



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, FEBRUARY 18, 2020

GRAPEVINE CITY HALL, COUNCIL CHAMBERS
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

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

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

EXECUTIVE SESSION:

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

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

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

2. Invocation and Pledge of Allegiance: Commissioner Jim Fechter

JOINT PUBLIC HEARINGS

3. **AM19-04** Amendments to Comprehensive Zoning Ordinance No. 82-73 – City Council and Planning and Zoning Commission to conduct a public hearing relative to proposed amendments and changes to the Comprehensive Zoning Ordinance No. 82-73, same being Appendix D of the Code of Ordinances as follows: The addition of Section 42, Supplementary District Regulations relative to play

structures and any other additions, deletions, or changes to various sections, articles and provisions contained in said Ordinance No. 82-73.

4. **Final Plat** of Lot 1R, Block 1, Philippians Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Ridinger Associates, Inc. requesting to replat Lot 1, Block 1, Philippians Addition and Lot 1A-2R, Block 1, W.R. Lawler Addition No. 2. The subject property is located at 2701 Ira E. Woods Avenue and is currently zoned “CC” Community Commercial District.

Planning and Zoning Commission to recess to the 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

5. Any person who is not scheduled on the agenda may address the City Council under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the City Secretary. A member of the public may address the City Council regarding an item on the agenda either before or during the Council’s consideration of the item, upon being recognized by the Mayor or upon the consent of the City Council. In accordance with the Texas Open Meetings Act, the City Council is restricted in discussing or taking action during Citizen Comments.

CITY COUNCIL PUBLIC HEARING AND NEW BUSINESS

6. City Council to conduct a public hearing relative to the proposed 46th Year Community Development Block Grant (CDBG) Program street reconstruction project.
7. Consider authorizing staff to submit an application to Tarrant County for the 46th Year Community Development Block Grant (CDBG) street reconstruction project 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 purchase of VMware software license maintenance from SHI Government Solutions. Chief Technology Officer recommends approval.
9. Consider the renewal of an annual contract for aquatic maintenance service with Century Pool Service. Parks and Recreation Director recommends approval.
10. Consider the purchase of rifles and accessories from GT Distributors, Inc. Police Chief recommends approval.
11. Consider a contract for design of Cotton Belt Trail Section 1 to Huitt-Zollars, Inc. Public Works Director recommends approval.
12. Consider ratifying the emergency purchase of elevator repair services at City Hall from ThyssenKrupp Elevator Corporation. Public Works Director recommends approval.
13. Consider **Resolution No. 2020-005** approving the Tarrant County contract with A&B Construction LLC for the 45th Year Community Development Block Grant (CDBG) street reconstruction project. Public Works Director recommends approval.
14. Consider ratification of Change Orders No. 1-3 and approval of Change Order No. 4 for construction of chemical processing improvements at the Water Treatment Plant with Red River Construction, Inc. Public Works Director recommends approval.
15. Consider payment reimbursement to Ziegler Construction Inc. for pavement reconstruction at the intersection of William D. Tate Avenue, South Ball Street and private drive to the Towne Center Addition No. 2. Public Works Director recommends approval.
16. Consider the minutes of the February 4, 2020 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

17. **AM19-04** Amendments to Comprehensive Zoning Ordinance No. 82-73 – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-013**, if applicable, and take any necessary action.

18. **Final Plat** of Lot 1R, Block 1, Philippians Addition – Consider the recommendation of the Planning and Zoning Commission, and take any necessary action.

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on February 14, 2020 by 5:00 p.m.

Tara Brooks

Tara Brooks, TRMC, CRM
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.

This meeting can be adjourned and reconvened, if necessary, the following regular business day.



CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, FEBRUARY 18, 2020

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 Jim Fechter

JOINT PUBLIC HEARINGS

3. **AM19-04** Amendments to Comprehensive Zoning Ordinance No. 82-73 – City Council and Planning and Zoning Commission to conduct a public hearing relative to proposed amendments and changes to the Comprehensive Zoning Ordinance, No. 82-73, same being Appendix D of the Code of Ordinances as follows: The addition of Section 42, Supplementary District Regulations relative to play structures and any other additions, deletions, or changes to various sections, articles and provisions contained in said Ordinance No. 82-73.
4. **Final Plat** of Lot 1R, Block 1, Philippians Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Ridinger Associates, Inc. requesting to replat Lot 1, Block 1, Philippians Addition and Lot 1A-2R, Block 1, W.R. Lawler Addition No. 2. The subject property is located at 2701 Ira E. Woods Avenue and is currently zoned “CC” Community Commercial District.

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

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

CITIZEN COMMENTS

5. Any person who is not scheduled on the agenda may address the Commission under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the staff. A member of the public may address the Commission regarding an item on the agenda either before or during the Commission's consideration of the item, upon being recognized by the Chairman or upon the consent of the Commission. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

NEW BUSINESS

6. **AM19-04** Amendments to Comprehensive Zoning Ordinance No. 82-73 – Consider the proposed changes and make a recommendation to City Council.
7. **Final Plat** of Lot 1R, Block 1, Philippians Addition – Consider the application and make a recommendation to City Council.
8. Consider the minutes of the January 21, 2020 Regular Planning and Zoning Commission meeting.

OLD BUSINESS

9. Consider the minutes of the December 17, 2019 Regular Planning and Zoning Commission meeting. This item was tabled at the January 21, 2020 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 February 14, 2020 by 5:00 p.m.

Tara Brooks

Tara Brooks, TRMC, CRM
City Secretary



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

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

MEETING DATE: FEBRUARY 18, 2020

SUBJECT: AM19-04 – SECTION 42, SUPPLEMENTARY DISTRICT
REGULATIONS

RECOMMENDATION:

Staff recommends the City Council consider the proposed amendments to Section 42, Supplementary District Regulations relative to play structures, and take any necessary action.

BACKGROUND:

Staff has received complaints regarding a large treehouse, built immediately adjacent to a neighboring residential property. This treehouse projects above the common fence, looking down into the neighbor's rear yard and pool area, and even an 8' fence would not block it. Treehouses, swing structures, playhouses and similar play structures are exempt from building code requirements, and are not addressed by the Zoning Ordinance.

While there have been few complaints over the years, similar situations are likely to arise. Therefore, staff has prepared draft amendments to Section 42, Supplementary District Regulations relative to play structures. The proposed amendments would establish minimum setback requirements for any play structure over 8' in height, requiring them to be placed in the rear yard, and to be a minimum of 6' from any property line.

Staff conducted a small survey of surrounding cities and found very few regulations on play structures and nothing at all on treehouses. Here is what information we did find:

Highland Village: Play structures must be in rear yard.

Colleyville: Play structures require a 5' setback from all property lines.

Southlake: If not on a permanent foundation, play structures may be placed in the rear yard, 5' from property line; if placed on a permanent foundation, they must be 10' from property line.

DRAFT

Section 42. Supplementary District Regulations
111919

C. ACCESSORY BUILDINGS:

1. An accessory building not exceeding one story in height may occupy not more than sixty (60) percent of a minimum required rear yard.
2. An accessory building exceeding one story or more in height may occupy not more than forty (40) percent of a minimum required rear yard.
3. An accessory building attached to the main building shall be made structurally a part and have a common wall with the main building and shall comply in all respects with the requirements of this Ordinance applicable to the main building. Unless so attached, an accessory building in a residential district shall be located on the rear one-half of the lot and at least ten (10) feet from any dwelling or building existing or under construction on the same lot or any adjacent lot. In all residential districts, a building or structure attached to the principal building or structure by only a breezeway having a maximum width of six (6) feet shall be considered as being a detached accessory building or structure. No accessory building shall be located nearer than three (3) feet to any side or rear lot line. In the case of a corner lot, no accessory building shall be located within any side yard required on the street side. A garage, detached from the main building, may be located no nearer than six (6) feet to any rear lot line and shall be subject to the same side yard requirements as the principal structure.
4. No swimming pool shall be located nearer than six (6) feet to any rear lot line and shall be subject to the same side yard requirements as the principal structure. Below ground swimming pools may be located no nearer than six (6) feet to the side lot line adjacent to the street. On corner lots that require a side yard to be the same as required for the front yard, pools shall be located no nearer than fifteen (15) feet to the side lot line adjacent to the street. Swimming pools may be located nearer than ten (10) feet from any dwelling or building existing as long as the excavation of the swimming pool does not in any way harm or endanger the existing building or dwelling.
5. **Play structures, including but not limited to tree houses, play houses, play forts, swing sets, jungle gyms, etc. where any portion of the structure exceeds eight (8) feet in height above grade may only be placed behind the main structure, and shall be placed a minimum of six (6) feet from any property line.**

- D. CORNER LOTS: On corner lots, the side yard on the street side shall be the same as required for the front, except on corner lots adjacent to a segment of a side street upon which no property fronts, said segment being defined as that portion of a street between one street intersection and the next, the minimum side yard shall be fifteen (15) feet. This regulation shall not be so interpreted as to reduce the buildable width of a corner lot of











ORDINANCE NO. 2020-013

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE OF ORDINANCES FOR GRAPEVINE, TEXAS BY ADDITION SECTION 42 SUPPLEMENTARY DISTRICT REGULATIONS; REPEALING CONFLICTING ORDINANCES; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00); PROVIDING A SEVERABILITY CLAUSE; DECLARING AN EMERGENCY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 42 of the Zoning Ordinance of the City of Grapevine regulates Supplemental District Overlay; and

WHEREAS, the City Council wishes to add Section 42 of the Zoning Ordinance; and

WHEREAS, the City Council of the City of Grapevine deems the passage of this ordinance as necessary to protect the public, health, safety, and welfare; and

WHEREAS, the City Council is authorized by law to adopt the provisions contained herein, and has complied with all the prerequisites necessary for the passage of this ordinance, including but not limited to the Open Meetings Act.

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 Section 42. Supplementary District Requirements, is hereby amended by added Section 42.C.5. as follows:

"5. Play structures, including but not limited to tree houses, play houses, play forts, swing sets, jungle gyms, etc. where any portion of the structure exceeds eight (8) feet in height above grade may only be placed behind the main structure, and shall be placed a minimum of six (6) feet from any property line."

Section 3. That all ordinances or any parts thereof in conflict with the terms of this ordinance shall be and hereby are deemed repealed and of no force or effect provided, however, that the ordinance or ordinances under which the cases currently filed and pending in the Municipal Court of the City of Grapevine, Texas shall be deemed

repealed only when all such cases filed and pending under such ordinance or ordinances have been disposed of by a final conviction or a finding of not guilty, nolo contendere, or dismissal.

Section 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed two thousand dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 5. If any section, article, paragraph, sentence, clause, phrase or word in this ordinance, or application thereto any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 6. 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 public creates an emergency which requires that this ordinance become effective from and after the date of its passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 18th day of February 2020.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

City Attorney

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: FEBRUARY 18, 2020

SUBJECT: FINAL PLAT APPLICATION
LOT 1R, BLOCK 1, PHILIPPIANS ADDITION
(BEING A REPLAT OF LOT 1, BLOCK 1, PHILIPPIANS ADDITION
AND LOT 1A-2R, BLOCK 1, W.R. LAWLER ADDITION NO.2)

PLAT APPLICATION FILING DATE.....February 11, 2020

APPLICANT Jason Kilpatrick, Ridinger Associates, Inc.

REASON FOR APPLICATION..... To replat two (2) lots into one (1) lot

PROPERTY LOCATION 2701 Ira E. Woods Avenue

ACREAGE..... 7.415

ZONING..... CC

NUMBER OF LOTS 1

PREVIOUS PLATTING April 2015

CONCEPT PLAN SU20-01

SITE PLAN.....No

OPEN SPACE REQUIREMENT.....No

AVIGATION RELEASE Yes

PUBLIC HEARING REQUIRED Yes

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOT 1R, BLOCK 1, PHILIPPIANS ADDITION
(BEING A REPLAT OF LOT 1, BLOCK 1, PHILIPPIANS ADDITION AND LOT 1A-2R,
BLOCK 1, W.R. LAWLER NO.2)**

I. GENERAL:

- The applicant, Jason Kilpatrick with Ridinger Associates, Inc. is platting 7.415 acres from two (2) lots into one (1) lot. The property is located at 2701 Ira E. Woods Avenue.

II. STREET SYSTEM:

- The development has access to Ira E. Woods Avenue (State Highway 26)
- Abutting roads: on the City Thoroughfare Plan: Ira E. Woods Ave.
 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: Road was improved by TxDOT in 2010 to six (6) lane divided arterial.

III. STORM DRAINAGE SYSTEM:

- The site drains west.

- 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 existing: Lot 1, Block 1, Philippians Addition
- Water and Wastewater Impact Fees are due prior to the issuance of building permits for existing: Lot 1A- 2R, Block 1, W.R. Lawler No.2 (0.76 acres)
 - 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, Philippians Addition
- Open Space Fees are due prior to the preconstruction meeting for 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, Philippians Addition."

STATE OF TEXAS §
COUNTY OF TARRANT §

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

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

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

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

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

Owner: _____
Title: _____

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20__.

Notary Public in and for the State of Texas

SURVEYOR'S NOTES.

- Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83) (US Foot) with a combined scale factor of 1.00012.
- This property lies within Zone "X" (UNSHADED) of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0115 K, with an effective date of September 25, 2009, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this Replat is to combine 2 previously recorded Lots into 1 recorded lot.

LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "ASC" SET
- C.M. CONTROLLING MONUMENT
- FND. FOUND

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Thomas W. Munk, a Registered Professional Land Surveyor of the State of Texas, have plotted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR REPRODUCED AS A FINAL SURVEY DOCUMENT DATED 2/24/2020

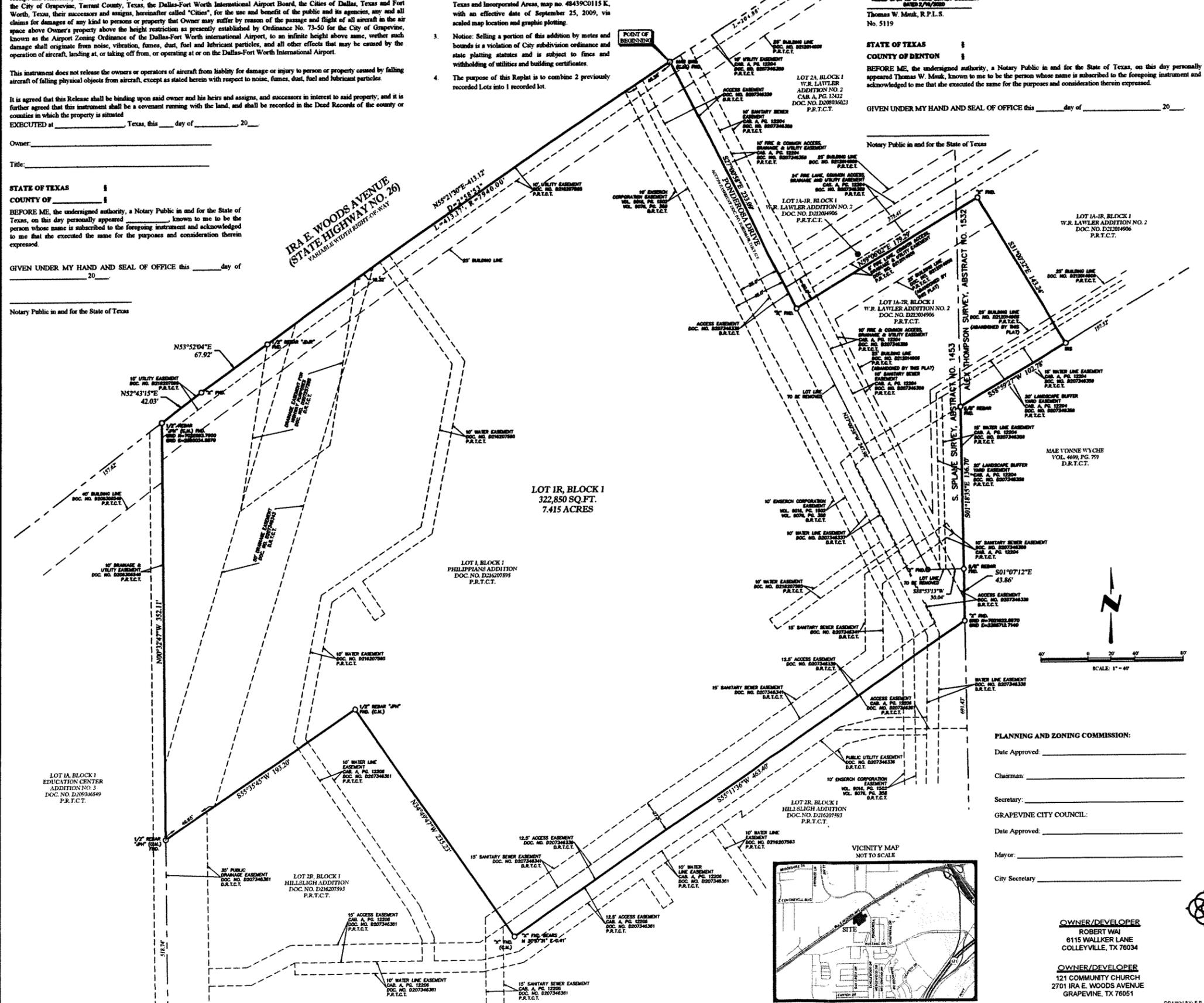
Thomas W. Munk, R.P.L.S.
No. 5119

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Munk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20__.

Notary Public in and for the State of Texas



STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Robert Wai and 121 Community Church are the owners of that same tract of land, being all of Lot 1, Block 1 of Philippians Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the Plat thereof recorded in Document No. D216207595, Plat Records, Tarrant County, Texas (P.R.T.C.T.), together with all of Lot 1A-2R, Block 1 of W.R. Lawler Addition No. 2, an addition to the City of Grapevine, Tarrant County, Texas (D.R.T.C.T.), together with all of Lot 1A-2R, Block 1 of W.R. Lawler Addition No. 2, an addition to the City of Grapevine, Tarrant County, Texas, according to the Plat thereof recorded in Document No. D212014906, P.R.T.C.T., conveyed to said Robert Wai by deed recorded in Document No. D218112244, D.R.T.C.T., and being more particularly described by metes and bounds as follows (Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83) (US Foot) with a combined scale factor of 1.00012):

BEGINNING at a MAG nail found for the Northernmost corner of said Philippians Addition, same being the westernmost corner of Lot 2A, Block 1 of W.R. Lawler Addition No. 2, an addition to the City of Grapevine, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Page 12432 (Document No. D208036023), P.R.T.C.T., and lying on the Southeast right-of-way line of Ira E. Woods Avenue (State Highway No. 26) (variable width right-of-way);

THENCE South 27 Degrees 00 Minutes 58 Seconds East, departing the Southeast right-of-way line of said Ira E. Woods Avenue, with the Southwest line of said Lot 2A and with the westernmost Southwest line of Lot 1A-1R, Block 1 of said second-referenced W.R. Lawler Addition, for a total distance of 233.09 feet to an "X" cut on concrete paving found for the Westernmost corner of said Lot 1A-2R, same being the westernmost South corner of said Lot 1A-1R;

THENCE North 59 Degrees 06 Minutes 02 Seconds East, with the Northwest line of said Lot 1A-2R, a distance of 179.29 feet to an "X" found on concrete paving for the North corner of said Lot 1A-2R, same being an interior "ell" corner of said Lot 1A-1R;

THENCE South 31 Degrees 00 Minutes 32 Seconds East, with the Northeast line of said Lot 1A-2R, a distance of 143.24 feet to a 1/2 inch rebar with a cap stamped "ASC" set for the Easternmost corner of said Lot 1A-2R, same being the Southernmost corner of said Lot 1A-1R, and lying on the Northwest line of a tract of land conveyed to MAE VONNE WYCHE by deed recorded in Volume 4699, Page 791, of the Deed Records of Tarrant County, Texas (D.R.T.C.T.);

THENCE South 58 Degrees 59 Minutes 27 Seconds West, with the Northwest line of said Wyche tract, a distance of 102.78 feet to a 5/8 inch rebar found for an interior "ell" corner of said Lot 1A-2R;

THENCE South 01 Degree 18 Minutes 35 Seconds East, with the West line of said Wych tract, a distance of 136.70 feet to a 5/8 inch rebar for the Southeast corner of said Lot 1A-2R, same being the easternmost Northeast corner of said Philippians Addition;

THENCE South 01 Degree 07 Minutes 12 Seconds East, continuing with the West line of said Wych tract, a distance of 43.86 feet to an "X" cut on concrete paving found for the Southeast corner of said Philippians Addition, same being the Northeast corner of Lot 2R, Block 1 of Hillslight Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the Plat thereof recorded in Document No. D216207593, P.R.T.C.T.;

THENCE South 55 Degrees 11 Minutes 36 Seconds West, departing the West line of said Wych tract, with the North line of said Lot 2R, a distance of 463.40 feet to an "X" cut in concrete found for the Southernmost corner of said Philippians Addition, same being an interior "ell" corner of said Lot 2R;

THENCE North 34 Degrees 49 Minutes 47 Seconds West, continuing with the North line of said Lot 2R, a distance of 235.23 feet to a 1/2 inch rebar with a cap stamped "JPH" found for an interior "ell" corner of said Philippians Addition, same being a North corner of said Lot 2R;

THENCE South 55 Degrees 35 Minutes 45 Seconds West, continuing with the North line of said Lot 2R, a distance of 193.20 feet to a 1/2 inch rebar with a cap stamped "JPH" found for the Northwest corner of said Lot 2R, same being the Southwest corner of said Philippians Addition and lying on the East line of Lot 1A, Block 1 of Education Center Addition No. 3, an addition to the City of Grapevine, Tarrant County, Texas, according to the Plat thereof recorded in Document No. D209306549, P.R.T.C.T.;

THENCE North 00 Degree 32 Minutes 47 Seconds West, with the East line of said Education Center Addition, a distance of 352.11 feet to a 1/2 inch rebar with cap stamped "JPH" found for the Northwest corner of said Philippians Addition, same being the Northeast corner of said Lot 1A, and lying on the South right-of-way line of said Ira E. Woods Avenue;

THENCE North 52 Degrees 43 Minutes 15 Seconds East, with the Southeast right-of-way line of said Ira E. Woods Avenue, a distance of 42.03 feet to an "X" cut found on concrete paving for corner;

THENCE North 55 Degrees 52 Minutes 04 Seconds East, continuing with the Southeast right-of-way line of said Ira E. Woods Avenue, a distance of 67.92 feet to a 1/2 inch rebar with a cap stamped "DJR" found for corner at the beginning of a curve to the right, having a central angle of 02 Degrees 58 Minutes 53 Seconds, a radius of 7940.00 feet, and a chord bearing and distance of North 55 Degrees 21 Minutes 30 Seconds East, 413.12 feet;

THENCE, in a northeasterly direction, continuing with the Southeast right-of-way line of said Ira E. Woods Avenue, and along said curve to the right, an arc length of 413.17 feet to the POINT OF BEGINNING and containing 322,850 square feet or 7.415 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS
ROBERT WAI & 121 COMMUNITY CHURCH do hereby adopt this plat of **PHILIPPIANS ADDITION, 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 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 ancillary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

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

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

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

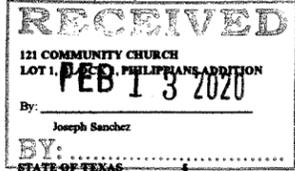
LOT 1A-2R, BLOCK 1
W.R. LAWLER ADDITION NO. 2
By: _____
Robert Wai, Owner

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Joseph Sanchez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20__.

Notary Public in and for the State of Texas



BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Joseph Sanchez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20__.

Notary Public in and for the State of Texas

FINAL PLAT
LOT 1R, BLOCK 1,
PHILIPPIANS ADDITION
7.415 ACRES OUT OF THE
P. SPLANE SURVEY, ABSTRACT NO. 1453 &
ALEX THOMPSON SURVEY,
ABSTRACT NO. 1532, (BEING A REPLAT OF
LOT 1, BLOCK 1, PHILIPPIANS ADDITION,
INST. NO. D216207595 & ALL OF LOT 1A-2R, BLOCK 1,
W.R. LAWLER ADDITION NO. 2, INST. NO.
D212014906, P.R.D.C.T.)
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
EXISTING ZONING: CC, PROPOSED ZONING: CC

ENGINEER
RIDINGER ASSOCIATES, INC.
550 S. EDMONDS LANE
SUITE 101
LEWISVILLE, TX 75067

SURVEYOR
WINDROSE
LAND SURVEYING I PLATING
220 31st STREET, SUITE 200 | NEWVILLE, TX 76067 | 214.317.2644
TX REGISTRATION NO. 10194231 | WINDROSESERVICES.COM

ARTHUR
LAND SURVEYING
220 Ellis St., #200 - Lewisville, TX 75067
P.O. 214.317.2644 - 770.704.1003.899
arthurlandsurveying.com | Established 1986

OWNER/DEVELOPER
ROBERT WAI
6115 WALLKER LANE
COLLEVILLE, TX 76034

OWNER/DEVELOPER
121 COMMUNITY CHURCH
2701 IRA E. WOODS AVENUE
GRAPEVINE, TX 76051

PLANNING AND ZONING COMMISSION:

Date Approved: _____

Chairman: _____

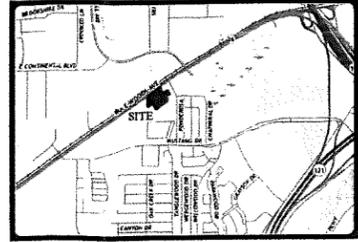
Secretary: _____

GRAPEVINE CITY COUNCIL:

Date Approved: _____

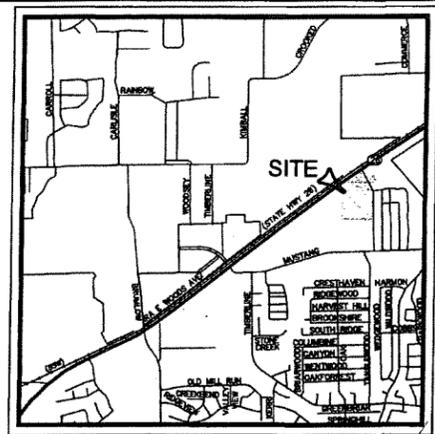
Mayor: _____

City Secretary: _____

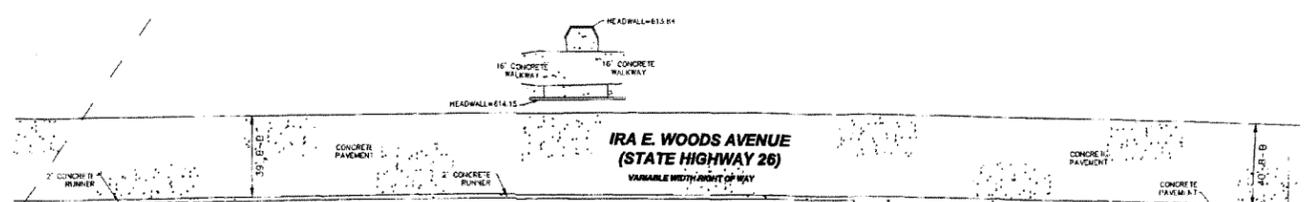
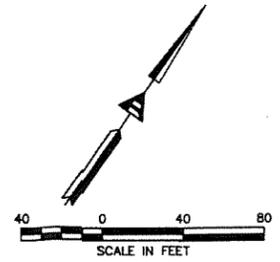


SITE DATA

SITE NAME	LOT NUMBER	SITE AREA	BUILDING COVERAGE	DENSITY	BUILDING HEIGHT	IMPERVIOUS AREA	OPEN SPACE	PARKING
121 COMMUNITY CHURCH	LOT 1R	REQUIRED 30,000 S.F.	183,710 S.F.	80% MAX	50'-0"	268,680 SF (80% MAX)	64,570 SF (20% MIN.)	272 SPACES (6 RC)
		PROVIDED 322,850 S.F.	38,900 S.F.	12.4%	48'-0"	233,695 SF (72.4%)	89,254 SF (27.6%)	448 SPACES (0 RC)



VICINITY MAP
 NOT TO SCALE



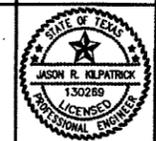
IRA E. WOODS AVENUE
 (STATE HIGHWAY 26)
 VARIABLE WIDTH RIGHT OF WAY

APPLICANT
 RIDINGER ASSOCIATES, INC.
 550 S. EDMONDS LANE, #101
 LEWISVILLE, TX 75067
 TEL: 972-353-8000
 CONTACT: JASON KILPATRICK, P.E.

OWNER
 121 COMMUNITY CHURCH
 840 MUSTANG DRIVE
 GRAPEVINE, TX 76051
 TEL: 817-488-1213
 CONTACT: RANDY SAWYERS

CIVIL ENGINEER
 RIDINGER ASSOCIATES, INC.
 550 S. EDMONDS LANE, #101
 LEWISVILLE, TX 75067
 TEL: 972-353-8000
 CONTACT: JASON KILPATRICK, P.E.

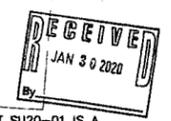
NOTES:
 1. PARKING SPACES DIMENSIONS ARE 9 FEET WIDE BY 18 FEET LONG!



1/27/2020

121 COMMUNITY CHURCH
 GRAPEVINE, TEXAS

SITE PLAN



NOTE:
 SPECIAL USE PERMIT SU20-01 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF SU15-04 SPRC, SU15-02 (ORD. 2015-21) FOR A PLANNED COMMERCIAL CENTER TO ALLOW A CHURCH IN A NON-RESIDENTIAL DISTRICT, SPECIFICALLY TO ALLOW THE ADDITION OF 0.757 ACRES TO THE SITE.

THE FUTURE EXPANDED AREA CONTAINS ESTABLISHED GROUND COVER.
PHILIPPIANS ADDITION
 LOT 1R, BLOCK 1
 7.415 acres Situated in the
 S. Splane Survey, Abstract No. 1453 &
 Alex Thompson Survey, Abstract No. 1532
 in the
 City of Grapevine,
 Tarrant County, Texas
 Case Name: 121 Community Church
 Case No. SU20-01
 Submittal Date: 01/06/2020

CITY OF GRAPEVINE
 SITE PLAN REVIEW COMMITTEE
 APP'D: 30 DENIED
 CASE # SU20-01
 RVD'S ORDINANCE # 1521
 DATE 2/5/2020
 PLANNER AT 1/2

Scale: 1" = 40'
Designed by: LDR
Drawn by: MAB
Checked by: JRK
Date: JANUARY 6, 2020
Project No. 005-011

SHEET
 1 OF 2

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: FEBRUARY 18, 2020

SUBJECT: PUBLIC HEARING FOR THE 46TH YEAR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

RECOMMENDATION: City Council to conduct a Public Hearing to receive public input relative to the proposed 46th Year Community Development Block Grant (CDBG) Program street reconstruction project and authorize staff to proceed with the application submittal to Tarrant County.

FUNDING SOURCE: Funds are available in the Capital Project Street Fund 178 in the estimated amount of \$244,000.

BACKGROUND: The scope of the project is the reconstruction of the 200 block of South Ruth Street (from Wall to Texas Streets) including concrete paving, gutters, sidewalks, handicap ramps and driveway approaches.

The roadway reconstruction project is located in the Original Town of Grapevine, CDBG Target Area designated as census tract 1137.05 Block Group 4, in the Housing and Urban Development (HUD) Low/Moderate Income Survey Data (LMISD).

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

The construction cost estimate for this project including engineering is \$456,000 of which approximately \$212,000 is expected to be provided by Tarrant County. The City's match is expected to be \$244,000.

The application process requires that the following statement be included in the memo:

"The City shall be responsible for all costs of the 46th Year CDBG project that exceeds the amount of the grant fund."

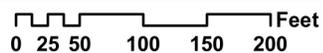
Staff recommends approval.

CDBG 46TH YR - RECONSTRUCT 200 BLOCK RUTH ST

CC ITEM # 6, 7



 E Wall St to E Texas St



MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: FEBRUARY 18, 2020

SUBJECT: APPROVAL FOR THE PURCHASE OF VMWARE SOFTWARE LICENSE MAINTENANCE

RECOMMENDATION: City Council to consider approval for the purchase of VMware software license maintenance from SHI Government Solutions for the IT Department.

FUNDING SOURCE: Funds are available in the IT License and Maintenance Fees budget (100-44500-101-002) for an amount not to exceed \$56,004.

BACKGROUND: This is for one year of VMWare software license maintenance for the virtual desktop and virtual server infrastructure environment.

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 SHI Government Solutions. The IT Department and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval.

AP/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: FEBRUARY 18, 2020

SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR AQUATIC MAINTENANCE SERVICE

RECOMMENDATION: City Council to consider the renewal of an annual contract for aquatic maintenance service with Century Pool Service for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the Professional Services budget (100-44540-312-005) for an annual estimated amount of \$40,000.

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

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 originally submitted. Century Pool Service submitted the lowest quote meeting specifications. This contract was for one-year with four optional renewals. If approved, this will be the first renewal available.

TK/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}

MEETING DATE: FEBRUARY 18, 2020

SUBJECT: APPROVAL FOR THE PURCHASE OF RIFLES AND ACCESSORIES FOR THE POLICE DEPARTMENT

RECOMMENDATION: City Council to consider approval for the purchase of rifles and accessories from GT Distributors, Inc. for the Police Department.

FUNDING SOURCE: Funds are available in the Capital Equipment Fund 325 for an amount not to exceed \$38,361.

BACKGROUND: This purchase is for 10, AR15 platform rifles and accessories for each rifle. The rifles will be replacing the current rifles, purchased in June of 2009, issued to Grapevine's SWAT team members. Through training and qualification requirements, wear and tear on the weapon systems is extensive. With the advancement in technology, it is beneficial and more cost effective to purchase new weapons rather than replace the needed parts for the older weapons.

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 GT Distributors, 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 account for apparatus and tools (325-42281-209-002) will be used to complete the transaction.

Staff recommends approval.

CG/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: FEBRUARY 18, 2020

SUBJECT: APPROVAL OF DESIGN CONTRACT FOR COTTON BELT SECTION 1

RECOMMENDATION: City Council to consider approval of a contract for design of Cotton Belt Trail Section 1 to Huitt-Zollars, Inc. in an amount not to exceed \$172,794.

FUNDING SOURCE: Funding is available in the Quality of Life Fund 121 for an amount not to exceed \$340,000.

BACKGROUND: On December 17, 2019, the North Central Texas Council of Governments (NCTCOG) issued a call for projects for the Transportation Alternatives Set-Aside Program. Projects eligible for this program include on and off road pedestrian and bicycle facilities. A local match of at least 20% is required for all project submittals. Project applications were due to NCTCOG by Friday, March 1, 2019.

On February 19, 2019, City Council approved a resolution authorizing the City Manager to submit the Cotton Belt Trail Corridor project and appropriated funds in the amount of \$1,020,000. This amount includes \$680,000 for the local 20% match and \$340,000 for design and construction contingencies above the required local match.

The Cotton Belt Trail Project consists of two sections. Cotton Belt Trail Section 1 (CBT1), which is 0.25 miles in length, follows the TEXRail line from Texan Trail east to the future DFW Cotton Belt Through Station. In this section, Grapevine would be responsible for design, environmental clearance, and construction costs.

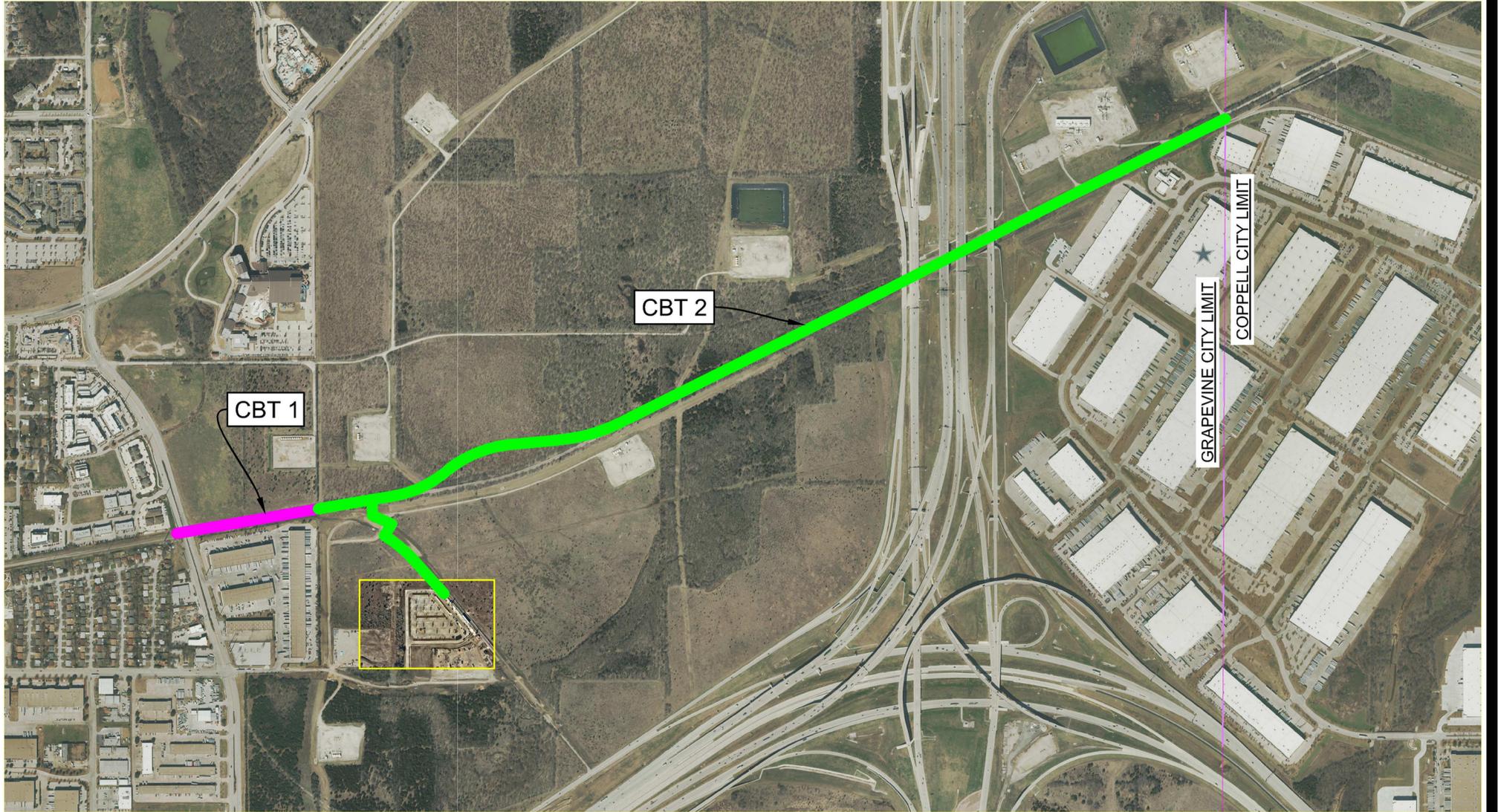
Cotton Belt Trail Section 2 (CBT2), which is 1.86 miles in length, is along the DART Cotton Belt rail line as shown in the attachment. Grapevine would only be responsible for the construction costs of this section of trail as the design and environmental clearances have been secured by DART. Staff expects that, if awarded, this segment of the project funding would be assigned directly to DART by the NCTCOG and constructed by DART.

Huitt-Zollars, Inc. completed the grant application for the City in the amount of \$14,930 and has submitted a proposal for engineering design in the amount of \$172,794 to include the design, surveying and environmental clearance for Cotton Belt Trail Section 1. The project

consists of designing and developing plans, specifications, proposal documents, and estimates for the construction of approximately 0.25 miles of the Cotton Belt Trail as shown in the attachment.

The \$14,930 for the grant application and the \$172,794 for design are within the \$340,000 appropriated for design and construction contingencies.

Staff recommends approval.



CBT 1

CBT 2

GRAPEVINE CITY LIMIT

COPPELL CITY LIMIT



0 400' 800' 1600'

GRAPHIC SCALE IN FEET
SCALE: 1" = 800'

CITY OF GRAPEVINE	
COTTON BELT TRAIL	
SECTION 1 & SECTION 2	
GRAPEVINE, TEXAS	
	City of Grapevine
	Public Works Department
	P.O. BOX 78099 PH 817-210-3155

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: FEBRUARY 18, 2020

SUBJECT: APPROVAL FOR THE EMERGENCY PURCHASE OF ELEVATOR REPAIRS AT CITY HALL

RECOMMENDATION: City Council to consider ratifying the emergency purchase of elevator repairs at City Hall from ThyssenKrupp Elevator Corporation for the Public Works Department.

FUNDING SOURCE: Funds are available in the Reserved for Emergency Repairs account (174-74004-118-013) for an amount not to exceed \$16,187.

BACKGROUND: This purchase was for the repair and replacement of the elevator muffler and valve that failed on the City Hall elevator.

An emergency purchase order was issued to ThyssenKrupp Elevator Corporation for the elevator repairs on February 5, 2020.

Staff recommends approval.

CH/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: FEBRUARY 18, 2020

SUBJECT: APPROVAL OF A RESOLUTION FOR THE CONSTRUCTION
CONTRACT AWARD OF THE 45TH YEAR COMMUNITY
DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

RECOMMENDATION: City Council to consider a resolution approving the Tarrant County contract with A & B Construction LLC. for the 45th Year Community Development Block Grant street reconstruction project.

FUNDING SOURCE: Upon approval, funds will be available in the Capital Projects Street Fund 178 for an estimated amount of \$158,000.

BACKGROUND: The scope of the project is the reconstruction of the 600 block of South Dooley Street (from College to Hudgins Streets) including paving, gutters, sidewalks on both sides of the road, handicap ramps and driveway approaches from College Street to Dooley Court and sidewalk only from Dooley Court to Hudgins Street.

The roadway reconstruction project is located in the Original Town of Grapevine, CDBG Target Area designated as census tract 1137.05 Block Group 4, in the Housing and Urban Development (HUD) Low/Moderate Income Survey Data (LMISD).

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

On March 5, 2019, Council held a Public Hearing for the project. At that time, the estimated cost of the project with engineering was \$442,750, of which \$385,000 was the estimated construction cost.

The Application Process requires that the following statement be included in the memo. "The City shall be responsible for all costs of the 45th Year CDBG project that exceeds the amount of the grant fund."

Bids were received and opened on January 8, 2020. There was a total of three bidders on this project. The bids were as follows:

- A & B Construction LLC \$ 321,493.00
- McClendon Construction Co., Inc. \$ 326,355.00
- The Fain Group, Inc. \$ 509,538.00

Bids have been reviewed and references checked. The Engineer of Record and City staff recommend Council award the contract to A & B Construction LLC in an amount estimated at \$321,493.00.

In addition, funds in the amount of \$51,438.88 (16%) are being requested for construction related services. This includes 10% for construction contingencies, 4% for inspection, and 2% for materials testing.

Tarrant County manages the CDBG program and will provide project management and process payments from the A & B Construction LLC for the project. Tarrant County will fund \$215,604 in construction funding, which leaves a City obligation of \$105,889.00. Estimated cost to the City, including the city obligation and contingency, is \$157,327.88 (rounded to \$158,000). Funds are available in the Capital Projects Street Fund.

Staff recommends approval.

RESOLUTION NO. 2020-005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROVING THE 45TH YEAR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM PROJECT CONTRACTOR AND CONTRACT PRICE AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on March 5, 2019, the City Council of the City of Grapevine, Texas conducted a public hearing related to the proposed 45th year Community Development Block Grant Program (CDBG); and

WHEREAS, On March 5, 2019, the City Council of the City of Grapevine, Texas approved the 45th year CDBG program for the reconstruction of the 600 block of South Dooley Street (from College Street to Hudgins Street); and

WHEREAS, Tarrant County, Texas solicited bids for the 45th year CDBG program; and

WHEREAS, the City of Grapevine City Council is approving the hiring of A & B Construction LLC as the low bidder for the 45th Year CDBG Project; and

WHEREAS, the City of Grapevine is approving the bid amount of \$321,493.00 submitted by A & B Construction LLC and a project contingency in the amount of \$51,438.88 for the 45th Year CDBG Project; and

WHEREAS, the City of Grapevine commits up to an amount of \$158,000 toward construction of the 45th Year CDBG Project; and

WHEREAS, the City of Grapevine accepts the construction time on the project will be ninety (90) calendar days to substantial completion; 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, Texas, approves the terms as set forth above concerning the 45th Year CDBG Project to be submitted to the

Tarrant County Community Development Division for approval by the Tarrant County Commissioner's Court

Section 3. That this resolution shall take effect from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 18th day of February 2020.

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: FEBRUARY 18, 2020

SUBJECT: RATIFICATION OF CHANGE ORDERS NO. 1-3 AND APPROVAL OF CHANGE ORDER NO. 4 FOR WATER TREATMENT CHEMICAL IMPROVEMENT PROJECT

RECOMMENDATION: City Council consider ratification of Change Orders No. 1-3 and approval of Change Order No. 4 for construction of chemical processing improvements at the Water Treatment Plant with Red River Construction, Inc.

FUNDING SOURCE: Funding is available in available in the Utility Enterprise Capital Fund Account 201-48930-534-0-170002-2.

BACKGROUND: City Council approved a construction contract with Red River Construction for chemical and process improvements at the Water Treatment Plant including a chlorine dry scrubbing unit, a new ammonia tank system, building enclosure and electrical control improvements.

The contract was awarded in the amount of \$1,063,300. Additional funds in the amount of \$170,128 (16%) were appropriated for construction related services.

Change Order No. 1 for rooftop duct work supports was approved by staff August 19, 2019 in the amount of \$3,194.03 .

Change Order No. 2 to supply and install a hot box for a backflow preventer valve was approved by staff on September 4, 2019 in the amount of \$2,475.32.

Change Order No. 3 to install a new ammonia tank readout was approved by staff September 18, 2019 in the amount of \$5,669.35.

Proposed Change Order No. 4 for a vacuum regulator for the chlorine system and ammonia tank regulator is in the amount \$9,449.47, which raises the total change order amount to \$20,778.17.

Staff is requesting ratification of Change Orders No. 1-3 and approval of Change Order No. 4. Funding is available in the contingency approved with the original contract.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: FEBRUARY 18, 2020

SUBJECT: APPROVAL OF INTERSECTION REPAIR REIMBURSEMENT

RECOMMENDATION: City Council consider authorizing payment reimbursement to Ziegler Construction Inc. for pavement reconstruction at the intersection of William D. Tate Avenue, South Ball Street and private drive to the Towne Center Addition No. 2.

FUNDING SOURCE: Funding is available in the Street Maintenance Capital Fund 174 for an amount estimated at \$31,000.

BACKGROUND: Ziegler Construction Inc. is repairing the failing private concrete roadway and driveway on the Towne Center Addition No. 2 between Taco Bell and Chase Bank. This paving repair intersects the signalized intersection of William D. Tate Avenue and Ball Street. The City had identified a damaged panel of paving on William D. Tate Avenue as well as crosswalk, sidewalk and curb ramp improvements needed at this intersection to meet ADA requirements. The City received a proposal from Ziegler Construction for the public repairs. Staff estimates the cost at \$31,000. The actual amount will be made based upon measured quantities in the field, which might yield more quantity/cost of the proposal amount of \$30,219.

Staff has verified that the prices presented by Ziegler Construction Inc., are reasonable costs for this type of work and are in line with costs compared to contractors who work for the City.

Staff recommends approval.

Replace HC ramp and sidewalk. Path across drive less than 2% slope

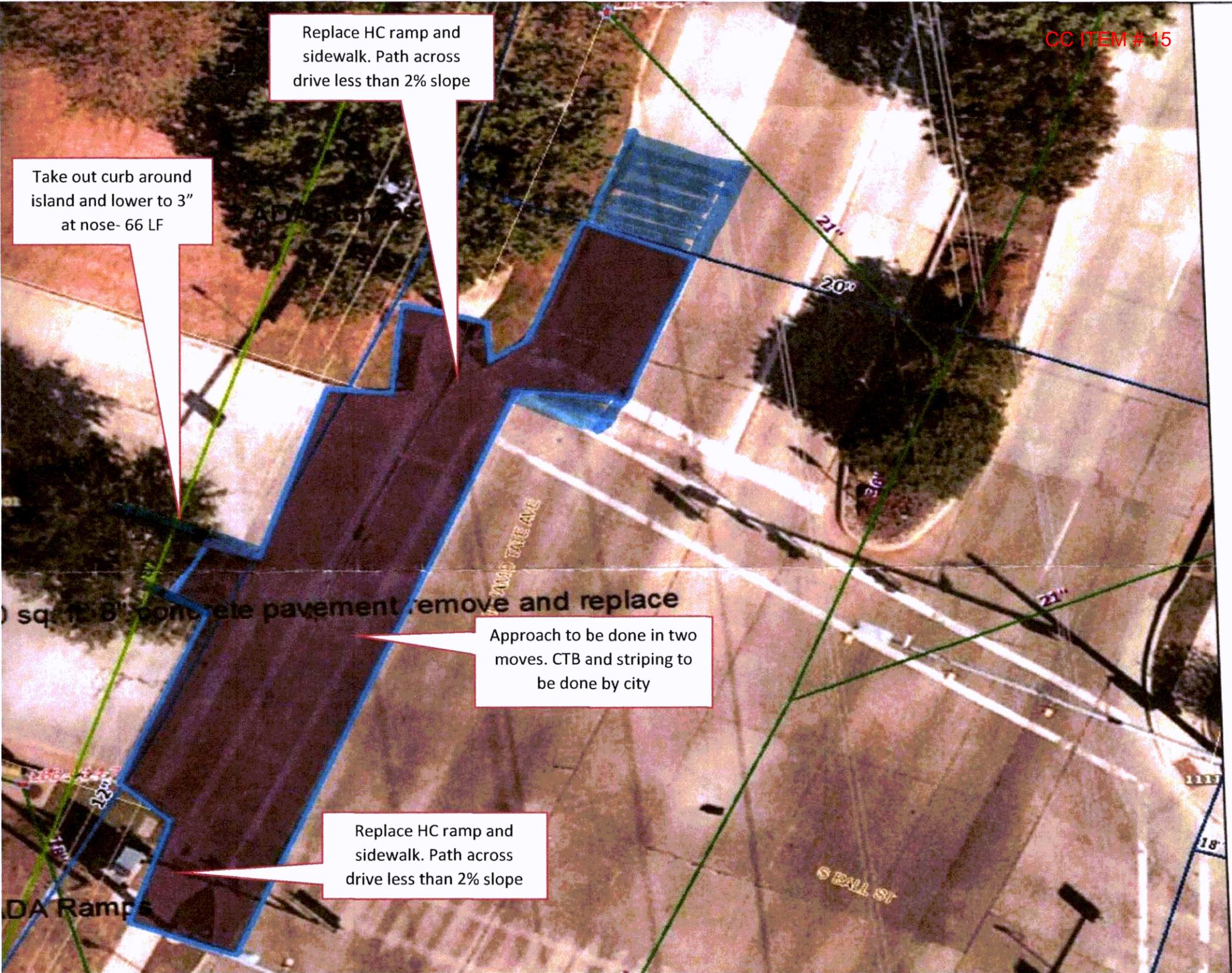
Take out curb around island and lower to 3" at nose- 66 LF

sq. ft. 8" concrete pavement remove and replace

Approach to be done in two moves. CTB and striping to be done by city

Replace HC ramp and sidewalk. Path across drive less than 2% slope

DA Ramp



STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 4th day of February, 2020 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
Chris Coy	Council Member
Duff O'Dell	Council Member
Paul Slechta	Council Member
Leon Leal	Council Member

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

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

Call to Order

Mayor Tate called the meeting to order at 7:01 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. Real property relative to deliberation of the purchase, exchange, lease, sale or value of real property (City facilities, Public Works, and the 185 acres) pursuant to Section 551.072, Texas Government Code.
- B. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

The City Council recessed to the City Council Conference Room and began the closed session at 7:03 p.m. The closed session ended at 7:22 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to Sections 551.072 or 551.087.

City Manager Rumbelow stated there was no action necessary.

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

Mayor Tate called the regular meeting to order at 7:30 p.m.

REGULAR MEETING

Item 2. Invocation

Council Member O'Dell delivered the invocation.

Item 3. Posting of the Colors and Pledges of Allegiance

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

Item 4. Citizen Comments

There was no one wishing to speak during citizen comments.

PUBLIC HEARING AND NEW BUSINESS

Item 5. City Council to conduct a public hearing relative to the request for Municipal Setting Designation for Lot 8A1, Replat of the First Section of Grapevine Industrial Park located at 500 Industrial Boulevard.

Public Works Director Bryan Beck introduced Frank Clark with W&M Industries who presented this item in conjunction with items 6 and 7. Mr. Clark described the studies that were done on the subject property, and explained the need for the Municipal Setting Designation.

Motion was made to close the public hearing.

Motion: Freed

Second: Coy

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

Nays: None

Approved: 7-0

Item 6. Consider **Ordinance No. 2020-010** amending the Code of Ordinances Chapter 25 Utilities and Services Section 25-211 Municipal Setting Designation to establish restrictions on the use of groundwater on Lot 8A1, Replat of the First Section of Grapevine Industrial Park located at 500 Industrial Boulevard and take any necessary action.

This item was presented in conjunction with item 5.

Motion was made to approve Ordinance No. 2020-010 amending the Code of Ordinances Chapter 25 Utilities and Services Section 25-211 Municipal Setting Designation.

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

ORDINANCE NO. 2020-010

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING CHAPTER 25 UTILITIES AND SERVICES OF THE CITY OF GRAPEVINE CODE OF ORDINANCES, AS AMENDED, BY THE ADDITION OF SECTION 25-211(E); ESTABLISHING LOT 8A1, REPLAT OF THE FIRST SECTION OF GRAPEVINE INDUSTRIAL PARK OF THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS AS A MUNICIPAL SETTING DESIGNATION SITE; PROVIDING FOR THE PROHIBITION OF THE USE OF GROUNDWATER FOR POTABLE AND IRRIGATION PURPOSES FOR THE SITE; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A FINE OF UP TO \$2,000.00 FOR EACH OFFENSE IN VIOLATION OF THE ORDINANCE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER OF THE CITY; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 7. Consider **Resolution No. 2020-003** supporting Grapevine Business Park, LLC application to the Texas Commission on Environmental Quality (TCEQ) for a Municipal Setting Designation for Lot 8A1, Replat of the First Section of Grapevine Industrial Park located at 500 Industrial Boulevard and take any necessary action.

This item was presented in conjunction with item 5.

Motion was made to approve Resolution No. 2020-003 supporting Grapevine Business Park, LLC's application to the Texas Commission on Environmental Quality for a Municipal Setting Designation for Lot 8A1, Replat of the First Section of Grapevine Industrial Park.

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

RESOLUTION NO. 2020-003

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, SUPPORTING THE APPLICATION OF GRAPEVINE BUSINESS PARK, LLC TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR A MUNICIPAL SETTING DESIGNATION FOR 500 INDUSTRIAL BOULEVARD GRAPEVINE, TARRANT COUNTY, TEXAS AND PROVIDING AN EFFECTIVE DATE

Item 8. City Council to conduct a public hearing relative to the adoption of the Youth Programs Standards of Care.

Parks and Recreation Director Kevin Mitchell presented this item in conjunction with item 9. The Youth Programs Standards of Care will provide basic child care regulations for day camp activities operated by the City thus allowing the department to qualify for an exemption from the requirements of the Texas Child Care Standards and Regulations within the Texas Human Resources Code.

Motion was made to close the public hearing.

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

Item 9. Consider **Ordinance No. 2020-011** amending the Code of Ordinances Chapter 16 Parks and Recreation Section 16-19 by adopting the Youth Programs Standards of Care and take any necessary action.

This item was presented in conjunction with item 8.

Motion was made to approve Ordinance No. 2020-011 amending the Code of Ordinances Chapter 16 Parks and Recreation Section 16-19 by adopting the Youth Programs Standards of Care.

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

ORDINANCE NO. 2020-011

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING THE GRAPEVINE CODE OF ORDINANCES BY ADDING SECTION 16-19, ADOPTING THE YOUTH PROGRAMS STANDARDS OF

CARE, CITY OF GRAPEVINE, TEXAS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

CONSENT AGENDA

Consent items are deemed to need little Council deliberation and were acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion. Council Member O'Dell requested items 17 and 18 be removed from the consent agenda. Items 17 and 18 were considered after the remaining consent agenda items.

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

Item 10. Consider **Ordinance No. 2020-012** amending the Code of Ordinances Appendix G Historic Preservation to extend the deadline for consideration of applications for Certificates of Appropriateness and Demolitions.

Convention and Visitors Bureau Director P.W. McCallum recommended approval of the ordinance to amend the Code of Ordinances Appendix G Historic Preservation to extend the deadline for consideration of applications for Certificates of Appropriateness and Demolitions from 30 days to 60 days.

Motion was made to approve the consent agenda as presented.

Motion: Slechta

Second: Coy

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

Nays: None

Approved: 7-0

ORDINANCE NO. 2020-012

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING APPENDIX G, HISTORIC PRESERVATION, SECTIONS 7(F) CERTIFICATES OF APPROPRIATENESS AND 9(B) DEMOLITION PERMITS AND ECONOMIC HARDSHIP; PROVIDING THAT ALL ORDINANCES IN CONFLICT HEREWITH ARE HEREBY REPEALED TO THE EXTENT THEY ARE IN CONFLICT; PROVIDING A SAVINGS CLAUSE; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 11. Consider the purchase of an air purification compressor system from August Industries, Inc.

Fire Chief Darrell Brown recommended approval of the purchase of an air purification compressor system for an amount not to exceed \$78,543. This purchase is for a Bauer Air Purification Compressor with data-logging interface to refill self-contained breathing apparatus bottles and diving cylinders.

Motion was made to approve the consent agenda as presented.

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

Item 12. Consider the purchase of water fountains and a shower kit from Morrison Supply Company.

Parks and Recreation Director Mitchell recommended approval of the purchase of water fountains and a shower kit for an amount not to exceed \$81,778. This purchase is for freeze resistant water fountains and shower station to be used throughout the parks and trail systems.

Motion was made to approve the consent agenda as presented.

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

Item 13. Consider approval for the purchase of sand volleyball court lighting at Oak Grove Park from Musco Lighting.

Parks and Recreation Director Mitchell recommended approval of the purchase of sand volleyball court lighting at Oak Grove Park for an amount not to exceed \$19,055.

Motion was made to approve the consent agenda as presented.

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

Item 14. Consider the purchase of five 2020 police Chevrolet Tahoes from Caldwell Country Chevrolet.

Police Chief Mike Hamlin and Public Works Director Beck recommended approval of the purchase of five 2020 Chevrolet Tahoes for the Police Department for a total amount not to exceed \$191,975.

Motion was made to approve the consent agenda as presented.

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

Item 15. Consider the purchase of two 2020 Ford Escapes from Sam Pack's Five Star Ford.

Development Services Director Scott Williams, Police Chief Hamlin, and Public Works Director Beck recommended approval of the purchase of two 2020 Ford Escapes for an amount not to exceed \$41,800. One unit is for the Police CID Department and the other is for Development Services.

Motion was made to approve the consent agenda as presented.

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

Item 16. Consider Change Order No. 1 for installing the ultraviolet light disinfection system improvement at the Wastewater Treatment Plant with Alltech Engineering Corporation.

Public Works Director Beck recommended approval of Change Order No. 1 to the contract to install ultraviolet light disinfection system improvements at the Wastewater Treatment Plant for an estimated amount of \$133,586.10.

Motion was made to approve the consent agenda as presented.

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

Item 19. Consider a Developer's Agreement with Paycom Payroll, LLC for electrical conduits on the City's 185 site.

Public Works Director Beck recommended approval of the Developer's Agreement with Paycom Payroll, LLC to install electrical conduits off-site of their property to allow for future development of the surrounding property. The City will reimburse Paycom in an amount not to exceed \$120,000.

Motion was made to approve the consent agenda as presented.

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

Item 20. Consider **Resolution No. 2020-004** calling the 2020 City Officers Election to be held on Saturday, May 2, 2020 and, if necessary, a run-off election to be held on June 13, 2020.

City Secretary Tara Brooks recommended approval of the resolution calling the 2020 City Officers Election to be held on Saturday, May 2, 2020 to elect Council Member Place 5 and Council Member Place 6. The election will be conducted by Tarrant County Elections. Early Voting will take place April 20 – April 28.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2020-004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, CALLING FOR THE 2020 GENERAL ELECTION OF OFFICERS TO BE HELD ON MAY 2, 2020; DETERMINING THE POLLING PLACE; PROVIDING SPECIFIC INSTRUCTIONS FOR THE CONDUCTING OF SAID ELECTION; REPEALING INCONSISTENT RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE

Item 21. Consider the minutes of the January 21, 2020 Regular City Council meeting.

City Secretary Brooks recommended approval of the minutes as provided.

Motion was made to approve the consent agenda as presented.

Motion: Slechta

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

Item 17. Consider the purchase of two traffic signal control cabinets from Consolidated Traffic Controls, Inc.

Public Works Director Beck recommended approval of the purchase of two traffic signal control cabinets for a total amount not to exceed \$27,296 and answered questions from Council.

Motion was made to approve the purchase of two traffic signal control cabinets from Consolidated Traffic Controls, Inc.

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

Item 18. Consider Amendment No. 1 to the on-call traffic engineering services contract with Kimley-Horn and Associates.

Public Works Director Beck recommended approval of Amendment No. 1 to the on-call traffic engineering services contract for an amount not to exceed \$50,000 and answered questions from Council.

Motion was made to approve Amendment No. 1 to the on-call traffic engineering services contract with Kimley-Horn and Associates.

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

ADJOURNMENT

Motion was made to adjourn the meeting at 7:56 p.m.

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

Passed and approved by the City Council of the City of Grapevine, Texas on this the 18th day of February, 2020.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 21st day of January 2020 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
B J Wilson	Vice-Chairman
Monica Hotelling	Member
Jimmy Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Traci Hutton	Alternate
David Hallberg	Alternate

constituting a quorum and the following City Staff:

Scott Williams	Development Services Director
Ron Stombaugh	Development Services Assistant Director
John Robertson	Engineering Manager
Albert L. 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

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

Item 1.

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

CU19-36	TATE STREET PLAZA
CU19-37	PROPOSED CHICK-FIL-A

CU19-38 EXISTING CHICK-FIL-A
CU19-41 GRAPEVINE HONDA
CU19-42/PD19-03 BREW AND BATTER

Chairman Oliver closed the Briefing Session at 7:120 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 was held in the City Council Chambers. The Planning and Zoning Commission recessed to the Planning and Zoning Conference Room, Second Floor to consider published agenda items.

PLANNING AND ZONING COMMISSION REGULAR SESSION

Call to Order

Chairman Oliver called the Planning and Zoning Commission deliberation session to order at 7:55 p.m.

Item 8. Citizen Comments

There was no one wishing to speak during citizen comments.

Item 9. Conditional Use Application CU19-36 – Tate Street Plaza

First for the Commission to consider and make recommendation to City Council was conditional use application CU19-36 submitted by Burger Engineering LLC for property located at 1231 William D Tate Avenue and proposed to be platted as Lot 3, Block 1, Tate Street Plaza No. 2. The applicant was requesting to amend the previously approved site plan of CU12-10 (Ord. 2012-17) for a planned commercial center, specifically to adjust the property lines.

In the Commission's deliberation session, Dennis Luers moved to approve conditional use application CU19-36. B J Wilson seconded the motion, which prevailed by the following vote:

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

Item 10. – Final Pat Application – Lots 1-3, Block 1 Tate Street Plaza No. 2

Next for the Commission to consider and make recommendation to the City Council was

the Statement of Findings and Final Plat Application of Lots 1-3, Block 1, Tate Street Plaza No. 2. The applicant was final platting 4.01 acres to subdivide into three lots.

In the Commission's deliberation session, Gary Martin moved to approve the Statement of Findings and Final Plat Application of Lots 1-3, Block 1, Tate Street Plaza No. 2. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

Item 11. Conditional Use Application CU19-37 Proposed Chick-Fil-A

Next for the Commission to consider and make recommendation to the City Council was conditional use application CU19-37 submitted by Burger Engineering LLC for property located at 1235 William D Tate Avenue and proposed to be platted as Lot 2, Block 1, Tate Street Plaza No. 2. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU93-03 (Ord. 1993-22) for a planned commercial center, specifically to adjust the property lines to allow for the development of a restaurant with outside dining and drive through service.

In the Commission's deliberation session, Beth Tiggelaar moved to approve conditional use application CU19-37. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

Item 12 – Conditional Use Application CU19-38 Existing Chick-Fil-A

Next for the Commission to consider and make recommendation to the City Council was conditional use application CU19-38 submitted by Burger Engineering for property located at 1245 William D Tate Avenue and proposed to be platted as Lot 1, Block 1, Tate Street Plaza No. 2. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU99-74 (Ord. 1995-185) for a planned commercial center, specifically to allow for a drive-through, in conjunction with a restaurant.

In the Commission's deliberation session, Monica Hotelling moved to approve conditional use application CU19-38. Dennis Luers seconded the motion, which prevailed by the following vote:

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

Item 13. – Conditional Use Application CU19-41 Grapevine Honda

Next for the Commission to consider and make recommendation to the City Council was conditional use application CU19-41 submitted by Cool Breeze Consultants LLC for property located at 2301 William D Tate Avenue and platted as Lot 2, Block 1, First Baptist Church of Grapevine Addition. The applicant was requesting a conditional use permit to establish an automobile dealership with sales and service of new and used vehicles and a 40 foot pole sign.

In the Commission’s deliberation session, Monica Hotelling moved to approve conditional use application CU19-38. Dennis Luers seconded the motion, which prevailed by the following vote:

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

Item 14 and 15. Conditional Use Application CU19-42 and PD19-03 Brew and Batter

Next for the Commission to consider and make recommendation to the City Council was conditional use application CU19-42 and planned development overlay application PD19-03 submitted by Ashton Dierolf and Tracey Dierolf for property located at 106 East Texas Street and legally described as Tracts 59 & 60A, abstract 422, William Dooley Survey. The applicant was requesting a conditional use permit to allow for a restaurant in the “CBD” Central Business District. A planned development overlay was also being request to deviate from, but not be limited to a reduction in the masonry requirements from 70% to 0% in the Central Business District.

In the Commission’s deliberation session, Dennis Luers moved to approve conditional use application CU19-42. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

In the Commission’s deliberation session, Gary Martin moved to approve planned development overlay application PD19-03. Dennis Luers seconded the motion, which prevailed by the following vote:

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

Item 16. Final Plat Application – Lot 1, Block 1, Southland 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, Southland Addition. The applicant was final platting 6.686 acres for the development of a office building.

In the Commission's deliberation session, Dennis Luers moved to approve the Statement of Findings and Final Plat Application of Lot 1, Block 1, Southland Addition. B J Wilson seconded the motion, which prevailed by the following vote:

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

Item 17. Final Plat Application – Lots 1 and 2, Block 1, GHH 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, GHH Addition. The applicant was final platting 0.532 acres for the development of two residential lots.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 1 and 2, Block 1, GHH Addition. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

Item 18. Consider the minutes of the December 17, 2019 Planning and Zoning Commission Meeting

Next for the Commission to consider were the minutes of the December 17, 2019, Planning and Zoning Public Hearing.

Discussion was held regarding the language of the Napolis' condition of approval.

Larry Oliver moved to table the December 17, 2019 Planning and Zoning Public Hearing minutes. B J Wilson seconded the motion, which prevailed by the following vote:

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

Adjournment

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 8:02 p.m. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 18TH DAY OF FEBRUARY 2020.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 17th day of December 2019 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
B J Wilson	Vice-Chairman
Jimmy Fechter	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Traci Hutton	Member

constituting a quorum with Monica Hotelling, Gary Martin and David Hallberg absent and the following City Staff:

Scott Williams	Development Services Director
Ron Stombaugh	Development Services Assistant Director
John Robertson	Engineering Manager
Albert L. 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

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

Item 1.

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

CU19-24	Faith Christian School
CU19-25	Faith Christian School
CU19-35	Faith Christian School
CU19-31	Napoli's Italian Kitchen and Market

CU19-33 Daylight Golf
PD19-01 411 Turner Street

Chairman Oliver closed the Briefing Session at 7:30 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 2-8 of the Joint Public Hearings was held in the City Council Chambers. The Planning and Zoning Commission recessed to the Planning and Zoning Conference Room, Second Floor to consider published agenda items.

PLANNING AND ZONING COMMISSION REGULAR SESSION

Call to Order

Chairman Oliver called the Planning and Zoning Commission deliberation session to order at 7:55 p.m.

Item 9. Citizen Comments

There was no one wishing to speak during citizen comments.

Item 10. Conditional Use Application CU19-24 Faith Christian School

First for the Commission to consider and make recommendation to City Council was conditional use application CU19-24 submitted by Faith Christian School for property located at 729 East Dallas Road and platted as Lot 1A, Block 1, Faith Christian School Addition. The applicant was requesting to amend the previously approved site plan of CU14-35 (Ord. 2014-52) for a non-profit educational institution, specifically to allow for a baseball field with stadium lighting and parking lot modifications.

In the Commission's deliberation session, Dennis Luers moved to approve conditional use application CU19-24. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Tiggelaar, Luers and Hutton
Nays: None

Item 11. Conditional Use Application CU19-25 Faith Christian School

Next for the Commission to consider and make recommendation to the City Council was conditional use application CU19-25 submitted by Faith Christian School for property located at 730 East Worth Street and platted as Lot 1R, Block 2, Faith Christian School

Addition. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU15-26 (Ord. 2015-12) for a non-profit educational institution, specifically to allow for a softball field and an outdoor educational (STEAM) classroom area.

In the Commission's deliberation session, Traci Hutton moved to approve conditional use application CU19-25. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Tiggelaar, Luers and Hutton
Nays: None

Item 12 – Conditional Use Application CU19-35 Faith Christian School – submitted by Faith Christian School for property located at 845 Dawn Lane and proposed to be platted as Lot 1R, Tract 3, Sunshine Harbor Industrial Addition. The applicant was requesting a conditional use permit to allow for a non-profit educational institution and also allow parking lot modifications and enhancements for Grapevine Faith Christian School events.

In the Commission's deliberation session, Traci Hutton moved to approve conditional use application CU19-35. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Tiggelaar, Luers and Hutton
Nays: None

Item 13. – Final Plat Application – Lot 1R, Tract 3 Sunshine Harbor Industrial Addition

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 1R, Tract 3, Sunshine Harbor Industrial Addition. The applicant was final platting 1.825 acres into one lot.

In the Commission's deliberation session, Dennis Luers moved to approve the Statement of Findings and Final Plat Application of Lot 1R, Tract 3, Sunshine Harbor Industrial Addition. Traci Hutton seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Tiggelaar, Luers and Hutton
Nays: None

Item 14. Conditional Use Application CU19-31 Napoli's Italian Kitchen and Market

Next for the Commission to consider and make recommendation to the City Council was conditional use application CU19-31 submitted by James Kinzel for property located at

309, 309 Suite 100 and 311 South Main Street and platted as Lots 12 and 13, Block 19 and Lots 1 and 2, Block 20, City of Grapevine Addition. The applicant was requesting a conditional use permit to amend the previously approved site of CU10-15 (Ord. 2010-34) to allow access, indoor dining, and on-premise alcohol beverage sales (beer, wine, and mixed beverages) in conjunction with a restaurant at 309 South Main Street.

Discussion was held with Mr. Kinzel regarding designating some of the parking spaces as public parking. Mr. Kinzel indicated that he would be willing to discuss the issue with staff.

In the Commission's deliberation session, Jimmy Fechter moved to approve conditional use application CU19-31 with the understanding that there be a discussion with the owner to consider a contract for a joint use of the parking lot facility and work out the details. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Tiggelaar, Luers and Hutton
Nays: None

Item 15. Conditional Use Application CU19-33 Daylight Golf

Next for the Commission to consider and make recommendation to the City Council was conditional use application CU19-33 submitted by Daylight Golf for property located at 2505 East Grapevine Mills Circle and platted as Lot 1R, Block 3, Grapevine Mills Addition. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU09-24 (Ord. 2009-39), for a planned commercial center in excess of 1,000,000 square feet of gross leasable area with the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) specifically, to revise the building elevations and floor plan, allow outdoor speakers, outside dining and five golf simulators in conjunction with a restaurant.

In the Commission's deliberation session, Dennis Luers moved to approve conditional use application CU19-33. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Tiggelaar, Luers and Hutton
Nays: None

Item 16. Planned Development Overlay Application PD19-02 411 Turner Road

Next for the Commission to consider and make recommendation to the City Council was planned development overlay application PD19-02 submitted by Troy L Burchfield for property located at 411 Turner Road and proposed to be platted as Lot 1R and 2R, 411

Turner Road. The applicant was requesting a planned development overlay to deviate from but not be limited to the rear yard setback and lot depth.

In the Commission's deliberation session, Traci Hutton moved to approve planned development overlay PD19-02. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Tiggelaar, Luers and Hutton
Nays: None

Item 17. Final Plat Application – Lots 1R and 2R, Block 1, 411 Turner Road 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 1R and 2R, Block 1, 411 Turner Road Addition. The applicant was final platting 0.3177 acres for the development of two single family structures.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 1R and 2R, Block 1, 411 Turner Road Addition. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Tiggelaar, Luers and Hutton
Nays: None

Item 18. Final Plat Application – Lot 1R, Block 1, Glade Road Retail Center Addition

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 1R, Block 1, Glade Road Retail Center Addition. The applicant was final platting 1.175 acres for the development of medical/retail site.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lot 1R, Block 1, Glade Road Retail Center Addition. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Tiggelaar, Luers and Hutton
Nays: None

Item 19. Consider the minutes of the November 19, 2019 Planning and Zoning Commission Meeting

Next for the Commission to consider were the minutes of the November 19, 2019, Planning and Zoning Public Hearing.

Dennis Luers moved to approve the November 19, 2019 Planning and Zoning Public Hearing minutes. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Tiggelaar, Luers and Hutton
Nays: None

Adjournment

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 8:45 p.m. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Tiggelaar, Luers and Hutton
Nays: None

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 18TH DAY OF FEBRUARY 2020.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN