invocation

Council Member Paul Slechta delivered the invocation.

Item 3. Posting the Colors and the Pledges of Allegiance

The Comanche Chapter of the Order of the Arrow posted the colors and led the Pledges of Allegiance.

Item 4. Citizen Comments

There was no one wishing to speak during the citizen comments.

PRESENTATIONS

Item 5. Representatives from Dallas Area Rapid Transit to present an update on the Cottonbelt Corridor Project.

Public Works Director Bryan Beck introduced Steve Salin, Vice-President of Capital Planning with Dallas Area Rapid Transit, who described the Cottonbelt rail line that will run from Plano to DFW Airport and described the design of the lines at the DFW North Station which will allow riders to connect to the TexRail lines into Fort Worth. The planned completion date for the project is 2022. Mr. Salin answered Council's questions.

NEW BUSINESS

Item 6. Consider **Resolution No. 2018-060** accepting the Certified Tax Rolls having a total appraised value of \$13,559,435,077, less exemptions of \$4,829,123,174 for a net taxable value of \$8,730,311,903.

Chief Financial Officer Greg Jordan presented this item to Council and answered Council's questions. The appraised value from the certified rolls is \$13,559,435,077, less \$4,829,123,174 in exemptions, producing a net taxable value of \$8,730,311,903. Mr. Jordan answered questions from Council.

Motion was made to approve Resolution No. 2018-060 accepting the Certified Tax Rolls.

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

RESOLUTION NO. 2018-060

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROVING THE TAX ROLLS FOR TAX YEAR 2018 ON PROPERTY WITHIN THE CITY; AND PROVIDING AN EFFECTIVE DATE

Item 7. Consider the purchase of public art for Oak Grove Softball Complex, and take any necessary action.

Parks and Recreation Director Kevin Mitchell presented the proposal for the public art for Oak Grove Softball Complex entitled "Grace in the Batter's Box" which will be comprised of three, life-size, bronze figures placed at home plate to represent a game situation. The statuary will be placed near the concession stand at the Oak Grove Softball Complex for an estimated amount not to exceed \$75,000. Mr. Mitchell answered questions from Council.

Motion was made to approve the purchase of public art for Oak Grove Softball Complex.

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

Consent Agenda

Consent items are deemed to need little Council deliberation and were 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. There were no requests to remove any items from the consent agenda.

Approval of the consent agenda authorizes the City Manager, or his designee, to implement each item in accordance with Staff recommendations.

Item 8. Consider **Resolution No. 2018-061** authorizing the purchase of roof rehabilitation and restoration services for the Palace Arts Center from Weatherproofing Services through an established Cooperative Agreement with The National Intergovernmental Purchasing Alliance (National IPA) and **Ordinance No. 2018-063** appropriating funds.

Convention and Visitors Bureau Director P.W. McCallum recommended approval of the purchase of roof rehabilitation and restoration services for an amount not to exceed \$137,900. The purpose of this resolution is to approve awarding the contract for restoration of roof sections 1, 2 and 3. The proposed ordinance will appropriate the funds into the Convention and Visitors Bureau Fund.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2018-061

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

ORDINANCE NO. 2018-0063

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROPRIATING \$137,900 IN THE CONVENTION AND VISITORS BUREAU FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 9. Consider renewal of an additional one-year contract option for outside audit services with Pattillo, Brown & Hill, LLP.

Chief Financial Officer Jordan recommended approval of the renewal of the contract for outside audit services with Pattillo, Brown & Hill, LLP in an amount not to exceed \$113,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell
Second: Slechta
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell, and Slechta
Nays: None

Approved: 7-0

Item 10. Consider declaring certain items surplus property and authorizing their sale through public auction.

Chief Financial Officer Jordan recommended approval of the declaration of surplus property to include vehicles, a bucket truck, a freightliner, a paver, an asphalt tank, bicycles, a canine cage, chairs, pool furniture, lamps, a tool box, a plotter, a microfiche machine, a microfiche cabinet, a printer, treadmills, a portable stage, storage bins, tables, office furniture, file cabinets, and a modular office. Disposition of these items will be done through public auction.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Slechta

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

Nays: None

Approved: 7-0

Item 11. Consider renewal of annual contracts with Voya Financial for voluntary critical illness and accident insurance.

Chief Financial Officer Jordan recommended approval of the renewal of the contracts for voluntary critical illness and accident insurance with Voya Financial in an estimated amount of \$78,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Slechta

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

Nays: None

Approved: 7-0

Item 12. Consider the award of an informal request for quote to purchase water fountains for the Parks and Recreation department from Morrison Supply Company.

Parks and Recreation Director Mitchell recommended approval of the purchase of seven water fountains from Morrison Supply Company for an amount not to exceed \$22,854.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Slechta

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

Nays: None

Approved: 7-0

Item 13. Consider the renewal of annual contracts for tree maintenance services with Arbor Masters Tree Service as the primary vendor and Smith Lawn and Tree as the secondary vendor.

Parks and Recreation Director Mitchell recommended approval of the renewal of the annual contracts for tree maintenance services with Arbor Masters Tree Service and Smith Land and Tree for an estimated amount of \$400,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Slechta

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

Nays: None

Approved: 7-0

Item 14. Consider the renewal of an annual contract for fiber internet access and a digital protection system for the Police Department with Spectrum Enterprise.

Police Chief Mike Hamlin recommended approval of the renewal of the annual contract for fiber internet access and digital protection system with Spectrum Enterprise for an estimated amount of \$30,168.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Slechta

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

Nays: None

Approved: 7-0

Item 15. Consider the renewal of annual contracts for equipment rental services for the Public Works department to Fox Rental and RDO Equipment.

Public Works Director Bryan Beck recommended approval of the renewal of the contracts for heavy duty equipment rental services with Fox Rental and RDO Equipment for an estimated annual amount of \$30,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Slechta

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

Nays: None

Approved: 7-0

Item 16. Consider **Resolution No. 2018-062** authorizing the purchase of shuttle buses from Creative Bus Sales, Inc. through an interlocal agreement with the Houston-Galveston Area Council (H-GAC).

Public Works Director Beck recommended approval of the resolution authorizing the purchase of two shuttle buses for the Convention and Visitors Bureau from Creative Bus Sales, Inc. for an amount not to exceed \$296,108.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2018-062

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

Item 17. Consider the minutes of the July 17, 2018 Regular City Council meeting and the July 23, 2018 Special City Council meeting.

City Secretary Tara Brooks recommended approval of the minutes as provided.

Motion was made to approve the consent agenda as presented.

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

ADJOURNMENT

Motion was made to adjourn the meeting at 8:05 p.m.

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

Passed and approved by the City Council of the City of Grapevine, Texas on this the 21st day of August, 2018.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

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 17th day of July 2018 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
B J Wilson	Vice-Chairman
Jimmy Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Robert Rainwater	Alternate
Traci Hutton	Alternate

constituting a quorum with Monica Hotelling absent and the following City Staff:

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

CALL TO ORDER

Vice-Chairman Wilson called the meeting to order at 7:00 p.m.

BRIEFING SESSION

ITEM 1. OATH OF OFFICE

Oath of office was given to new and returning Planning and Zoning Commissioners, B J Wilson, Robert Rainwater, Dennis Luers and Traci Hutton.

ITEM 2. ELECTION OF OFFICERS

The Commission considered the Election of Officers for the Planning and Zoning Commission.

Dennis Luers moved to elect Larry Oliver as Chairman by acclamation. Robert Rainwater seconded the motion, which prevailed by the following vote:

Ayes: Wilson, Fechter, Martin, Tiggelaar, Luers and Rainwater
Nays: None
Abstain: Oliver

Gary Martin moved to elect B J Wilson as Vice-Chairman by acclamation. Robert Rainwater seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fechter, Martin, Tiggelaar, Luers and Rainwater
Nays: None
Abstain: Wilson

ITEM 3.

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

CU18-17 MASON & DIXIE

Chairman Oliver closed the Briefing Session at 7:10 p.m.

JOINT PUBLIC HEARINGS

Mayor Pro-Tem Freed called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 4-5 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

Chairman Oliver called the Planning and Zoning Commission deliberation session to order at 7:39 p.m.

ITEM 5. CONDITIONAL USE REQUEST CU18-17 MASON & DIXIE

First for the Commission to consider and make recommendation to City Council was conditional use application CU18-17 submitted by Beth Newman for property located at 603 South Main Street #303 and platted as Lot C, Block 15, City of Grapevine. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU17-03 (Ord. 17-18) to establish a restaurant in the CBD Central Business District, specifically to expand into Suite 300.

In the Commission's deliberation session, B J Wilson moved to approve conditional use application CU18-17. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Martin, Tiggelaar, Luers and Rainwater
Nays: None

ITEM 7. FINAL PLAT – LOTS 1 AND 2, BLOCK A, GLADE 360 ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 1 and 2, Block A, Glade 360 Addition. The applicant was final platting 67.757 acres for a 399-unit multi-family development.

In the Commission's deliberation session, Dennis Luers moved to approve the Statement of Findings and Final Plat Application of Lots 1 and 2, Block A, Glade 360 Addition. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Martin, Tiggelaar, Luers and Rainwater
Nays: None

ITEM 8. FINAL PLAT – LOTS 1-34, BLOCK A, LOTS 1-10, BLOCK B AND LOTS 1X, 2X, 3X, AND 4X, SHADY BROOK ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 1-34, Block A, Lots 1-10, Block B and Lots 1X, 2X, 3X, and 4X, Shady Brook Addition. The applicant was final platting 11.83 acres for a 44 lot single family development.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 1-34, Block A, Lots 1-10, Block B and Lots 1X, 2X, 3X, and 4X, Shady Brook Addition. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Martin, Tiggelaar, Luers and Rainwater
Nays: None

ITEM 91. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the June 19, 2018, Planning and Zoning Public Hearing.

Dennis Luers moved to approve the June 19, 2018 Planning and Zoning Public Hearing minutes. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Wilson, Martin, Tiggelaar, Luers and Rainwater
Nays: None
Abstain: Oliver and Fechter

ADJOURNMENT

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 7:41 p.m. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Martin, Tiggelaar, Luers and Rainwater
Nays: None

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 21ST DAY OF AUGUST 2018.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN