



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, JANUARY 15, 2019

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

6:00 p.m.	Dinner – City Council Conference Room
6:30 p.m.	Call to Order of City Council Meeting – City Council Chambers
6:30 p.m.	Executive Session – City Council Conference Room
7:30 p.m.	Joint Regular Meeting – City Council Chambers

CALL TO ORDER: 6:30 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. Consultation with and legal advice from the City Attorney regarding pending litigation (Morrissey, et al. v. Grapevine – Cause No. 348-303736-18), 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.

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 Monica Hotelling

JOINT PUBLIC HEARINGS

3. **Final Plat** of Lot 1R, Block 1, Grapevine Mills Wells – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Dana Brown with Kimley-Horn & Associates, Inc. requesting to replat Lot 1, Block 1, Grapevine Mills Wells and 1.78 acres of unplatted land. The subject property is located at 2800 Grapevine Mills Parkway and is currently zoned “HCO” Hotel and Corporate Office 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.

PRESENTATIONS

5. Chief Financial Officer to present financial update.
6. Public Works Director to present proposed changes to the Master Thoroughfare Plan.

NEW BUSINESS

7. Consider a construction contract for the Nash-Berry reconstruction and South Nolen Drive connection project with Jeske Construction Company, and take any necessary action.

CONSENT AGENDA

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 Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion.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

8. Consider the renewal of an annual contract for medical control services with BEST EMS. Fire Chief recommends approval.

9. Consider **Resolution No. 2019-001** authorizing the purchase of chairs for the Bessie Mitchell House from Lone Star Furnishings. Parks and Recreation Director recommends approval.
10. Consider **Resolution No. 2019-002** authorizing a sole source purchase of park benches from Paul E. Allen Company. Parks and Recreation Director recommends approval.
11. Consider the renewal of an annual contract for grounds management services with Terracare Associates. Parks and Recreation Director recommends approval.
12. Consider **Resolution No. 2019-003** authorizing the purchase of CradlePoint cellular modems from Comprehensive Communication Services, LLC. Police and Fire Chiefs recommend approval.
13. Consider **Resolution No. 2019-004** authorizing purchase and annual contract for in-car video recording solution and associated digital management services (in-car video systems and storage) from Axon Enterprise, Inc. Police Chief recommends approval.
14. Consider **Ordinance No. 2019-001** authorizing the transfer of funds from the Crime Control District Fund for leases and rentals to the Capital Equipment Fund for vehicle acquisition. Police Chief and Public Works Director recommends approval.
15. Consider a sales agreement with the City of Robstown for the sale of three surplus police Tahoes. Police Chief and Public Works Director recommend approval.
16. Consider the award of an informal request for quote for 48-inch pipe from Contech Engineered Solutions. Public Works Director recommends approval.
17. Consider the on-call traffic engineering services contract with Kimley-Horn and Associates. Public Works Director recommends approval.
18. Consider the minutes of the December 18, 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

19. **Final Plat** of Lot 1R, Block 1, Grapevine Mills Wells – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
20. **Final Plat** of Lot 1, Block 1, Grace Hill Addition – Consider the application submitted by Shon Bauer requesting to plat one residential lot. The subject property is located at 2433 Lakeshore Drive and is zoned “R-7.5” Single Family District.
21. **Preliminary Plat** of Lots 1-5, Block 1, and Lots 1-5, Block 2, Grapevine Hill Addition – Consider the application submitted by Osama Nashed with ANA Consultants, LLC requesting to plat ten residential lots. The subject property is located at 409 North Dooley Street and is zoned “R-5.0” Zero Lot Line District.
22. **Final Plat** of Lots 1-5, Block 1, and Lots 1-5, Block 2, Grapevine Hill Addition – Consider the application submitted by Osama Nashed with ANA Consultants, LLC requesting to plat ten residential lots. The subject property is located at 409 North Dooley Street and is zoned “R-5.0” Zero Lot Line District.

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 January 11, 2019 by 5:00 p.m.


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, JANUARY 15, 2019

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 Monica Hotelling

JOINT PUBLIC HEARINGS

3. **Final Plat** of Lot 1R, Block 1, Grapevine Mills Wells – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Dana Brown with Kimley-Horn & Associates, Inc. requesting to replat Lot 1, Block 1, Grapevine Mills Wells and 1.78 acres of unplatted land. The subject property is located at 2800 Grapevine Mills Parkway and is currently zoned “HCO” Hotel and Corporate Office District.

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

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. **Final Plat** of Lot 1R, Block 1, Grapevine Mills Wells – Consider the application and make a recommendation to City Council.
5. **Final Plat** of Lot 1, Block 1, Grace Hill Addition – Consider the application and make a recommendation to City Council regarding the request submitted by Shon Bauer requesting to plat one residential lot. The subject property is located at 2433 Lakeshore Drive and is zoned “R-7.5” Single Family District.
6. **Preliminary Plat** of Lots 1-5, Block 1, and Lots 1-5, Block 2, Grapevine Hill Addition – Consider the application and make a recommendation to City Council regarding the request submitted by Osama Nashed with ANA Consultants, LLC requesting to plat ten residential lots. The subject property is located at 409 North Dooley Street and is zoned “R-5.0” Zero Lot Line District.
7. **Final Plat** of Lots 1-5, Block 1, and Lots 1-5, Block 2, Grapevine Hill Addition – Consider the application and make a recommendation to City Council regarding the request submitted by Osama Nashed with ANA Consultants, LLC requesting to plat ten residential lots. The subject property is located at 409 North Dooley Street and is zoned “R-5.0” Zero Lot Line District.
8. Consider the minutes of the December 18, 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 January 11, 2019 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.

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 15, 2019

SUBJECT: FINAL PLAT APPLICATION
LOT 1R, BLOCK 1, GRAPEVINE MILLS WELLS
(BEING A REPLAT OF LOT 1, BLOCK 1, GRAPEVINE MILLS
WELLS AND 1.78 ACRES OF UNPLATTED LAND)

PLAT APPLICATION FILING DATE..... January 8, 2019

APPLICANT Dana Brown, Kimley-Horn & Associates, Inc.

REASON FOR APPLICATION..... Replatting gas wells and
education center into one (1) lot

PROPERTY LOCATION2800 Grapevine Mills Parkway

ACREAGE..... 4.81

ZONING HCO

NUMBER OF LOTS 1

PREVIOUS PLATTING 2009

CONCEPT PLAN SU09-06

SITE PLAN.....No

OPEN SPACE REQUIREMENT.....No

AVIGATION RELEASE Yes

PUBLIC HEARING REQUIRED Yes

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOT 1R, BLOCK 1, GRAPEVINE MILLS WELLS
(BEING A REPLAT OF LOT 1, BLOCK 1, GRAPEVINE MILLS WELLS AND 1.78
ACRES OF UNPLATTED LAND)**

I. GENERAL:

- The applicant, Dana Brown with Kimley-Horn is replatting the gas wells along with the education center into one (1) lot. The property is located at 2800 Grapevine Mills Parkway.

II. STREET SYSTEM:

- The development has access to Grapevine Mills Circle and Stars and Stripes Way.

- Abutting roads: on the City Thoroughfare Plan:
 not on the City Thoroughfare Plan:

Periphery Street Fees are due as follows:

Type of Roadway	Cost / LF	Length	Cost
<input type="checkbox"/> Major Arterial (A)	\$ 234.57 / LF		
<input type="checkbox"/> Major Arterial (B)	\$ 178.35 / LF		
<input type="checkbox"/> Minor Arterial (C)	\$ 203.06 / LF		
<input type="checkbox"/> Minor Arterial (D)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (E)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (F)	\$ 150.98 / LF		
<input type="checkbox"/> Sidewalk	\$ 25.00 / LF		
<input type="checkbox"/> Curb & Gutter	\$ 15.00 / LF		

Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

- The existing stormwater flows into the City's storm water system.
- The developer will be required to design for onsite as well as offsite drainage in accordance with the requirements of the City of Grapevine's Code of Ordinances.

IV. WATER SYSTEM:

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

V. SANITARY SEWER SYSTEM:

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

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for: Lot 1R, Block 1, Grapevine Mills Wells
- Water and Wastewater Impact Fees are due prior to the issuance of building permits for:
 - 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: Lot 1R, Block 1, Grapevine Mills Wells
- 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.

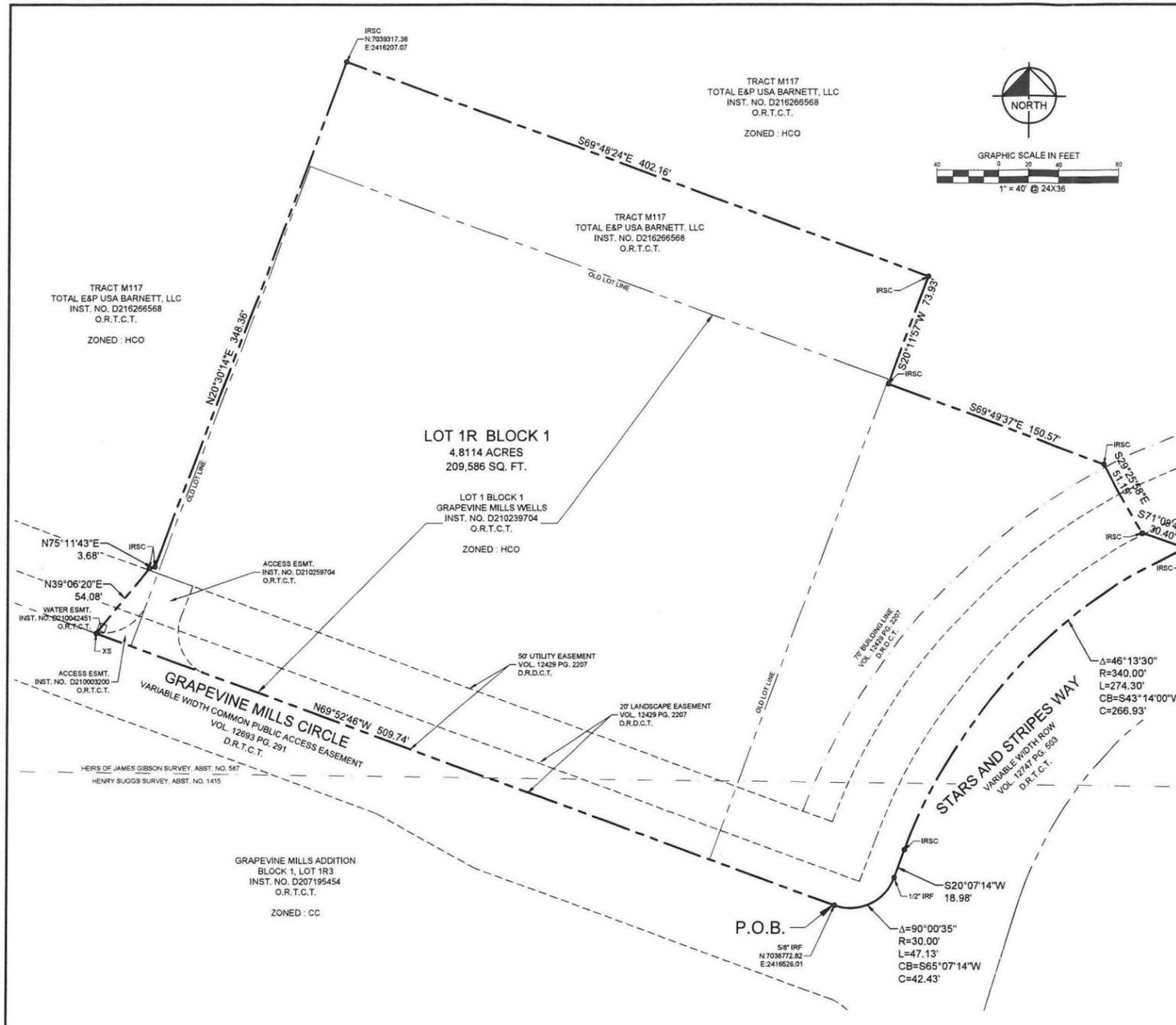
- The onsite sidewalk easements provide for a sidewalk network to serve the development of this site.

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 Lot 1R, Block 1, Grapevine Mills Wells."



STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, TOTAL E&P USA BARNETT, LLC, is the owner of a tract of land situated in the Heirs of James Gibson Survey, Abstract No. 587 and the Henry Suggs Survey, Abstract No. 1415 in the City of Grapevine, Tarrant County, Texas, being part of the tract of land described as Tract M117 in deed to Total E&P USA Barnett, LLC recorded in Instrument No. D21626558 of the Official Records of Tarrant County, Texas, being all of Lot 1, Block 1, Grapevine Mills Wells, an addition to the City of Grapevine accorded to the plat thereof recorded in Instrument No. D210239704 of the Official Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 5/8\"/>

THENCE with said north line, North 69°52'48\"/>

THENCE leaving said north line, the following courses and distances to wit:
 North 39°06'20\"/>

THENCE with said northwest right-of-way line, the following courses and distances to wit:
 In a southerly direction, with said curve to the left, an arc distance of 274.30 feet to a 5/8\"/>

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011) epoch 2010.00, utilizing the inverted line between City of Grapevine Monument #1 and Monument #9. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998478873.

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

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

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

Witness my hand this _____ day of _____, 20____.

BY: **TOTAL E&P USA BARNETT, LLC**
a Delaware limited liability company

David Leopold, President and CEO

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared David Leopold, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, A.D. 20____.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

I, Dana Brown, of Kimley-Horn and Associates, Inc., a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the State of Texas and the City of Grapevine.

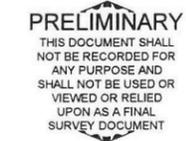
Dana Brown, RPLS No. 5336
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75241
972-770-1397
dana.brown@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Dana Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, A.D. 20____.

Notary Public in and for the State of Texas



VICINITY MAP
(NOT TO SCALE)

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, TOTAL E&P USA BARNETT, LLC, hereinafter called "Owner" (whether one or more), is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being said property as described as shown on this plat.

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

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

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

EXECUTED at _____, Texas, this _____ day of _____, 20____.

BY: **TOTAL E&P USA BARNETT, LLC**
a Delaware limited liability company

David Leopold, President and CEO

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared David Leopold, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, A.D. 20____.

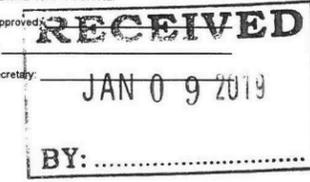
Notary Public in and for the State of Texas

PLANNING & ZONING COMMISSION:

Date Approved: _____
Chairman: _____
Secretary: _____

GRAPEVINE CITY COUNCIL:

Date Approved: _____
Mayor: _____
City Secretary: _____



FINAL PLAT OF LOT 1R, BLOCK 1 GRAPEVINE MILLS WELLS

BEING A REPLAT OF LOT 1, BLOCK 1, GRAPEVINE MILLS WELLS RECORDED IN INST. NO. D210239704, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND 1.7811 ACRES OF UNPLATTED LAND BEING 4.8114 ACRES OUT OF THE HEIRS OF JAMES GIBSON SURVEY, ABST. NO. 587 HENRY SUGGS SURVEY, ABST. NO. 1415 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

THIS PLAT FILED IN INSTRUMENT No. D _____ DATE _____

OWNER
Total E&P USA Barnett LLC
301 Commerce Street, Suite 3701
FL Worth, Texas 76102
817-720-1126
Contact : Julie Jones, PE
julie.jones@total.com

SURVEYOR/APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75241
972-770-1397
Contact : Dana Brown, RPLS
dana.brown@kimley-horn.com



13455 Noel Road, Two Galleria Office Tower, Dallas, Texas 75241		FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3820	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	DAB	JAD	DEC, 2018	064536300	1 OF 1

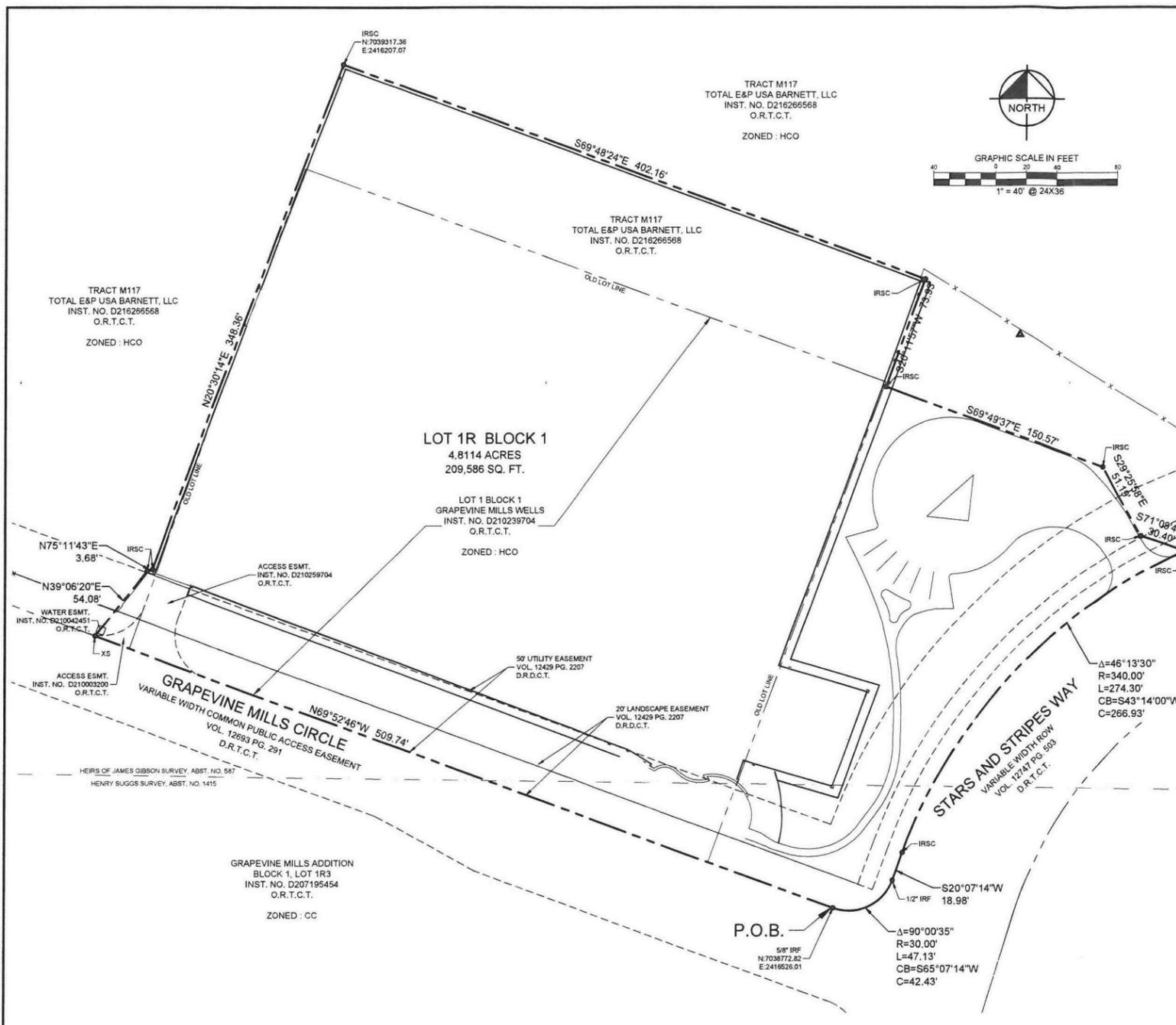
LEGEND

IRSC	5/8" IRON ROD W/ "X" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.G.B.	POINT OF BEGINNING
CAB.	CABINET
SL.	SLIDE
VOL.	VOLUME
INS.	INSTRUMENT
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
XS	X SET IN CONCRETE

NOTES:
All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011) epoch 2010.00, utilizing the inverted line between City of Grapevine Monument #1 and Monument #9. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998478873.

According to Map No. 48439C0110K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

DRAWN: DANA BROWN, RPLS NO. 5336; CHECKED: JAD; DATE: 12/18/18; PLOTTED BY: BROWN, DANA 1/7/2019 10:32 AM; LAST SAVED: 1/7/2019 10:31 AM



STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, TOTAL E&P USA BARNETT, LLC, is the owner of a tract of land situated in the Heirs of James Gibson Survey, Abstract No. 587 and the Henry Suggs Survey, Abstract No. 1415 in the City of Grapevine, Tarrant County, Texas, being part of the tract of land described as Tract M117 in deed to Total E&P USA Barnett, LLC recorded in Instrument No. D21626568 of the Official Records of Tarrant County, Texas, being all of Lot 1, Block 1, Grapevine Mills Wells, an addition to the City of Grapevine accorded to the plat thereof recorded in Instrument No. D210239704 of the Official Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found at the west end of a circular corner clip at the intersection of the northwest right-of-way line of Stars and Stripes Way (variable width ROW) and the north line of Grapevine Mills Circle (variable width common public access easement);

THENCE with said north line, North 69°52'46" West, a distance of 509.74 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner, from which a 5/8" iron rod with a plastic cap stamped KHA found bears North 69°52'46" West, 648.84 feet;

THENCE leaving said north line, the following courses and distances to wit:

North 39°06'20" East, a distance of 54.08 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;
 North 75°11'43" East, a distance of 3.68 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;
 North 20°30'14" East, a distance of 348.36 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;
 South 69°48'24" East, a distance of 402.16 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;
 South 20°11'57" West, a distance of 73.93 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;
 South 69°49'37" East, a distance of 150.57 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;
 South 29°25'58" East, a distance of 51.19 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;
 South 71°09'41" East, a distance of 30.40 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner in the said northwest right-of-way line of Stars and Stripes Way; said point being the beginning of a non-tangent curve to the left having a central angle of 46°13'30", a radius of 340.00 feet, a chord bearing and distance of South 43°14'00" West, 266.93 feet;

THENCE with said northwest right-of-way line, the following courses and distances to wit:

In a southwesterly direction, with said curve to the left, an arc distance of 274.30 feet to a 5/8" iron rod with a plastic cap stamped KHA set for corner;
 South 20°07'14" West, a distance of 18.98 feet to a 1/2" iron rod found at the beginning of a tangent curve to the right having a central angle of 90°00'35", a radius of 30.00 feet, a chord bearing and distance of South 65°07'14" West, 42.43 feet;
 In a southwesterly direction with said curve to the right, an arc distance of 47.13 feet to the **POINT OF BEGINNING** and containing 4.8114 acres or 209,586 square feet of land.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011) epoch 2010.00, utilizing the inverted line between City of Grapevine Monument #1 and Monument #9. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998478873.

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

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

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

Witness my hand this _____ day of _____, 20____.

BY: **TOTAL E&P USA BARNETT, LLC**
a Delaware limited liability company

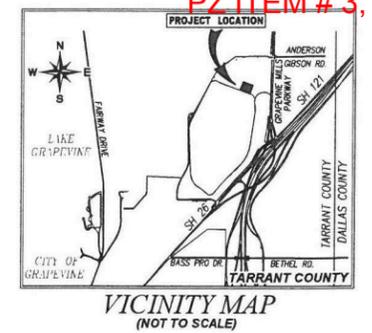
David Leopold, President and CEO

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared David Leopold, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, A.D. 20____.

Notary Public in and for the State of Texas



AVIGATION RELEASE

THE STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, TOTAL E&P USA BARNETT, LLC, hereinafter called "Owner" (whether one or more), is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being said property as described as shown on this plat.

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

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

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

EXECUTED at _____, Texas, this _____ day of _____, 20____.

BY: **TOTAL E&P USA BARNETT, LLC**
a Delaware limited liability company

David Leopold, President and CEO

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared David Leopold, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, A.D. 20____.

Notary Public in and for the State of Texas

PLANNING & ZONING COMMISSION:

Date Approved: _____
 Chairman: _____
 Secretary: _____

GRAPEVINE CITY COUNCIL:

Date Approved: _____
 Mayor: _____
 City Secretary: _____

RECEIVED
JAN 09 2019

BY: _____

EXHIBIT DRAWING
LOT 1R, BLOCK 1
GRAPEVINE MILLS WELLS

BEING A REPLAT OF LOT 1, BLOCK 1, GRAPEVINE MILLS WELLS RECORDED IN INST. NO. D210239704 PLAT RECORDS, TARRANT COUNTY, TEXAS, AND 1.7811 ACRES OF UNPLATTED LAND BEING 4.8114 ACRES OUT OF THE HEIRS OF JAMES GIBSON SURVEY, ABST. NO. 587 HENRY SUGGS SURVEY, ABST. NO. 1415 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

THIS PLAT FILED IN INSTRUMENT No. D _____ DATE: _____

LEGEND

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
RF	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
CAB.	CABINET
SL.	SLIDE
VOL.	VOLUME
PH.	PAGE
INT.	INSTRUMENT
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
XS	X SET IN CONCRETE

NOTES:

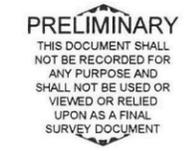
All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011) epoch 2010.00, utilizing the inverted line between City of Grapevine Monument #1 and Monument #9. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998478873.

According to Map No. 48439C0110K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (unshaded) and is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SURVEYOR'S CERTIFICATION

I, Dana Brown, of Kimley-Horn and Associates, Inc., a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the State of Texas and the City of Grapevine.

Dana Brown, RPLS No. 5336
 Kimley-Horn and Associates, Inc.
 13455 Noel Road
 Two Galleria Office Tower, Suite 700
 Dallas, Texas 75241
 972-770-1397
 dana.brown@kimley-horn.com



STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Dana Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, A.D. 20____.

Notary Public in and for the State of Texas

OWNER
 Total E&P USA Barnett, LLC
 301 Commerce Street, Suite 3701
 Ft. Worth, Texas 76102
 817-720-1125
 Contact: Julie Jones, PE
 julie.jones@total.com

SURVEYOR/APPLICANT:
 Kimley-Horn and Associates, Inc.
 13455 Noel Road
 Two Galleria Office Tower, Suite 700
 Dallas, Texas 75241
 972-770-1397
 Contact: Dana Brown, RPLS
 dana.brown@kimley-horn.com

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Dallas, Texas 75240 FIRM # 10115500 Tel. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	DAB	JAD	DEC. 2018	064536300	1 OF 1

DRAWN: KIMLEY-HORN AND ASSOCIATES, INC. SURVEYOR: DANA BROWN, RPLS. PLOTTED BY: BROWN, DANA 1/7/2019 10:34 AM (LAST SAVED: 1/7/2019 10:33 AM)

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 15, 2019

SUBJECT: APPROVAL OF CONSTRUCTION CONTRACT FOR THE NASH-BERRY RECONSTRUCTION AND SOUTH NOLEN DRIVE CONNECTION PROJECTS

RECOMMENDATION: City Council to consider a construction contract for the Nash-Berry reconstruction and South Nolen Drive connection projects with Jeske Construction Company.

FUNDING SOURCE: Funds are available in the Capital Project Street Fund 178 in the estimated amount of \$675,000.

BACKGROUND: On June 6, 2017, the City Council approved the design contract with Huitt-Zollars, Inc. for the design of the Nash and Berry Streets project. This project will improve mobility adjacent to the Aura apartment complex and at the intersection of Nash Street and Berry Street.

On April 17, 2013, Grapevine and Southlake entered into an interlocal agreement for the design and construction of a gap in Nolen Drive. This project will improve traffic circulation by connecting the two dead-end sections of Nolen Drive. The proposed improvements are approximately 200' long. Southlake will reimburse Grapevine one-half of the construction costs of Nolen Drive.

On July 3, 2018 City Council approved Amendment No. 1 to the 2017 Engineering Service Agreement with Huitt-Zollars, Inc. for bidding phase service for the reconstruction of Nash Street from the intersection with Jean Street to the south boundary of the Aura apartments, (Berry Street) and the design and construction of Nolen Drive. This contract amendment provides for bidding phase services and combines these two projects into one construction contract.

Bids were opened on November 29, 2018 with five bids received as follows:

Jeske Construction Co.	\$580,510.40
Reyes Group Ltd.	\$678,411.30
Stabile & Winn Inc.	\$681,100.60
McClendon Construction Co	\$769,153.50
Tiseo Paving Co.	\$804,608.75

Huitt-Zollars, Inc. has reviewed the bids and concurs with staff's recommendation to award to Jeske Construction Co. in the amount of \$580,510.40 with a 10% contingency, 4% contingency for inspection and a 2% contingency for testing for a total amount of \$673,392.06 (rounded to \$675,000).

The contractor has 180 days to complete the projects after notice to proceed.

Staff recommends approval

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER **BR**

MEETING DATE: JANUARY 15, 2019

SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR MEDICAL CONTROL SERVICES

RECOMMENDATION: City Council to consider the renewal of an annual contract for medical control services with BEST EMS for the Fire Department.

FUNDING SOURCE: Funds for this purchase is currently available in account 100-44530-210-006 (EMS Professional Fees) for an amount not to exceed \$31,282.

BACKGROUND: The Grapevine Fire Department currently utilizes BEST EMS for Medical Control services in part due to the close affiliation between BEST EMS and Baylor Scott & White Medical Center at Grapevine. This affiliation allows on-duty Baylor Scott & White Emergency Department physicians to provide 24 hours a day medical guidance to Grapevine Fire Department paramedics by phone and in person.

Dr. Justin Norheim is the principle contact with BEST EMS. Dr. Norheim is an Emergency Department physician at Baylor Scott & White Medical Center at Grapevine. BEST EMS currently provides Medical Control Services to nine local fire department including Carrollton, Euless, McKinney, Keller, Colleyville, Argyle, Trophy Club, Roanoke, and DFW Airport. The original contract was for one-year with four optional renewals. If approved, this will be the third renewal.

This procurement will be made in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a) (4), professional services.

Staff recommends approval.

JS/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 15, 2019

SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF CHAIRS FOR THE BESSIE MITCHELL HOUSE

RECOMMENDATION: City Council to consider a resolution authorizing the purchase of chairs for the Bessie Mitchell House from Lone Star Furnishings for the Parks and Recreation Department.

FUNDING SOURCE: Funds for this purchase are available in account 174-74015-312-082 (Botanical Gardens) for a total amount not to exceed \$19,962.

BACKGROUND: This purchase is for new chairs for the renovated Bessie Mitchell Meeting Facility. The purchase includes 100 chairs which will allow ample seating when the room is set up with the existing round banquet tables.

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 Lone Star Furnishings. The Parks and Recreation 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.

CS/LW

RESOLUTION NO. 2019-001

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE CHAIRS FOR THE BESSIE MITCHELL HOUSE 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. 503-16, Furniture-School, Office, Science, Library and Dormitory with Lone Star Furnishings; and

WHEREAS, the City of Grapevine, Texas has a need to purchase new chairs for the Bessie Mitchell House; 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 chairs for the Bessie Mitchell House from Lone Star Furnishings through an interlocal agreement with The Local Government Purchasing Cooperative (BuyBoard) for

an amount not to exceed \$19,620.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the purchase of said chairs for the Bessie Mitchell House.

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 15th day of January, 2019.

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: JANUARY 15, 2019

SUBJECT: APPROVAL OF A RESOLUTION FOR THE SOLE SOURCE PURCHASE OF PARK BENCHES

RECOMMENDATION: City Council to consider a resolution authorizing a sole source purchase of park benches from Paul E. Allen Company for the Parks and Recreation Department.

FUNDING SOURCE: Funds for this purchase are available in account 174-74015-312-066 (Small Park Amenities) for an amount not to exceed \$22,300.

BACKGROUND: This purchase is for benches at the new Oak Grove Softball Complex. The benches will match the current benches at the Oak Grove Ballfield Complex and the green benches on Main Street.

The purchase of park benches will be made as a sole source purchase from Paul E. Allen Company in accordance with Local Government Code Chapter 252, Subchapter B, §252.022. General Exemptions (a)(7)(A).

Staff recommends approval.

BG/LW

RESOLUTION NO. 2019-002

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE PARK BENCHES FOR THE PARKS AND RECREATION DEPARTMENT THROUGH A SOLE SOURCE VENDOR AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the Parks and Recreation Department has a need for park benches; and

WHEREAS, Paul E. Allen Company is a supplier of park benches; 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 as if copied in their entirety.

Section 2. That the City Council of the City of Grapevine authorizes the purchase of park benches from Paul E. Allen Company for an amount not to exceed \$22,300.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the purchase of said park benches for the new Oak Grove Softball Complex.

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 15th day of January, 2019.

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: JANUARY 15, 2019

SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR GROUNDS MANAGEMENT SERVICES

RECOMMENDATION: City Council to consider the renewal of an annual contract for grounds management services with Terracare Associates for the Parks and Recreation Department.

FUNDING SOURCE: Funds for this purchase are limited to the budgeted amount by each department for an annual estimated amount of \$1,600,000.

BACKGROUND: The purpose of this bid was to establish fixed annual pricing for grounds maintenance services for mowing, litter control and weed abatement. The contract also includes fertilization, herbicides, pesticides, fungicide application, landscaping and irrigation services to be performed at various parks, medians, right-of-ways, open spaces, facilities and athletic complexes.

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

Staff recommends approval.

TS/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 15, 2019

SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF CELLULAR MODEMS FOR POLICE AND FIRE

RECOMMENDATION: City Council to consider a resolution authorizing the purchase of CradlePoint cellular modems from Comprehensive Communication Services, LLC for the Police and Fire Departments.

FUNDING SOURCE: Funds for this purchase are appropriated in the Capital Equipment Fund for an amount not to exceed \$105,523.

BACKGROUND: This purchase is for 62 CradlePoint cellular modems. Of these, 42 of the devices are for the Police Department and 20 are for the Fire Department. These cellular modems will replace existing CradlePoint modems that are at end of life. The new modems will allow public safety officials working in the field to utilize the new Public Safety Broadband cellular system, better known as FirstNet. This cellular network ensures officers and firefighters will have mobile cellular access, with the highest available bandwidth and network access, even during disasters. This places public safety at the top of the priority list for cellular network access.

This purchase will be made in accordance with an existing interlocal agreement with The 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 Comprehensive Communication Services, LLC. The Police, Fire 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.

MB/LW

RESOLUTION NO. 2019-003

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE CELLULAR MODEMS 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 DIR and wishes to utilize established contracts meeting all State of Texas bidding requirements; and

WHEREAS, DIR has an established contract No. DIR-TSO-3915 for IT Products and Related Services with Comprehensive Communication Services, LLC; and

WHEREAS, the City of Grapevine, Texas has a need for new cellular modems for the Police and Fire Departments; 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 cellular modems from Comprehensive Communication Services, LLC through an interlocal agreement with DIR for an amount not to exceed \$105,523.

Section 3. That the City Manager or his designee is authorized to take all steps

necessary to consummate the purchase of cellular modems for the Police and Fire Departments.

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 15th day of January, 2019.

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: JANUARY 15, 2019

SUBJECT: APPROVAL OF A RESOLUTION FOR PURCHASE AND ANNUAL CONTRACT FOR DIGITAL MANAGEMENT SERVICES (IN-CAR VIDEO SYSTEMS AND STORAGE)

RECOMMENDATION: City Council to consider a resolution authorizing purchase and annual contract for in-car video recording solution and associated digital management services (in-car video systems and storage) from Axon Enterprise, Inc. for the Police Department.

FUNDING SOURCE: Funds for this purchase are available in the Capital Equipment Fund for a total amount not to exceed \$40,023.

BACKGROUND: This purchase is for 40 in-car video recording systems and the associated digital evidence management and storage system from Axon Enterprises, Inc. for the Police Department.

These in-car video systems are replacing older systems that were purchased in 2011. The older 2011 systems have exceeded their life expectancy, are no longer supported by the manufacturer, and replacement components are limited. These new in-car video systems will integrate seamlessly with the body-worn cameras currently used by Grapevine Police Officers. This purchase will ensure officers are using state-of-the-art technology to record interactions with citizens. It will also ensure that the Police Department remains compliant with State racial profiling law, recording motor vehicle stops by police officers, law enforcement industry standards, and community expectations.

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 Axon Enterprise, Inc. The Police 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. The contract will be for an initial one-year period with five, one-year renewal options.

Staff recommends approval.

MB/LW

RESOLUTION NO. 2019-004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO ENTER INTO AN ANNUAL CONTRACT FOR DIGITAL EVIDENCE MANAGEMENT SERVICES 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. 568-18, Law Enforcement Body Cameras, Supplies and Equipment with Axon Enterprise, Inc.; and

WHEREAS, the City of Grapevine, Texas has a need for an annual contract for in-car video recording solution and associated digital evidence management services for the Police Department; 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 annual contract for in-car video recording solution and associated digital evidence management services for the Police Department from Axon Enterprise, Inc. through an interlocal agreement with The Local Government Purchasing Cooperative (BuyBoard) for an amount not to exceed \$40,023.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the annual contract for digital evidence management services for the Police Department.

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 15th day of January, 2019.

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: JANUARY 15, 2019

SUBJECT: APPROVAL OF AN ORDINANCE FOR THE TRANSFER OF FUNDS FROM THE CRIME CONTROL DISTRICT FUND TO THE CAPITAL EQUIPMENT FUND

RECOMMENDATION: City Council to consider an ordinance authorizing the transfer of funds from the Crime Control District fund for leases and rentals to the Capital Equipment Fund for a vehicle acquisition.

FUNDING SOURCE: Upon approval of the attached appropriation ordinance, funds in an estimated amount of \$20,000 will be available in the Capital Equipment Fund 325-48910-209-003.

BACKGROUND: Funding is currently available in the Crime Control District fund for vehicle leases (117-44573-209-003). The vehicle is currently being leased and is used for various covert operations throughout the fiscal year.

The department has determined that the outright purchase of a vehicle for such purpose, rather than a lease, will provide the required needs of the operation and at a lower, long term cost to the City.

Staff recommends approval.

ORDINANCE NO. 2019-001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS; TRANSFERRING \$20,000 APPROPRIATED IN THE CRIME CONTROL DISTRICT FUND 117 TO THE 325 CAPITAL EQUIPMENT FUND AND APPROPRIATING \$20,000 IN THE 325 CAPITAL EQUIPMENT FUND FOR THE ACQUISITION OF A POLICE VEHICLE; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to purchase a police vehicle; and

WHEREAS, funding of \$20,000 is available in the Crime Control District Fund; and

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

WHEREAS, the City Council deems the adoption of this ordinance is in the best interests of the health, safety, and welfare of the public.

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

Section 1. That all 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 hereby transfers the amount from the Crime Control District Fund to the Capital Equipment Fund.

Section 3. That the City Council hereby appropriates an estimated amount of \$20,000 in the Capital Equipment Fund.

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 15th day of January, 2019.

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: JANUARY 15, 2019

SUBJECT: APPROVAL OF A SALES AGREEMENT WITH THE CITY OF ROBSTOWN FOR THE SALE OF THREE SURPLUS POLICE TAHOES

RECOMMENDATION: City Council to consider approval of a sales agreement with the City of Robstown for the sale of three surplus police Tahoes.

FUNDING SOURCE:

BACKGROUND: This request is for approval for the direct sale of three City surplus police Tahoes to the City of Robstown, Texas for a total of \$23,500.00. These units have met and exceeded Grapevine's vehicle replacement criteria and have been replaced and marked for auction.

2011 Police Tahoe for \$6,500.00
2013 Police Tahoe for \$8,500.00
2013 Police Tahoe for \$8,500.00

The City of Robstown Chief Administrator has made a request to purchase these police units to be used by their Police Department. The price agreement is based on what we have historically received at auction for this type of vehicles.

Staff recommends approval.

PH/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER **BR**

MEETING DATE: JANUARY 15, 2019

SUBJECT: APPROVAL FOR THE AWARD OF AN INFORMAL REQUEST FOR QUOTE FOR 48-INCH PIPE

RECOMMENDATION: City Council to consider approval for the award of an informal request for quote for 48-inch pipe from Contech Engineered Solutions for the Public Works Department.

FUNDING SOURCE: Funds for this purchase are currently available in 116-48941-535-001 (Storm Drain Improvements) for an amount not to exceed \$17,112.

BACKGROUND: This purchase is for pipe to be used to line three damaged sections of storm drain crossing going under Timberline Drive.

Informal quotes were taken in accordance with the City Purchasing Policy. Formal bids and advertisements are not required for purchases under \$50,000. Three quotes were submitted as noted below. Contech Engineered Solutions submitted the lowest quote meeting specifications.

Contech Engineered Solutions \$17,112
Advance Drainage Systems \$17,136
Ferguson Waterworks \$17,618

Staff recommends approval.

KH/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 15, 2019

SUBJECT: APPROVAL OF ON-CALL TRAFFIC ENGINEERING SERVICES CONTRACT

RECOMMENDATION: City Council to consider the on-call traffic engineering services contract with Kimley-Horn and Associates.

FUNDING SOURCE: Funds for this purchase are available in account 100-44540-415-004 in an amount not to exceed \$50,000.

BACKGROUND: Throughout the year, Public Works will retain the services of one or more traffic engineering firms to provide support for small projects such as signal timing studies, review of traffic control plans, traffic related grant applications, and traffic studies. The purpose of this contract is to consolidate this work under one umbrella contract to simplify administration.

Kimley-Horn and Associates has provided design services for several years and is familiar with the City and our traffic system.

Staff recommends approval.

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 18th day of December, 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, with the following members of the Planning and Zoning Commission:

Larry Oliver	Chairman
Monica Hotelling	Member
Jim Fechter	Member
Beth Tiggelaar	Member
Gary Martin	Member
Dennis Luers	Member
Robert Rainwater	Alternate Member
Traci Hutton	Alternate Member

constituting a quorum, with Vice Chairman BJ Wilson being absent, and the following members of the City Staff:

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

Call to Order

Mayor Tate called the meeting to order at 6:30 p.m.

Item 1. Executive Session

Mayor Tate 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 (short term/transient rentals), 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 6:33 p.m. The closed session ended at 7:17 p.m.

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

REGULAR MEETING

Call to Order

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers.

Item 2. Invocation and Pledge of Allegiance

Chairman Larry Oliver delivered the Invocation and led the Pledge of Allegiance.

Deputy Mayor Pro Tem Freed joined the meeting at 7:32 p.m.

PRESENTATIONS

Item 3. Mayor Tate to recognize the Grapevine High School Lady Mustangs golf team for winning the 5A State Championship.

Mayor Tate recognized Coach Bryan Humphreys and Gabriella Tomanka, Anna Takahashi, Lauren Chaszewski, Jillian Corey and Amanda Berry for winning the 5A State Championship.

Bryan Humphreys highlighted the academic achievements of the team and presented a plaque of the gold State medal to Mayor Tate.

JOINT PUBLIC HEARINGS

Item 4. Conditional Use Permit **CU18-25** (Enclave II), **Preliminary Plat** of Lots 1 and 2, Block 1, Carter Addition and **Final Plat** of Lots 1 and 2 Block 1, Carter Addition

Mayor Tate stated the public hearing was opened on November 20, 2018 and tabled to tonight's meeting.

Development Services Assistant Director Ron Stombaugh reported the applicant was requesting a conditional use permit to establish a Master Site Development Plan to include, but not be limited to, the development of a 303 room Holiday Inn and Staybridge Suites co-branded hotel and a 275 unit multi-family complex. The subject property is located at 2103 Anderson Gibson Road and is currently zoned "HCO" Hotel Corporate Office District.

Applicant Kenneth Fambro gave a presentation and answered questions from the Commission and Council.

Development Services Assistant Director Stombaugh answered questions from the Commission.

No one spoke during the public hearing and there was no correspondence to report.

Motion was made to close the public hearing.

Motion: Luers
Second: Hotelling
Ayes: Oliver, Hotelling, Fechter, Tiggelaar, Martin, Luers, and Hutton
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

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

Item 5. Entertainment and Attraction Overlay EA18-01 (Stand Rock Hotel and Waterpark), Preliminary Plat of Lots 1 and 2, Block 1, Stand Rock Addition and Final Plat of Lot 1, Block 1, Stand Rock Addition

Mayor Tate declared the Public Hearing open.

Development Services Assistant Director Stombaugh reported the applicant was requesting an entertainment and attraction overlay to allow, but not be limited to, a hotel and water park with on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), building height in excess of 50 feet, skill and coin-operated machines in excess of eight machines, and three pylon-type signs. The hotel portion of the project will consist of 495 rooms and the timeshare portion will consist of 166 units. The subject property is located at 3509 North Grapevine Mills Boulevard and is currently zoned "CC" Community Commercial District.

Applicants Stu Zadra and Pete Helleland gave a presentation and answered questions from the Commission and Council.

No one spoke during the public hearing and there was no correspondence to report.

Convention and Visitors Bureau Director P.W. McCallum and Development Services Assistant Director Stombaugh answered questions from Council.

Motion was made to close the public hearing.

Motion: Martin
Second: Luers
Ayes: Oliver, Hotelling, Fechter, Tiggelaar, Martin, Luers, and Hutton
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

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

Item 6. Zoning Change Application **Z18-06** (312 West Wall Street)

The applicant requested to withdraw this request. The letter of request was included in the meeting packet.

Motion was made to accept the letter to withdraw the application.

Motion: Luers
Second: Hutton
Ayes: Oliver, Hotelling, Fechter, Tiggelaar, Martin, Luers, and Hutton
Nays: None
Approved: 7-0

Motion was made to accept the letter to withdraw the application.

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

Item 7. Conditional Use Permit **CU18-29** (Cinemark)

Mayor Tate declared the Public Hearing open.

Development Services Assistant Director Stombaugh reported the applicant was requesting a conditional use permit to amend the previously approved site plan of SU94-02 (Ordinance No. 94-84) to allow a maximum of forty-five skill or coin-operated machines

with a redemption center and specifically to allow for the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a multi-screen movie theater. The property is located at 911 West State Highway 114 and is currently zoned "CC" Community Commercial District.

Applicant Matt Dunn gave a presentation and answered questions from Council.

No one spoke during the public hearing and there was no correspondence to report.

Motion was made to close the public hearing.

Motion: Martin
Second: Hotelling
Ayes: Oliver, Hotelling, Fechter, Tiggelaar, Martin, Luers, and Hutton
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

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

Item 8. Final Plat for Lots 1 and 2, Block 36, Original Town of Grapevine

Mayor Tate declared the Public Hearing open.

Manager of Engineering John Robertson reported the City was requesting to plat a portion of Block 36 into two lots. The property is located at 212 East Texas Street and is currently zoned "CBD" Central Business District.

No one spoke during the public hearing and there was no correspondence to report.

Motion was made to close the public hearing.

Motion: Luers
Second: Hutton
Ayes: Oliver, Hotelling, Fechter, Tiggelaar, Martin, Luers, and Hutton
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

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

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

The City Council remained in session in the Council Chambers to consider published business.

Mayor Tate announced Council would take a break at 8:59 p.m. Mayor Tate reopened the meeting at 9:03 p.m.

Item 9. Citizen Comments

No one spoke during the citizen comments portion of the meeting.

NEW BUSINESS

Item 10. Consider **Resolution No. 2018-091** authorizing the legislative agenda for the 86th session of the Texas State Legislature and take any necessary action.

City Manager Rumbelow presented this item and answered questions from Council.

Council discussed this item.

Motion was made to approve the resolution authorizing the legislative agenda for the 86th session of the Texas State Legislature, adding an item to align with the school district's agenda relating to school finance reform.

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

RESOLUTION NO. 2018-091

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ADOPTING A LEGISLATIVE AGENDA FOR THE 86TH SESSION OF THE LEGISLATURE OF THE STATE OF TEXAS AND PROVIDING AN EFFECTIVE DATE

Item 11. Consider **Resolution No. 2018-092** authorizing the purchase of pickleball courts at Dove Park from The Playground, Shade and Surfacing Depot, LLC and take any necessary action.

Parks and Recreation Director Kevin Mitchell presented this item to Council. The pickleball courts will be located in Dove park where the sand volleyball court is currently located. Sand volleyball will be moved to the Oak Grove Soccer Complex and will be renamed beach volleyball. The purchase of the courts will be for a total amount not to exceed \$124,777.

Council discussed this item.

Motion was made to approve the resolution authorizing the purchase of pickleball courts.

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

RESOLUTION NO. 2018-092

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE PICKLEBALL COURTS AT DOVE PARK THROUGH AN ESTABLISHED INTERLOCAL AGREEMENT AND PROVIDING AN EFFECTIVE DATE

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. 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 12. Consider **Resolution No. 2018-093** authorizing the City Investment Policy pursuant to the provisions of the Public Funds Investment Act, Chapters 2256, Texas Government Code.

Chief Financial Officer Greg Jordan recommended approval of the resolution approving the City Investment Policy.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2018-093

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROVING THE CITY'S

INVESTMENT POLICY AND PROVIDING AN EFFECTIVE
DATE

Item 13. Consider renewal of an annual contract for flood insurance coverage with Western World Insurance Company.

Chief Financial Officer Jordan recommended approval of the renewal of the annual contract for flood insurance coverage in the estimated annual amount of \$65,000. Western World Insurance will provide flood property damage coverage for the Lake Parks and the Golf Course. However, it will only provide business income insurance coverage for the Lake Parks.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

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 emergency medical continuing education for the Fire Department with Best EMS.

Fire Chief Darrell Brown recommended approval of the renewal for the contract for emergency medical continuing education in an amount of \$23,634. BEST EMS will provide a minimum of 48 continuing education hours per firefighter, per year, as required by the State Department of State Health Services.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

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

Nays: None

Approved: 7-0

Item 15. Consider **Resolution No. 2018-094** authorizing the purchase of a fairway mower and utility vehicle from Professional Turf Products.

Golf Director Russell Pulley recommended approval of the resolution authorizing the purchase of golf course equipment for a total amount not to exceed \$84,931.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

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

Nays: None

Approved: 7-0

RESOLUTION NO. 2018-094

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

Item 16. Consider **Resolution No. 2018-095** authorizing an interlocal agreement for purchasing with Dallas Metrocare Services.

Human Resources Director Rachel Huitt recommended approval of the resolution authorizing an interlocal agreement for purchasing.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

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

Nays: None

Approved: 7-0

RESOLUTION NO. 2018-095

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO ENTER INTO AN INTERLOCAL AGREEMENT WITH DALLAS METROCARE SERVICES AND PROVIDING AN EFFECTIVE DATE

Item 17. Consider **Resolution No. 2018-096** authorizing an annual contract for an integrated human resources and payroll system with Paycom.

Human Resources Director Huitt recommended approval of the resolution authorizing an annual contract for human resources and payroll system in an estimated amount of \$190,000. This change will allow for the city to transition from six disparate systems to a single platform, and the funds from this migration will generate funding to help pay for the implementation and service fees to Paycom.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

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

Nays: None

Approved: 7-0

RESOLUTION NO. 2018-096

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE AN INTEGRATED HUMAN RESOURCES AND PAYROLL SYSTEM THROUGH AN ESTABLISHED INTERLOCAL PARTICIPATION AGREEMENT AND PROVIDING AN EFFECTIVE DATE

Item 18. Consider the award of Request for Bid RFB 481-2019 for the Bear Creek Pedestrian Bridge project to North Rock Construction.

Parks and Recreation Director Mitchell recommended approval of the award of the bid for the installation of the Bear Creek Pedestrian Bridge project for an amount not to exceed \$86,227.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

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

Nays: None

Approved: 7-0

Item 19. Consider **Resolution No. 2018-097** authorizing the purchase of softball field equipment from Pioneer Athletics.

Parks and Recreation Director Mitchell recommended approval of the purchase of softball field equipment for a total amount not to exceed \$83,198. This purchase will provide miscellaneous new ancillary equipment for Oak Grove softball fields such as: windscreens, fence toppers, pitching rubbers, bases, home plates, "L" screens, square screens, safety pads, etc.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

Second: Coy

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

Nays: None

Approved: 7-0

RESOLUTION NO. 2018-097

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

Item 20. Consider **Resolution No. 2018-098** authorizing the purchase of picnic tables and playground equipment from Playground Solutions of Texas, Inc.

Parks and Recreation Director Mitchell recommended approval of the purchase of picnic tables and playground equipment for the new Oak Grove Softball complex for a total amount not to exceed \$110,620.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2018-098

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE PICNIC TABLES AND PLAYGROUND EQUIPMENT FOR THE OAK GROVE SOFTBALL COMPLEX THROUGH AN ESTABLISHED INTERLOCAL AGREEMENT AND PROVIDING AN EFFECTIVE DATE

Item 21. Consider **Resolution No. 2018-099** authorizing a sole source purchase of ballfield netting from America's Nationwide Netting, Inc.

Parks and Recreation Director Mitchell recommended approval of the purchase of ballfield netting for an amount not to exceed \$73,000.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2018-099

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE BALLFIELD NETTING FOR THE PARKS AND RECREATION DEPARTMENT FROM A SOLE SOURCE VENDOR AND PROVIDING AN EFFECTIVE DATE

Item 22. Consider **Resolution No. 2018-100** authorizing a sole source purchase of power panels from Hypower.

Parks and Recreation Director Mitchell recommended approval of the purchase of power panels at The Vineyards Campground and Cabins for an amount not to exceed \$74,863.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2018-100

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE POWER PANELS FOR THE PARKS AND RECREATION DEPARTMENT FROM A SOLE SOURCE VENDOR AND PROVIDING AN EFFECTIVE DATE

Item 23. Consider the award of an informal request for quote for heating and A/C systems from Smart Penguin A/C and Heating.

Parks and Recreation Director Mitchell recommended approval of the informal request for quote to install air conditioning and heating in the restrooms at the Vineyards Campground for an amount not to exceed \$38,000.

Motion was made to approve the consent agenda as presented.

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

Item 24. Consider the minutes of the December 4, 2018 Regular 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: Coy
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell, and Slechta
Nays: None
Approved: 7-0

Mayor Tate announced Council would take a break at 9:13 p.m. Mayor Tate reopened the meeting at 9:15 p.m.

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 25. Conditional Use Permit **CU18-25** (Enclave II)

Development Services Assistant Director Stombaugh reported the Planning and Zoning Commission approved the conditional use permit application with a vote of 7-0.

Motion was made to approve Conditional Use Permit CU18-25 (Enclave II) and Ordinance No. 2018-088.

Motion: Coy
Second: Slechta
Ayes: Freed, Rogers, Lease, Coy, O'Dell, and Slechta
Nays: None
Abstains: Tate
Approved: 6-0-1

ORDINANCE NO. 2018-088

AN ORDINANCE ISSUING CONDITIONAL USE PERMIT CU18-25 TO ESTABLISH A MASTER SITE DEVELOPMENT PLAN TO INCLUDE, BUT NOT BE LIMITED TO, THE DEVELOPMENT OF A 303 ROOM CO-BRANDED HOTEL ALONG WITH THE DEVELOPMENT OF 275 MULTIFAMILY UNITS IN A DISTRICT ZONED "HCO" HOTEL/CORPORATE OFFICE DISTRICT REGULATIONS FOR LOTS 1 AND 2, BLOCK 1, CARTER ADDITION (2103 ANDERSON-GIBSON ROAD) 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

Mayor Tate announced he would abstain from this vote and filed an Affidavit of Conflict of Interest with the City Secretary.

Item 26. **Preliminary Plat** of Lots 1 and 2, Block 1, Carter Addition

Development Services Assistant Director Stombaugh reported the Planning and Zoning Commission approved the preliminary plat with a vote of 7-0.

Motion was made to approve the Statement of Findings and the Preliminary Plat of Lots 1 and 2, Block 1, Carter Addition.

Motion: Lease
Second: Freed
Ayes: Freed, Rogers, Lease, Coy, O'Dell, and Slechta
Nays: None
Abstains: Tate
Approved: 6-0-1

Mayor Tate announced he would abstain from this vote and filed an Affidavit of Conflict of Interest with the City Secretary.

Item 27. Final Plat of Lots 1 and 2, Block 1, Carter Addition

Development Services Assistant Director Stombaugh reported the Planning and Zoning Commission approved the final plat with a vote of 7-0.

Motion was made to approve the Statement of Findings and the Final Plat of Lots 1 and 2, Block 1, Carter Addition.

Motion: Slechta
Second: Rogers
Ayes: Freed, Rogers, Lease, Coy, O'Dell, and Slechta
Nays: None
Abstains: Tate
Approved: 6-0-1

Mayor Tate announced he would abstain from this vote and filed an Affidavit of Conflict of Interest with the City Secretary.

Item 28. Entertainment and Attraction Overlay EA18-01 (Stand Rock Hotel and Waterpark)

Development Services Assistant Director Stombaugh reported the Planning and Zoning Commission approved the entertainment and attraction overlay with a vote of 7-0.

Motion was made to approve Entertainment and Attraction Overlay EA18-01 (Stand Rock Hotel and Waterpark) and Ordinance No. 2018-089.

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

ORDINANCE NO. 2018-089

AN ORDINANCE ISSUING A PLANNED DEVELOPMENT OVERLAY BY GRANTING ENTERTAINMENT AND ATTRACTIONS OVERLAY EA18-01 TO INCLUDE, BUT

NOT BE LIMITED TO, A HOTEL AND WATER PARK WITH ON-PREMISE ALCOHOL BEVERAGE SALES (BEER, WINE, AND MIXED BEVERAGES), SKILL AND COIN OPERATED MACHINES IN EXCESS OF EIGHT MACHINES, BUILDING HEIGHT IN EXCESS OF 50 FEET AND THREE PYLON-TYPE SIGNS RELATIVE TO THE "CC" COMMUNITY COMMERCIAL DISTRICT REGULATIONS FOR LOT 1, BLOCK 1, STAND ROCK ADDITION (3509 NORTH GRAPEVINE MILLS BOULEVARD) ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS PLANNED DEVELOPMENT OVERLAY PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 29. Preliminary Plat of Lots 1 and 2, Block 1, Stand Rock Addition

Development Services Assistant Director Stombaugh reported the Planning and Zoning Commission approved preliminary plat with a vote of 7-0.

Motion was made to approve the Statement of Findings and Preliminary Plat of Lots 1 and 2, Block 1, Stand Rock Addition.

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

Item 30. Final Plat of Lot 1, Block 1 Stand Rock Addition

Development Services Assistant Director Stombaugh reported the Planning and Zoning Commission approved the final plat with a vote of 7-0.

Motion was made to approve the Statement of Findings and Final Plat of Lot 1, Block 1, Stand Rock Addition.

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

Item 31. Conditional Use Permit **CU18-29** (Cinemark)

Development Services Assistant Director Stombaugh reported the Planning and Zoning Commission approved the conditional use permit application with a vote of 7-0.

Motion was made to approve Conditional Use Permit CU18-29 (Cinemark) and Ordinance No. 2018-090.

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

ORDINANCE NO. 2018-090

AN ORDINANCE ISSUING CONDITIONAL USE PERMIT CU18-29 AMENDING THE SITE PLAN APPROVED BY ORDINANCE NO. 1994-84 TO ALLOW A MAXIMUM OF FORTY-FIVE (45) SKILL OR COIN-OPERATED MACHINES WITH A REDEMPTION CENTER IN CONJUNCTION WITH A MOVIE THEATER, SPECIFICALLY TO ALLOW FOR THE POSSESSION, STORAGE, RETAIL SALES, AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES) IN CONJUNCTION WITH A MULTI-SCREEN MOVIE THEATER IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT FOR LOT 1, BLOCK 1, CINEMARK ADDITION (911 WEST STATE HIGHWAY 114) 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

Item 32. **Final Plat** for Lots 1 and 2, Block 36, Original Town of Grapevine

Development Services Assistant Director Stombaugh reported the Planning and Zoning Commission approved the final plat with a vote of 7-0.

Motion was made to approve the Statement of Findings and Final Plat for Lots 1 and 2, Block 36, Original Town of Grapevine.

Motion: Coy

Second: Lease

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

Nays: None

Approved: 7-0

ADJOURNMENT

Motion was made to adjourn the meeting at 9:17 p.m.

Motion: Coy

Second: Slechta

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 15th day of January, 2019.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

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

FROM: BRUNO RUMBELOW, CITY MANAGER

MEETING DATE: JANUARY 15, 2019

SUBJECT: FINAL PLAT APPLICATION
LOT 1, BLOCK 1, GRACE HILL ADDITION **BR**

PLAT APPLICATION FILING DATE..... January 8, 2019
APPLICANT Shon Bauer
REASON FOR APPLICATION..... Platting site into one (1) residential lot
PROPERTY LOCATION 2433 Lakeshore Drive
ACREAGE..... 0.370
ZONING R-7.5
NUMBER OF LOTS 1
PREVIOUS PLATTING No
CONCEPT PLAN No
SITE PLAN No
OPEN SPACE REQUIREMENT..... Yes
AVIGATION RELEASE Yes
PUBLIC HEARING REQUIRED No

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOT 1, BLOCK 1, GRACE HILL ADDITION**

I. GENERAL:

- The applicant, Shon Bauer is final platting a tract of land into one (1) residential lot. The property is located at 2433 Lakeshore Drive.

II. STREET SYSTEM:

- The development has access to Lakeshore Drive, a private road.
- Abutting roads: on the City Thoroughfare Plan:
 not on the City Thoroughfare Plan:

Periphery Street Fees are due as follows:

Type of Roadway	Cost / LF	Length	Cost
<input type="checkbox"/> Major Arterial (A)	\$ 234.57 / LF		
<input type="checkbox"/> Major Arterial (B)	\$ 178.35 / LF		
<input type="checkbox"/> Minor Arterial (C)	\$ 203.06 / LF		
<input type="checkbox"/> Minor Arterial (D)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (E)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (F)	\$ 150.98 / LF		
<input type="checkbox"/> Sidewalk	\$ 25.00 / LF		
<input type="checkbox"/> Curb & Gutter	\$ 15.00 / LF		

Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

- The existing stormwater flows north towards the 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: Lot 1, Block 1, Grace Hill 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:
- Open Space Fees are due prior to the issuance of building permits and/or any public infrastructure improvements for: Lot 1, Block 1, Grace Hill Addition
 - 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:

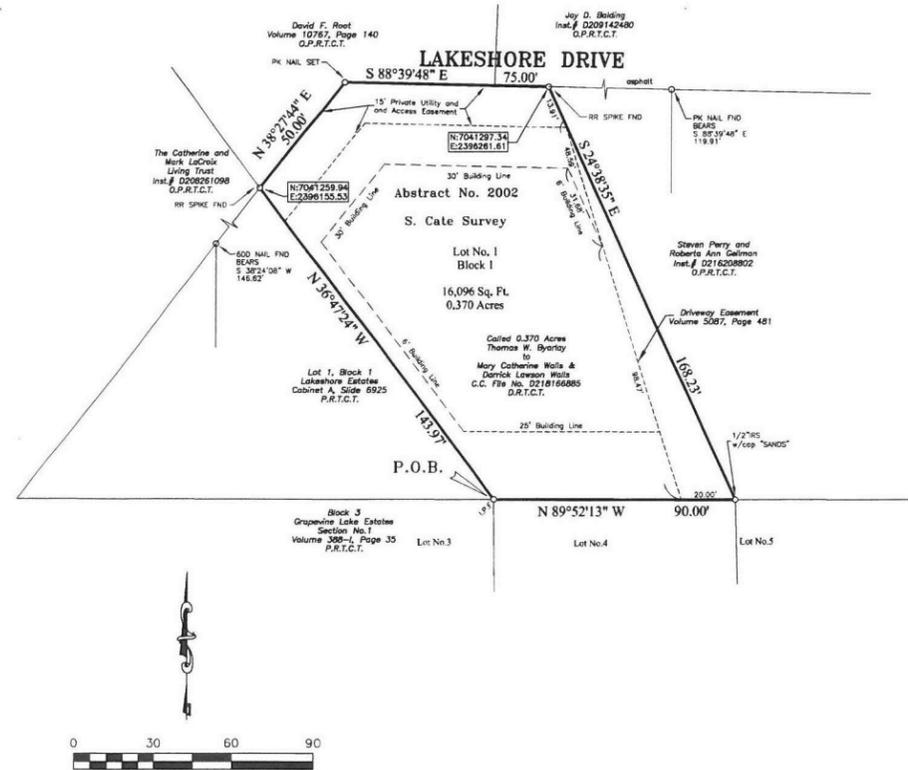
- The right-of-way is necessary to provide for future widening of public streets that will serve the development of this site.
- The onsite utility easements are necessary to provide for a utility system to serve this development and connect to existing utilities on surrounding property.
- The onsite 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 Lot 1, Block 1, Grace Hill Addition."



VICINITY MAP
1"=1000'



Bearing Source: All bearings are based on Texas State Plane Coordinate System, North Central Zone.

NOTE:
Total platted area=16,096 Sq. Ft.
Net Platted area=14,249 Sq. Ft.
ROW=0.0
Easement Dedication=1,848 Sq. Ft.

SANDS SURVEYING CORPORATION
2154 W. Northwest Highway Suite 204
Dallas, Texas 75220
(214) 919-7883 ph
(817) 803-6139 fax
www.SSCtx.net

SCALE: 1"=30'
DATE: 1/03/2019
W.D.: 1810584
DRAWN BY: WSS
CHECKED BY: SC

COPYRIGHT © 2019 Sands Surveying Corporation
All Rights Reserved.
Texas Professional Land Surveyor No. 30390

FLOOD NOTE:
By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 4843900105 K, which bears an Effective date of September 26, 2009 and is not in a Special Flood Hazard Area. As shown on the FEMA website (<http://mac.fema.gov>) by FIRMapte created on September 10, 2018 we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, being a 0.370 acre tract of land situated in the S. Cates Survey, Abstract No. 2002, in the City of Grapevine, Tarrant County, Texas, being all of that certain called 0.370 acre tract of land described in deed from Thomas W. Byarlay to Mary Catherine Walls and Darrick Lawson Walls and recorded in Instrument No. D218166885 of the Deed Records of Tarrant County, Texas said 0.370 acre tract of land to be more particularly described by metes of bounds as follows;

BEGINNING at an iron pipe found for corner at the Southeast corner of Lot 1, Block 1 of Lakeshore Estates, an addition to the City of Grapevine, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 6925, of said Deed Records, same being the common corner of Lot 3 and Lot 4 of Grapevine Lake Estates, an addition to the City of Grapevine, Tarrant County, Texas, according to the Plat there of recorded in Volume 388-I Page 35 of said Deed Records;

THENCE North 36°47'24" West with the West line of said 0.370 acre tract and the East line of said Lot 1, a distance of 143.97 feet to a R.R. Spike found for corner at the Northwest corner of said 0.370 acre tract, the Northeast corner of said Lot 1, same being the Southeast corner of the certain tract of land described in deed to The Catherine and Mark LaCroix Living Trust and recorded in Instrument No. D208261098 of said Deed Records and also being the Southwest corner of that certain tract of land described in deed to David F. Root and recorded in Volume 10767, Page 140 of said Deed Records;

THENCE North 38°27'44" East with the Northwest line of said 0.370 acre tract and the Southeast line of said Root tract a distance of 50.00 feet to PK nail set for corner at an angle corner in the North line of said 0.370 acre tract same being in the South line of said Root tract;

THENCE South 88°39'48" East with the North line of said 0.370 acre tract and the South line of said Root tract a distance of 75.00 feet to a R.R. spike found for corner at the at the Northeast corner of said 0.370 acre tract, the South line of that certain tract of land described in deed to Jay D. Balding and recorded in Instrument No. D209142480 of said Deed Records, same being the Northwest corner of that certain tract of land described in deed to Steven Parry and Roberta A Gellman and recorded in Instrument No. D216208802 of said Deed Records;

THENCE South 24°38'35" East with the East line of said 0.370 acre tract and the West line of said Perry tract a distance of 168.23 feet to a 1/2" iron rod with cap marked "SANDS" set for corner at the Southeast corner of said 0.370 acre tract, the Southwest corner of said Perry, same being the common corner of Lot 4 and Lot 5 of said Grapevine Lake Estates;

THENCE North 89°52'13" West with the South line of said 0.370 acre tract and the South line of said Lot 4 a distance of 90.00 feet back to the POINT of BEGINNING and CONTAINING 16,096 Square Feet, or 0.370 acres of land more or less.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT

Darrick Walls and Mary Walls does hereby adopt this FINAL PLAT of LOT 1, BLOCK 1, GRACE HILL ADDITION, City of Grapevine, Tarrant County, Texas and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The maintenance of paving on the easements are the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all City or franchised utilities shall at all times have the full right of way ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

I have reviewed the City's Findings concerning dedications and I do agree that the statements are true and correct. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Grapevine, Texas.

Witness my hand this the _____ day of _____, 2019.

THE STATE OF TEXAS §
COUNTY OF TARRANT §

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

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

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

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

EXECUTED at _____, Texas, this _____ day of _____, 2019.

OWNER: _____

OWNER: _____

STATE OF TEXAS §
COUNTY OF TARRANT §

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

Given under my hand and seal of office this the _____ day of _____, 2019.

Notary Public, State of Texas

My Commission Expires _____

STATE OF TEXAS §
COUNTY OF TARRANT §

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

Given under my hand and seal of office this the _____ day of _____, 2019.

Notary Public, State of Texas

My Commission Expires _____

SURVEYOR'S CERTIFICATION:

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

J. Scott Cole R.P.L.S. No. 5411
Sands Surveying



STATE OF TEXAS §
COUNTY OF TARRANT §

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

Given under my hand and seal of office this the _____ day of _____, 2019.

Notary Public, State of Texas

My Commission Expires _____

PLANNING & ZONING COMMISSION
Date Approved: _____
Chairman: _____
Secretary: _____

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

RECEIVED
JAN 09 2019

FINAL PLAT
OF
LOT 1, BLOCK 1
GRACE HILL ADDITION
0.370 Acres
C. Cate Survey,
Abstract No. 2002
City of Grapevine
Tarrant County,
Texas
January 2019
R-7.5 1 LOT

This plat filed on _____, Instrument # D _____.

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JANUARY 15, 2019

SUBJECT: PRELIMINARY PLAT APPLICATION
LOTS 1-5, BLOCK 1 AND LOTS 1-5, BLOCK 2, GRAPEVINE HILL
ADDITION

PLAT APPLICATION FILING DATE..... January 8, 2019

APPLICANT Osama Nashed, P.E., ANA Consultants, LLC

REASON FOR APPLICATION Platting site into 10 residential lots

PROPERTY LOCATION 409 North Dooley Street

ACREAGE..... 1.46

ZONING R-5.0

NUMBER OF LOTS 10

PREVIOUS PLATTING No

CONCEPT PLAN No

SITE PLAN No

OPEN SPACE REQUIREMENT Yes

AVIGATION RELEASE Yes

PUBLIC HEARING REQUIRED No

**PLAT INFORMATION SHEET
PRELIMINARY PLAT APPLICATION
LOTS 1-5, BLOCK 1, AND LOTS 1-5, BLOCK 2, GRAPEVINE HILL ADDITION**

I. GENERAL:

- The applicant, Osama Nashed with ANA Consultants, LLC is preliminary platting 1.46 acres into ten (10) lots. The property is located at 409 North Dooley Street.

II. STREET SYSTEM:

- The development has access to North Dooley Street.
- Abutting roads: on the City Thoroughfare Plan: Dooley Street
 not on the City Thoroughfare Plan:

Periphery Street Fees are due as follows:

Type of Roadway	Cost / LF	Length	Cost
<input type="checkbox"/> Major Arterial (A)	\$ 234.57 / LF		
<input type="checkbox"/> Major Arterial (B)	\$ 178.35 / LF		
<input type="checkbox"/> Minor Arterial (C)	\$ 203.06 / LF		
<input type="checkbox"/> Minor Arterial (D)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (E)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (F)	\$ 150.98 / LF		
<input type="checkbox"/> Sidewalk	\$ 25.00 / LF		
<input type="checkbox"/> Curb & Gutter	\$ 15.00 / LF		

Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

- The existing stormwater flows northeast towards North Dooley Street.
- The developer will be required to design for onsite as well as offsite drainage in accordance with the requirements of the City of Grapevine's Code of Ordinances.

IV. WATER SYSTEM:

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

V. SANITARY SEWER SYSTEM:

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

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for:
- Water and Wastewater Impact Fees are due prior to the issuance of building permits for: Lots 1-5, Block 1, and Lots 1-5, Block 2, Grapevine Hills 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:
- Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for: Lots 1-5, Block 1, and Lots 1-5, Block 2, Grapevine Hills Addition

- 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 Preliminary Plat of Lots 1-5, Block 1, and Lots 1-5, Block 2, Grapevine Hill Addition."

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

FROM: BRUNO RUMBELOW, CITY MANAGER

MEETING DATE: JANUARY 15, 2019

SUBJECT: FINAL PLAT APPLICATION
LOTS 1-5, BLOCK 1, AND LOTS 1-5, BLOCK 2, GRAPEVINE HILL
ADDITION

PLAT APPLICATION FILING DATE..... January 8, 2019

APPLICANT Osama Nashed, P.E., ANA Consultants, LLC

REASON FOR APPLICATION Platting site into 10 residential lots

PROPERTY LOCATION 409 North Dooley Street

ACREAGE..... 1.46

ZONING R-5.0

NUMBER OF LOTS 10

PREVIOUS PLATTING No

CONCEPT PLAN No

SITE PLAN No

OPEN SPACE REQUIREMENT Yes

AVIGATION RELEASE Yes

PUBLIC HEARING REQUIRED No

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOTS 1-5, BLOCK 1, AND LOTS 1-5, BLOCK 2, GRAPEVINE HILL ADDITION**

I. GENERAL:

- The applicant, Osama Nashed with ANA Consultants, LLC is final platting 1.46 acres into ten (10) lots. The property is located at 409 North Dooley Street.

II. STREET SYSTEM:

- The development has access to North Dooley Street.
- Abutting roads: on the City Thoroughfare Plan: Dooley Street
 not on the City Thoroughfare Plan:

Periphery Street Fees are due as follows:

Type of Roadway	Cost / LF	Length	Cost
<input type="checkbox"/> Major Arterial (A)	\$ 234.57 / LF		
<input type="checkbox"/> Major Arterial (B)	\$ 178.35 / LF		
<input type="checkbox"/> Minor Arterial (C)	\$ 203.06 / LF		
<input type="checkbox"/> Minor Arterial (D)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (E)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (F)	\$ 150.98 / LF		
<input type="checkbox"/> Sidewalk	\$ 25.00 / LF		
<input type="checkbox"/> Curb & Gutter	\$ 15.00 / LF		

Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

- The existing stormwater flows northeast towards North Dooley Street.
- The developer will be required to design for onsite as well as offsite drainage in accordance with the requirements of the City of Grapevine's Code of Ordinances.

IV. WATER SYSTEM:

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

V. SANITARY SEWER SYSTEM:

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

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for:
- Water and Wastewater Impact Fees are due prior to the issuance of building permits for: Lots 1-5, Block 1, and Lots 1-5, Block 2, Grapevine Hills 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:
- Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for: Lots 1-5, Block 1, and Lots 1-5, Block 2, Grapevine Hills Addition

- 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 1-5, Block 1, and Lots 1-5, Block 2, Grapevine Hill Addition.”

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 18th day of December 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
Monica Hotelling	Member
Jimmy Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Robert Rainwater	Alternate
Traci Hutton	Alternate

constituting a quorum with B J Wilson absent and the following City Staff:

Scott Williams	Development Services Director
Ron Stombaugh	Development Services Assistant Director
Albert Triplett, Jr.	Planner II
Susan Batte	Planning Technician

CALL TO ORDER

Chairman Oliver called the meeting to order at 7:00 p.m.

BRIEFING SESSION

ITEM 1.

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

CU18-25	ENCLAVE II
EA18-01	STAND ROCK HOTEL AND WATERPARK
Z18-06	312 WEST WALL STREET
CU18-29	CINEMARK

Chairman Oliver closed the Briefing Session at 7:22 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 2-7 of the Joint Public Hearings were held in the City Council Chambers. The Planning and Zoning Commission recessed to the Planning and Zoning Conference Room, Second Floor to consider published agenda items.

PLANNING AND ZONING COMMISSION REGULAR SESSION

CALL TO ORDER

Chairman Oliver called the Planning and Zoning Commission deliberation session to order at 9:00 p.m.

ITEM 8. CONDITIONAL USE APPLICATION CU18-25 ENCLAVE II

First for the Commission to consider and make recommendation to City Council was conditional use application CU18-25 submitted by HIS Real Estates Holdings LLC for property located at 2103 Anderson Gibson Road and proposed to be platted as Lots 1-2, Block 1, Carter Addition. The applicant was requesting a conditional use permit to establish a master site development plan to include but not be limited to the development of a 303 room co-branded hotel along with the development of 275 multifamily units. The master site development plan allows the ability to consider multiple requests through one application on tracts of land five acres in size or larger along with the ability to consider additional uses, including residential uses, without the need for separate zone change request.

In the Commission's deliberation session, Dennis Luers moved to approve conditional use application CU18-25. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Martin, Tiggelaar, Luers, and Hutton
Nays: None

ITEM 9. PRELIMINARY PLAT – LOTS 1 AND 2, BLOCK 1, CARTER ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Preliminary Plat Application of Lots 1 and 2, Block 1, Carter Addition. The applicant was preliminary platting 20.07 acres for the development of a hotel and multifamily structures.

In the Commission's deliberation session, Dennis Luers moved to approve the Statement of Findings and Preliminary Plat Application of Lots 1 and 2, Block 1, Carter Addition. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Martin, Tiggelaar, Luers and Hutton
Nays: None

ITEM 10. FINAL PLAT – LOTS 1 AND 2, BLOCK 1, CARTER 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 1, Carter Addition. The applicant was final platting 20.07 acres for the development of a hotel and multifamily structures.

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 1, Carter Addition. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Martin, Tiggelaar, Luers and Hutton
Nays: None

ITEM 11. ENTERTAINMENT AND ATTRACTIONS OVERLAY EA18-01 STAND ROCK HOTEL AND WATERPARK

Next for the Commission to consider and make recommendation to City Council was entertainment and attraction overlay application EA18-01 submitted by Stand Rock Grapevine for property located at 3509 North Grapevine Mills Boulevard and proposed to be platted as Lot 1, Block 1, Stand Rock Addition. The applicant was requesting an entertainment and attractions overlay to include but not be limited to a hotel and water park with on-premise alcohol beverage sales (beer, wine, and mixed beverages), skill and coin operated machines in excess of eight machines, building height in excess of 50 feet and three pylon-type signs.

The hotel portion of the project will consist of 495 rooms and the timeshare portion will consist 166 units. Maximum height for this multi-level structure will be twelve stories (approximately 156 feet). Relative to the hotel rooms, sizes vary from a minimum of 420 s.f. to a maximum of 1,550 s.f. Timeshare units range in size from 416 s.f. for a studio unit to 2,143 s.f. for a four bedroom unit.

In the Commission's deliberation session, discussion was held regarding the size of the pylon sign and the exit only drive on Grapevine Mills Boulevard. Monica Hotelling moved to approve entertainment and attractions overlay application EA18-01. Traci Hutton seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Martin, Tiggelaar, Luers, and Hutton
Nays: None

ITEM 12. PRELIMINARY PLAT – LOT 1, BLOCK 1, STANDROCK ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Preliminary Plat Application of Lot 1, Block 1, Standrock Addition. The applicant was preliminary platting 38.46 acres for the development of a hotel and waterpark.

In the Commission's deliberation session, Monica Hotelling moved to approve the Statement of Findings and Preliminary Plat Application of Lot 1, Block 1, Standrock Addition. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Martin, Tiggelaar, Luers and Hutton
Nays: None

ITEM 13. FINAL PLAT – LOT 1, BLOCK 1, STANDROCK ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 1, Block 1, Standrock Addition. The applicant was final platting 33.37 acres for the development of a hotel and waterpark.

In the Commission's deliberation session, Monica Hotelling moved to approve the Statement of Findings and Final Plat Application of Lot 1, Block 1, Standrock Addition. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Martin, Tiggelaar, Luers and Hutton
Nays: None

ITEM 14. CONDITIONAL USE APPLICATION CU18-29 CINEMARK

Next for the Commission to consider and make recommendation to City Council was conditional use application CU18-29 submitted by Tinseltown Grapevine for property located at 911 West State Highway 114 and platted as Lot 1, Block 1, Cinemark Addition. The applicant was requesting a conditional use permit to amend the previously approved site plan of SU94-02 (Ord. 1994-84) to allow maximum of forty-five skill or coin operated machines, specifically to allow the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a movie theatre.

In the Commission's deliberation session, Jimmy Fechter moved to approve conditional use application CU18-29. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Martin, Tiggelaar, Luers, and Hutton
Nays: None

ITEM 15. FINAL PLAT – LOTS 1 AND 2, BLOCK 36, ORIGINAL TOWN OF GRAPEVINE

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 1 and 2, Block 36, Original Town of Grapevine. The applicant was final platting 0.667 acres for the development of two lots.

In the Commission's deliberation session, Monica Hotelling moved to approve the Statement of Findings and Final Plat Application of Lots 1 and 2, Block 1, Original Town of Grapevine Addition. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Martin, Tiggelaar, Luers and Hutton
Nays: None

ITEM 16. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the November 20, 2018, Planning and Zoning Public Hearing.

Jimmy Fechter moved to approve the November 20, 2018 Planning and Zoning Public Hearing minutes with the correction that Item 5, Beth Tiggelaar abstained. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fechter, Martin, Tiggelaar, Luers, and Hutton
Nays: None
Abstain: Hotelling

ADJOURNMENT

With no further business to discuss, Monica Hotelling moved to adjourn the meeting at 9:13 p.m. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Martin, Tiggelaar, Luers and Hutton
Nays: None

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE
CITY OF GRAPEVINE, TEXAS ON THIS THE 15TH DAY OF JANUARY 2019.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN