



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, JULY 17, 2018

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

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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

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**CALL TO ORDER: 7:00 p.m.** – City Council Conference Room

**EXECUTIVE SESSION:**

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

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

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

2. Invocation and Pledge of Allegiance: Commissioner Monica Hotelling

**JOINT PUBLIC HEARINGS**

3. Conditional Use Permit **CU18-17** (Mason & Dixie) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Epilogue LLC requesting to amend the previously approved site plan of CU17-03 (Ordinance No. 2017-18) to establish a restaurant in the “CBD” Central Business District, specifically to expand into suite 300. The subject property is

located at 603 South Main Street No. 303 and is currently zoned "CBD" Central Business District.

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

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

#### CITIZEN COMMENTS

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

#### NEW BUSINESS

5. Consider **Resolution No. 2018-056** authorizing the purchase of pavement analysis services from Infrastructure Management Systems, LLC, 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.

6. Consider **Resolution No. 2018-057** authorizing the purchase of replacement and upgrade of the animatronics operating system from Life Formations, Inc., for the CVB Tower "Nat and Willy" Would Be Train Robbers. Convention and Visitors Bureau Director recommends approval.
7. Consider **Resolution No. 2018-058** authorizing the purchase of replacement audio visual equipment from Digital Resources, Inc. for the Palace Arts Center through an interlocal agreement with the Interlocal Purchasing System (TIPS). Convention and Visitors Bureau Director recommends approval.
8. Consider the renewal of an annual contract for workforce management cloud hosting with Kronos, Inc. for the Fire Department. Fire Chief recommends approval.
9. Consider the renewal of an annual contract for ethernet internet circuit services from CenturyLink Communications, LLC through an interlocal agreement with the

State of Texas Department of Information Resources (DIR). Chief Technology Officer recommends approval.

10. Consider the renewal of an annual contract for telephone services from Frontier Communications. Chief Technology Officer recommends approval.
11. Consider **Resolution No. 2018-059** authorizing a sole source purchase of repair services for three centrifugal blowers for the Wastewater Treatment Plant from Evans Enterprises. Public Works Director recommends approval.
12. Consider approval of a Developers Agreement with Grapevine Shady Brook, LLC for Shady Brook Addition for off-site roadway and drainage improvements and **Ordinance No. 2018-060** appropriating funds. Public Works Director recommends approval.
13. Consider Change Order No. 1 to the Inflow and Infiltration Phase 3 Project with Excel 4 Construction, LLC for sanitary sewer inflow and infiltration improvements and **Ordinance No. 2018-061** appropriating funds. Public Works Director recommends approval.
14. Consider the minutes of the July 3, 2018 Regular City Council meeting. City Secretary recommends approval.

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

#### PLANNING AND ZONING COMMISSION RECOMMENDATIONS

15. Conditional Use Permit **CU18-17** (Mason & Dixie) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2018-062**, if applicable, and take any necessary action.
16. **Final Plat** of Lots 1 and 2, Block A, Glade 360 Addition – Consider the recommendation of the Planning and Zoning Commission of an application submitted by Andrew Ord with CRP-GREP ELAN Grapevine, LLC for a final plat of property located north of Glade Road and east of the State Highway 360 frontage road. The property is currently zoned “R-MF” Multifamily District.
17. **Final Plat** of Lots 1-34, Block A, Lots 1-10, Block B, and Lots 1X, 2X, 3X, and 4X, Shady Brook Addition – Consider the recommendation of the Planning and Zoning Commission of an application submitted by Kosse Maykus with KM Properties for a final plat of property located south of Shady Brook Drive between North Lucas Drive and Morehead Branch. The property is currently zoned “R-5.0” Zero-Lot-Line District.

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on July 13, 2018 by 5:00 p.m.

*Tara Brooks*

Tara Brooks  
City Secretary



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



CITY OF GRAPEVINE, TEXAS  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, JULY 5, 2018

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

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

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

**BRIEFING SESSION**

1. Conduct Oaths of Office for new and reappointed Commission Members.
2. Elect a Chairman and Vice-Chairman.
3. 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

4. Invocation and Pledge of Allegiance: Commissioner Monica Hotelling

**JOINT PUBLIC HEARING**

5. Conditional Use Permit **CU18-17** (Mason & Dixie) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Epilogue LLC requesting to amend the previously approved site plan of CU17-03 (Ordinance No. 2017-18) to establish a restaurant in the “CBD” Central Business District, specifically to expand into suite 300. The subject property is located at 603 South Main Street No. 303 and is currently zoned “CBD” Central Business District.

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

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

## NEW BUSINESS

6. Conditional Use Permit **CU18-17** (Mason & Dixie) – Consider the application and make a recommendation to City Council.
7. **Final Plat** of Lots 1 and 2, Block A, Glade 360 Addition – Consider the recommendation of the Planning and Zoning Commission of an application submitted by Andrew Ord with CRP-GREP ELAN Grapevine, LLC for a final plat of property located north of Glade Road and east of the State Highway 360 frontage road. The property is currently zoned “R-MF” Multifamily District.
8. **Final Plat** of Lots 1-34, Block A, Lots 1-10, Block B, and Lots 1X, 2X, 3X, and 4X Shady Brook Addition – Consider and make a recommendation to City Council regarding the application submitted by Kosse Maykus with KM Properties for a final plat of property located south of Shady Brook Drive between North Lucas Drive and Morehead Branch. The property is currently zoned “R-5.0” Zero-Lot-Line District.
9. Consider the minutes of the June 19, 2018 Regular Planning and Zoning Commission meeting.

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

## ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City’s website on July 13, 2018 by 5:00 p.m.

*Tara Brooks*

Tara Brooks  
City Secretary



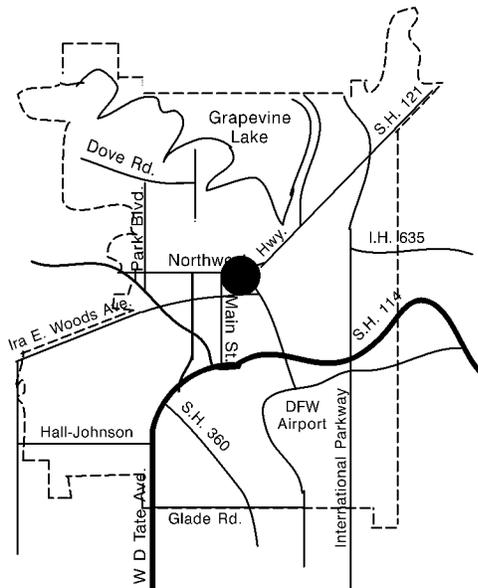
If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary’s Office at 817.410.3182 at least 24 hours in advance of the meeting. Reasonable accommodations will be made to assist your needs.

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

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

MEETING DATE: JULY 17, 2018

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF  
CONDITIONAL USE APPLICATION CU18-17 MASON & DIXIE  
RESTAURANT



APPLICANT: Beth Newman

PROPERTY LOCATION AND SIZE:

The subject property is located at 603 South Main Street, Suites 300 and 302 and platted as Lot C, Block 15, Original Town of Grapevine. The property contains approximately 2.187 acres and has approximately 300 feet of frontage along South Main Street and approximately 323 feet of frontage along East College Street.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan of CU17-03 (Ord. 2017-018) to establish a restaurant in the "CBD" Central Business District, specifically to expand the restaurant.

At the March 21, 2017 meeting, Council approved conditional use permit CU17-03 to establish a 1,290 square foot, non-alcoholic, 32 seat restaurant (Mason & Dixie) in a lease space on the subject site. With this request, the applicant proposes to expand 780 square feet into the immediate adjacent space to the north and occupy a total of 2,070 square feet at the subject location—no alcoholic beverage service and no outdoor dining is proposed. Current hours of operation are 11:00 a.m. to 3:00 p.m. Tuesday through Sunday with the possibility in the future to provide dinner service but with a closing time no later than 10:00

p.m. The revised seating layout will accommodate 64 patrons: 32 seats in the original space and 32 seats within the expansion area.

#### PRESENT ZONING AND USE:

The property is zoned “CBD” Central Business District and is developed as a multi-tenant, office-retail-restaurant complex. The proposed expansion suite was previously occupied by retailer (Vintage Tex).

#### HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was rezoned in the 1984 City Rezoning from “SP” Specific Use Permit District to “CBD” Central Business District. The subject property is also located within a Historic Overlay District (HL93-01). The properties to the west and south of the auto repair were rezoned from “LI” Light Industrial District to “CBD” Central Business District in the 1984 City Rezoning. The area to the south with the existing mini-warehouse development was rezoned to “LI” Light Industrial District in 1990 (Z09-09). The restaurant south of the subject site was approved in April 1993 (CU92-25) for alcohol sales. The funeral home property to the north and the auto repair business to the west retained the “CBD” Central Business District during the 1984 City Rezoning.

At the April 15, 2008 meeting Council approved Conditional Use Request CU08-09 (Ord. 08-20) on the subject site to establish a wine tasting room for on- and off-premise consumption (wine only) in conjunction with a coffee shop. On March 24, 2009 Council approved an extension to the wine tasting room to expire on April 15, 2010. At the January 19, 2010 meeting City Council approved Conditional Use Request CU09-46 (Ord. 2010-01) was approved to allow a 25 seat restaurant (Yum Yum Yogurt) to occupy the subject lease space. At the June 16, 2015 meeting City Council approved Conditional Use Request CU15-18 (Ord. 2015-028) to allow for a winery. At the March 21, 2017 meeting City Council approved Conditional Use Request CU17-03 (Ord. 2017-018) to establish a restaurant in the “CBD” Central Business District.

West of the subject site located within a suite on the lower floor of the City’s Convention and Visitors Bureau, the City Council at the February 17, 2015 meeting approved Conditional Use Request CU15-01 (Ord. 2015-10) to allow for a winery and wine tasting room.

#### SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: “CBD” Central Business District and “R-7.5” Single Family District—  
funeral home, single family residences

SOUTH: “CBD” Central Business District and “LI” Light Industrial District—

EAST: restaurant, warehouse and mini-storage  
“CBD” Central Business District and “LI” Light Industrial District—  
professional offices and mini-storage

WEST: “CBD” Central Business District—various retail businesses and auto  
repair

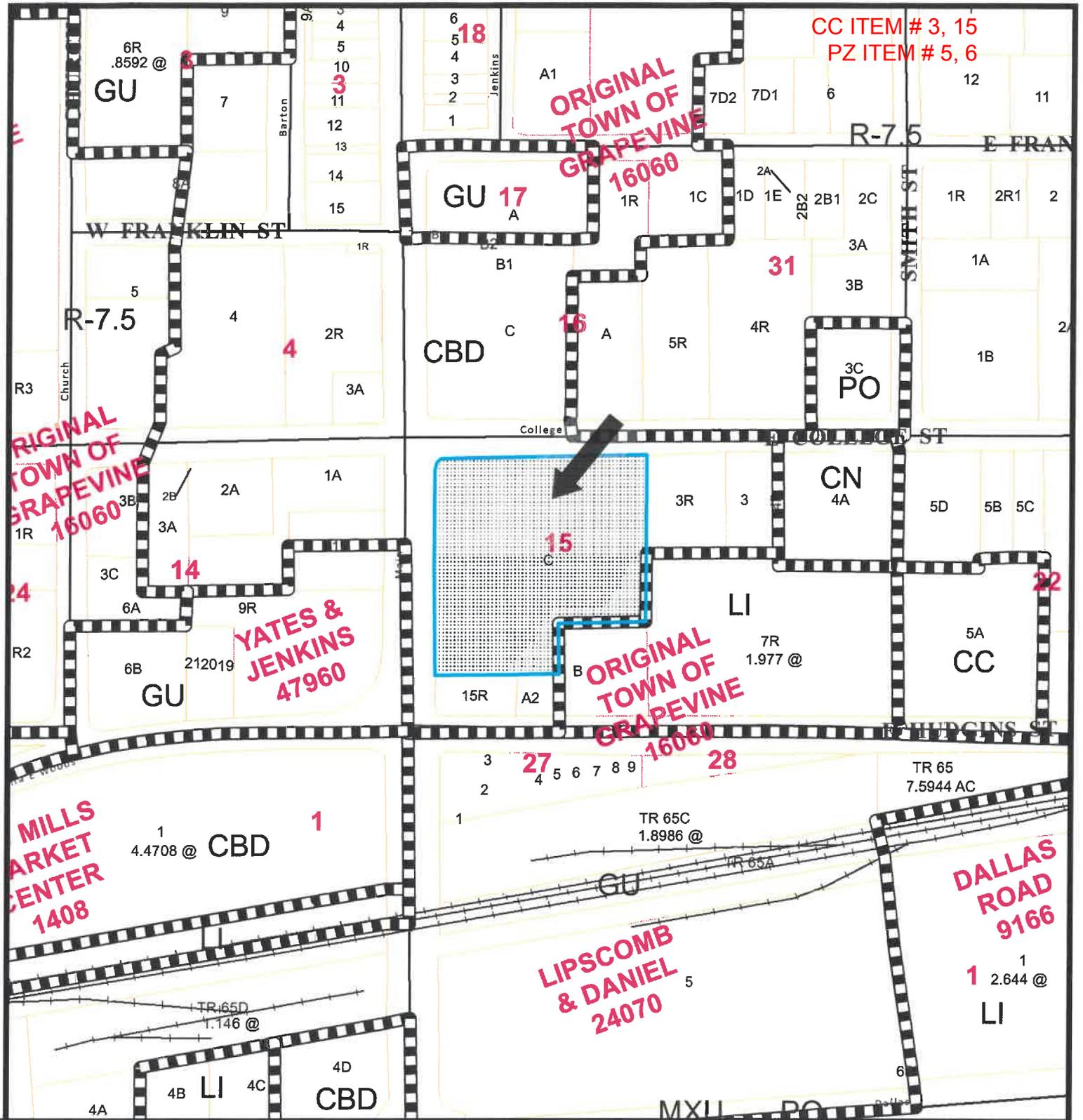
AIRPORT IMPACT:

The subject tract is located within "Zone A" zone of minimal effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" map. Few activities will be affected by aircraft sounds in Zone A, except for sound sensitive activities such as auditoriums, churches, schools, hospitals, and theaters. The applicant's proposal is an appropriate use in this noise zone.

MASTER PLAN APPLICATION:

The Master Plan designates the subject property as a Central Business District land use. The applicant's proposal is in compliance with the Master Plan.

/at



**CU18-17  
Mason & Dixie**



Date Prepared: 7/2/2018

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

CA18-17



# CITY OF GRAPEVINE

## CONDITIONAL USE APPLICATION

### Form "A"

**PART 1. APPLICANT INFORMATION**

Name of applicant / agent / company / contact  
*Epilogue LLC DBA Mason + Dixie*

Street address of applicant / agent:  
*1711 Water Lily Dr*

City / State / Zip Code of applicant / agent:  
*Southern TX 76092*

Telephone number of applicant / agent:  
*817-798-5453*

Fax number of applicant / agent:

Email address of applicant / agent:  
[REDACTED]

Mobile phone number of applicant / agent:  
*817-798-5453*

**PART 2. PROPERTY INFORMATION**

Street address of subject property  
*603 S. Main Street, suite ~~300~~ 303*

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

Lot *C* Block *15* Addition

Size of subject property

Acres *800* Square footage

Present zoning classification: *CBD* Proposed use of the property:

Circle yes or no, if applies to this application

Outdoor speakers Yes  No

Minimum / maximum district size for conditional use request:  
*800 sq ft.*

Zoning ordinance provision requiring a conditional use:  
*restaurant*

**PART 3. PROPERTY OWNER INFORMATION**

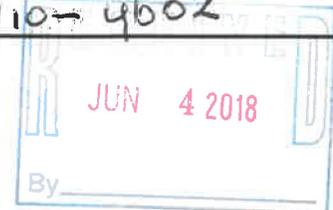
Name of current property owner:  
*GRAPEVINE MAIN AND MAIN LLC, MATTHEW MAHONE*

Street address of property owner:  
*611 S. MAIN STREET, Suite 400*

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

Telephone number of property owner:  
*817-410-4600*

Fax number of property owner:  
*817-410-4602*



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

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

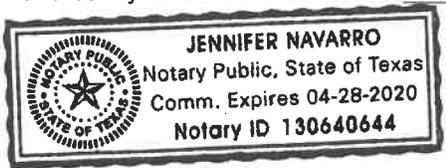
**PART 4. SIGNATURE TO AUTHORIZE CONDITIONAL USE REQUEST AND PLACE A CONDITIONAL USE REQUEST SIGN ON THE SUBJECT PROPERTY**

Beth Newman  
 Print Applicant's Name: \_\_\_\_\_  
Beth Newman  
 Applicant's Signature: \_\_\_\_\_

The State of Texas  
 County Of Tarrant  
 Before Me Jennifer Navarro (notary) on this day personally appeared Beth Newman (applicant)

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

(Seal) Given under my hand and seal of office this 15<sup>th</sup> day of June, A.D. 2018.



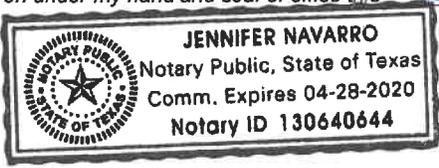
Jennifer Navarro  
 Notary In And For State Of Texas

MATTHEW MAHONE  
 Print Property Owners Name: \_\_\_\_\_  
Matthew Mahone  
 Property Owner's Signature: \_\_\_\_\_

The State Of Texas  
 County Of Tarrant  
 Before Me Jennifer Navarro (notary) on this day personally appeared Matthew Mahone (property owner)

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

(Seal) Given under my hand and seal of office this 15<sup>th</sup> day of June, A.D. 2018.



Jennifer Navarro  
 Notary In And For State Of Texas



**ACKNOWLEDGEMENT**

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

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

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

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

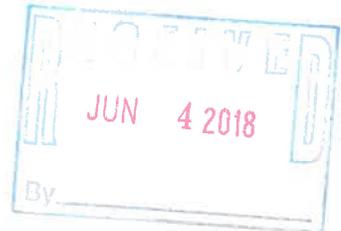
**I have read and understand all of the requirements as set forth by the application for conditional use or special use permit and acknowledge that all requirements of this application have been met at the time of submittal.**

Signature of Applicant B. Sherman

Date: 6/1/2018

Signature of Owner [Signature]

Date: 6/1/2018



Mason & Dixie  
603 S. Main Street  
Suite 303  
Grapevine, TX 76051

Grapevine City Council  
Grapevine Planning & Zoning Commission  
C/O Development Services Department  
200 S. Main Street  
Grapevine, TX 76051

RE: Conditional Use Permit Request for Mason & Dixie  
603 S. Main Street  
Suite 300

Dear Councilman & Commissioners,

I am very excited about the opportunity to expand my restaurant into the adjoining suite. Thankfully, since opening last July, we have been well received and are in need of more space. Acquiring the space next door will help serve our customers more effectively. It will eliminate losing business due to not having enough tables to accommodate our guests. Mason & Dixie has also become a popular destination for events! Baby showers, bridal showers, birthdays, anniversaries, etc have become regular weekly events! Celebrating milestones and life events of our customers is a cornerstone of our mission. Providing a larger space for celebrations and memories and accommodating larger groups will be a welcome addition to what we can currently provide.

Thank you so much for your time and consideration of this expansion. There are no negative aspects to this project. The proposed expansion will be another great addition and destination for the great town and guests of downtown Grapevine!!

Sincerely,  
Beth Newman  
Owner  
Mason & Dixie



ORDINANCE NO. 2018-062

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE ISSUING CONDITIONAL USE PERMIT CU18-17 AMENDING SITE PLAN CU17-03 APPROVED BY ORDINANCE NO. 2017-018 TO ALLOW A RESTAURANT EXPANSION FOR LOT C, BLOCK 15, CITY OF GRAPEVINE (603 SOUTH MAIN STREET No. 303) ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

on the overcrowding of the land; the effect on the concentration of population; the effect on the transportation, water, sewerage, schools, parks and other facilities; and

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit No. CU18-17 to amend the previously approved site plan of CU17-03 (Ordinance No. 2017-018) to establish a restaurant (Mason & Dixie) in the "CBD" Central Business District Regulations, specifically to expand into suite 300 within the following described property: Lot C, Block 15, City of Grapevine (603 South Main Street #303) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

Section 7. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not

to exceed Two Thousand Dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of July, 2018.

APPROVED:

\_\_\_\_\_  
William D. Tate  
Mayor

ATTEST:

\_\_\_\_\_  
Tara Brooks  
City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney





**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

**MEETING DATE:** JULY 17, 2018

**SUBJECT:** APPROVAL OF A RESOLUTION FOR THE PURCHASE OF PAVEMENT ANALYSIS SERVICES

**RECOMMENDATION:** City Council to consider a resolution authorizing the purchase of pavement analysis services from Infrastructure Management Systems, LLC for the Public Works Department.

**FUNDING SOURCE:** Funds for this purchase are available in account 100-41190-415-003 (Salaries – Contract Labor) for an amount not to exceed \$68,000.

**BACKGROUND:** These services are for the assessment and analysis of the conditions of the City of Grapevine roadway and sidewalk network. This information will be used to generate a five and ten-year capital management program for roadway maintenance. In addition, this data will be used to create a sidewalk gap analysis to determine pedestrian needs on the arterial network.

This purchase will be made in accordance with an existing interlocal agreement with the North Central Texas Council of Governments 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 Infrastructure Management Systems, LLC. The Public Works Department and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would best meet the needs of the City.

Staff recommends approval.

LG/BS

RESOLUTION NO. 2018-056

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

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

WHEREAS, the North Texas Council of Governments (NCTCOG) is a qualified purchasing cooperative program as authorized by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791; and

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

WHEREAS, NCTCOG has an established contract RFP No. NCT-2016-14, Pavement Analysis Services, with Infrastructure Management Services, LLC; and

WHEREAS, the City of Grapevine, Texas has a need for pavement analysis services; and

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

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

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

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

Section 2. That the City Council of the City of Grapevine authorizes the purchase of pavement analysis services from Infrastructure Management Services, LLC through an interlocal agreement with NCTCOG for an amount not to exceed \$68,000.

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of July, 2018.

APPROVED:

\_\_\_\_\_  
William D. Tate  
Mayor

ATTEST:

\_\_\_\_\_  
Tara Brooks  
City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

**MEETING DATE:** JULY 17, 2018

**SUBJECT:** APPROVAL OF A RESOLUTION FOR THE REPLACEMENT AND UPGRADE OF THE CVB TOWER "NAT AND WILLY" ANIMATRONICS OPERATING SYSTEM

**RECOMMENDATION:** City Council to consider a resolution authorizing the purchase of replacement and upgrade of the animatronics operating system from Life Formations, Inc., for the CVB Tower "Nat and Willy" Would Be Train Robbers.

**FUNDING SOURCE:** Funds for this purchase are available in account 115-44540-350-001(Professional Services) for an amount not to exceed \$24,320.

**BACKGROUND:** The existing animatronics operating system has reached the end of its failsafe specifications. Technology and equipment have advanced considerably since Nat and Willy were installed. The new retractable reel system would eliminate nearly all problems encountered with the current system since they've been directly related to the Igus chain friction and jamming. This will also eliminate all friction and jamming since there is no heavy chain to push and drag around. Required maintenance would be reduced with a much longer life span since the chain is only exposed when the cowboys are running. There should also be a longer life of the drive chain and sprockets since all friction and jamming will be eliminated, and no routine greasing, cleaning, finessing of a trough since the trough will no longer be required.

Staff recommends approval.

PWM

RESOLUTION NO. 2018-057

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE OPERATING SYSTEM REPLACEMENT AND UPGRADE FOR ANIMATRONICS SYSTEM FROM A SOLE SOURCE VENDOR AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by Texas Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a)(7)(A) and (D) to animatronics operating system replacement and upgrade for the Convention and Visitors Bureau department on a sole source basis; and

WHEREAS, The Convention and Visitors Bureau Department has a need to replace and upgrade the Nat and Willy Would Be Train Robbers animatronics operating system; and

WHEREAS, LifeFormations, Inc. is the exclusive manufacturer and distributor of this Nat and Willy Would Be Train Robbers animatronics design; and

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

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

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

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

Section 2. That the City Council of the City of Grapevine authorizes the sole source purchase of an animatronics operating system replacement and upgrade from LifeFormations, Inc. for an amount not to exceed \$24,320.00.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the purchase of said animatronics operating system replacement and upgrade.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of July, 2018.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

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Tara Brooks  
City Secretary

APPROVED AS TO FORM:

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City Attorney

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**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

**MEETING DATE:** JULY 17, 2018

**SUBJECT:** APPROVAL FOR THE PURCHASE OF REPLACEMENT AUDIO VISUAL EQUIPMENT FOR THE PALACE ARTS CENTER

**RECOMMENDATION:** City Council to consider a resolution authorizing the purchase of replacement audio visual equipment from Digital Resources, Inc. for the Palace Arts Center.

**FUNDING SOURCE:** Funds for this purchase are available in account 115-48860-350-003 (Replacement speakers and wiring, installation and training for the Palace Arts Center) for an amount not to exceed \$74,813.

**BACKGROUND:** The audio and video upgrades will resolve operational issues due to aging equipment in the Palace Arts Center (PAC). The current speakers and amplifiers have broken down with age and have become noisy, less reliable, less efficient and are not compatible with today's technology. The new wiring and cabling will allow the PAC to expand its resources to provide higher quality to better serve the needs of the clients. The upgrades will expand the opportunities to attract wide-ranging varieties of business and performing arts to Grapevine. The replacement speakers and amplifiers will fine tune the system as a whole for maximum performance.

This purchase will be made in accordance with an existing interlocal agreement with The Interlocal Purchasing System (TIPS) 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 Digital Resources, Inc. The CVB and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would best meet the needs of the City.

Staff recommends approval.

PN/BS

RESOLUTION NO. 2018-058

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

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

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

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

WHEREAS, TIPS has an established Contract No. 171001, Audio Visual Equipment, Supplies and Services, with Digital Resources, Inc.; and

WHEREAS, the City of Grapevine, Texas has a need to replace the audio system at the Palace Theater; and

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

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

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

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

Section 2. That the City Council of the City of Grapevine authorizes the purchase of an audio system from Digital Resources, Inc. through an interlocal agreement with TIPS for an amount not to exceed \$74,813.

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of July, 2018.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

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Tara Brooks  
City Secretary

APPROVED AS TO FORM:

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City Attorney

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

**MEETING DATE:** JULY 17, 2018

**SUBJECT:** ANNUAL CONTRACT RENEWAL FOR WORKFORCE MANAGEMENT  
CLOUD HOSTING

**RECOMMENDATION:** City Council to consider the renewal of an annual contract for workforce management cloud hosting with Kronos, Inc. for the Fire Department.

**FUNDING SOURCE:** Funds for this purchase are available in account 100-44500-210-001 (IT License & Maintenance Fees) in the amount not to exceed \$15,690.

**BACKGROUND:** This request is for annual cloud hosting of the automated payroll software that effectively replaced the paper based manual system and is integrated with the City's Stw Inc. payroll software. This software is web based and manages the Fire Department's daily roster which includes real-time station/apparatus staffing as well as the tracking of employee vacation, comp time, holiday, and sick time usage.

This purchase will be made in accordance with an existing Cooperative Purchasing Agreement with the Government Purchasing Alliance, U.S. Communities, as allowed by Texas Local Government Code, Section 271 and Texas Government Code, Chapter 791. The annual contract included two one year optional renewals. This approval would be for a renewal based on a contract modification for an additional one-year renewal by U.S. Communities.

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

Staff recommends approval.

JS/BS

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

**MEETING DATE:** JULY 17, 2018

**SUBJECT:** APPROVAL TO RENEW AN ANNUAL CONTRACT FOR ETHERNET INTERNET CIRCUIT SERVICES

**RECOMMENDATION:** City Council to consider the renewal of an annual contract for ethernet internet circuit services from CenturyLink Communications, LLC through an interlocal agreement with the State of Texas Department of Information Resources (DIR) for the IT Department.

**FUNDING SOURCE:** Funds for this purchase are available in account 100-44525-120-1 (Utilities) for an annual amount not to exceed \$71,064.

**BACKGROUND:** This request is for ongoing service on a 1GB Metro Ethernet circuit which provides all incoming and outgoing e-mail as well as publishing websites and connections to remote buildings throughout the City.

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

Bids were taken by the Cooperative and a contract was awarded to CenturyLink Communications, LLC. IT staff and Purchasing reviewed the contract for specification compliance and pricing and determined that the contract would provide the best service and pricing meeting the needs of the City. There are four optional, one year renewals left after this annual renewal.

Staff recommends approval.

AP/BS

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

**MEETING DATE:** JULY 17, 2018

**SUBJECT:** RENEWAL OF ANNUAL CONTRACT FOR TELEPHONE SERVICES

**RECOMMENDATION:** City Council to consider the renewal of an annual contract for telephone services from Frontier Communications for the IT Department.

**FUNDING SOURCE:** Funds for this purchase are available in account 100-44525-120-1 (Utilities) for an annual estimated amount of \$18,516.

**BACKGROUND:** This purchase is to upgrade the current Frontier PRI (Primary Rate Interface) telephone lines installed at the Public Safety Building to the latest and up-to-date technology, SIPS (Session Initiation Protocol) telephone lines. SIPS will allow the City to consolidate four existing PRIs in various locations to one SIP and provide annual cost savings.

This procurement will be made as a sole source purchase in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (a) (7) (A). This is annual renewal one of three available.

Staff recommends approval.

AP/LW

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

**MEETING DATE:** JULY 17, 2018

**SUBJECT:** APPROVAL OF A RESOLUTION FOR THE SOLE SOURCE PURCHASE OF CENTRIFUGAL BLOWERS REPAIR

**RECOMMENDATION:** City Council to consider a resolution authorizing a sole source purchase of repair services for three centrifugal blowers for the Wastewater Treatment Plant from Evans Enterprises.

**FUNDING SOURCE:** Funds for this purchase are available in account 200-43370-534-000 (Permanent Capital Maintenance Fund) for an amount not to exceed \$38,585.

**BACKGROUND:** This repair is for the three centrifugal blowers in treatment train 1. These blowers are critical for treatment purposes as they provide oxygen to the aerobic bacteria in order to remove organic wastes per TCEQ (Texas Commission on Environmental Quality) requirements.

This equipment has been out of service for an extended period of time and Evans Enterprises was hired to perform an inspection and assessment of required repairs. The blowers were disassembled in order to assess the condition. The needed repairs are extensive and staff recommends a sole source purchase for the necessary repairs.

The purchase of the repair services for the centrifugal blowers will be made as a sole source purchase from Evans Enterprises in accordance with Local Government Code Chapter 252, Subchapter B, §252.022. General Exemptions (a) (3).

Staff recommends approval.

KM/BS

RESOLUTION NO. 2018-059

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE CENTRIFUGAL BLOWERS REPAIR FROM A SOLE SOURCE VENDOR AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by Texas Local Government Code Chapter 252, Subchapter B, §252.022. General Exemptions (a)(3) to purchase centrifugal blowers repair for the Public Works department on a sole source basis; and

WHEREAS, The Public Works department has a need to repair three centrifugal blowers for the Public Works department; and

WHEREAS, Evans Enterprises is the centrifugal blowers service shop for this type of mechanical repair; and

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

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

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

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

Section 2. That the City Council of the City of Grapevine authorizes the purchase of the centrifugal blowers repair from Evans Enterprises for an amount not to exceed \$38,585.

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of July, 2018.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

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Tara Brooks  
City Secretary

APPROVED AS TO FORM:

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City Attorney

**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

**MEETING DATE:** JULY 17, 2018

**SUBJECT:** DEVELOPERS AGREEMENT WITH GRAPEVINE SHADY BROOK, LLC.  
AND AN APPROPRIATION ORDINANCE

**RECOMMENDATION:** City Council to consider approval of a Developers Agreement for City participation with Grapevine Shady Brook, LLC for Shady Brook Addition for off-site roadway and drainage improvements and an ordinance appropriating funds.

**FUNDING SOURCE:** Upon approval, funds will be available in the Capital Projects Streets Fund 178 estimated at \$340,000.

**BACKGROUND:** The Preliminary Plat of the Shady Brook Addition was approved by the City Council on January 16, 2018. This 44 residential lot subdivision requires off-site roadway and drainage improvements. City staff and the developer have agreed to certain improvements as part of the developer's required improvements to serve the community and support future development.

The Developer is required to provide for drainage at Morehead Branch, curb and gutter and sidewalk improvements along its platted boundary frontage along Shady Brook Drive. Staff is recommending additional improvements to provide for a consistent 40-foot wide roadway section with sidewalks between Lucas Drive and North Scribner Street at the City's sole cost estimated at an amount not to exceed \$340,000. This betterment will include an overlay of the existing 40-foot wide section of Shady Brook Drive.

The table attached details the proposed cost sharing between the developer and the City for these adjacent and off-site improvements. These improvements are shown in the attached exhibits. The developer has agreed to fund the design for all the improvements at its sole cost and the City has agreed to fund the construction inspection and materials testing as part of the proposed agreement.

Staff recommends approval.

## SHADY BROOK ADDITION

## COST SUMMARY ESTIMATE

	<u>Developer's Cost</u>	<u>City's Cost</u>	<u>Total Cost</u>
<b>A RKM Utility Services Inc</b>			
1) Paving	\$ 430,052.00	\$ 289,683.00	\$ 719,735.00
2) Storm Drain	\$ 130,507.00	\$ 37,679.00	\$ 168,186.00
3) Water	\$ 149,131.00	\$ -	\$ 149,131.00
4) Sanitary Sewer	\$ 164,314.00	\$ -	\$ 164,314.00
Franchise Utilities	\$ -	\$ -	\$ -
Consturction Staking	\$ 10,500.00	\$ -	\$ 10,500.00
<b>Cost Total</b>	<b>\$ 884,504.00</b>	<b>\$ 327,362.00</b>	<b>\$ 1,211,866.00</b>
<b>B Construction Fees:</b>			
Inspection Fee			
Items 1-4 (5%)	\$ 43,700.20	\$ 16,541.55	\$ 60,241.75
Material Testing Fee			
Item 1 (approx.)	\$ 7,500.00	\$ 7,500.00	\$ 15,000.00
Items 2-4 (approx.)	\$ 7,500.00	\$ -	\$ 7,500.00
Insurance (approx.)	\$ 4,500.00	\$ -	\$ 4,500.00
Design Costs (approx.)	\$ 100,000.00	\$ -	\$ 100,000.00
Survey Costs (approx.)	\$ 20,000.00	\$ -	\$ 20,000.00
<b>Consturction Fees Total</b>	<b>\$ 183,200.20</b>	<b>\$ 24,041.55</b>	<b>\$ 207,241.75</b>
<b>Total Project Costs</b>	<b>\$ 1,067,704.20</b>	<b>\$ 351,403.55</b>	<b>\$ 1,419,107.75</b>

ORDINANCE NO. 2018-060

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, REVISING THE ADOPTED CAPITAL IMPROVEMENTS BUDGET FOR THE FISCAL YEAR ENDING IN 2018; APPROPRIATING FUNDS FROM THE CAPITAL PROJECTS STREET FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to enter into a Developers Agreement for City participation with Grapevine Shady Brook, LLC for Shady Brook Addition in an amount not to exceed \$340,000; and

WHEREAS, funding for the Developers Agreement with Grapevine Shady Brook, LLC is not currently included in the Fiscal Year 2017-2018 Capital Improvements Plan Budget; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this ordinance have been met, including but not limited to the Open Meetings Act and Chapter 211 of the Local Government Code; and

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

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

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

Section 2. That the City Council hereby authorizes an amount of \$340,000 be appropriated from the Capital Projects Street Fund for the City to enter into a Developers Agreement with Grapevine Shady Brook, LLC for Shady Brook Addition.

Section 3. That a copy of the revised Fiscal Year 2017-2018 Capital Improvements Plan budget document shall be kept on file in the office of the City Secretary and on the City of Grapevine website.

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

Section 5. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of July, 2018.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

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Tara Brooks  
City Secretary

APPROVED AS TO FORM:

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City Attorney

SCALE 1" = 60'

ITEM # 12

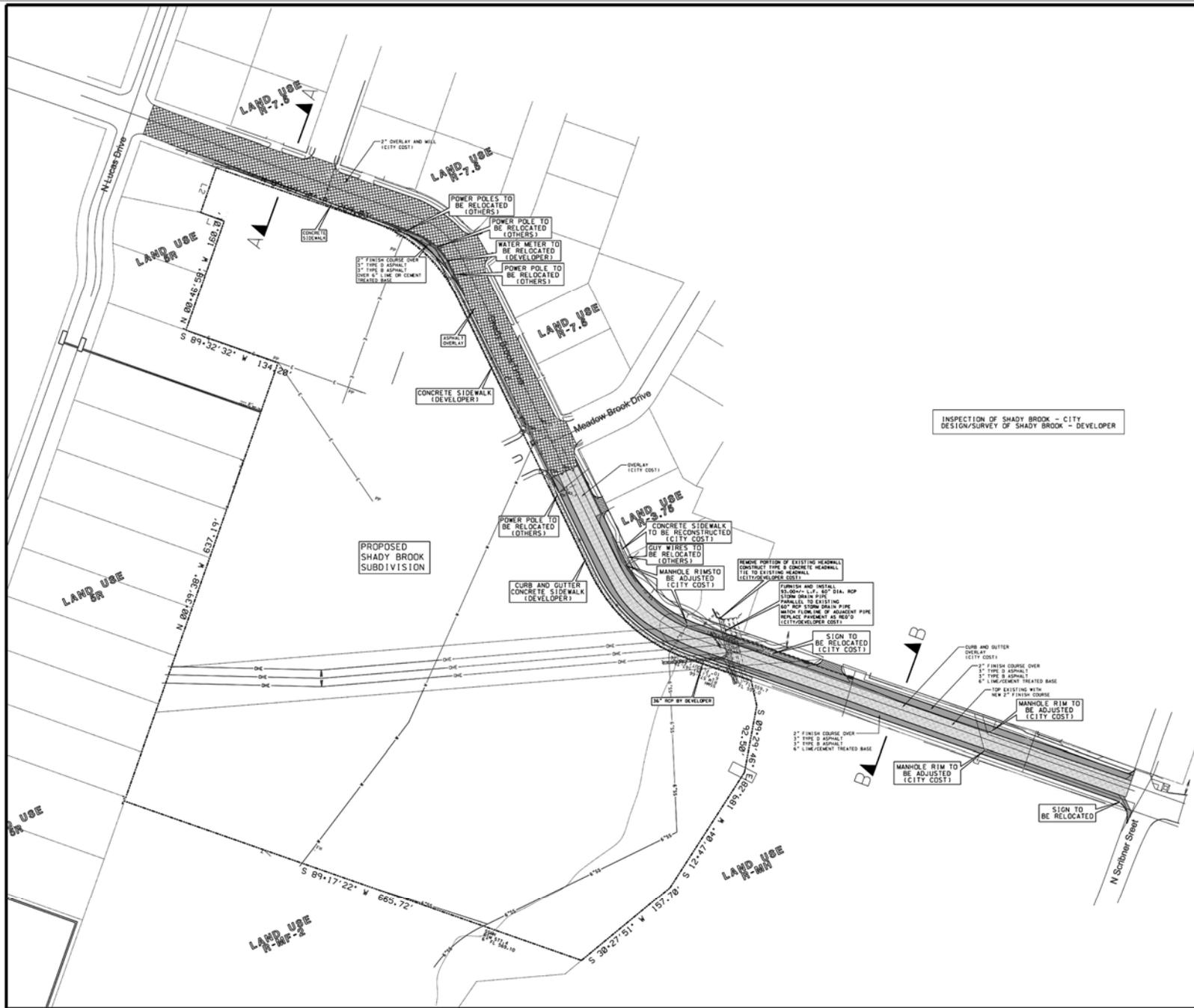
**HAMILTON**  
**DUFFY, PC**  
CONSULTING ENGINEERS  
501 W. CHIEF, R.D. 300, SUITE 100, NORTH ROCKWELL, TEXAS 75087  
PHONE (817) 288-0408 www.hamiltonduffy.com

SITE CONSTRUCTION PLANS  
SHADY BROOK  
CITY OF GRAPEVINE, TEXAS  
EXHIBIT A

PRELIMINARY FOR REVIEW ONLY  
THESE DOCUMENTS ARE FOR DESIGN REVIEW PURPOSES ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
KEITH M. HAMILTON, PE, CIVIL ENGINEER

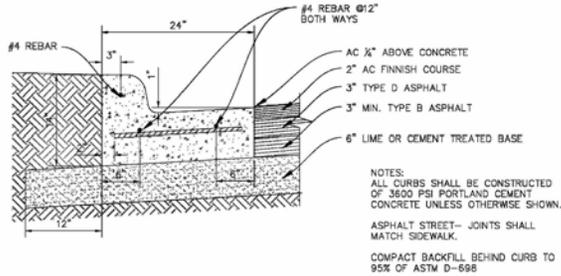
NO.	REVISION	BY	DATE	CHKD	DATE

SHEET  
1 OF 2

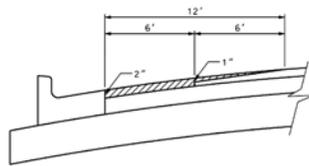


ITEM # 12

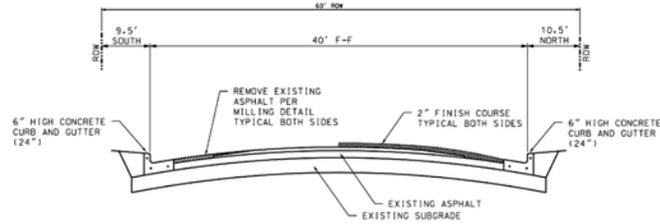
**HAMILTON  
DUFFY, PC**  
CONSULTING  
ENGINEERS  
601 MC-COY BLVD., SUITE 800 • NORTH ROCKWELL, TEXAS 75087  
PHONE (817) 288-0408 www.hamiltonduffy.com



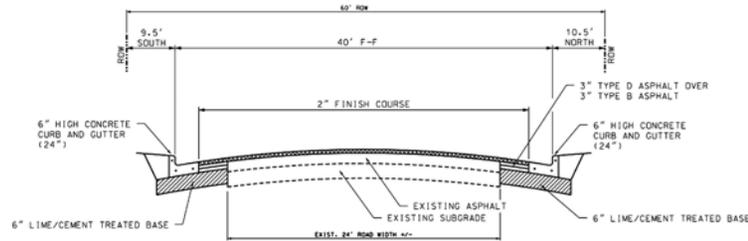
TYPICAL CURB AND GUTTER DETAIL  
N.T.S.



MILLING DETAIL  
N.T.S.



TYPICAL STREET SECTION A  
N.T.S.



TYPICAL STREET SECTION B  
N.T.S.  
(CITY COST)

SITE CONSTRUCTION PLANS

SHADY BROOK  
CITY OF GRAPEVINE, TEXAS

EXHIBIT B

PRELIMINARY  
FOR REVIEW ONLY  
THESE DOCUMENTS ARE FOR DESIGN REVIEW PURPOSES ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION. THE PREPARED BY: KEITH M. HAMILTON, PE, DATE: 5/31/2018

NO.	REVISION	DATE	BY	CHECKED	DATE

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**MEMO TO:** HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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

**MEETING DATE:** JULY 17, 2018

**SUBJECT:** APPROVAL OF CHANGE ORDER NO. 1 – INFLOW AND INFILTRATION PHASE 3 PROJECT AND APPROPRIATION ORDINANCE

**RECOMMENDATION:** City Council to consider Change Order No. 1 to the Inflow and Infiltration Phase 3 Project with Excel 4 Construction, LLC for sanitary sewer inflow and infiltration improvements and an ordinance appropriating the funds.

**FUNDING SOURCE:** Upon approval, funds in the amount of \$33,000 will be available in the Utility Enterprise Capital Fund Account 201-48940-534-009-0044SW.

**BACKGROUND:** There is an existing six-inch sanitary sewer line running in the backyards of homes along the north side of College Street between Church and Scribner Streets. This existing sewer line was not built within a dedicated easement several decades ago and bisects three relatively deep lots. The existing home at 504 West College Street wished to add on to their home over the existing sanitary sewer.

This change order will authorize Excel 4 Construction to oversee the revision of the sewer lateral lines for three homes along College Street (404, 416 and 504 West College Street) so that the public line in the rear yards may be taken out of public service. These three homes will be tied into the new sewer line in College Street with their own private sewer tap. In 2011, the City installed a sanitary sewer within College Street with stubbed out services in anticipation these houses would be tied into the College Street sewer line and the line in the rear yard would be abandoned. This will remove the encumbrance caused by the sewer line in their rear yards. Change Order No. 1 is \$23,000 with an overall project contingency of \$10,000 for a total cost of \$33,000.

On January 16, 2018, Grapevine City Council approved the construction contract with Excel 4 Construction, LLC in the amount of \$1,488,847 for the Inflow and Infiltration Phase 3 Project. Funds in that amount were appropriated at that time. Construction is on schedule for completion by December 3, 2018.

Staff recommends approval.

ORDINANCE NO. 2018-061

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, REVISING THE ADOPTED CAPITAL IMPROVEMENTS BUDGET FOR THE FISCAL YEAR ENDING IN 2018; APPROPRIATING FUNDS FROM THE UTILITY ENTERPRISE CAPITAL FUND; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine is making sanitary sewer inflow and infiltration improvements; and

WHEREAS, the City needs to make changes to the previously approved Ordinance No. 2018-002 that appropriated funds to this project; and

WHEREAS, funding for the changes to the inflow and infiltration improvements is not currently included in the Fiscal Year 2017-2018 Capital Improvements Plan Budget; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this ordinance have been met, including but not limited to the Open Meetings Act and Chapter 211 of the Local Government Code; and

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

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

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

Section 2. That the City Council hereby authorizes an amount of \$33,000 be appropriated from the Utility Enterprise Capital Fund for inflow and infiltration improvements for improvements to the City's sanitary sewer system.

Section 3. That a copy of the revised Fiscal Year 2017-2018 Capital Improvements Plan budget document shall be kept on file in the office of the City Secretary and on the City of Grapevine website.

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of July, 2018.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

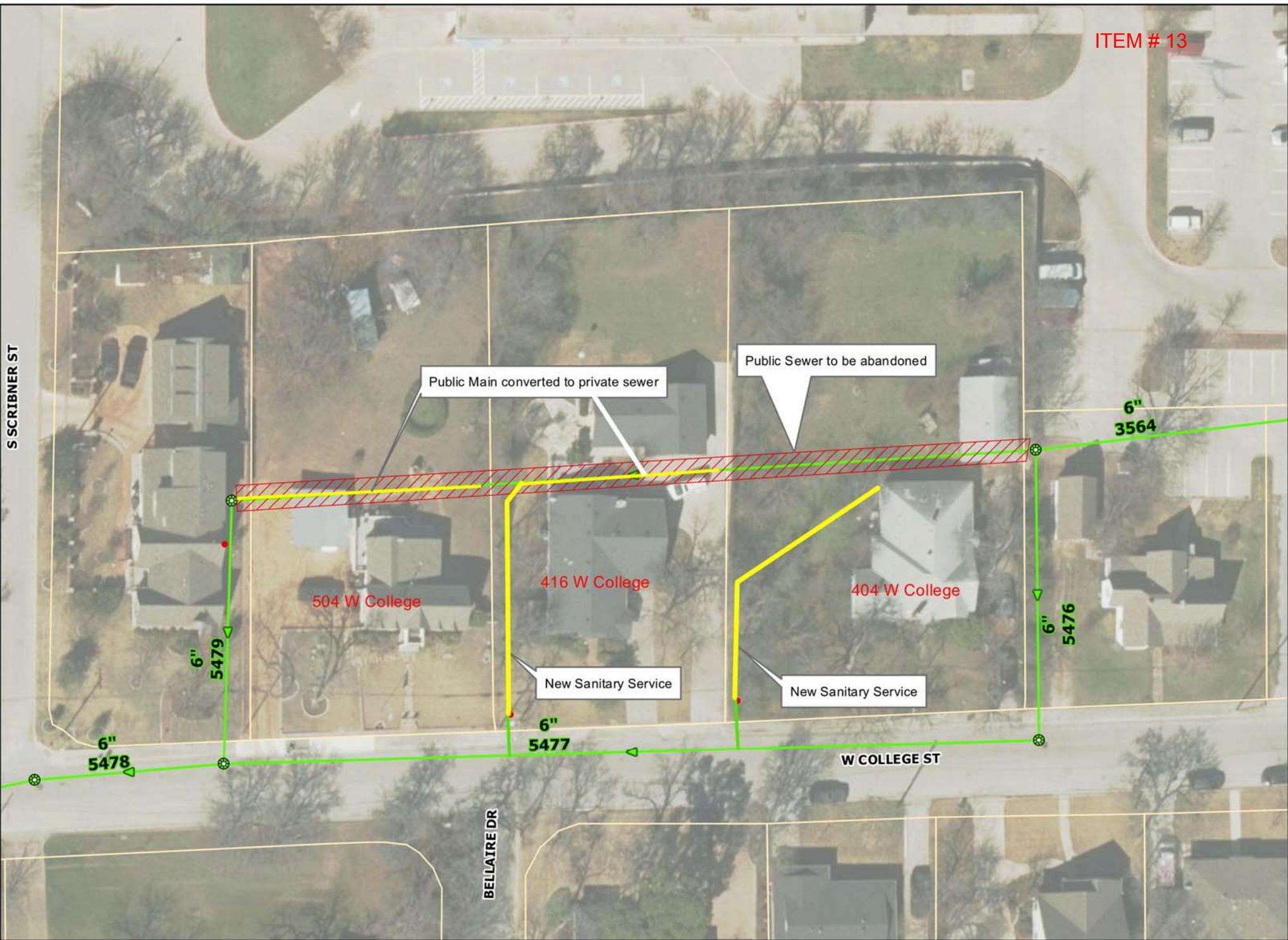
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Tara Brooks  
City Secretary

APPROVED AS TO FORM:

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City Attorney



S SCRIBNER ST

Public Main converted to private sewer

Public Sewer to be abandoned

504 W College

416 W College

404 W College

New Sanitary Service

New Sanitary Service

6"  
3564

6"  
5479

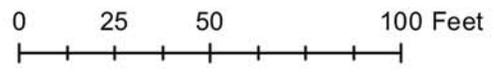
6"  
5476

6"  
5478

6"  
5477

W COLLEGE ST

BELLAIRE DR



1 inch = 50 feet



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 3rd day of July, 2018 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

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

constituting a quorum, with Council Member Paul Slechta being absent, and with the following members of the City Staff:

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

Call to Order

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

Item 1. Executive Session

Mayor Tate announced that Council did not meet in Executive Session.

**REGULAR MEETING**

Item 2. Invocation

Council Member Duff O'Dell delivered the invocation and led the Pledge of Allegiance.

Item 3. Citizen Comments

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

NEW BUSINESS

Item 4. Consider **Resolution No. 2018-053** amending the Golf Course Advisory Board membership from seven members to nine members, and take any necessary action.

Council Member Mike Lease requested Council increase the number of Golf Course Advisory Board members to assist with planning of the new clubhouse and concourse.

Motion was made to approve Resolution No. 2018-053 amending the Golf Course Advisory Board membership.

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

RESOLUTION NO. 2018-053

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AMENDING RESOLUTION NO. 79-35 ADOPTED ON OCTOBER 16, 1979, AS AMENDED, RELATING TO THE GRAPEVINE GOLF COURSE ADVISORY BOARD; ALTERING THE MEMBERSHIP OF SAID BOARD BY AMENDING SECTION 3, PARAGRAPH A; AND PROVIDING AN EFFECTIVE DATE

Item 5. Consider appointment of members to the City's Boards and Commissions; Mayor Tate to make Chairman appointments to the Convention and Visitors Bureau Advisory Board, the Grapevine Heritage Foundation, Parks and Recreation Advisory Board and the Senior Citizens Advisory Board, and take any necessary action.

City Secretary Tara Brooks read the names of Council's appointments to the Boards and Commissions, including the Mayor's Chairman appointments. The appointments were as follows:

**4B Economic Development Corporation**

Matt Carnes, Alan Kunst, and Lavon Light

**Animal Shelter Advisory Board**

Larry Hallmark and Joy Mayo

**Board of Zoning Adjustment**

Doug Anderson, George Dalton, and Ben Johnson as regular members  
Jonathan Gaspard as an alternate member

**Building Board of Appeals**

Clint Hallman, Joe Lipscomb, Kosse Maykus, as regular members  
Neal Cooper as an alternate member

**Convention and Visitors Bureau Board**

Cynthia Blankenship (Bank Representative), Joe Szymaszek (Major Retailer Representative), Mark Terpening (Citizen) as regular members

Debi Meek (Citizen) as an alternate member  
Joe Szymaszek as the Chairman

**Golf Course Advisory Board**

Robert Blalock, Louis Capone, Thomas Cherry, Deborah Gore, and Tom Kormondy

**Health Officer**

Andrew Kilgus

**Heritage Foundation Advisory Board**

Becky Hummer, Janet Perkins, Curtis Ratliff, Melva Stanfield, Balla Wright Courtney Fray to fulfill an unexpired term to expire in 2019  
Curtis Ratliff as the Chairman

**Historic Preservation Commission**

Ashley Anderson, Jason Parker, Margaret Telford, and Chuck Voelker as regular members  
Paula Wilbanks as an alternate member

**Housing Authority Board of Commissioners**

Bonnie McHugh and Karen Rice

**Library Board**

Susan Peabody, Gerald Shannon, and Karen Smith

**Metroport Teen Court Advisory Board**

Aaryn Lamb and Marjorie Lewis

**Parks and Recreation Board**

Roy Robertson (Place 1), Ray Harris (Place 2), Christian Ross (Place 8), and Dave Buhr (Place 9) to the  
Christian Ross as Chairman

**Planning and Zoning Commission**

Dennis Luers, Gary Martin, and B.J. Wilson as regular members  
Traci Hutton and Robert Rainwater as alternate members

**Senior Citizens Advisory Board**

Richard Guckel, Barbara Johnson, and Roger Jones  
Richard Guckel as Chairman

Motion was made to approve the recommendations as read.

Motion: Freed

Second: Coy

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

Nays: None  
Approved: 6-0

Item 6. Consider Mayor's appointments of Council liaisons to the City Boards and Commissions and Council committees, and take any necessary action.

Mayor Tate announced his appointments of the Council Members as liaisons to the City Boards and Commission and their appointments to the Council Committees:

**William D. Tate**

Tax Increment Finance District Boards - One and Two  
Crime Control and Prevention District Board  
Grapevine 4B Economic Development Corporation Board  
Industrial Development Corporation

**Paul Slechta**

Parks and Recreation Advisory Board Liaison  
Historic Preservation Commission Liaison  
Golf Course Advisory Board – 1<sup>st</sup> Alternate Liaison  
U. S. Army Corps of Engineer Liaison  
Tax Increment Finance District Boards – One and Two  
Open Space Review Committee  
Facilities Committee  
Utility Committee  
Crime Control and Prevention District Board  
Industrial Development Corporation

**Sharron Rogers**

Board of Zoning Adjustment Liaison  
Planning and Zoning Commission – 1<sup>st</sup> Alternate Liaison  
Convention and Visitors Advisory Board  
Facilities Committee  
Crime Control and Prevention District Board  
Grapevine 4B Economic Development Corporation Board  
Economic Development Corporation

**Mike Lease**

Golf Course Advisory Board Liaison  
Heritage Foundation Advisory Board Liaison  
Senior Citizens Advisory Board – 1<sup>st</sup> Alternate Liaison  
Parks and Recreation Advisory Board – 1<sup>st</sup> Alternate Liaison  
Facilities Committee  
Tax Increment Finance District Boards – One and Two  
Crime Control and Prevention District Board  
Economic Development Corporation

**Darlene Freed**

Planning and Zoning Commission – 1<sup>st</sup> Alternate Liaison  
Building Board of Appeals – 1<sup>st</sup> Alternate Liaison  
Teen Court Advisory Board  
Audit Committee  
DFW Airport Board Liaison  
Crime Control and Prevention District Board  
Grapevine 4B Economic Development Corporation Board

**Chris Coy**

Building Board of Appeals Liaison  
Board of Zoning Adjustment – 1<sup>st</sup> Alternate Liaison  
Grapevine-Colleyville Independent School District Board Liaison  
Audit Committee  
Utility Committee  
Tax Increment Finance District Boards – One and Two  
Impact Fee Committee (Ex-Officio)  
Crime Control and Prevention District Board  
Economic Development Corporation  
Grapevine 4B Economic Development Corporation Board

**Duff O'Dell**

Animal Shelter Advisory Committee Liaison  
Housing Authority Advisory Board Liaison  
Library Board Liaison  
Senior Citizens Advisory Board Liaison  
Tax Increment Finance District Boards – One and Two  
Impact Fee Committee (Ex-Officio)  
Crime Control and Prevention District Board  
Industrial Development Corporation

No action was necessary.

Item 7. Consider **Ordinance No. 2018-054** appropriating funds for the installation of the Peace Circle adjacent to the Grapevine Main Project, and take any necessary action.

Convention and Visitors Bureau Director P.W. McCallum presented this item and answered questions from Council. The Peace Circle will be located on the Grapevine Main Station site on the corner of North Main Street and Dallas Road and will consist of eleven life size statues representing Sam Houston and the ten Indian Nations who signed the Treaty of Bird's Fort that took place at Grapevine Springs. Upon approval of the appropriation ordinance, \$600,000 will be available in the Public Art Fund and \$295,000 will be available in the Convention and Visitors Festival Fund.

Chief Financial Officer Greg Jordan answered questions from Council.

Mayor Tate explained the historical significance of the Peace Circle.

Motion was made to approve Ordinance No. 2018-054 appropriating funds for the installation of the Peace Circle.

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

ORDINANCE NO. 2018-054

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROPRIATING \$600,000 IN THE SPECIAL REVENUE FUND AND \$295,000 IN THE CONVENTION AND VISITORS BUREAU FUND; DECLARING AN EMERGENCY 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. There were no requests to remove any items from the consent agenda.

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

Item 8. Consider **Ordinance No. 2018-047** authorizing payments to the City of Dallas and the City of Fort Worth in accordance with Senate Bill 569 Revenue Sharing Agreement, and take any necessary action.

Chief Financial Officer Jordan recommended approval of the ordinance to appropriate funds for the payments required under SB 569 DFW Revenue Sharing Agreement. The agreement requires that the City of Grapevine share certain revenues generated within the boundaries of the Dallas/Fort Worth International Airport with the Cities of Dallas and Fort Worth. Per the agreement, \$438,600 are due to these cities this year. This item was tabled at the June 19, 2018 meeting.

Motion was made to approve the consent agenda as presented.

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

Item 9. Consider the award of a contract with HMS for health insurance dependent audit services.

Chief Financial Officer Jordan recommended approval of the award of contract for health insurance dependent audit services in an amount not to exceed \$16,000.

Motion was made to approve the consent agenda as presented.

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

Item 10. Consider the award of a contract with Deer Oaks for the Employee Assistance Program (EAP) services.

Chief Financial Officer Jordan recommended approval of the award of contract for the Employee Assistance Program for an estimated amount of \$20,100.

Motion was made to approve the consent agenda as presented.

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

Item 11. Consider an annual contract with the Huguley Assessment Center to provide medical physicals on-site for the Fire and Police Departments.

Chief Financial Officer Jordan recommended approval of the annual contract for medical physicals for the Fire and Police Departments for an amount not to exceed \$79,000.

Motion was made to approve the consent agenda as presented.

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

Item 12. Consider the renewal of an annual contract for magazine print services for the Parks and Recreation department with JG Media.

Parks and Recreation Director Kevin Mitchell recommended approval of an annual contract for magazine print services for an amount not to exceed \$107,535. The agreement includes the design, layout, production and distribution of the Parks and Recreation Department's annual activity magazines.

Motion was made to approve the consent agenda as presented.

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

Item 13. Consider the multiple award of an informal request for quote to purchase veterinary services from Family Pet Clinic of Grapevine and Northwest Animal Hospital.

Police Chief Mike Hamlin recommended approval of the purchase of veterinary services for an estimated amount of \$20,000. The purchase includes services such as sterilization and rabies vaccinations for animals available for adoption at Grapevine Animal Services.

Motion was made to approve the consent agenda as presented.

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

Item 14. Consider **Resolution No. 2018-054** authorizing a sole source purchase of reclaimer machinery repairs for the Public Works department from Holt Cat.

Public Works Director Bryan Beck recommended approval of the resolution authorizing the sole source purchase of reclaimer machinery repairs for an amount not to exceed \$33,742.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2018-054

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE RECLAIMER MACHINERY REPAIRS FOR THE PUBLIC WORKS DEPARTMENT FROM A SOLE SOURCE VENDOR AND PROVIDING AN EFFECTIVE DATE

Item 15. Consider **Resolution No. 2018-055** authorizing the purchase of an asphalt paver from R.B. Everett Company through an Interlocal Participation Agreement with The

Local Government Purchasing Cooperative (Buyboard) and Ordinance No. 2018-055 appropriating funds.

Public Works Director Beck recommended approval of a resolution authorizing the purchase of an asphalt paver for an estimated amount of \$379,619 and an ordinance appropriating funds in the Capital Equipment Fund.

Motion was made to approve the consent agenda as presented.

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

RESOLUTION NO. 2018-055

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

ORDINANCE NO. 2018-055

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROPRIATING \$379,619 IN THE CAPITAL EQUIPMENT FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 16. Consider Amendment No. 1 to the Engineering Service Agreement with Huitt Zollars, Inc. for bidding phase service for the reconstruction of Nash Street from the intersection with Jean Street to the south boundary of AURA Apartments, (Berry Street) and the design and construction of Nolen Drive.

Public Works Director Beck recommended approval of Amendment No. 1 to the Engineering Service Agreement with Huitt Zollars for an estimated amount of \$18,875. This agreement combines the Nash Street and Nolen Drive projects into one contract to include bidding phase services.

Motion was made to approve the consent agenda as presented.

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

Item 17. Consider an amendment to the Engineering Services Contract with Garver LLC for the design of a second dewatering screw press at the Waste Water Treatment Plant and process improvements at the Hilton Lift Station, and consider **Ordinance No. 2018-056** appropriating funds for engineering services, estimated construction, contingency and construction related costs.

Public Works Director Beck recommended approval of the Engineering Services Contract for the design of a second dewatering screw press at the Waste Water Treatment Plant and process improvements at the Hilton Lift Station in an amount of \$111,740 and an ordinance amending the Fiscal Year 2017-2018 Capital Improvements Budget.

Motion was made to approve the consent agenda as presented.

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

ORDINANCE NO. 2018-056

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, REVISING THE ADOPTED CAPITAL IMPROVEMENTS BUDGET FOR THE FISCAL YEAR ENDING IN 2018; APPROPRIATING FUNDS FROM THE UTILITY ENTERPRISE CAPITAL FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 18. Consider the minutes of the June 19, 2018 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: O'Dell  
Second: Coy  
Ayes: Tate, Freed, Rogers, Lease, Coy, and O'Dell  
Nays: None  
Approved: 6-0

ADJOURNMENT

Motion was made to adjourn the meeting at 8:22 p.m.

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

Passed and approved by the City Council of the City of Grapevine, Texas on this the 17th day of July, 2018.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

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Tara Brooks  
City Secretary

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JULY 17, 2018

SUBJECT: FINAL PLAT APPLICATION  
LOTS 1 AND 2, BLOCK A, GLADE 360 ADDITION

PLAT APPLICATION FILING DATE.....July 10, 2018

APPLICANT .....Andrew Ord, CRP-GREP ELAN Grapevine, LLC

REASON FOR APPLICATION ..... Platting unplatted property  
to build apartment complex

PROPERTY LOCATION ..... North of Glade Road and  
east of State Highway 360 service road

ACREAGE..... 67.757

ZONING ..... R-MF

NUMBER OF LOTS ..... Two (2)

PREVIOUS PLATTING .....No

CONCEPT PLAN ..... Z18-01, CU18-02

SITE PLAN ..... PD18-01

OPEN SPACE REQUIREMENT.....No

AVIGATION RELEASE ..... Yes

PUBLIC HEARING REQUIRED .....No

**PLAT INFORMATION SHEET  
FINAL PLAT APPLICATION  
LOTS 1 AND 2, BLOCK A, GLADE 360 ADDITION**

I. GENERAL:

- The applicant, Andrew Ord with CRP-GREP ELAN Grapevine, LLC is final platting 67.757 acres into an apartment complex. The property is located north of Glade Road and east of State Highway 360 service road.

II. STREET SYSTEM:

- The development has access to Glade Road and SH360.
- ALL abutting roads:  are on the City Thoroughfare Plan: Glade Road  
 are not on the City Thoroughfare Plan: SH360

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:

Developer is required to construct the north half of a four (4) lane undivided roadway of Glade Road to match up with the four (4) lane bridge over SH360.

III. STORM DRAINAGE SYSTEM:

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

IV. WATER SYSTEM:

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

V. SANITARY SEWER SYSTEM:

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

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for:
- Water and Wastewater Impact Fees are due prior to the issuance of building permits for: Lots 1 and 2, Block A, Glade 360 Addition
  - Single Family Residential ( \$ 2,414/ Lot)
  - Multifamily ( \$ 1,134/ Unit)
  - Hotel ( \$ 43,632/ Acre)
  - Corporate Office ( \$ 20,523/ Acre)
  - Government ( \$ 4,414/ Acre)
  - Commercial / Industrial ( \$ 5,739 / Acre)
- Open Space Fees are not required for: Lots 1 and 2, Block A, Glade 360 Addition
- Open Space Fees are due prior to the issuance of building permits and/or any public infrastructure improvements for
  - R-5.0, R-TH, Zero Lot District ( \$ 1,416.00 / Lot)
  - R-7.5, Single Family District ( \$ 1,146.00 / Lot)
  - R-12.5, Single Family District ( \$ 1,071.00 / Lot)
  - R-20.0, Single Family District ( \$ 807.00 / Lot)

- Public Hearing Only
- Variances were required on the following items:
  - Front building line
  - Allowing a setback of 3 feet for the rear property line for an accessory building
  - Lot width & depth
  - Max. Impervious Area
  - Landscaping Regulations, allowing no landscape buffer between the edge of the parking area and the adjacent property line.
- The following items associated with this plat are not in accordance with the current subdivision standards:
  - 50' ROW dedication not met: Developer is proposing to dedicate variable width private access easements throughout the development. The access easements will be owned and maintained by a Home Owners Association (HOA).
  - Length of cul-de-sac street exceeds the 600-foot limit:
  - Driveway Spacing not met.

VII. STATEMENT OF FINDINGS:

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

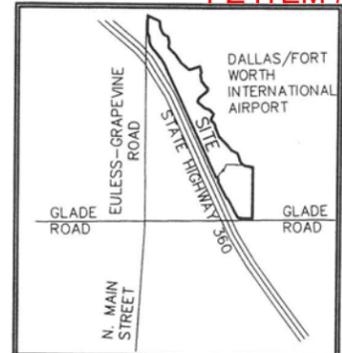
- The onsite access easements provide cross access capabilities to this site and surrounding property.
- The onsite sidewalk easements provide for a sidewalk network to serve the development of this site.

B. The City further finds that the required dedication is related both in nature and extent to the impact of the proposed development as follows:

- The right-of-way is necessary to provide for future widening of public streets that will serve the development of this site.
- The onsite utility easements are necessary to provide for a utility system to serve this development and connect to existing utilities on surrounding property.
- The onsite drainage easements are necessary to provide for storm drainage improvements to serve the development of the site.
- The onsite access easements are necessary to provide cross access capabilities to this site and surrounding property.
- The onsite sidewalk easements are necessary to provide for a sidewalk network to serve the development of this site.
- All of the dedications benefit the development to at least the extent of the impact of such on the development.

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: “Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lots 1 and 2, Block A, Glade 360 Addition.”



- NOTES:
1. THE BASIS OF BEARING IS DERIVED FROM GPS OBSERVATIONS USING THE CITY OF GRAPEVINE GEODETIC MONUMENTS. (COORDINATE SYSTEM: NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD 83)
  2. BENCHMARK: CITY OF GRAPEVINE MONUMENT NO. 9 (ELEVATION=589.64')  
CITY OF GRAPEVINE MONUMENT NO. 12 (ELEVATION=576.96')
  3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48439C0115K MAP REVISED SEPTEMBER 25, 2009, A PORTION OF THE SUBJECT TRACT LIES WITHIN SPECIAL FLOOD HAZARD AREA ZONE AE, AREAS DETERMINED TO BE INSIDE THE 100 YEAR FLOODPLAIN AS SHOWN ON THE MAP.

**RECEIVED**  
JUL 10 2018  
BY: .....

**FINAL PLAT**  
**GLADE 360 ADDITION**  
LOTS 1 AND 2, BLOCK A

67.757 ACRES OUT OF THE  
ELIJAH C. CLARY SURVEY, ABSTRACT NUMBER 323,  
AND THE GREEN W. MINTER SURVEY, ABSTRACT NUMBER 1083  
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

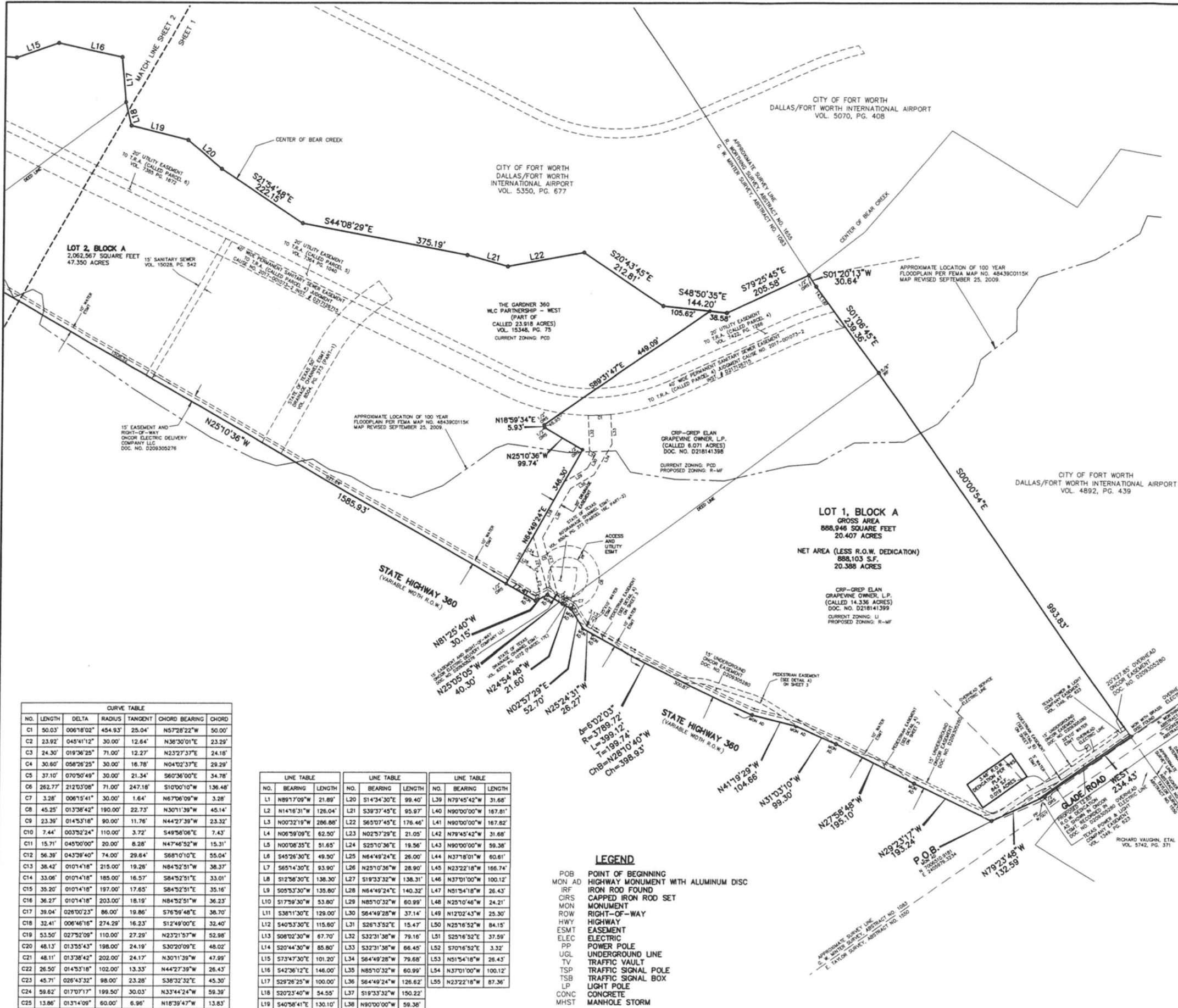
EXISTING ZONING: PCD  
PROPOSED ZONING: R-MF

**CRP-GREP ELAN GRAPEVINE OWNER, L.P.** APPLICANT/OWNER  
600 E. Las Colinas Blvd., Suite 2100  
Irving, Texas 75039 (214) 965-6000

**GRAPEVINE HOLDINGS, LTD** OWNER  
17101 Preston Road, Suite 100  
Dallas, Texas 75248 (972) 669-9955

**THE GARDNER 360 WLC PARTNERSHIP-WEST** OWNER  
17101 Preston Road, Suite 100  
Dallas, Texas 75248 (972) 669-9955

**JBI PARTNERS, INC.** SURVEYOR  
16301 Quorum Drive, Suite 200 B  
Addison, Texas 75001 (972) 248-7676  
Contact: Chuck McKinney  
TBPE No. F-438 TBPLS No. 10076000



**CURVE TABLE**

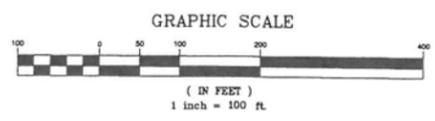
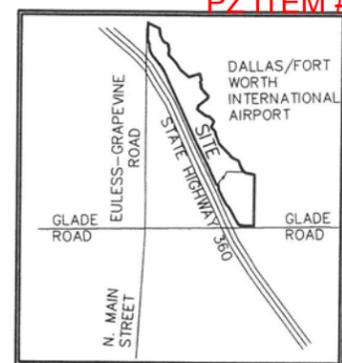
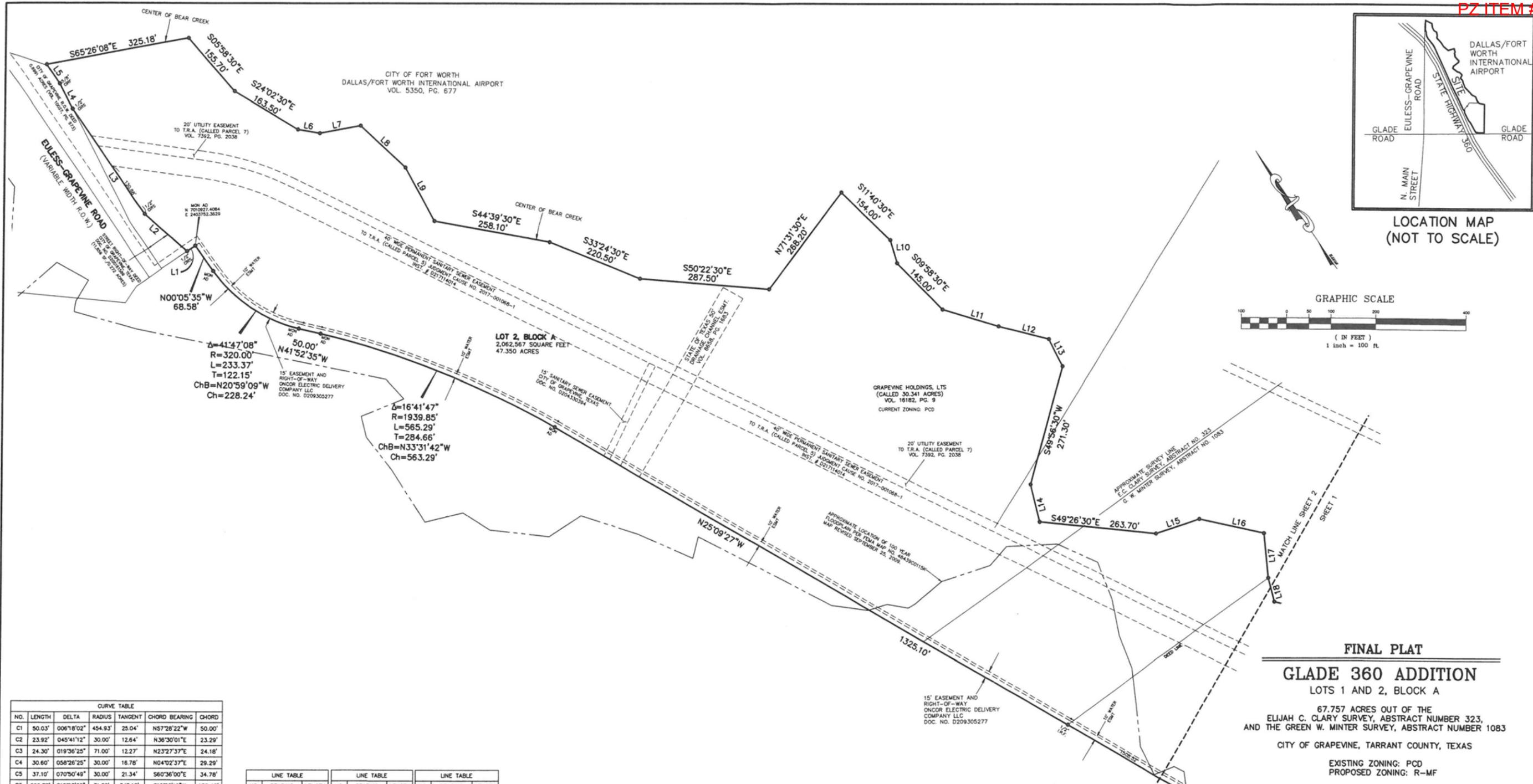
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	50.03'	006°18'02"	454.93'	25.04'	N57°28'22"W	50.00'
C2	23.92'	045°41'12"	30.00'	12.64'	N36°30'01"E	23.29'
C3	24.30'	019°36'25"	71.00'	12.27'	N23°27'37"E	24.18'
C4	30.60'	058°26'25"	30.00'	16.78'	N04°02'37"E	29.29'
C5	37.10'	070°50'49"	30.00'	21.34'	S60°36'00"E	34.78'
C6	262.77'	212°03'08"	71.00'	247.18'	S10°00'10"W	136.48'
C7	3.28'	006°15'41"	30.00'	1.64'	N67°06'09"W	3.28'
C8	45.25'	013°38'42"	190.00'	22.73'	N30°11'39"W	45.14'
C9	23.39'	014°53'18"	90.00'	11.76'	N44°27'39"W	23.32'
C10	7.44'	003°52'24"	110.00'	3.72'	S49°58'06"E	7.43'
C11	15.71'	045°00'00"	20.00'	8.28'	N47°46'52"W	15.31'
C12	56.39'	043°39'40"	74.00'	29.64'	S88°10'10"E	55.04'
C13	38.42'	010°41'18"	215.00'	19.26'	N84°52'51"W	38.37'
C14	33.06'	010°41'18"	185.00'	16.57'	S84°52'51"E	33.01'
C15	35.20'	010°41'18"	197.00'	17.65'	S84°52'51"E	35.16'
C16	36.27'	010°41'18"	203.00'	18.19'	N84°52'51"W	36.23'
C17	39.04'	028°00'23"	86.00'	19.86'	S76°59'48"E	38.70'
C18	32.41'	006°46'16"	274.29'	16.23'	S12°49'00"E	32.40'
C19	53.50'	027°52'09"	110.00'	27.29'	N23°21'57"W	52.98'
C20	48.13'	013°55'43"	198.00'	24.19'	S30°20'09"E	48.02'
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C23	45.71'	026°43'32"	98.00'	23.28'	S38°32'32"E	45.30'
C24	59.62'	017°07'17"	199.50'	30.03'	N33°44'24"W	59.39'
C25	13.86'	013°74'09"	60.00'	6.96'	N18°39'47"W	13.83'

**LINE TABLE**

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N89°17'09"W	21.89'	L20	S14°34'30"E	99.40'	L39	N79°45'42"W	31.68'
L2	N14°16'31"W	126.04'	L21	S39°37'45"E	95.97'	L40	N90°00'00"W	167.81'
L3	N00°32'19"W	286.88'	L22	S65°07'45"E	176.46'	L41	N90°00'00"W	167.82'
L4	N06°59'09"E	62.90'	L23	N02°57'29"E	21.05'	L42	N79°45'42"W	31.68'
L5	N00°08'35"E	51.65'	L24	S25°10'36"E	19.56'	L43	N90°00'00"W	59.38'
L6	S45°26'30"E	49.30'	L25	N64°49'24"E	26.00'	L44	N37°18'01"W	60.61'
L7	S65°14'30"E	93.90'	L26	N25°10'36"W	28.90'	L45	N23°22'18"W	166.74'
L8	S12°36'30"E	138.30'	L27	S19°33'32"W	138.31'	L46	N37°01'00"W	100.12'
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L19	S40°58'41"E	130.10'	L38	N90°00'00"W	59.38'			

- LEGEND**
- POB POINT OF BEGINNING
  - MON AD MONUMENT WITH ALUMINUM DISC
  - IRF IRON ROD FOUND
  - MON MONUMENT
  - CAPPED IRON ROD SET
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  - HWY HIGHWAY
  - ESMT EASEMENT
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  - TV TRAFFIC VAULT
  - TSP TRAFFIC SIGNAL POLE
  - TSB TRAFFIC SIGNAL BOX
  - LP LIGHT POLE
  - CONC CONCRETE
  - MHST MANHOLE STORM

Drawing: H:\Projects\GR5001\Draw\XGR5001P1.dwg Saved By: baborough Save Time: 7/11/2018 6:42 AM Plotted by: baborough Plot Date: 7/11/2018 6:42 AM



**FINAL PLAT**  
**GLADE 360 ADDITION**  
LOTS 1 AND 2, BLOCK A

67.757 ACRES OUT OF THE  
ELIJAH C. CLARY SURVEY, ABSTRACT NUMBER 323,  
AND THE GREEN W. MINTER SURVEY, ABSTRACT NUMBER 1083  
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS  
EXISTING ZONING: PCD  
PROPOSED ZONING: R-MF

**CRP-GREP ELAN**  
**GRAPEVINE OWNER, L.P.** **APPLICANT/OWNER**  
600 E. Las Colinas Blvd., Suite 2100  
Irving, Texas 75039 (214) 965-6000

**GRAPEVINE HOLDINGS, LTD** **OWNER**  
17101 Preston Road, Suite 100  
Dallas, Texas 75248 (972) 669-9955

**THE GARDNER 360 WLC PARTNERSHIP-WEST** **OWNER**  
17101 Preston Road, Suite 100  
Dallas, Texas 75248 (972) 669-9955

**JBI PARTNERS, INC.** **SURVEYOR**  
16301 Quorum Drive, Suite 200 B  
Addison, Texas 75001 (972) 248-7676  
Contact: Chuck McKinney  
TBPE No. F-438 TBPLS No. 10076000

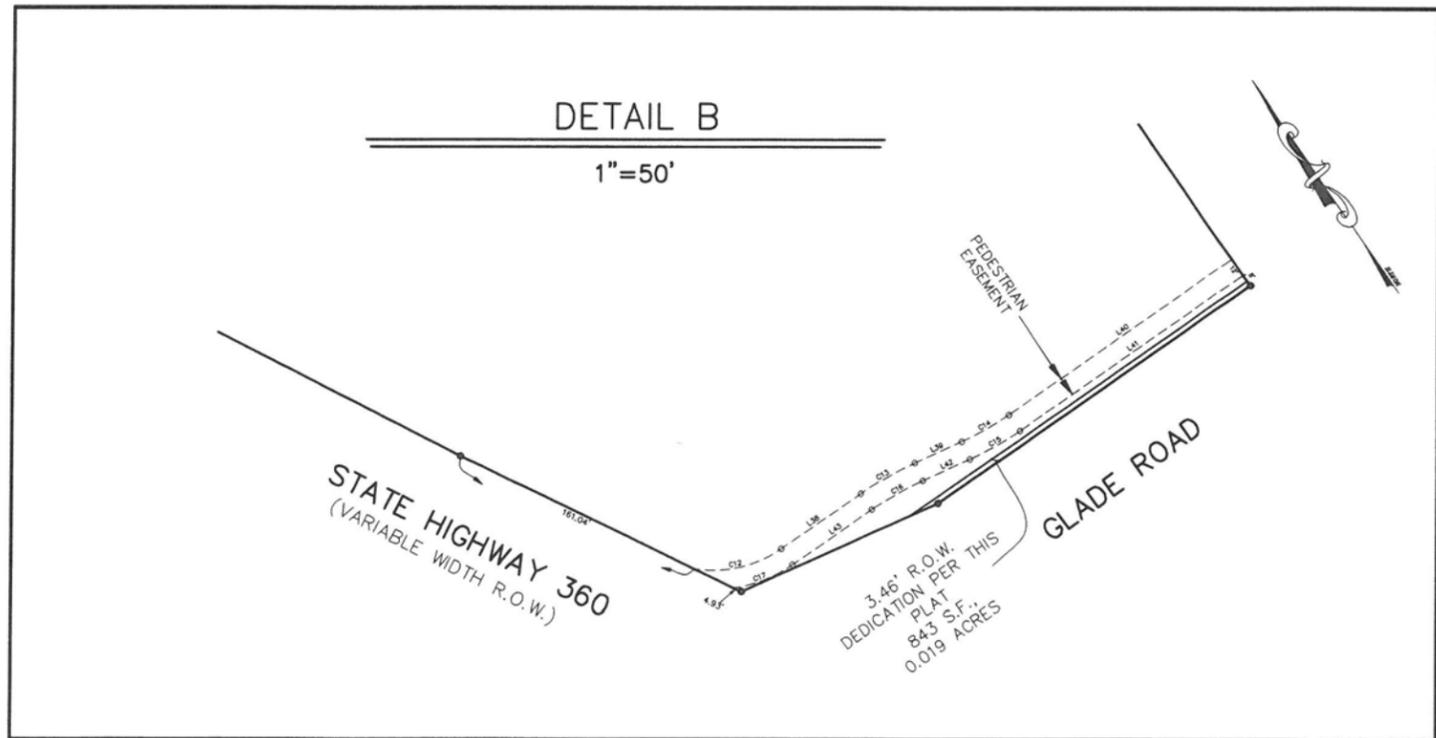
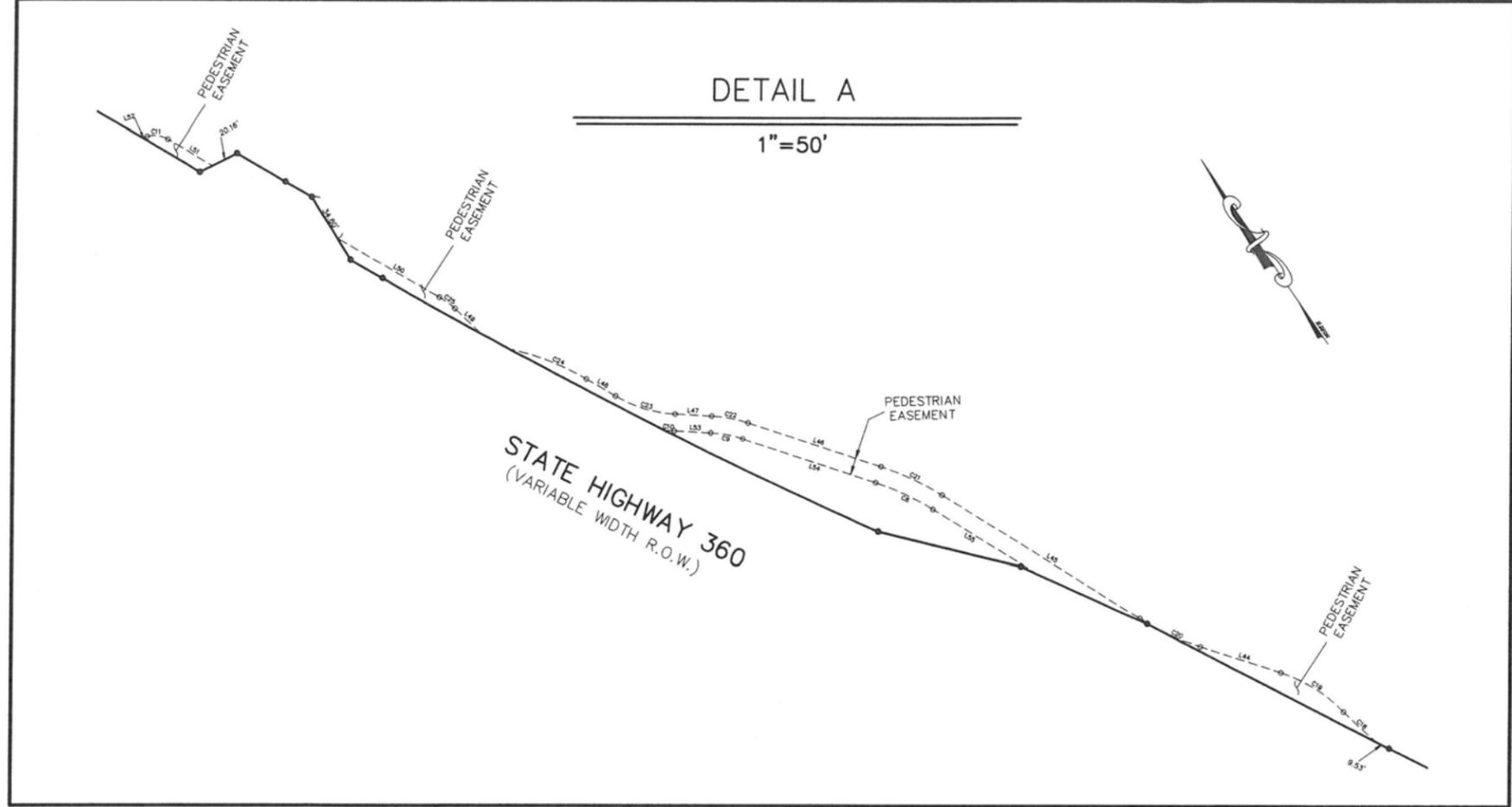
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- LEGEND**
- POB POINT OF BEGINNING
  - MON AD HIGHWAY MONUMENT WITH ALUMINUM DISC
  - IRF IRON ROD FOUND
  - CIRS CAPPED IRON ROD SET
  - MON MONUMENT
  - ROW RIGHT-OF-WAY
  - HWY HIGHWAY
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  - LP LIGHT POLE
  - CONC CONCRETE
  - MHST MANHOLE STORM

- NOTES:**
1. THE BASIS OF BEARING IS DERIVED FROM GPS OBSERVATIONS USING THE CITY OF GRAPEVINE GEODETIC MONUMENTS. (COORDINATE SYSTEM: NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD 83)
  2. BENCHMARK: CITY OF GRAPEVINE MONUMENT NO. 9 (ELEVATION=589.64')  
CITY OF GRAPEVINE MONUMENT NO. 12 (ELEVATION=576.96')
  3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48439C0115K MAP REVISED SEPTEMBER 25, 2009, A PORTION OF THE SUBJECT TRACT LIES WITHIN SPECIAL FLOOD HAZARD AREA ZONE AE, AREAS DETERMINED TO BE INSIDE THE 100 YEAR FLOODPLAIN.

Drawing: H:\Projects\GRS001\DWG\XGRS001P1.dwg Saved By: bborough Save Time: 7/11/2018 6:42 AM Plotted by: bborough Plot Date: 7/11/2018 6:43 AM



**FINAL PLAT**  
**GLADE 360 ADDITION**  
LOTS 1 AND 2, BLOCK A

67.757 ACRES OUT OF THE  
ELIJAH C. CLARY SURVEY, ABSTRACT NUMBER 323,  
AND THE GREEN W. MINTER SURVEY, ABSTRACT NUMBER 1083  
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

EXISTING ZONING: PCD  
PROPOSED ZONING: R-MF

<b>CRP-GREP ELAN GRAPEVINE OWNER, L.P.</b>	<b>APPLICANT/OWNER</b>
600 E. Las Colinas Blvd., Suite 2100 Irving, Texas 75039	(214) 965-6000
<b>GRAPEVINE HOLDINGS, LTD</b>	<b>OWNER</b>
17101 Preston Road, Suite 100 Dallas, Texas 75248	(972) 669-9955
<b>THE GARDNER 360 WLC PARTNERSHIP-WEST</b>	<b>OWNER</b>
17101 Preston Road, Suite 100 Dallas, Texas 75248	(972) 669-9955
<b>JBI PARTNERS, INC.</b>	<b>SURVEYOR</b>
16301 Quorum Drive, Suite 200 B Addison, Texas 75001 Contact: Chuck McKinney TBPE No. F-438 TBPLS No. 10076000	(972) 248-7676

Plotted by: bdorough Plot Date: 7/11/2018 6:43 AM  
Drawing: H:\Projects\GR5001\Drawings\GR5001P1.dwg Saved By: bdorough Save Time: 7/11/2018 6:42 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS, CRP-GREP ELAN GRAPEVINE OWNER, L.P., The Gardner 360 WLC Partnership-West, and Grapevine Holdings, LTD are the owners of a parcel of land located in the City of Grapevine, Tarrant County, Texas, being a part of the Elijah C. Clary Survey, Abstract Number 323, and being a part of the Green W. Minter Survey, Abstract 1083, and being all of that called 14.336 acre tract of land described in deed to CRP-GREP ELAN GRAPEVINE OWNER, L.P. as recorded in Document Number D218141399, Tarrant County Deed Records, and being all of that called 6.071 acre tract of land described in deed to CRP-GREP ELAN GRAPEVINE OWNER, L.P. as recorded in Document Number D218141398, Tarrant County Deed Records, and being all of that called 23.918 acre tract of land described in deed to The Gardner 360 WLC Partnership-West as recorded in Volume 15348, Page 75, Tarrant County Deed Records, and also being a part of that called 30.341 acre tract of land described in deed to Grapevine Holdings Ltd as recorded in Volume 16182, Page 9, Tarrant County Deed Records, and being further described as follows:

BEGINNING at a highway monument with an aluminum disc found at southwest corner of said 14.336 acre tract, said point also being at the intersection of the north right-of-way of Gade Road (a variable width right-of-way) with the east right-of-way of State Highway 360 (a variable width right-of-way);

THENCE along the east right-of-way line of State Highway 360 as follows:

North 29 degrees 23 minutes 17 seconds West, 193.24 feet to a highway monument with an aluminum disc found for corner;

North 27 degrees 58 minutes 48 seconds West, 195.10 feet to a highway monument with an aluminum disc found for corner;

North 31 degrees 03 minutes 10 seconds West, 99.30 feet to a highway monument with an aluminum disc found for corner;

North 41 degrees 19 minutes 29 seconds West, 104.66 feet to a highway monument with an aluminum disc found for corner;

Northwesterly, 399.12 feet along a curve to the right having a central angle of 06 degrees 02 minutes 03 seconds, a radius of 3789.72 feet, a tangent of 199.74 feet, and whose chord bears North 28 degrees 10 minutes 40 seconds West, 398.93 feet to a highway monument with an aluminum disc found for corner;

North 25 degrees 24 minutes 31 seconds West, 26.27 feet to a highway monument with an aluminum disc found for corner;

North 02 degrees 57 minutes 29 seconds East, 52.70 feet to a highway monument with an aluminum disc found for corner;

North 24 degrees 54 minutes 48 seconds West, 21.60 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being the northwest corner of said 14.336 acre tract, said point also being the southwest corner of that said 6.071 acre tract;

North 25 degrees 05 minutes 05 seconds West, 40.30 feet to a highway monument with an aluminum disc found for corner;

North 81 degrees 25 minutes 40 seconds West, 30.15 feet to a highway monument with an aluminum disc found for corner;

North 25 degrees 10 minutes 36 seconds West, 1585.93 feet to a one-half inch iron rod found for corner, said point being the northwest corner of said 23.918 acre tract, said point also being the southwest corner of said 30.341 acre tract;

North 25 degrees 09 minutes 27 seconds West, 1325.10 feet to a highway monument with an aluminum disc found for corner;

Northwesterly, 565.29 feet along a curve to the left having a central angle of 16 degrees 41 minutes 47 seconds, a radius of 1939.85 feet, a tangent of 284.66 feet, and whose chord bears North 33 degrees 31 minutes 42 seconds West, 563.29 feet to a highway monument with an aluminum disc found for corner;

North 41 degrees 52 minutes 35 seconds West, 50.00 feet to a highway monument with an aluminum disc found for corner;

Northwesterly, 233.37 feet along a curve to the right having a central angle of 41 degrees 47 minutes 08 seconds, a radius of 320.00 feet, a tangent of 122.15 feet, and whose chord bears North 20 degrees 59 minutes 09 seconds West, 228.24 feet to a highway monument with an aluminum disc found for corner;

North 00 degrees 05 minutes 35 seconds West, 68.58 feet to a highway monument with an aluminum disc found for corner;

North 89 degrees 17 minutes 09 seconds West, 21.89 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the east right-of-way line of Eules-Grapevine Road per a street right-of-way deed to the City of Grapevine as recorded in Document Number D205161589, Tarrant County Deed Records;

THENCE along the east right-of-way line of Eules-Grapevine Road as follows:

North 14 degrees 16 minutes 31 seconds West, 126.04 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

North 00 degrees 32 minutes 19 seconds West, 286.88 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

North 06 degrees 59 minutes 09 seconds East, 62.50 feet to a five-eighths inch iron rod with yellow cap stamped "SUNCOON INC." found for corner;

North 00 degrees 08 minutes 35 seconds East, 51.65 feet to a point for corner in the centerline of Bear Creek, said point also being in the west line of the Dallas/Fort Worth International Airport;

THENCE along the centerline of Bear Creek and the east line of said 30.341 acre tract and the west line of the Dallas/Fort Worth International Airport as follows:

South 65 degrees 26 minutes 08 seconds East, 325.18 feet to a point for corner;

South 05 degrees 58 minutes 30 seconds East, 155.70 feet to a point for corner;

South 24 degrees 02 minutes 30 seconds East, 163.50 feet to a point for corner;

South 45 degrees 26 minutes 30 seconds East, 49.50 feet to a point for corner;

South 65 degrees 14 minutes 30 seconds East, 93.90 feet to a point for corner;

South 12 degrees 58 minutes 30 seconds East, 138.30 feet to a point for corner;

South 05 degrees 53 minutes 30 seconds West, 135.80 feet to a point for corner;

South 44 degrees 39 minutes 30 seconds East, 258.10 feet to a point for corner;

South 33 degrees 24 minutes 30 seconds East, 220.50 feet to a point for corner;

South 50 degrees 22 minutes 30 seconds East, 287.50 feet to a point for corner;

North 71 degrees 31 minutes 30 seconds East, 268.20 feet to a point for corner;

South 11 degrees 40 minutes 30 seconds East, 154.00 feet to a point for corner;

South 17 degrees 59 minutes 30 seconds West, 53.80 feet to a point for corner;

South 09 degrees 58 minutes 30 seconds East, 145.00 feet to a point for corner;

South 38 degrees 11 minutes 30 seconds East, 129.00 feet to a point for corner;

South 40 degrees 53 minutes 30 seconds East, 115.60 feet to a point for corner;

South 08 degrees 02 minutes 30 seconds West, 57.70 feet to a point for corner;

South 49 degrees 56 minutes 30 seconds West, 271.30 feet to a point for corner;

South 20 degrees 44 minutes 30 seconds West, 85.80 feet to a point for corner;

South 49 degrees 26 minutes 30 seconds East, 263.70 feet to a point for corner;

South 73 degrees 47 minutes 30 seconds East, 101.20 feet to a point for corner;

South 42 degrees 36 minutes 12 seconds East, 146.00 feet to a point for corner;

South 29 degrees 26 minutes 25 seconds West, 100.00 feet to the northeast corner of said 23.918 acre tract of land;

THENCE continuing along the centerline of Bear Creek and the east line of said 23.918 acre tract and the west line of the Dallas/Fort Worth International Airport as follows:

South 20 degrees 23 minutes 40 seconds West, 54.55 feet to a point for corner;

South 40 degrees 58 minutes 41 seconds East, 130.10 feet to a point for corner;

South 14 degrees 34 minutes 30 seconds East, 99.40 feet to a point for corner;

South 21 degrees 54 minutes 48 seconds East, 222.15 feet to a point for corner;

South 44 degrees 08 minutes 29 seconds East, 375.19 feet to a point for corner;

South 39 degrees 37 minutes 45 seconds East, 95.97 feet to a point for corner;

South 65 degrees 07 minutes 45 seconds East, 176.48 feet to a point for corner;

South 20 degrees 43 minutes 45 seconds East, 212.81 feet to a point for corner;

South 48 degrees 50 minutes 35 seconds East, 144.20 feet to a point for corner in the east line of said 6.071 acre tract;

THENCE continuing along the east line of said 6.071 acre tract and the west line of the Dallas/Fort Worth International Airport as follows:

South 79 degrees 25 minutes 45 seconds East, 205.58 feet to a point for corner;

South 01 degrees 20 minutes 13 seconds West, 30.64 feet to a point for corner;

South 01 degrees 06 minutes 45 seconds East, 239.36 feet to a five-eighths inch iron rod found at the southeast corner of said 6.071 acre tract, said point also being the northeast corner of said 14.336 acre tract;

THENCE South 00 degrees 00 minutes 54 seconds East, 993.83 feet along the west line of the Dallas/Fort Worth International Airport to a monument with brass disc found for corner, said point being the southeast corner of said 14.336 acre tract, said point also being in the north right-of-way line of Glade Road;

THENCE along the north right-of-way line of Glade Road as follows:

West, 234.43 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

North 79 degrees 23 minutes 48 seconds West, 132.59 feet to the POINT OF BEGINNING and containing 2,951,513 square feet or 67.757 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT KFF Limited Partnership, an Ohio limited partnership, The Gardner 360 WLC Partnership-West, and Grapevine Holdings, LTD does hereby adopt this plat of GLADE 360 ADDITION, an addition to the City of Grapevine, Tarrant County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The maintenance of paving on the easements is the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. 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 the \_\_\_\_\_ day of \_\_\_\_\_ 2018.

(Signature of CRP-GREP ELAN Representative)

(printed Title of CRP-GREP Signee)

STATE OF \_\_\_\_\_ §

COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_ 2018.

Notary Public, State of Texas

Witness my hand this the \_\_\_\_\_ day of \_\_\_\_\_ 2018.

(Signature of The Gardner 360 WLC Partnership-West)

(printed Title)

STATE OF \_\_\_\_\_ §

COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_ 2018.

Notary Public, State of Texas

Witness my hand this the \_\_\_\_\_ day of \_\_\_\_\_ 2018.

(Signature of Grapevine Holdings, LTD)

(printed Title)

STATE OF \_\_\_\_\_ §

COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_ 2018.

Notary Public, State of Texas

PLANNING & ZONING COMMISSION:

Date Approved: \_\_\_\_\_

Chairman: \_\_\_\_\_

Secretary: \_\_\_\_\_

GRAPEVINE CITY COUNCIL:

Date Approved: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Secretary: \_\_\_\_\_

AVIGATION RELEASE

THE STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS, CRP-GREP ELAN GRAPEVINE OWNER, L.P., The Gardner 360 WLC Partnership-West, and Grapevine Holdings, LTD, hereinafter called "Owner", are the owners of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being said property as described as shown on this plat. NOW THEREFORE, in consideration of the sum of ONE AND 00/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise and quitclaim to the City of Grapevine, Tarrant County, Texas, the Dallas-Fort Worth International Airport Board, the Cities of Dallas, Texas and Fort Worth, Texas, their successors and assigns, hereinafter called "Cities", for the use and benefit of the public and its agencies, any and all claims for damages of any kind to persons or property that Owner may suffer by reason of the passage and flight of all aircraft in the air space above Owner's property above the height restriction as presently established by Ordinance No. 73-50 for the City of Grapevine, known as the Airport Zoning Ordinance of the Dallas-Fort Worth International Airport, to an infinite height above same, whether such damage shall originate from noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft, landing at, or taking off from, or operating at or on the Dallas-Fort Worth International Airport. This instrument does not release the owners or operators of aircraft from liability for damage to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel, and lubricant particles. It is agreed that this Release shall be binding upon said owner and his heirs and assigns, and successors in interest to said property, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of the county or counties in which the property is situated.

EXECUTED at \_\_\_\_\_ Texas, this \_\_\_\_ day of \_\_\_\_\_ 2018.

(Signature of CR-GREP ELAN Representative)

(printed Title of CRP-GREP ELAN Signee)

STATE OF \_\_\_\_\_ §

COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_ 2018.

Notary Public, State of Texas

EXECUTED at \_\_\_\_\_ Texas, this \_\_\_\_ day of \_\_\_\_\_ 2018.

(Signature of The Gardner 360 WLC Partnership-West)

(printed Title)

STATE OF \_\_\_\_\_ §

COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_ 2018.

Notary Public, State of Texas

EXECUTED at \_\_\_\_\_ Texas, this \_\_\_\_ day of \_\_\_\_\_ 2018.

(Signature of Grapevine Holdings, LTD)

(printed Title)

STATE OF \_\_\_\_\_ §

COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_ 2018.

Notary Public, State of Texas

Surveyor's Certificate

Know All Men By These Presents:

That I, Mark W. Harp, of JBI Partners Inc., a Registered Professional Land Surveyor of the State of Texas, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the platting rules and regulations of the State of Texas and the City of Grapevine, Texas.

Dated this, the \_\_\_\_\_ day of \_\_\_\_\_ 2018.



Mark W. Harp, R.P.L.S. # 6425  
JBI Partners, Inc.

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Mark W. Harp, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_ 2018.

Notary Public, State of Texas



FINAL PLAT

GLADE 360 ADDITION  
LOTS 1 AND 2, BLOCK A

67.757 ACRES OUT OF THE  
ELIJAH C. CLARY SURVEY, ABSTRACT NUMBER 323,  
AND THE GREEN W. MINTER SURVEY, ABSTRACT NUMBER 1083

CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

EXISTING ZONING: PCD  
PROPOSED ZONING: R-MF

CRP-GREP ELAN GRAPEVINE OWNER, L.P. APPLICANT/OWNER

600 E. Las Colinas Blvd., Suite 2100 (214) 965-6000  
Irving, Texas 75039

GRAPEVINE HOLDINGS, LTD OWNER

17101 Preston Road, Suite 100 (972) 669-9955  
Dallas, Texas 75248

THE GARDNER 360 WLC PARTNERSHIP-WEST OWNER

17101 Preston Road, Suite 100 (972) 669-9955  
Dallas, Texas 75248

JBI PARTNERS, INC. SURVEYOR

16301 Quorum Drive, Suite 200 B (972) 248-7676  
Addison, Texas 75001  
Contact: Chuck McKinney  
TBPE No. F-438 TBPLS No. 10076000

Plotted by: baborough Plot Date: 7/11/2018 6:43 AM Drawing: H:\Projects\GRS001\DWG\GRS001P1.dwg Saved By: baborough Save Time: 7/11/2018 6:42 AM

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: JULY 17, 2018

SUBJECT: FINAL PLAT APPLICATION  
LOTS 1-34, BLOCK A, LOTS 1-10, BLOCK B, AND LOTS 1X, 2X, 3X  
AND 4X, SHADY BROOK ADDITION

PLAT APPLICATION FILING DATE.....July 10, 2018

APPLICANT .....Grapevine Shady Brook, LLC.

REASON FOR APPLICATION..... Platting unplatted property  
to build 44 residential homes

PROPERTY LOCATION ..... South of Shady Brook Drive between  
North Lucas Drive and Morehead Branch

ACREAGE..... 11.83

ZONING .....R-5.0 with a PD overlay

NUMBER OF LOTS ..... 44 Residential Lots and 4 Common Space Lots

PREVIOUS PLATTING .....No

CONCEPT PLAN ..... PD17-05

SITE PLAN.....No

OPEN SPACE REQUIREMENT..... Yes

AVIGATION RELEASE ..... Yes

PUBLIC HEARING REQUIRED .....No

**PLAT INFORMATION SHEET  
FINAL PLAT APPLICATION  
LOTS 1-34, BLOCK A, LOTS 1-10, BLOCK B, AND LOTS 1X, 2X, 3X & 4X,  
SHADY BROOK ADDITION**

I. GENERAL:

- The applicant, Kosse Maykus with Grapevine Shady Brook, LLC is final platting 11.83 acres into 44 residential lots with four (4) HOA lots. The property is located south of Shady Brook between N. Lucas Drive and Scribner Street west of Morehead Branch.

II. STREET SYSTEM:

- The development has access to Shady Brook Drive.
- ALL abutting roads:  are on the City Thoroughfare Plan:  
 are not on the City Thoroughfare Plan:

Periphery Street Fees are due as follows:

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

Periphery Street Fees are not due:

Development is required to construct sidewalk, curb and gutter along its frontage on Shady Brook.

III. STORM DRAINAGE SYSTEM:

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

IV. WATER SYSTEM:

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

V. SANITARY SEWER SYSTEM:

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

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for:
- Water and Wastewater Impact Fees are due prior to the issuance of building permits for: Lots 1-34, Block A, Lots 1-10, Block B, Shady Brook Addition
  - Single Family Residential ( \$ 2,414/ Lot)
  - Multifamily ( \$ 1,134/ Unit)
  - Hotel ( \$ 43,632/ Acre)
  - Corporate Office ( \$ 20,523/ Acre)
  - Government ( \$ 4,414/ Acre)
  - Commercial / Industrial ( \$ 5,739 / Acre)
- Open Space Fees are not required for:
- Open Space Fees are due prior to the issuance of building permits and/or any public infrastructure improvements for: Lots 1-34, Block A, Lots 1-10, Block B, Shady Brook Addition
  - R-5.0, R-TH, Zero Lot District ( \$ 1,416.00 / Lot)
  - R-7.5, Single Family District ( \$ 1,146.00 / Lot)
  - R-12.5, Single Family District ( \$ 1,071.00 / Lot)
  - R-20.0, Single Family District ( \$ 807.00 / Lot)

- Public Hearing Only
- Variances were required on the following items:
  - Front building line
  - Allowing a setback of 3 feet for the rear property line for an accessory building
  - Lot width & depth
  - Max. Impervious Area
  - Landscaping Regulations, allowing no landscape buffer between the edge of the parking area and the adjacent property line.
- The following items associated with this plat are not in accordance with the current subdivision standards:
  - 50' ROW dedication not met: Developer is proposing to dedicate variable width private access easements throughout the development. The access easements will be owned and maintained by a Home Owners Association (HOA).
  - Length of cul-de-sac street exceeds the 600-foot limit:
  - Driveway Spacing not met.

VII. STATEMENT OF FINDINGS:

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

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

B. The City further finds that the required dedication is related both in nature and extent to the impact of the proposed development as follows:

The right-of-way is necessary to provide for future widening of public streets that will serve the development of this site.

The onsite utility easements are necessary to provide for a utility system to serve this development and connect to existing utilities on surrounding property.

The onsite drainage easements are necessary to provide for storm drainage improvements to serve the development of the site.

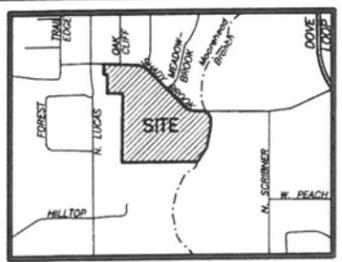
The onsite access easements are necessary to provide cross access capabilities to this site and surrounding property.

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

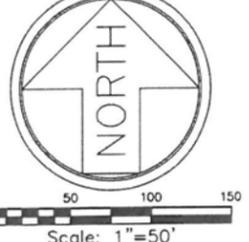
All of the dedications benefit the development to at least the extent of the impact of such on the development.

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lots 1-34, Block A, Lots 1-10, Block B, and Lots 1X, 2X, 3X & 4X, Shady Brook Addition."



Vicinity Map



Owner  
Frank S. Monaco  
1030 Hilltop Drive  
Grapevine, TX 76051-5012

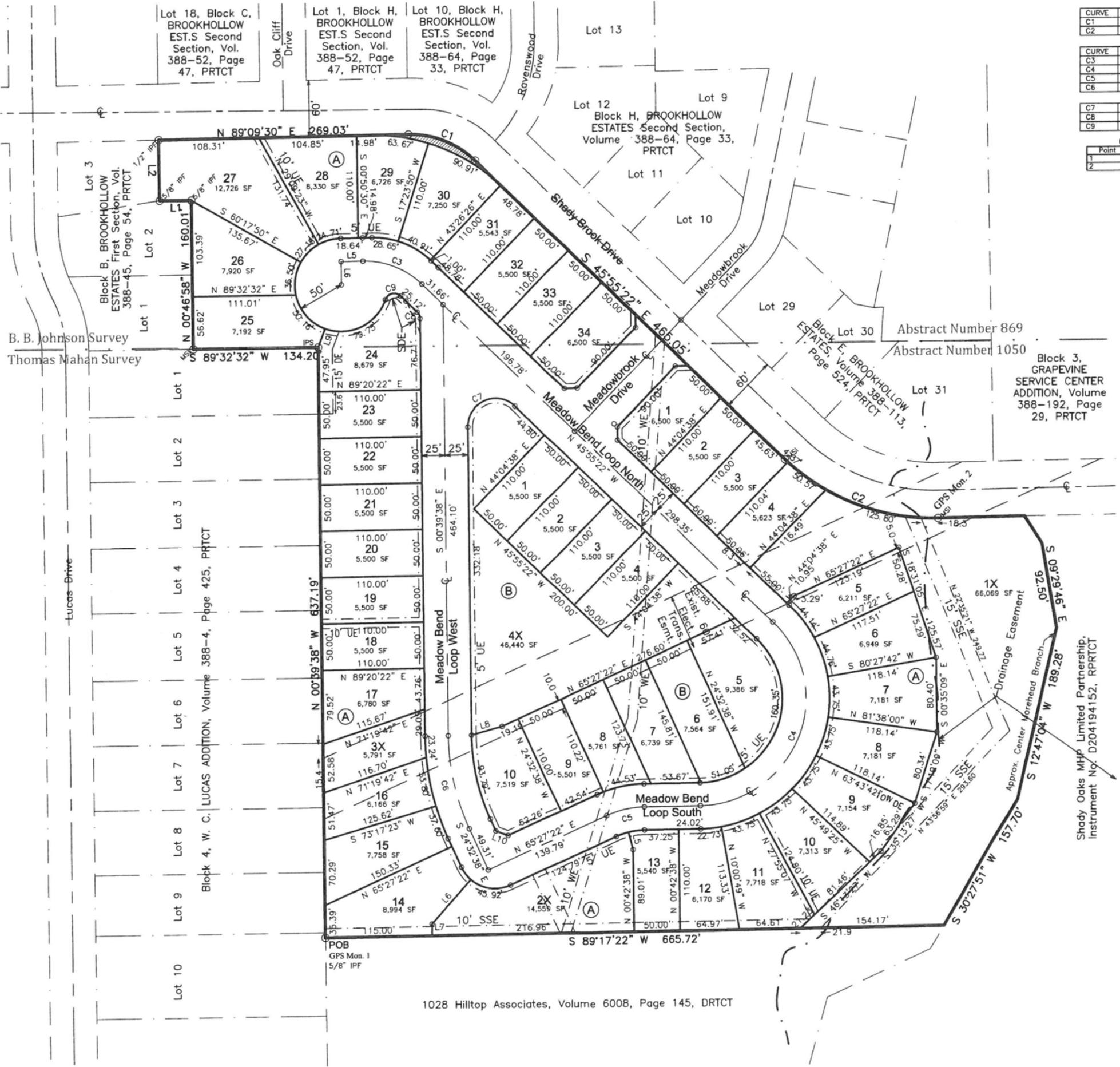
Developer  
Kosse Maykus  
K M Properties, Inc.  
P. O. Box 92747  
Southlake, Texas 76092  
817.329.3111  
kosse@maykus.com

Surveyor  
Roger W. Hart, RPLS  
Area Surveying, Inc.  
6080 S. Hulen Street, Suite 360 #226  
Fort Worth, TX 76132  
817.294.4490  
roger@areasurveying.com

Project Summary:  
Total Platted Area: 11.835 Ac.  
Net Platted Area: 7.258 Ac.  
Right of Way Dedication: 4.577 Ac.  
Easement Dedication: 1.267 Ac.

- Notes:
- Bearings based on the Texas State Plane Coordinate System, North Central Zone and were obtained by GPS observations using the Texas Real Time Kinetic System.
  - The approximate location of the 100-Year Flood Plain is per Flood Insurance Rate Map 48439C0105K, dated September 25, 2008.
  - Upon completion of construction of the infrastructure, all lot corners shall be marked with 1/2" iron pins with yellow caps stamped "AREA SURVEYING".
  - The intended land use is Single Family Residential.
  - There are no buildings on this property.
  - The "East 60' Block, Trans. Earnl." was originally granted to Brazos River Transmission Cooperatives.
  - Lots with the label "X" indicate Common Area lots. No habitable buildings shall be built upon these lots. Lot 2X, Block A, is dedicated as a Drainage Easement.
  - Setbacks:  
Front setbacks are 20'  
Rear setbacks are 15'  
Side setbacks are 5'
  - Abbreviations:  
POB = Point Of Beginning  
IPF = Iron Pin Found  
IPS = 1/2" Iron Pin Set with yellow cap stamped "AREA SURVEYING"  
MSI = 5/8" Iron Pin Found with yellow cap stamped "MSI RPLS 4224"  
PRTCT = Plat Records, Tarrant County, Texas  
DRTCT = Deed Records, Tarrant County, Texas  
RPRCT = Real Property Records, Tarrant County, Texas  
SSE = Sanitary Sewer Easement  
WE = Water Line Easement  
DE = Drainage Easement  
UE = Utility Easement  
ROW = Right Of Way  
SDE = Sight Distance Easement (20x20')

- Special Notes:
- By approval of this plat the City of Grapevine does hereby vacate and abandon the 10' water line easement referenced in a deed granted to Mel Hobratch, Trustee, dated February 15, 1973, recorded in Volume 5401, Page 263, of the Deed Records of Tarrant County, Texas.
  - By approval of this plat the City of Grapevine does hereby vacate and abandon any rights it may have to the "passageway or road" referenced in a deed granted to Mel Hobratch, Trustee, dated February 15, 1973, recorded in Volume 5401, Page 263, of the Deed Records of Tarrant County, Texas.



Perimeter Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	99.60'	79.57'	77.47'	S 68°18'18" W	45°26'08"
C2	230.00'	180.74'	176.13'	S 68°23'18" W	45°26'08"

Centerline Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C3	90.00'	70.56'	68.77'	N 68°22'56" W	44°55'08"
C4	115.00'	271.39'	212.65'	N 21°41'00" E	135°12'44"
C5	100.00'	41.60'	41.30'	S 77°22'22" W	23°50'00"
C6	250.00'	104.21'	103.46'	S 12°36'08" E	23°53'00"

Interior Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C7	30.00'	70.55'	55.38'	S 66°42'30" W	134°44'16"
C8	10.00'	7.90'	7.70'	N 23°17'30" W	45°15'44"
C9	10.00'	20.08'	16.87'	S 76°32'36" W	115°04'03"

GPS NAD-83 Coordinates

Point	Northing	Easting
1	7029875.63	2402116.37
2	7030323.79	2402775.90

Perimeter Line Table

LINE	BEARING	DISTANCE
L1	N 89°57'43" W	34.56'
L2	N 00°53'45" W	65.11'
L3	N 89°06'58" E	93.87'
L4	S 32°30'16" E	35.10'

Interior Line Table

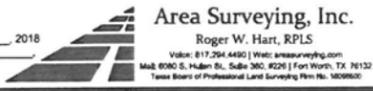
LINE	BEARING	DISTANCE
L5	N 13°59'28" W	19.50'
L6	N 41°14'13" E	63.36'
L7	N 00°42'38" W	12.89'
L8	N 74°32'07" E	34.23'
L9	N 20°24'00" E	21.41'
L10	S 69°32'38" E	14.14'



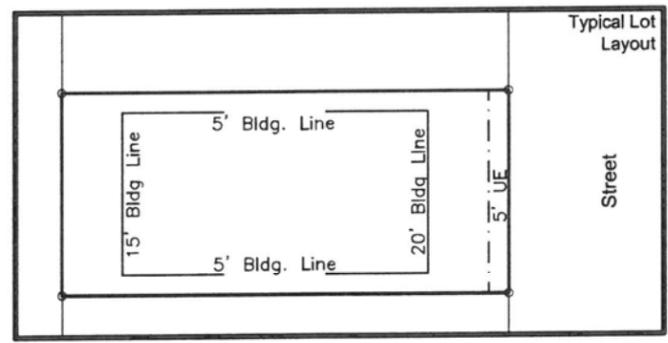
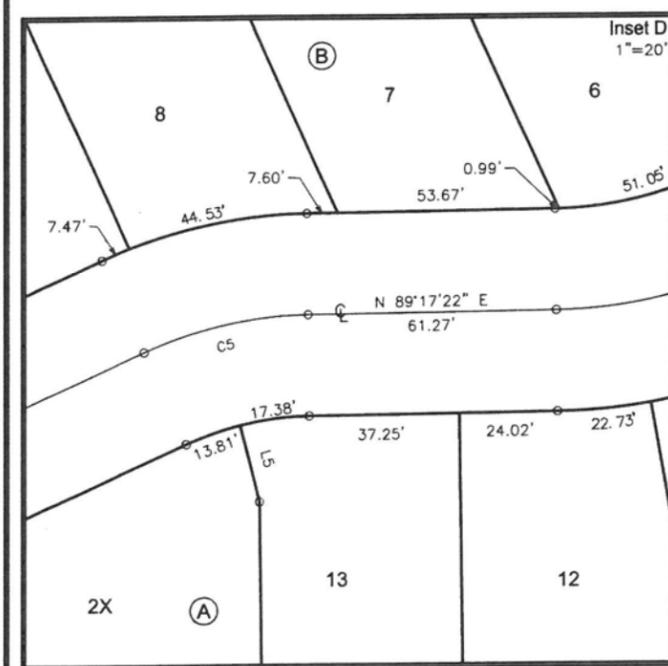
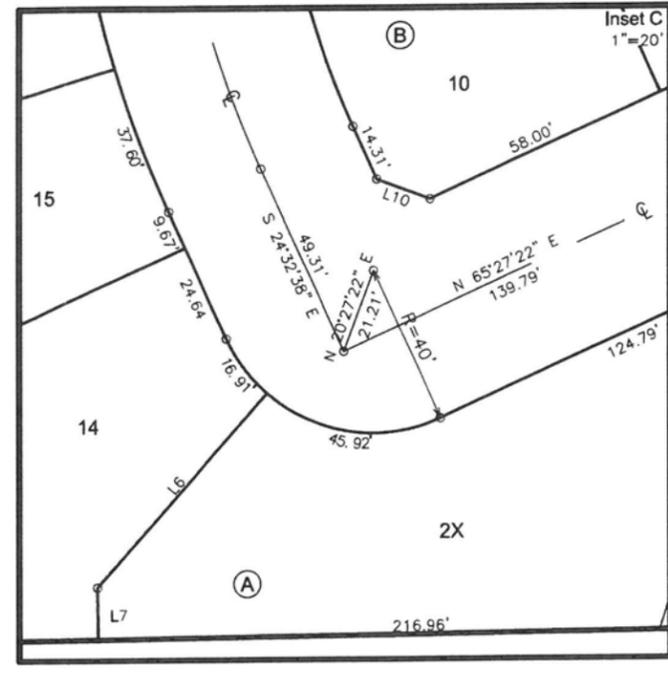
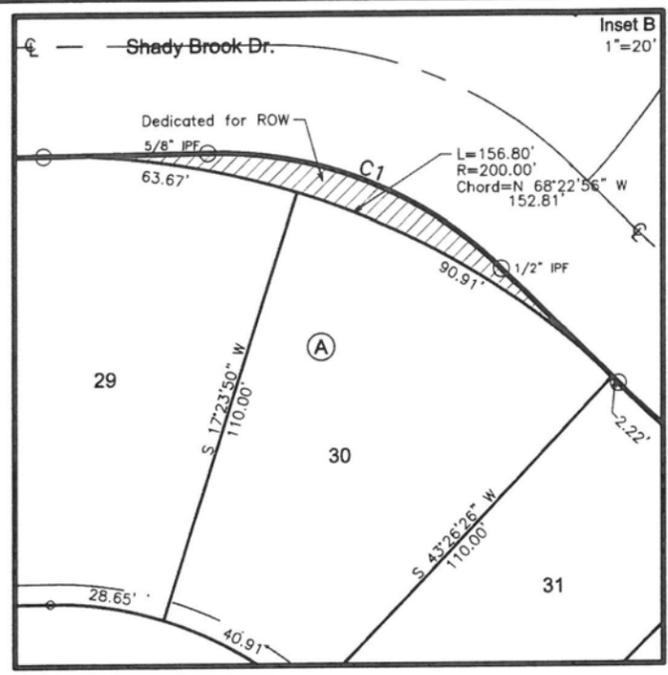
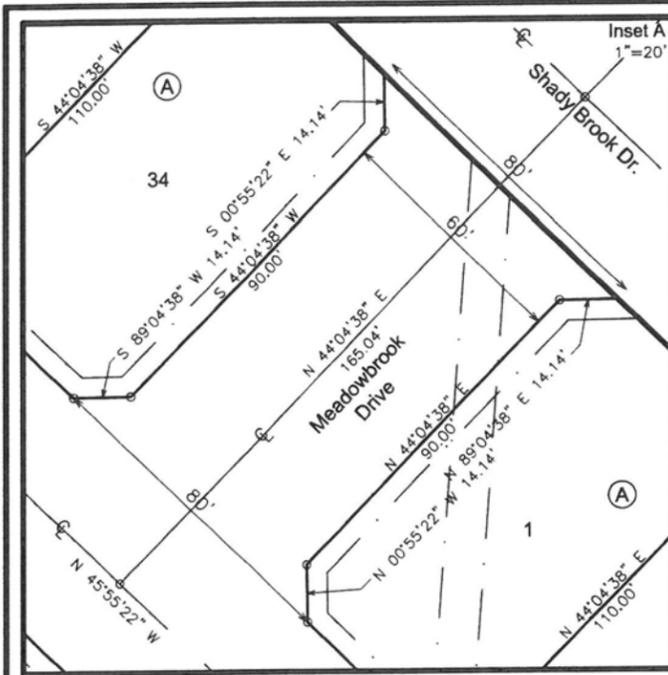
PLANNING & ZONING COMMISSION: GRAPEVINE CITY COUNCIL:  
Date Approved: \_\_\_\_\_ Date Approved: \_\_\_\_\_  
Chairman: \_\_\_\_\_ Mayor: \_\_\_\_\_  
Secretary: \_\_\_\_\_ City Secretary: \_\_\_\_\_

Final Plat of  
Lots 1-34, Block A, Lots 1-10, Block B, Lots 1X,  
2X, 3X & 4X,  
**Shady Brook Addition**  
Being a tract of land in the Thomas Mahan Survey,  
Abstract Number 1050, and the B. B. Johnson  
Survey, Abstract Number 869.  
City of Grapevine, Tarrant County Texas.

11.83 Acres  
44 Residential Lots  
4 Common Area Lots  
Existing Zoning: R-5.0 with PD overlay  
July, 2018  
Sheet One of Two



OWNER'S CERTIFICATE



- Notes:**
- Bearings based on the Texas State Plane Coordinate System, North Central Zone and were obtained by GPS observations using the Texas Real Time Kinetic System.
  - The approximate location of the 100-Year Flood Plain is per Flood Insurance Rate Map 48439C0105K, dated September 25, 2009.
  - Upon completion of construction of the Infrastructure, all lot corners shall be marked with 1/2" iron pins with yellow caps stamped "AREA SURVEYING".
  - The intended land use is Single Family Residential.
  - There are no buildings on this property.
  - The "Exst. 67' Elect. Trans. Easmt." was originally granted to Brazos River Transmission Cooperative.
  - Lots with the label "2X" indicate Common Area lots. No habitable buildings shall be built upon these lots. Lot 2X, Block A, is dedicated as a Drainage Easement.
  - Setbacks:  
 Front setbacks are 20'  
 Rear setbacks are 15'  
 Side setbacks are 5'
  - Abbreviations:  
 POB = Point Of Beginning  
 IPF = Iron Pin Found  
 IPS = 1/2" Iron Pin Set with yellow cap stamped "AREA SURVEYING"  
 MSI = 5/8" Iron Pin Found with yellow cap stamped "MSI RPLS 4224"  
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 UE = Utility Easement  
 ROW = Right Of Way  
 SDE = Sight Distance Easement (20'x20')

STATE OF TEXAS §  
 COUNTY OF TARRANT §

WHEREAS, Frank S. Monaco is the owner of an 11.385 acre tract of land in the Thomas Mahan Survey, Abstract Number 1050, and the B. B. Johnson Survey, Abstract Number 869, situated in the City of Grapevine, Tarrant County, Texas and being a portion of a tract of land described in a deed to Mrs. Laura E. Vilbig, recorded in Volume 3160, Page 370, Deed Records, Tarrant County, Texas, and being that tract described as "Tract 1" and "Tract 2" in a deed to Frank S. Monaco, recorded in Volume 6945, Page 353, of the Deed Records of Tarrant County, Texas and being more particularly described as one (1) tract as follows:

Beginning at a 5/8" iron pin found for the southwest corner of Tract 1, said pin lying by deed call 353.44 feet, North 0 degree 25' West from the southwest corner of said Vilbig tract;

Thence North 00 degree 39 minutes 38 seconds West, at 5.6 feet passing 0.5 of foot west of a 1/2" iron pin found, at 281.1 feet passing 1.9 feet west of a 1/2" iron pin found with red cap stamped "RPLS 3688", at 424.0 feet passing 1.2 feet east of a 1/2" iron pin found with yellow cap stamped "RPLS 2466", in all, a total distance of 637.19 feet to a 1/2" iron pin set with yellow cap stamped "AREA SURVEYING", for the northeast corner of Lot 1, Block 4, W. C. Lucas Addition, according to the plat recorded in Volume 388-4, Page 425, Plat Records, Tarrant County, Texas, from which a 5/8" iron pin found with yellow cap stamped "MSI RPLS 4224" bears 0.6 of a foot, South 86 degrees 24 minutes West;

Thence South 89 degrees 32 minutes 32 seconds West a distance of 134.20 feet to a 5/8" iron pin found with yellow cap stamped "MSI RPLS 4224" for a northwesterly corner of Tract 2;

Thence North 00 degree 46 minutes 58 seconds West a distance of 160.01 feet to a 5/8" iron pin found for a northwesterly corner of Tract 2;

Thence North 89 degrees 57 minutes 43 seconds West a distance of 34.56 feet to a 5/8" iron pin found for a northwesterly corner of Tract 2;

Thence North 00 degree 53 minutes 45 seconds West a distance of 65.11 feet to a 1/2" iron pin found for the most westerly northwest corner of Tract 2, and for the northeast corner of Lot 3, Block B, Brookhollow Estate, First Section, according to the plat recorded in Volume 388-45, Page 54, Plat Records, Tarrant County, Texas, said pin also lying in the south line of Shady Brook Drive;

Thence the following courses and distances along the southerly line of Shady Brook Drive and the northerly line of Tract 2:

North 89 degrees 09 minutes 30 seconds East a distance of 269.03 feet to a 5/8" iron pin found at the beginning of a curve, concave to the southwest, having a radius of 99.60 feet, and a long chord which bears 77.47 feet, South 68 degrees 18 minutes 46 seconds East;

Along said curve an arc length of 79.57 feet to a 1/2" iron pin found, from which a "Y" found cut in concrete bears 63.6 feet, North 65 degrees 39 minutes East;

South 45 degrees 55 minutes 22 seconds East a distance of 465.05 feet to a 5/8" iron pin found with yellow cap stamped "MSI RPLS 4224" at the beginning of a curve, concave to the northeast, having a radius of 230.00 feet, and a long chord which bears 176.13 feet, South 68 degrees 23 minutes 18 seconds East;

Along said curve an arc length of 180.74 feet to a 5/8" iron pin found with yellow cap stamped "MSI RPLS 4224";

North 89 degrees 06 minutes 58 seconds East a distance of 93.87 feet to the northeast corner of Tract 2, and to the center of Morehead Branch;

Thence the following courses and distances along Morehead Branch:

South 32 degrees 30 minutes 16 seconds East a distance of 35.10 feet;

South 09 degrees 29 minutes 46 seconds East a distance of 92.50 feet;

South 12 degrees 47 minutes 04 seconds West a distance of 189.28 feet;

South 30 degrees 27 minutes 51 seconds West a distance of 157.70 feet to the southeast corner of Tract 1;

Thence South 89 degrees 17 minutes 22 seconds West a distance of 665.72 feet to the Point of Beginning, said described tract containing 11.385 acres of land.

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

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

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Frank S. Monaco

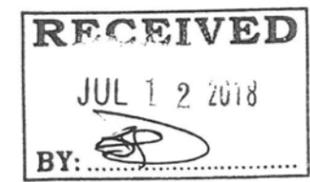
STATE OF TEXAS §  
 COUNTY OF TARRANT §

Before me \_\_\_\_\_ on this day personally appeared Frank S. Monaco, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.  
 Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

Notary Signature \_\_\_\_\_

**Surveyor's Certification:**  
 I, Roger W. Hart, of Area Surveying, Inc., a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the State of Texas and the City of Grapevine.

Roger W. Hart, RPLS No. 4484  
 Area Surveying, Inc.



Final Plat of  
 Lots 1-34, Block A, Lots 1-10, Block B, Lots 1X,  
 2X, 3X & 4X,  
**Shady Brook  
 Addition**  
 Being a tract of land in the Thomas Mahan Survey,  
 Abstract Number 1050, and the B. B. Johnson  
 Survey, Abstract Number 869,  
 City of Grapevine, Tarrant County Texas.

11.83 Acres  
 44 Residential Lots  
 4 Common Area Lots  
 Existing Zoning: R-5.0 with PD overlay  
 July, 2018  
**Sheet Two of Two**  
**Area Surveying, Inc.**  
 Roger W. Hart, RPLS  
 Value: 817,294,440 | Web: areasurveying.com  
 800 S. Main St., Suite 300, #226 | Fort Worth, TX 76102  
 Texas Board of Professional Land Surveying, P.L.S. No. 100660

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 19<sup>th</sup> day of June 2018 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

B J Wilson	Vice-Chairman
Monica Hotelling	Member
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Robert Rainwater	Alternate

constituting a quorum with Larry Oliver and Jimmy Fechter absent and the following City Staff:

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

CALL TO ORDER

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

**BRIEFING SESSION**

ITEM 1.

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

Z18-03/PD18-02	RESERVE AT BEAR CREEK
Z18-04	424 BALL STREET
CU18-16	CLASSIC MEDIUM DUTY TRUCK FACILITY

Vice-Chairman Wilson closed the Briefing Session at 7:10 p.m.

## JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 2-5 of the Joint Public Hearings were held in the City Council Chambers. The Planning and Zoning Commission recessed to the Planning and Zoning Conference Room, Second Floor to consider published agenda items.

### PLANNING AND ZONING COMMISSION REGULAR SESSION

#### CALL TO ORDER

Vice-Chairman Wilson called the Planning and Zoning Commission deliberation session to order at 8:23 p.m.

#### ITEM 6. ZONE CHANGE REQUEST Z18-03 - RESERVE AT BEAR CREEK

First for the Commission to consider and make recommendation to City Council was zone change application Z18-03 submitted by GV Bear Creek Land Partners for property located at 4201 State Highway 360 and platted as Lots 1-21, 22X and Lots 23-43, 44X, Block 1, Lots 1-5, 6X and Lots 7-10, 11X, Lots 12-16, 17X, Block 2, Lots 1-5, 6X and Lots 7-11, 12X, Lots 13-15, 16X, Block 3, Reserve At Bear Creek. The applicant was requesting to rezone 13.565 acres from R-7.5 Single Family District to R-TH Townhouse District for the development of a 69-unit townhouse development.

In the Commission's deliberation session, Monica Hotelling moved to approve zone change application Z18-03. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes:           Wilson, Hotelling, Martin, Tiggelaar, Luers and Rainwater  
Nays:           None

#### ITEM 7. PLANNED DEVELOPMENT OVERLAY PD18-02 - RESERVE AT BEAR CREEK

Next for the Commission to consider and make recommendation to City Council was planned development overlay application PD18-02 submitted by GV Bear Creek Land Partners for property located at 4201 State Highway 360 and platted as Lots 1-21, 22X and Lots 23-43, 44X, Block 1, Lots 1-5, 6X and Lots 7-10, 11X, Lots 12-16, 17X, Block 2, Lots 1-5, 6X and Lots 7-11, 12X, Lots 13-15, 16X, Block 3, Reserve At Bear Creek. The applicant was requesting a planned development overlay to deviate from, but not be limited to lot size, side yard setback, front yard setback, lot width, lot depth, maximum building height, and to allow front entry garages for lots less than 40 feet in width.

In the Commission's deliberation session, Monica Hotelling moved to approve planned development overlay PD18-02 with the conditions that the letter from DFW Airport will

be adhered to and including the park dedication letter planned development overlay application PD18-02. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Wilson, Hotelling, Martin, Tiggelaar, Luers and Rainwater  
Nays: None

ITEM 8. PRELIMINARY PLAT RESERVE AT BEAR CREEK

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Preliminary Plat Application of Reserve at Bear Creek. The applicant was preliminary platting 13.646 acres for a 69-unit townhome development.

In the Commission's deliberation session, Dennis Luers moved to approve the Statement of Findings and Preliminary Application of Reserve at Bear Creek Addition. Robert Rainwater seconded the motion, which prevailed by the following vote:

Ayes: Wilson, Hotelling, Martin, Tiggelaar, Luers and Rainwater  
Nays: None

ITEM 9. ZONE CHANGE APPLICATION Z18-04 – 424 BALL STREET

Next for the Commission to consider and make recommendation to City Council was zone change application Z18-04 submitted by Don Porter for property located at 424 Ball Street and platted as Lot 1, Block 1, Bannister. The applicant was requesting to rezone approximately 0.8221 acres from R-7.5 Single Family District to R-20 Single Family District.

In the Commission's deliberation session, Monica Hotelling moved to approve zone change application Z18-04. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Wilson, Hotelling, Martin, Tiggelaar, Luers and Rainwater  
Nays: None

ITEM 10. CONDITIONAL USE APPLICATION CU18-16 – CLASSIC MEDIUM DUTY TRUCK FACILITY

Next for the Commission to consider and make recommendation to City Council was conditional use application CU18-16 submitted by Speed Fab Crete for property located at 2501 William D Tate Avenue, Building C and platted as Lot 1R2A, Block 1R1, Classic Hummer. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU02-49 (Ord. 2002-88) for a planned commercial center for an automotive dealership with the sale and repair of new and used vehicles, specifically to allow for a 5,760 square foot medium-duty truck facility.

In the Commission's deliberation session, Dennis Luers moved to approve conditional use application CU18-16. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes:           Wilson, Hotelling, Martin, Tiggelaar, Luers and Rainwater  
Nays:           None

ITEM 11. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the May 15, 2018, Planning and Zoning Public Hearing.

Gary Martin moved to approve the May 15, 2018 Planning and Zoning Public Hearing minutes. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes:           Wilson, Hotelling, Martin, Tiggelaar, Luers and Rainwater  
Nays:           None

ADJOURNMENT

With no further business to discuss, Vice-Chairman Wilson adjourned the meeting at 8:29 p.m.

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 17<sup>th</sup> DAY OF JULY 2018.

APPROVED:

\_\_\_\_\_

CHAIRMAN

ATTEST:

\_\_\_\_\_

PLANNING TECHNICIAN