



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, SEPTEMBER 17, 2019

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

6:00 p.m.	Dinner – City Council Conference Room
6:30 p.m.	Call to Order of City Council Meeting – City Council Chambers
6:30 p.m.	Executive Session – City Council Conference Room
7:15 p.m.	4B Board Meeting – City Council Chambers (<i>or immediately following Executive Session</i>)
7:15 p.m.	CCPD Meeting – City Council Chambers (<i>or immediately following 4B Board Meeting</i>)
7:30 p.m.	Joint Regular Meeting – City Council Chambers

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

EXECUTIVE SESSION:

1. City Council to recess to the City Council Conference Room to conduct a closed session relative to:
 - A. 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 Gary Martin

JOINT PUBLIC HEARINGS

There are no public hearings for this agenda.

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

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

CITIZEN COMMENTS

3. 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 any action during Citizen Comments.

PRESENTATIONS

4. Mayor Tate to present a proclamation declaring the week of September 17-23 "Constitution Week".
5. Mayor Tate to present proclamation recognizing National Night Out on October 1, 2019.
6. Bob Baulsir from the Fort Worth Transportation Authority to update City Council on Trinity Metro.

NEW BUSINESS

7. Consider adopting a tax increase raising property taxes by \$1,470,451 (6%) over the previous year budget and take any necessary action.
8. Consider **Ordinance No. 2019-056** adopting the Fiscal Year 2019-2020 City of Grapevine Annual Operating Budget and take any necessary action.
9. Consider **Ordinance No. 2019-057** adopting an ad valorem tax rate \$0.284271 per \$100 valuation for Tax Year 2019 and Fiscal Year 2020 and take any necessary action.

CONSENT AGENDA

Consent items are deemed to need little Council deliberation and will be acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City

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

10. Consider a sole source purchase of an appliance to combine internet circuits from General Datatech, L.P. Chief Technology Officer recommends approval.
11. Consider the purchase and installation of new flooring for Parr Park splash pad from Life Floor. Parks and Recreation Director recommends approval.
12. Consider a consultant service contract with the City of Keller for dispatch, records, jail, and mobile software system replacement with Sciens Consulting. Fire Chief, Chief Technology Officer and Police Chief recommend approval.
13. Consider an agreement for fiber design packages for five state highway crossings to Kimley-Horn and Associates, Inc. Public Works Director recommends approval.
14. Consider the award of an informal request for quote to purchase fiber conduit from Georgia Underground Supply. Public Works Director recommends approval.
15. Consider the award of an annual contract for RFB 489-2019 for water and wastewater chemicals with Brenntag Southwest, Chameleon Industries, DPC Industries, Fort Bend Services and Innovative Water Care. Public Works Director recommends approval.
16. Consider the adoption of Hart Intercivic Verity Voting System V 2.3.1 as the voting system for municipal elections. City Secretary recommends approval.
17. Consider the minutes of the September 3, 2019 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

18. **Preliminary Plat** for Lots 1, 2, 3 and 4, Block 1, Wildwood Crossing Addition – Consider the recommendation of the Planning and Zoning Commission relative to an application submitted by Patrick Gray relative to property located at the northwest corner of Wildwood Lane and Ruth Wall Road. The subject property is currently zoned “R-5.0” Single Family Residential.
19. **Final Plat** for Lots 1, 2, 3 and 4, Block 1, Wildwood Crossing Addition – Consider the recommendation of the Planning and Zoning Commission relative to property

located at the northwest corner of Wildwood Lane and Ruth Wall Road. The subject property is currently zoned "R-5.0" Single Family Residential.

20. **Preliminary Plat** for Lots 1 and 2, Block 1, Hughes Hidden Manor Addition – Consider the recommendation of the Planning and Zoning Commission relative to an application submitted by Ed Campbell relative to property located at 1004 Hughes Road. The subject property is currently zoned "R-7.5" Single Family Residential.
21. **Final Plat** for Lots 1 and 2, Block 1, Hughes Hidden Manor Addition – Consider the recommendation of the Planning and Zoning Commission relative to an application submitted by Ed Campbell relative to property located at 1004 Hughes Road. The subject property is currently zoned "R-7.5" Single Family Residential.

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 September 13, 2019 by 5:00 p.m.

Tara Brooks

Tara Brooks, TRMC, CRM
City Secretary



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

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



CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, SEPTEMBER 17, 2019

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

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

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

BRIEFING SESSION

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

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

2. Invocation and Pledge of Allegiance: Commissioner Gary Martin

JOINT PUBLIC HEARINGS

There are no public hearings for this agenda.

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

3. **Preliminary Plat** for Lots 1, 2, 3 and 4, Block 1, Wildwood Crossing Addition – Consider the application submitted by Patrick Gray and make a recommendation to Council relative to property located at the northwest corner of Wildwood Lane and Ruth Wall Road. The subject property is currently zoned "R-5.0" Single Family Residential.
4. **Final Plat** for Lots 1, 2, 3 and 4, Block 1, Wildwood Crossing Addition – Consider the application submitted by Patrick Gray and make a recommendation to Council relative to property located at the northwest corner of Wildwood Lane and Ruth

Wall Road. The subject property is currently zoned "R-5.0" Single Family Residential.

5. **Preliminary Plat** for Lots 1 and 2, Block 1, Hughes Hidden Manor Addition – Consider the application submitted by Ed Campbell and make a recommendation to Council relative to property located at 1004 Hughes Road. The subject property is currently zoned "R-7.5" Single Family Residential.
6. **Final Plat** for Lots 1 and 2, Block 1, Hughes Hidden Manor Addition – Consider the application submitted by Ed Campbell and make a recommendation to Council relative to property located at 1004 Hughes Road. The subject property is currently zoned "R-7.5" Single Family Residential.
7. Consider the minutes of the August 20, 2019 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 September 13, 2019 by 5:00 p.m.

Tara Brooks

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City Secretary



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MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2019

SUBJECT: ADOPTION OF TAX INCREASE FOR FISCAL YEAR 2020

RECOMMENDATION: City Council to consider adopting a tax increase raising property taxes by \$1,470,451 (6%) over the previous year budget.

FUNDING SOURCE:

BACKGROUND: The Fiscal Year 2020 budget was developed using the proposed property tax rate which is lower than the previous year rate by 0.005 per \$100 value. The taxes collected are expected to be higher as a result of new property added to the tax rolls and increased property values.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER *BR*
MEETING DATE: SEPTEMBER 17, 2019
SUBJECT: ADOPTION OF FISCAL YEAR 2019-2020 OPERATING BUDGET

RECOMMENDATION: City Council to consider an ordinance adopting the Fiscal year 2019-2020 City of Grapevine Annual Operating Budget.

FUNDING SOURCE:

BACKGROUND: The FY 2019-2020 budget, as proposed, is presented for your consideration.

The budget includes the programs discussed at the City Council budget workshop held on August 8 and the public hearing on September 3.

The budget contains fund expenditures in the following amounts:

General Fund	\$ 71,054,689
Convention and Visitors Bureau Fund	22,556,423
Convention and Visitors Bureau Incentives Fund	4,996,210
Stormwater Drainage Fund	1,403,131
Crime Control and Prevention District Fund	18,428,614
Lake Parks Special Revenue Fund	2,921,340
4B Transit Fund	11,106,218
Economic Development Fund	4,527,073
Debt Service Fund	15,705,883
Utility Enterprise Fund	23,948,788
Golf Enterprise Fund	3,198,262
Capital/Street Maintenance Program Fund	3,279,000

The budget presented requires a tax rate of \$0.284271. The required public hearings to solicit input were held on August 20 and September 3 as required by the City Charter.

Staff recommends approval.

GJ/gwl

ORDINANCE NO. 2019-056

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ADOPTING THE BUDGET FOR THE CITY OF GRAPEVINE, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020; PROVIDING FOR INTRA- AND INTERDEPARTMENTAL FUND TRANSFERS; PROVIDING FOR INVESTMENT OF CERTAIN FUNDS; DECLARING AN EMERGENCY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, a notice of public hearing on the budget for the City of Grapevine, Texas for the Fiscal Year 2019-2020 (FY 2020) was heretofore published in accordance with law; and

WHEREAS, a public hearing was duly held and all interested persons were given an opportunity to be heard for or against any item therein; 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 appropriation amounts for the FY2019-2020 budget for the different funds of the City of Grapevine are hereby fixed as follows:

General Fund	\$71,054,689
Convention and Visitors Bureau Fund	22,556,423
Convention and Visitors Bureau Incentives Fund	4,996,210
Stormwater Drainage Fund	1,403,131
Crime Control & Prevention District Fund	18,428,614
Lake Parks Special Revenue Fund	2,921,340
4B Transit Fund	11,106,218
Economic Development Fund	4,527,073
Debt Service Fund	15,705,883
Utility Enterprise Fund	23,948,788

Golf Enterprise Fund	3,198,262
General Permanent Capital Maintenance Fund	1,554,000
Permanent Street Maintenance Fund	1,725,000

Section 3. That the City Council hereby adopts the revised budget for the fiscal year ending September 30, 2019 and the proposed Annual Operating Budget for the fiscal year ending September 30, 2020 and appropriates the funds contained therein.

Section 4. That a copy of the official adopted FY2019-2020 budget document shall be kept on file in the office of the City Secretary and the City of Grapevine website.

Section 5. That the City Manager be and is hereby authorized to make intra and inter-departmental fund transfers during the fiscal year as becomes necessary in order to avoid over-expenditure of a particular object code.

Section 6. That the City Manager is authorized to approve expenditures up to \$15,000. Any expenditure over the \$15,000 limit requires the approval of the City Council. Each expenditure authorized by the City Manager in Account 100-44701-120-001 in FY2019 and FY2020 is approved.

Section 7. That the City Manager is authorized to reclassify personnel positions within city service as warranted.

Section 8. That the City Manager, and/or Assistant City Manager and/or Chief Financial Officer and/or designated investment officer are authorized to invest any funds not needed for current use, whether operating funds or bond funds in Official City Depositories, in any investment instrument authorized by the City's Investment Policy and Investment Strategy and allowed by the Texas Public Funds Investment Act.

Section 9. That the reserve requirement for the Golf Enterprise Fund is suspended for FY2019 and FY2020.

Section 10. That the fact that the fiscal year begins on October 1, 2019 requires that this ordinance be effective upon its passage and adopted to preserve the public peace, property, health and safety and shall be in full force and effect from and after its passage and adoption, and an emergency is hereby declared.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 17th day of September, 2019.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2019

SUBJECT: ADOPTION OF AD VALOREM TAX RATE AND ORDINANCE

RECOMMENDATION: City Council to consider an ordinance adopting an ad valorem tax rate \$0.284271 per \$100 valuation for Tax Year 2019 and Fiscal Year 2020.

FUNDING SOURCE:

BACKGROUND: The ad valorem tax shall be apportioned as follows:

- General Fund, a tax rate of \$0.141579 per \$100 value
- Debt Service, a tax rate of \$0.142692 per \$100 value

The FY 2020 budget was developed using the following values for tax rate calculation purposes:

Total appraised & assessed value	\$14,503,723,763
Net taxable value	\$ 9,111,845,629
Taxable value for rollback	\$ 9,111,845,629
Taxable value for effective rate	\$ 9,111,845,629
New construction	\$ 178,251,410

The FY 2019-20 budget includes the General Fund and Debt Service apportions of the taxes as noted above.

The proposed tax rate of \$0.284271 per \$100 value is \$.005000 less than the previous year tax rate.

The effective tax rate is \$0.272399 per \$100 value, which is \$0.011872 less than the proposed rate.

The rollback rate is \$0.286528 per \$100 value, which is \$0.002257 above the proposed rate.

Staff recommends approval.

ORDINANCE NO. 2019-057

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, SETTING THE ANNUAL TAX RATE FOR TAX YEAR 2019 LEVYING TAXES TO BE ASSESSED ON ALL TAXABLE PROPERTY WITHIN THE LIMITS OF THE CITY OF GRAPEVINE, TEXAS; PROVIDING PENALTIES AND INTEREST FOR THE DELINQUENT TAXES; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, THE City Council of Grapevine, Texas has approved an operating budget for the fiscal year 2019-2020 (FY 2020), in compliance with appropriate state laws and the Charter of the City of Grapevine; and,

WHEREAS, public hearings were held on the FY 2020 budget and all interested parties were given an opportunity to be heard for or against any item contained therein; and,

WHEREAS, public hearings were held regarding the 2019 proposed ad valorem tax rate and all interested parties were given an opportunity to be heard for or against; and,

WHEREAS, an ad valorem tax rate of \$0.284271 per \$100 valuation has been considered for tax year 2019; 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 a tax rate is hereby levied upon all taxable property in the City of Grapevine, Texas for tax year 2019 at a rate of twenty-eight forty-two seventy-one hundreds cents (\$0.284271) per one hundred dollars (\$100.00) valuation.

Section 3. That there shall be and there is hereby levied the following taxes on each one hundred dollars (\$100.00) valuation on all taxable property within the City of Grapevine, Texas, to be assessed and collected by the Tax Assessor/Collector and collected for tax year 2019, and said taxes are to be assessed and collected for the purposes and in the amounts hereinafter stipulated, to-wit:

- A. For the General Fund, a tax rate of \$0.141579 per \$100 is levied.
- B. For Debt Service, a tax rate of \$0.142692 per \$100 is levied.

Section 4. That taxes levied by this ordinance shall be due and payable on the first day of October, 2019 and shall become delinquent on the first day of February, 2020, if unpaid. Upon taxes becoming delinquent, interest and penalty will be added as required in Section 33.01 of the Texas Property Tax Code, and shall commence on the first day of February, 2020. The City of Grapevine is hereby authorized to adopt any and all legal remedies provided by the Texas Property Tax Code for the purpose of collecting delinquent taxes.

Section 5. That the fact that the fiscal year begins on October 1, 2019 requires that this ordinance be effective upon its passage and adopted to preserve the public peace, property, health, and safety, and shall be in full force and effect from and after its passage and adoption, and an emergency is hereby declared.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, on this the 17th day of September, 2019.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2019

SUBJECT: APPROVAL FOR THE SOLE SOURCE PURCHASE OF AN APPLIANCE TO COMBINE INTERNET CIRCUITS

RECOMMENDATION: City Council to consider approval of a sole source purchase of an appliance to combine internet circuits from General Datatech, L.P. for the IT Department.

FUNDING SOURCE: Funds are available in account 100-48860-101-002 (Machinery and Equipment) for an amount not to exceed \$34,230.

BACKGROUND: This internet appliance will consolidate and balance the multiple internet connections and will split -tunnel the internet traffic to the various City buildings and locations. The appliance will ensure the stability of traffic to any additional bandwidth that may be on a backup path, and will augment the bandwidth on the primary path to combine all City internet circuits into one virtual circuit. This will make it easier to diagnose, triage, and troubleshoot any problems with internet connectivity.

The purchase of the internet load balancer will be made as a sole source purchase from General Datatech, L.P. in accordance with Local Government Code Chapter 252, Subchapter B, §252.022. General Exemptions (a)(7)(3).

Staff recommends approval.

TALW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2019

SUBJECT: APPROVAL FOR THE PURCHASE AND INSTALLATION OF NEW FLOORING FOR PARR PARK SPLASH PAD

RECOMMENDATION: City Council to consider approval for the purchase and installation of new flooring for Parr Park Splash pad from Life Floor for the Parks and Recreation Department.

FUNDING SOURCE: Funds are available in the Capital Replacement Fund for an amount not to exceed \$49,996 in accounts 174-74015-312-065 (Play Ground Surface) and 174-74015-312-070 (Aquatics Repairs and Replacements).

BACKGROUND: This purchase is to replace the existing flooring that is damaged and faded from the outdoor elements at Parr Park Sprayground. The recommended flooring is constructed to endure the outdoor elements and reduce the heat on the walking surface.

This purchase will be made in accordance with an existing interlocal agreement with the National Purchasing Partners (NPPGov) 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 Life Floor. The Parks and Recreation and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would best meet the needs of the City.

Staff recommends approval.

TK/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2019

SUBJECT: APPROVAL TO ENTER INTO A CONSULTANT SERVICE CONTRACT WITH THE CITY OF KELLER FOR DISPATCH, RECORDS, JAIL, AND MOBILE SOFTWARE SYSTEM REPLACEMENT

RECOMMENDATION: City Council to consider approval to enter into a consultant service contract with the City of Keller for dispatch, records, jail, and mobile software system replacement with SCIENS Consulting for the Police and Fire Departments.

FUNDING SOURCE: Funds are available in account in account 117-44540-209-004 (Professional Services) in an amount not to exceed \$27,095.

BACKGROUND: The City of Grapevine is looking to acquire professional consulting services to replace our end-of-life Computer Aided Dispatch (CAD), Records Management System (RMS), jail and mobile software system. It is anticipated that the new system, (which we have already secured a grant for much of the the funding required) will be purchased and installed in the next two years. This new/updated system allows us to operate as we do today with an added ability to see each other's activity in real time and better utilize public safety resources and respond to mutual aid need. Grapevine will partner with the cities of Keller, Southlake, Colleyville, and Westlake in this consulting contract in order to reduce costs for the purchase of the systems in 2020.

To accomplish the professional consulting services, the agencies will contract with SCIENS Consulting to guide all cities through the replacement process. SCIENS will provide the following services relating to the Regional CAD/RMS project: assessment and planning, request for proposal development, vendor evaluation and selection, and contract negotiation. All agencies have determined that SCIENS Consulting will best serve the professional consulting services needs, as they have significant experience with assisting public safety agencies with replacing these technical and complex systems.

SCIENS Consulting will provide consulting services at a total cost of \$108,380, which will be shared equally between the Cities of Keller, Southlake, Colleyville, and Grapevine. Each of the cities will be responsible for contributing \$27,095.

Staff recommends approval.

MB/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2019

SUBJECT: APPROVAL OF FIBER DESIGN PACKAGES FOR STATE HIGHWAY CROSSINGS

RECOMMENDATION: Consider an agreement for fiber design packages for five state highway crossings to Kimley-Horn and Associates, Inc.

FUNDING SOURCE: Funding is available in the Capital Project Fund 177 in an amount not to exceed \$25,000.

BACKGROUND: The Public Works Department, in conjunction with the IT Department, is expanding the City's fiber optic communications and conduit infrastructure with the Fiber Connectivity project approved February 22, 2015. The City is currently under construction on various phases of the project. Portions of the fiber optic network will be constructed along TxDOT roadways and will require the preparation of a design packet for TxDOT review and approval.

There are five locations:

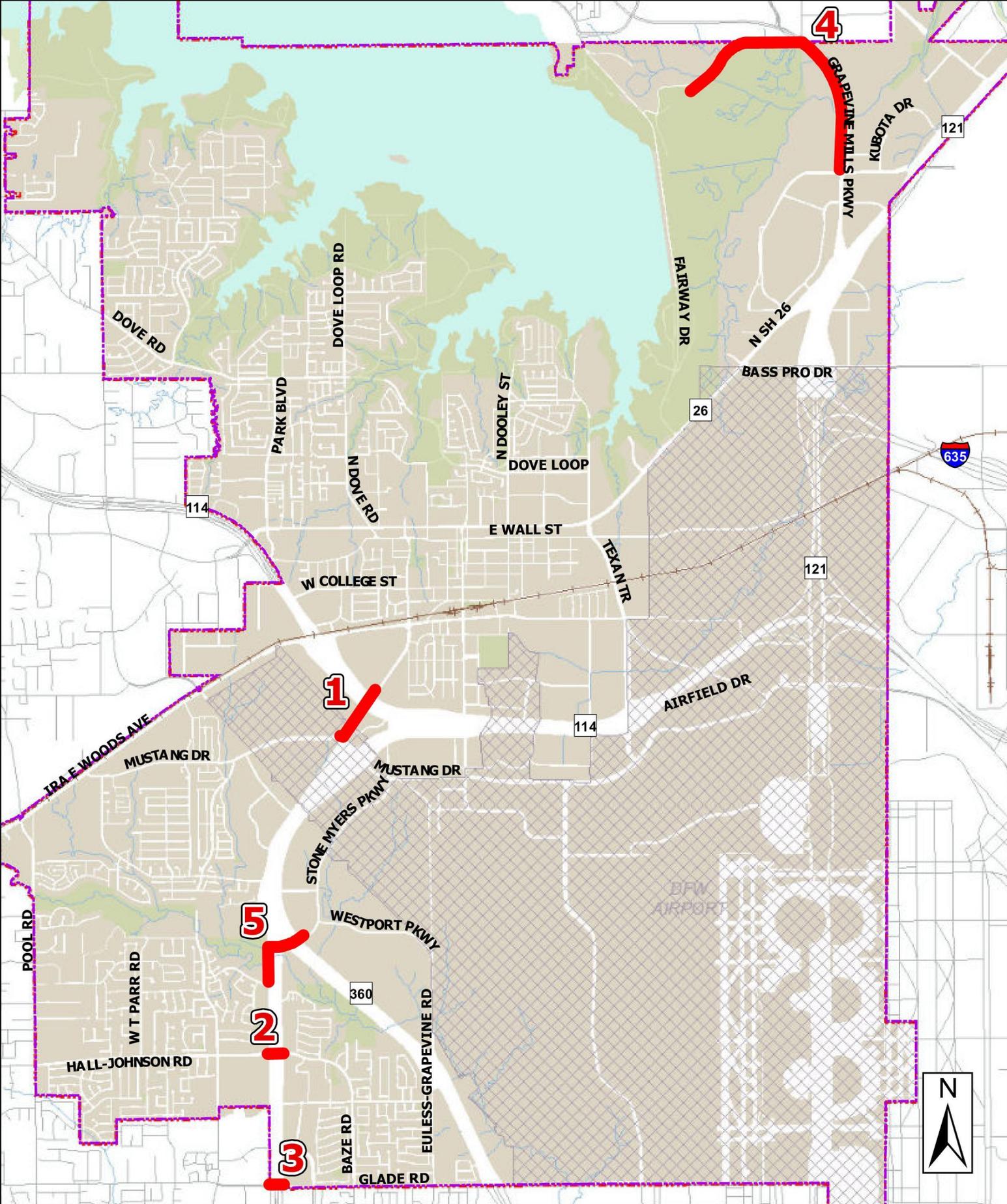
- William D. Tate Avenue from Mustang Drive to West State Highway 114
- Glade Road from southbound William D. Tate Avenue to northbound William D. Tate Avenue
- Hall-Johnson Road from southbound William D. Tate Avenue to northbound William D. Tate Avenue
- Grapevine Mills Parkway and proposed golf course route from Grapevine Mills Boulevard to Dalton Drive
- Southbound William D. Tate Avenue from Western Oaks Drive to Stone-Myers Parkway and Stone-Myers Parkway from southbound William D. Tate to northbound William D. Tate Avenue

This expenditure will be made from the overall Fiber Connectivity Project.

Staff recommends approval.

PROPOSED FIBER ROUTES

ITEM # 13



Proposed Fiber Routes

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2019

SUBJECT: AWARD OF AN INFORMAL QUOTE FOR FIBER CONDUIT

RECOMMENDATION: City Council to consider approval for the award of an informal request for quote for fiber conduit from Georgia Underground Supply for the Public Works Department.

FUNDING SOURCE: Funds are available in the capital project fund 177 for an amount not to exceed \$29,799.

BACKGROUND: This purchase is for innerduct (conduit) used for the Fiber Project. Innerduct is the underground pathway that contains the fiber optic cable. This purchase is for 103,600 linear feet of 1 1/4" conduit.

Quotes were taken in accordance with City Purchasing Policy. Formal bids and advertisements are not required for purchases under \$50,000. Three vendors submitted quotations. Georgia Underground Supply submitted the lowest responsive and responsible quote meeting specifications.

Georgia Underground	\$29,788
Terry-Durin Company	\$33,975
Datatech Electronics, Inc.	\$44,625

Staff recommends approval.

FB/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2019

SUBJECT: APPROVAL FOR THE AWARD OF AN ANNUAL CONTRACT FOR RFB 489-2019 FOR WATER AND WASTEWATER CHEMICALS

RECOMMENDATION: City Council to consider approval for the award of an annual contract for RFB 489-2019 for water and wastewater chemicals with Brenntag Southwest, Chameleon Industries, DPC Industries, Fort Bend Services and Innovative Water Care for the Public Works Department.

FUNDING SOURCE: Funds are available in the Utility Enterprise Capital Fund 200 for an annual estimated amount of \$195,000.

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

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The bid advertisement was posted in the Fort Worth Star Telegram on August 1 and August 9, 2019. RFB 489-2019 was issued through the City eBid system with 249 invitations sent out. Twelve bids were received. The bid was opened electronically and publicly on August 22 at 2 pm. The contract will be for an initial one-year period, with four, one-year renewal options.

Based on the evaluation of the bid by the Public Works Department and Purchasing it was determined the awards be made based on the lowest responsible and responsive bid meeting specifications for each line item awarded.

The recommended vendors are:

- DPC Industries - Items 1, 5, and 6
- Brenntag Southwest - Items 3, 4 and 8
- Chameleon Industries - Item 2
- Fort Bend Services - Item 9
- Innovative Water - Item 7

Accounts 200-42310-530-002 and 200-42310-531-002 will be used for the transaction.

Staff recommends approval.

KM/LW

ITEM # 15

Line #	Description	QTY	UOM	Estimated	Innovative Water Care		Fort Bend Services, Inc		Chameleon Industries, Inc.		DPC Industries, Inc.		Brenntag Southwest, Inc.	
					Total Price	\$11,115.00	Total Price	\$17,040.00	Total Price	\$79,625.00	Total Price	\$131,056.06	Total Price	\$277,688.9225
					Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended
1	Liquid Chlorine	50	Ton		No Bid		No Bid		No Bid		\$695.00	\$34,750.00	\$720.00	\$36,000.00
2	Liquid Alum	325	Dry Ton		No Bid		No Bid		\$245.00	\$79,625.00	No Bid		\$263.54	\$85,650.50
3	Hydroflousillic Acid	4000	Gallon		No Bid		No Bid		No Bid		No Bid		\$3.3738	\$13,495.20
4	Potassium Permanganate	10000	Pound		No Bid		No Bid		No Bid		No Bid		\$1.86	\$18,600.00
5	Anhydrous Ammonia	15000	Pound		No Bid		No Bid		No Bid		\$0.78	\$11,700.00	No Bid	
6	Sodium Hydroxide Solution	154	Dry Ton		No Bid		No Bid		No Bid		\$549.39	\$84,606.06	\$556.00	\$85,624.00
7	Calcium Hypochlorite (HTH)	9500	Pound		\$1.17	\$11,115.00	No Bid		No Bid		No Bid		\$1.42	\$13,490.00
8	Polymer (BULK)	31275	Pound		No Bid		No Bid		No Bid		No Bid		\$0.7939	\$24,829.2225
9	Polymer (TOTES)	12000	Pound		No Bid		\$1.42	\$17,040.00	No Bid		No Bid		No Bid	

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2019

SUBJECT: APPROVAL OF NEW VOTING SYSTEM

RECOMMENDATION: City Council to consider the adoption of Hart Intercivic Verity Voting System version 2.3.1 as the voting system for municipal elections.

FUNDING SOURCE: The City will contract with Tarrant County for election services. Tarrant County owns the voting equipment.

BACKGROUND: On August 27, the Tarrant County Commissioners Court adopted the Hart Intercivic Verity, version 2.3.1 as the voting system to be used for all elections run by the County. Section 123.001 of the Texas Elections Code requires that before a voting system can be used, it must be adopted by the election authority for each government entity.

The new system is a hybrid electronic paper system that will be used for Absentee Voting by Mail, Early Voting by Personal Appearance, Election Day regular voting and provisional voting.

Tarrant County is planning on using the new system starting with the November state elections.

TAB

Dear Tarrant County Voter:

Starting in November 2019 you will vote using the Hart InterCivic Verity Voting System, a hybrid system that provides a paper trail for every voter, combined with the latest advancement in digital security. Allow me to recap how we got here.

On September 18, 2018, the Commissioners Court was briefed on the types of voting equipment available on the market. After a lengthy discussion, the Court expressed the preference to find a solution that provided a paper trail for the voter to review, and to serve as an added layer of security and redundancy for audits. The Elections Department then set itself on a mission to find the best option available, and published an RFP inviting vendors to offer "Hybrid" technology solution.

A Hybrid voting system is one where the voter makes the selection on a digital terminal - a.k.a. DRE machine - but unlike the traditional DRE, these terminals do not record the voter's selections. Instead, those choices are printed on a paper ballot for the voter to review and confirm. Once the voter is satisfied with the contents of the printed ballot, the ballot is inserted into a separate machine - an optical scanner - that counts the ballot and then deposits it in the ballot box.

On August 13, 2019, Tarrant County selected HART InterCivic to replace our old voting technology with their brand new Hybrid System. Here are some of the reasons we chose this technology:

It provides a paper trail. From the beginning, we knew we wanted to ensure that voters would have the possibility of confirming their selections before they were recorded. Early Voters will now also have a paper ballot to verify; there will no longer be different voting experiences between early and election-day voting.

It is digitally secure. This system incorporates the latest information security techniques and tools, on both the hardware and software levels. As required by law, it has been tested and certified by both the Federal Government (Elections Assistance Commission) and the Texas Secretary of State.

It eliminates voter interpretation. Unlike the old hand-marked ballots, you will never have to wonder again if the scanner read your mark correctly. Except for absentee by mail voters, every voter in the County can now rest assured that if they read John Doe on their ballot, then it will be counted as a vote for John Doe. The days of ovals mismarked or names circled that only come up during a recount (if someone paid for one) are over.

It is accessible. With this new technology, voters with disabilities have the exact same experience every other voter has. There is no more "waiting for the DAU machine to be available", because every voting machine at the location is now an accessible device. Voters will also be pleased to see they can tailor their experience - like changing the language on screen or the size of the text - without any help from the poll workers.

We are sure you will be as thrilled as we are when you vote in the next election. As always, if you have questions about our voting system or would like to find out more about becoming a poll worker, please call the Elections office at 817-831-VOTE (8683).

Sincerely,

Heider Garcia
Tarrant County Elections Administrator

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 September, 2019 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

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

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

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

Call to Order

Mayor Tate called the meeting to order at 6:01 p.m.

Item 1. Executive Session

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

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

The City Council recessed to the City Council Conference Room and began the closed session at 6:04 p.m. The closed session ended at 6:58 p.m.

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

City Manager Bruno Rumbelow requested that relative to Section 551.072, Council approve the Sixth Amendment to the Land Purchase and Sale Agreement with Stand Rock Grapevine LLC and authorize the City Manager to execute same and all associated documents and to take all other necessary action.

Motion was made to approve the Sixth Amendment to the Land Purchase and Sale Agreement with Stand Rock Grapevine LLC and authorize the City Manager to execute same and all associated documents and to take all other necessary action.

Motion: O'Dell

Second: Slechta

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

Nays: None

Approved: 7-0

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

Mayor Tate called for a break at 7:17 p.m. to allow the Crime Control and Prevention District Board to meet.

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

REGULAR MEETING

Item 2. Invocation

Council Member Paul Slechta delivered the invocation.

Item 3. Posting of the Colors and Pledges of Allegiance

Boy Scout Troop 7 posted the colors and led the Pledges of Allegiance.

Item 4. Citizen Comments

No one spoke during citizen comments.

PRESENTATIONS

Item 5. GrapeFest Chairman, Lori Choate, to present information regarding the 33rd Annual GrapeFest that will take place September 12 – September 15.

Grapefest Chairman Lori Choate described the events that will take place prior to the festival, which include the Golf Classic, the Italian Car Fest and the Wine Tribute Dinner and Auction.

Ms. Choate previewed the activities that will take place during the festival including the musical acts and other entertainment, the Grape Stomp, Kid's World, art exhibits and Tennis Classic.

She also highlighted wine experiences including the spotlight wines from the Traverse Wine Coast of Michigan and the Piedmont Region of Italy.

PUBLIC HEARINGS

Item 6. City Council to conduct a public hearing to consider adoption of a tax increase and take any necessary action.

Mayor Tate declared the public hearing open and reported in accordance with state law, this item is the second of two public hearings on the proposed tax increase. Because the proposed tax rate (\$0.284271 per \$100) exceeds the effective tax rate (\$0.272399 per \$100), the law requires that the City Council hold two public hearings on the proposal. The first public hearing was held during the regular meeting on August 20, 2019. City Council will vote on the tax rate during the regular meeting on September 17, 2019 at 7:30 p.m. in the Council Chambers in City Hall at 200 South Main Street, Grapevine, Texas.

Chief Financial Officer Greg Jordan presented this item and answered questions from Council. He stated this year's tax rate is a half cent reduction in the previous rate, but that the tax increase will actually be in tax revenues.

One letter of opposition was received from M. Aram Azadpour.

Motion was made to close the public hearing.

Motion: Coy

Second: Freed

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

Nays: None

Approved: 7-0

Item 7. City Council to conduct a public hearing relative to the Fiscal Year 2019-2020 annual operating budget and take any necessary action.

Mayor Tate declared the public hearing open and reported Council will consider adoption of the proposed Fiscal Year 2019-2020 operating budget and tax rate of \$0.284271 per \$100 on Tuesday, September 17, 2019 at 7:30 p.m. in the Council Chambers in City Hall at 200 South Main Street, Grapevine, Texas.

Chief Financial Officer Jordan reported the proposed Fiscal Year 2019-2020 budget is a \$179,000,000 budget which is a 3% increase over last year.

Motion was made to close the public hearing.

Motion: Coy

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

Consent Agenda

Consent items are deemed to need little Council deliberation and were acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion.

Council Member O'Dell requested item 13 be removed from the consent agenda. This item was considered following the remaining consent agenda items.

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

Item 8. Consider the renewal of an annual contract for medical and prescription stop-loss insurance with Swiss Re.

Chief Financial Officer Jordan recommended approval of the renewal of the annual contract for stop-loss insurance in an estimated amount of \$685,935.

Motion was made to approve the consent agenda as presented.

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

Item 9. Consider the renewal of an annual contract for Employee Assistance Program services with Deer Oaks.

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

Motion was made to approve the consent agenda as presented.

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

Item 10. Consider the renewal of annual contracts for temporary employment services with Abacus Corporation and Temporaries of Texas, Inc.

Human Resources Director Rachel Huitt recommended approval of the renewal of the contracts for temporary employment services for an estimated amount of \$500,000.

Motion was made to approve the consent agenda as presented.

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

Item 11. Consider approval of the purchase of picnic tables and park benches from Playground Solutions of Texas, Inc.

Parks and Recreation Director Kevin Mitchell recommended approval of the purchase of picnic tables and park benches to be used at the new Bear Creek Dog Park. The total amount of the purchase shall not exceed \$51,168.

Motion was made to approve the consent agenda as presented.

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

Item 12. Consider the renewal of an annual sole source contract for digital evidence management services with Axon Enterprises, Inc.

Police Chief Mike Hamlin recommended approval of the renewal of the contract for digital evidence management for an amount not to exceed \$118,466. This purchase is for the storage of digital video evidence obtained through the use of body worn cameras by peace officers.

Motion was made to approve the consent agenda as presented.

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

Item 14. Consider the renewal of a service contract for datacenter system and network administration from Leaf TCS.

Chief Technology Officer Tessa Allberg recommended approval of the renewal of a service contract for datacenter system and network administration for an amount not to exceed \$154,700.

Motion was made to approve the consent agenda as presented.

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

Item 15. Consider approval of an annual contract for IT customer service support with Doug Keys Services.

Chief Technology Officer Allberg recommended approval of the annual contract for IT customer service for an amount not to exceed \$30,000.

Motion was made to approve the consent agenda as presented.

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

Item 16. Consider approval of an annual sole source contract for managed data storage services with One Safe Place Media Corporation.

Chief Technology Officer Allberg recommended approval of the contract for managed data services for an amount not to exceed \$22,056. The purpose of this contract is for backup and disaster recovery of all City data stored in an electronic form.

Motion was made to approve the consent agenda as presented.

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

Item 17. Consider approval of the purchase of a 2019 Ford F-250 truck to be used for the fiber optic project from Sam Pack's Five Star Ford.

Chief Technology Officer Allberg and Public Works Director Bryan Beck recommended approval of the purchase of a truck to be used for the fiber optic project in an amount not to exceed \$30,382

Motion was made to approve the consent agenda as presented.

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

Item 18. Consider the renewal of an annual contract for water and wastewater analysis services from the Trinity River Authority of Texas.

Public Works Director Beck recommended approval of the annual contract for water and wastewater analysis services for an amount not to exceed \$25,000. The Trinity River Authority of Texas will test water and wastewater samples in accordance with EPA and TCEQ requirements.

Motion was made to approve the consent agenda as presented.

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

Item 19. Consider the renewal of annual contracts for aggregate materials with Big Sandy Sand, DFW Materials, Liberty Sand and Gravel, and Martin Marietta Materials.

Public Works Director Beck recommended approval of the renewal of the annual contracts for aggregate materials for an estimated annual amount of \$150,000.

Motion was made to approve the consent agenda as presented.

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

Item 20. Consider approval of a sole source purchase of a pump repair from FCX Performance.

Public Works Director Beck recommended approval of the sole source purchase repairs of a water plant pump in an estimated amount of \$17,517.

Motion was made to approve the consent agenda as presented.

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

Item 21. Consider the purchase of restoration repair services at the Peach Street water tower from Mooring USA.

Public Works Director Beck recommended approval of restoration repair services as a result of two flooding events that occurred at the water tower. The estimated cost of \$49,747 is expected to be reimbursed by the contractor's insurance company.

Motion was made to approve the consent agenda as presented.

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

Item 22. Consider a contract for engineering services for the 2019 wastewater and drainage system improvements design with Burgess & Niple, Inc and consider **Ordinance No. 2019-055** appropriating funds for design and construction.

Public Works Director Beck recommended approval of the contract for engineering services for the 2019 wastewater and drainage system improvements design in an estimated amount of \$2,000,000. The areas of study include the replacement of wastewater mains in the Northeast Outfall, wastewater main replacement and storm drain extension in Ticknor Terrace, replacement of a main at Snakey Lane, and wastewater evaluation of the Bellaire Addition. Ordinance No. 2019-055 will appropriate the funds in the Utility Enterprise Capital Fund.

Motion was made to approve the consent agenda as presented.

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

ORDINANCE NO. 2019-055

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF AN ESTIMATED AMOUNT OF \$2,000,000 IN THE UTILITY ENTERPRISE CAPITAL FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 23. Consider changing the time of the October 1, 2019 City Council meeting to 5:30 p.m. to allow the City Council to attend neighborhood National Night Out functions.

City Secretary Tara Brooks recommended approval of the change of the October 1 City Council Meeting start time to 5:30 p.m.

Motion was made to approve the consent agenda as presented.

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

Item 24. Consider the minutes of the August 20, 2019 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: Slechta

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

Nays: None

Approved: 7-0

Council considered item 13 next.

Item 13. Consider the renewal of an annual contract for telephone services from Frontier Communications.

Chief Technology Officer Allberg recommended approval of the renewal of the annual contract for telephone services for City offices and facilities for an estimated amount of \$18,516. Mrs. Allberg answered questions from Council and stated that the vendor was chosen with the help of an analysis by a consultant.

Motion was made to approve the renewal of an annual contract for telephone services from Frontier Communications.

Motion: O'Dell

Second: Coy

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

Nays: None

Approved: 7-0

ADJOURNMENT

Motion was made to adjourn the meeting at 7:53 p.m.

Motion: Slechta

Second: O'Dell

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

Nays: None

Approved: 7-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 17th day of September, 2019.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2019

SUBJECT: PRELIMINARY PLAT APPLICATION
LOTS 1, 2, 3 AND 4 BLOCK 1, WILDWOOD CROSSING ADDITION

PLAT APPLICATION FILING DATE.....September 10, 2019

APPLICANT Patrick Gray

REASON FOR APPLICATION..... To build four (4) homes

PROPERTY LOCATION Northwest corner of Wildwood Lane and
Ruth Wall Road

ACREAGE..... 1.231

ZONING R-5.0 Single Family Residential

NUMBER OF LOTS 4

PREVIOUS PLATTING No

CONCEPT PLAN No

SITE PLAN Z19-03

OPEN SPACE REQUIREMENT..... Yes

AVIGATION RELEASE Yes

PUBLIC HEARING REQUIRED No

**PLAT INFORMATION SHEET
PRELIMINARY PLAT APPLICATION
LOTS 1, 2, 3 AND 4, BLOCK 1, WILDWOOD CROSSING ADDITION**

I. GENERAL:

- The applicant, Patrick Gray is platting this property to build four (4) single family residential homes. The property is located on the northwest corner of Wildwood Lane and Ruth Wall Road.

II. STREET SYSTEM:

- The development has access to Wildwood Lane and Ruth Wall Road.
- Abutting roads: on the City Thoroughfare Plan: Ruth Wall Road constructed 2001
 not on the City Thoroughfare Plan: Wildwood Lane

Periphery Street Fees are due as follows:

Type of Roadway	Cost / LF	Length	Cost
<input type="checkbox"/> Major Arterial (A)	\$ 234.57 / LF		
<input type="checkbox"/> Major Arterial (B)	\$ 178.35 / LF		
<input type="checkbox"/> Minor Arterial (C)	\$ 203.06 / LF		
<input type="checkbox"/> Minor Arterial (D)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (E)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (F)	\$ 150.98 / LF		
<input checked="" type="checkbox"/> Sidewalk	\$ 25.00 / LF	401.98'	\$10,049.50
<input checked="" type="checkbox"/> Curb & Gutter	\$ 15.00 / LF	401.98'	\$ 6,029.70
			<hr/>
			\$16,079.20

Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

- The site drains north.

- 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, 2, 3 & 4, Block 1, Wildwood Crossing Addition
 - Single Family Residential (\$ 2,414/ Lot)
 - Multifamily (\$ 1,134/ Unit)
 - Hotel (\$ 43,632/ Acre)
 - Corporate Office (\$ 20,523/ Acre)
 - Government (\$ 4,414/ Acre)
 - Commercial / Industrial (\$ 5,739 / Acre)
- Open Space Fees are not required for:
- Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for: Lots 1, 2, 3 & 4 Block 1, Wildwood Crossing Addition
 - R-5.0, R-TH, Zero Lot District (\$ 1,416.00 / Lot)
 - R-7.5, Single Family District (\$ 1,146.00 / Lot)
 - R-12.5, Single Family District (\$ 1,071.00 / Lot)
 - R-20.0, Single Family District (\$ 807.00 / Lot)

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

VII. STATEMENT OF FINDINGS:

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

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

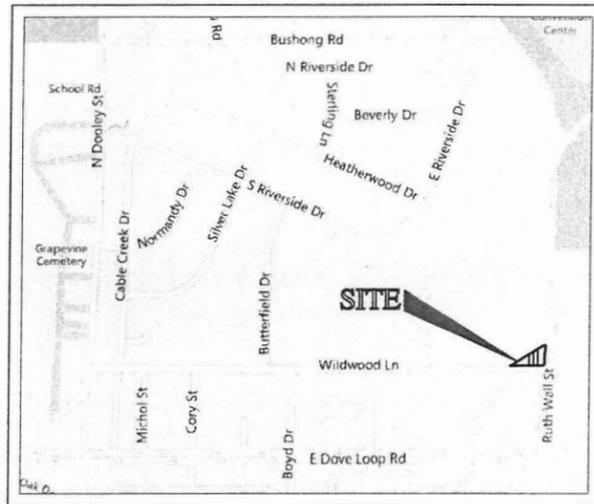
B. The City further finds that the required dedication is related both in nature and extent to the impact of the proposed development as follows:

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

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Preliminary Plat of Lots 1, 2, 3, & 4 Block 1, Wildwood Crossing Addition."

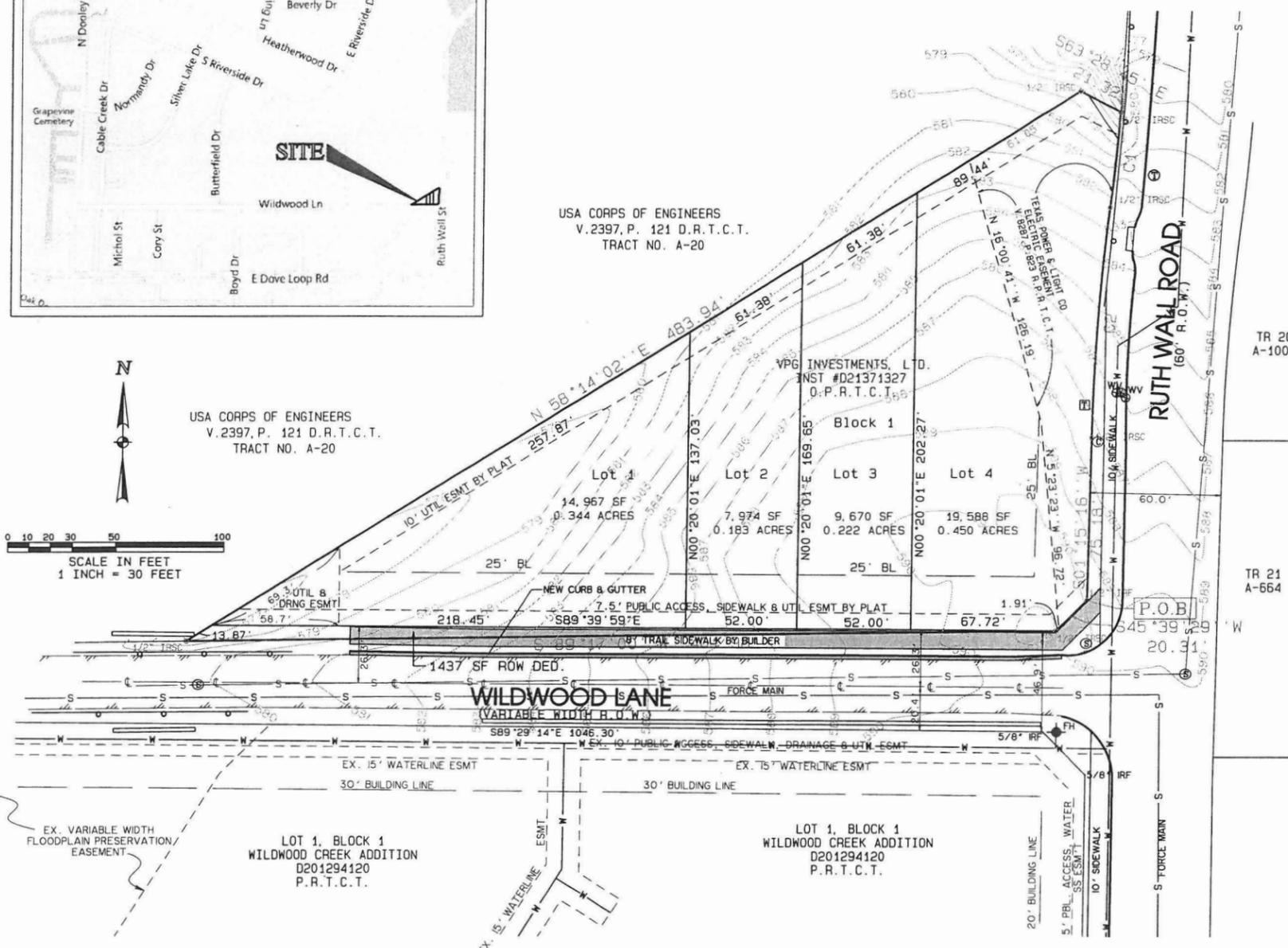
VICINITY MAP



USA CORPS OF ENGINEERS
V. 2397, P. 121 D.R.T.C.T.
TRACT NO. A-20

USA CORPS OF ENGINEERS
V. 2397, P. 121 D.R.T.C.T.
TRACT NO. A-20

SCALE IN FEET
1 INCH = 30 FEET



PROPERTY DESCRIPTION:

VPG INVESTMENTS, LTD is the owner of a 1.231 acre tract of land in the A.F. Leonard Survey, Abstract No. 946, in the City of Grapevine, Tarrant County, Texas and being that land and described in deed to VPG INVESTMENTS, LTD as recorded in Document No. D218165101 Official Property Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found and said point being by deed call the most northerly northwest corner clip corner of Ruth Wall Road and Wildwood Lane according to the condemnation records granted to the City of Grapevine, by Condemnation in Cause Number 01-5119-2 in the County Court of Law No. 2, Tarrant County, Texas,

THENCE S 45°39'29" W leaving said Ruth Wall Road and to the north right-of-way line of Wildwood Lane a distance of 20.31 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap,

THENCE S 89°17'00" W along said north right-of-way line a distance of 401.98 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap and said point being in the eastern boundary line of that certain tract of land as described as Tract A-20, in deed to the United States of America Corps of Engineers as recorded in Volume 2397, Page 121 Deed Records of Tarrant County, Texas,

THENCE N 58°14'02" E leaving said north right-of-way and along said USA property a distance of 483.94 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap in the west line of said Ruth Wall Road,

THENCE S 63°28'45" E along said west right-of-way line a distance of 21.32 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap and said point being the Point of Curvature of a curve to the right having a Radius of 965.00 feet, a Central Angle of 02°37'56", a Chord Bearing of S 05°52'05" W and a Chord Distance of 44.33 feet,

THENCE along said curve and right-of-way in a southerly direction a distance of 44.33 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap and said point being the Point of Reverse Curvature of a curve to the left having a Radius of 1,035.00 feet, a Central Angle of 05°55'45", a Chord Bearing of S 04°13'10" W and a Chord Distance of 107.06 feet,

THENCE along said curve and right-of-way in a southerly direction a distance of 107.11 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap,

THENCE S 01°15'16" W along said right-of-way a distance of 75.18 feet to the Point of Beginning and containing in all 53,636 square feet or 1.231 acres of land.

RECEIVED

SEP 12 2019

BY:

PLANNING AND ZONING COMMISSION:

DATE APPROVED: _____
CHAIRMAN _____
SECRETARY _____

GRAPEVINE CITY COUNCIL

DATE APPROVED: _____
MAYOR _____
CITY SECRETARY _____

PRELIMINARY PLAT
LOTS 1, 2, 3, and 4; BLOCK 1
WILDWOOD CROSSING ADDITION

1.231 Acres
4 Lots

SITUATED IN THE
A.F. LEONARD SURVEY, ABSTRACT NO. 946
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
Zoned: R-5.0

AUGUST 2019

PREPARED BY:

K
KELLIE
ENGINEERING, INC.

Edward T. Kelle, PE
P.O. BOX 471898
FORT WORTH, TX 76147
TEL: 817.455.1396
FIRM NO: 7585

Owned & Developed By:
Patrick Gray
VPG Investments, LTD
PO Box 92481
Southlake, TX 76092
Tel. 817-992-4950

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2019

SUBJECT: FINAL PLAT APPLICATION
LOTS 1, 2, 3 AND 4, BLOCK 1, WILDWOOD CROSSING ADDITION

PLAT APPLICATION FILING DATE.....September 10, 2019

APPLICANT Patrick Gray

REASON FOR APPLICATION..... To build four (4) homes

PROPERTY LOCATION Northwest corner of Wildwood Lane and
Ruth Wall Road

ACREAGE..... 1.231

ZONING R-5.0 Single Family Residential

NUMBER OF LOTS 4

PREVIOUS PLATTING No

CONCEPT PLAN No

SITE PLAN Z19-03

OPEN SPACE REQUIREMENT..... Yes

AVIGATION RELEASE Yes

PUBLIC HEARING REQUIRED No

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOTS 1, 2, 3 AND 4, BLOCK 1, WILDWOOD CROSSING ADDITION**

I. GENERAL:

- The applicant, Patrick Gray is platting this property to build four (4) single family residential homes. The property is located on the northwest corner of Wildwood Lane and Ruth Wall Road.

II. STREET SYSTEM:

- The development has access to Wildwood Lane and Ruth Wall Road.
- Abutting roads: on the City Thoroughfare Plan: Ruth Wall Road constructed 2001
 not on the City Thoroughfare Plan: Wildwood Lane

Periphery Street Fees are due as follows:

Type of Roadway	Cost / LF	Length	Cost
<input type="checkbox"/> Major Arterial (A)	\$ 234.57 / LF		
<input type="checkbox"/> Major Arterial (B)	\$ 178.35 / LF		
<input type="checkbox"/> Minor Arterial (C)	\$ 203.06 / LF		
<input type="checkbox"/> Minor Arterial (D)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (E)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (F)	\$ 150.98 / LF		
<input checked="" type="checkbox"/> Sidewalk	\$ 25.00 / LF	401.98'	\$10,049.50
<input checked="" type="checkbox"/> Curb & Gutter	\$ 15.00 / LF	401.98'	\$ 6,029.70
			\$16,079.20

Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

- The site drains north.
- 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, 2, 3 & 4, Block 1, Wildwood Crossing Addition
 - Single Family Residential (\$ 2,414/ Lot)
 - Multifamily (\$ 1,134/ Unit)
 - Hotel (\$ 43,632/ Acre)
 - Corporate Office (\$ 20,523/ Acre)
 - Government (\$ 4,414/ Acre)
 - Commercial / Industrial (\$ 5,739 / Acre)
- Open Space Fees are not required for:
- Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for: Lots 1, 2, 3 & 4 Block 1, Wildwood Crossing 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.

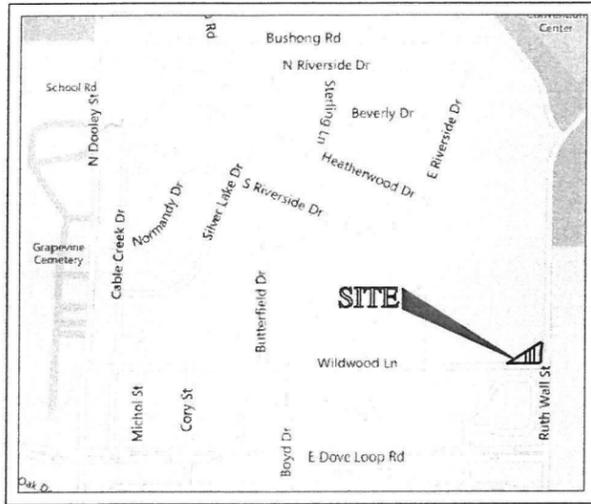
B. The City further finds that the required dedication is related both in nature and extent to the impact of the proposed development as follows:

- 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:

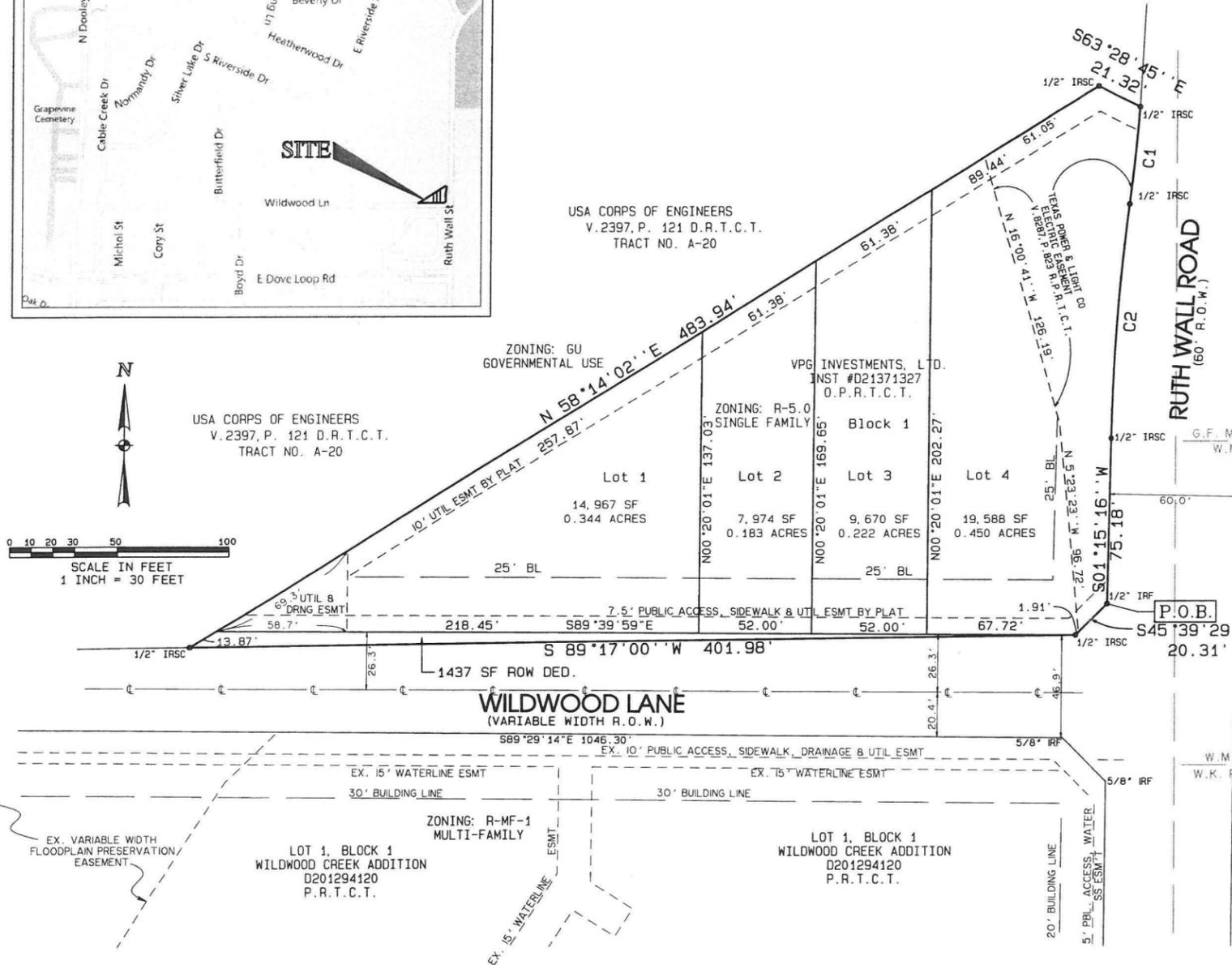
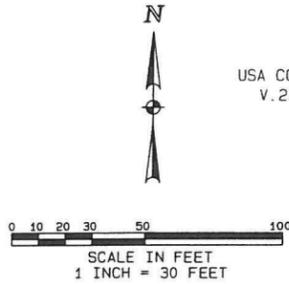
The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lots 1, 2, 3 & 4, Block 1, Wildwood Crossing Addition."

VICINITY MAP



USA CORPS OF ENGINEERS
V. 2397, P. 121 D.R.T.C.T.
TRACT NO. A-20

USA CORPS OF ENGINEERS
V. 2397, P. 121 D.R.T.C.T.
TRACT NO. A-20



Curve	Delta	Radius	Arc	Tangent	CL	CB
1	2°37'56"	965.00'	44.33'	22.17'	44.33'	S 5°52'05"W
2	5°55'45"	1035.00'	107.11'	53.60'	107.06'	S 4°13'10"W

SURVEYORS CERTIFICATE

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

For interim review only 08-05-2019

Tommy Q. Burks, TX RPLS No. 5509
Registered Professional Land Surveyor No. 5509
Burks Land Surveying Company
223 CR 1260
Decatur, TX 76234
817-228-5577
tburveys98@yahoo.com



Owned & Developed By:

Patrick Gray
VPG Investments, LTD
PO Box 92481
Southlake, TX 76092
Tel. 817-992-4950

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, VPG INVESTMENTS, LTD is the owner of a BEING a 1.231 acre tract of land in the A.F. Leonard Survey, Abstract No. 946, in the City of Grapevine, Tarrant County, Texas and being that land and described in deed to VPG INVESTMENTS, LTD as recorded in Document No. D218165101 Official Property Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found and said point being by deed call the most northerly northwest corner clip corner of Ruth Wall Road and Wildwood Lane according to the condemnation records granted to the City of Grapevine, by Condemnation in Cause Number 01-5119-2 in the County Court of Law No. 2, Tarrant County, Texas,

THENCE S 45°39'29" W leaving said Ruth Wall Road and to the north right-of-way line of Wildwood Lane a distance of 20.31 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap,

THENCE S 89°17'00" W along said north right-of-way line a distance of 401.98 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap and said point being in the eastern boundary line of that certain tract of land as described as Tract A-20, in deed to the United States of America Corps of Engineers as recorded in Volume 2397, Page 121 Deed Records of Tarrant County, Texas,

THENCE N 58°14'02" E leaving said north right-of-way and along said USA property a distance of 483.94 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap in the west line of said Ruth Wall Road,

THENCE S 63°28'45" E along said west right-of-way line a distance of 21.32 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap and said point being the Point of Curvature of a curve to the right having a Radius of 965.00 feet a Central Angle of 02°37'56", a Chord Bearing of S 05°52'05" W and a Chord Distance of 44.33 feet,

THENCE along said curve and right-of-way in a southerly direction a distance of 44.33 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap and said point being the Point of Reverse Curvature of a curve to the left having a Radius of 1,035.00 feet, a Central Angle of 05°55'45", a Chord Bearing of S 04°13'10" W and a Chord Distance of 107.06 feet,

THENCE along said curve and right-of-way in a southerly direction a distance of 107.11 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap,

THENCE S 01°15'16" W along said right-of-way a distance of 75.18 feet to the Point of Beginning and containing in all 53,636 square feet or 1.231 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT VPG INVESTMENTS, LTD does hereby adopt this plat of LOTS 1, 2, 3, and 4, BLOCK 1, WILDWOOD CROSSING ADDITION an addition to the City of Grapevine, Tarrant County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The maintenance of paving on the easements is the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

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

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

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

(Signature of Owner)

(Title)

The State of Texas
County of Tarrant

Before me _____ on this

day personally appeared V. Patrick Gray known to me to be the person whose name is subscribed to the foregoing instruments 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 _____, 2019.

Notary Signature

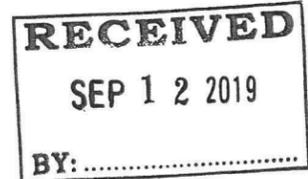
AVIGATION RELEASE
STATE OF TEXAS
COUNTY OF TARRANT

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

this ____ day of _____, 2019.

(Signature of Owner)



PLANNING AND ZONING COMMISSION:

DATE APPROVED: _____
CHAIRMAN _____
SECRETARY _____

GRAPEVINE CITY COUNCIL

DATE APPROVED: _____
MAYOR _____
CITY SECRETARY _____

FINAL PLAT
LOTS 1, 2, 3, and 4; BLOCK 1
WILDWOOD CROSSING ADDITION

1.231 Acres
4 Lots

SITUATED IN THE
A.F. LEONARD SURVEY, ABSTRACT NO. 946
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
Zoned: R-5.0

AUGUST 2019

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2019

SUBJECT: PRELIMINARY PLAT APPLICATION
LOTS 1 AND 2, BLOCK 1, HUGHES HIDDEN MANOR ADDITION

PLAT APPLICATION FILING DATE.....September 10, 2019

APPLICANTEd Campbell

REASON FOR APPLICATION.....To plat two (2) residential lots

PROPERTY LOCATION1004 Hughes Road

ACREAGE.....1.011

ZONINGR-7.5 Single Family Residential

NUMBER OF LOTS2

PREVIOUS PLATTINGNo

CONCEPT PLANNo

SITE PLAN.....No

OPEN SPACE REQUIREMENT.....Yes

AVIGATION RELEASEYes

PUBLIC HEARING REQUIREDNo

**PLAT INFORMATION SHEET
PRELIMINARY PLAT APPLICATION
LOTS 1 AND 2, BLOCK 1, HUGHES HIDDEN MANOR ADDITION**

I. GENERAL:

- The applicant, Ed Campbell is platting this property into two (2) single family residential lots. The property is located on 1004 Hughes Road.

II. STREET SYSTEM:

- The development has access to Hughes Road.
- Abutting roads: on the City Thoroughfare Plan: Hughes Road
 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 checked="" type="checkbox"/> Collector (F)	\$ 150.98 / LF	150.12'	\$22,665.11
<input type="checkbox"/> Sidewalk	\$ 25.00 / LF		
<input type="checkbox"/> Curb & Gutter	\$ 15.00 / LF		
			\$22,665.11

Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

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

IV. WATER SYSTEM:

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

V. SANITARY SEWER SYSTEM:

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

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for: Lot 2, Block 1, Hughes Hidden Manor Addition
- Water and Wastewater Impact Fees are due prior to the issuance of building permits for: Lot 1, Block 1, Hughes Hidden Manor 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: Lot 2, Block 1, Hughes Hidden Manor Addition
- Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for: Lot 1, Block 1, Hughes Hidden Manor Addition
 - R-5.0, R-TH, Zero Lot District (\$ 1,416.00 / Lot)
 - R-7.5, Single Family District (\$ 1,146.00 / Lot)
 - R-12.5, Single Family District (\$ 1,071.00 / Lot)
 - R-20.0, Single Family District (\$ 807.00 / Lot)

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

VII. STATEMENT OF FINDINGS:

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

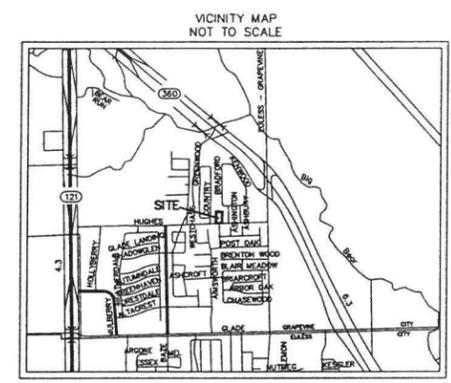
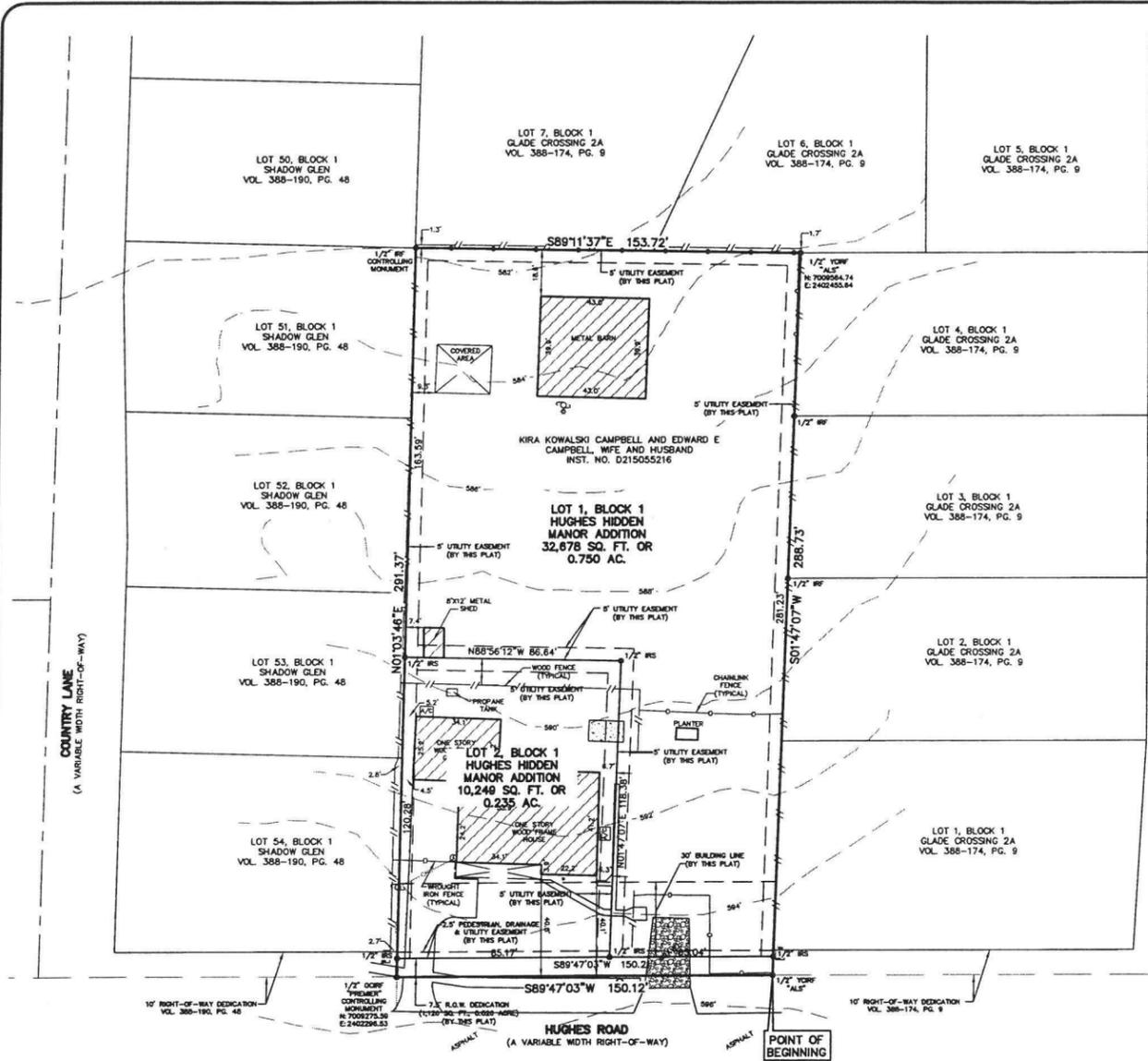
- The onsite access easements provide cross access capabilities to this site and surrounding property.
- The onsite sidewalk easements provide for a sidewalk network to serve the development of this site.

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

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

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Preliminary Plat of Lots 1 & 2, Block 1, Hughes Hidden Manor Addition."



AVIGATION RELEASE

THE STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Kira Kowalski Campbell and Edward E. Campbell, wife and husband, hereinafter called "Owner", is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being more particularly described as shown on this plat.

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

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

It is agreed that this Release shall be binding upon said owner and his heirs and assigns, and successors in interest of 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 Tarrant County, Texas.

Kira Kowalski Campbell

STATE OF TEXAS
COUNTY OF TARRANT

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

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

Notary Public, State of Texas

My Commission Expires, _____

EXECUTED at Tarrant County, Texas.

Edward E. Campbell

STATE OF TEXAS
COUNTY OF TARRANT

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

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

Notary Public, State of Texas

My Commission Expires, _____

PLANNING & ZONING COMMISSION:

Date Approved: _____

Chairman: _____

Secretary: _____

GRAPEVINE CITY COUNCIL:

Date Approved: _____

Mayor: _____

City Secretary: _____

OWNER:
KIRA AND EDWARD CAMPBELL
1004 HUGHES ROAD
GRAPEVINE, TX 76051

OWNER'S DEDICATION

Being a tract of land situated in the J.H. Hughes Survey, Abstract No. 2028, Tarrant County, Texas, and being that certain tract of land conveyed to Kira Kowalski Campbell and Edward E. Campbell, wife and husband, by General Warranty Deed with Vendor's Lien recorded in Instrument Number D215055216, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at 1/2 inch yellow capped iron rod found stamped "ALS" for the southeast corner of said Campbell tract, same being in the north line of Hughes Road (a variable width right-of-way), same being in the southwest corner of a 10 foot right-of-way dedication to the City of Grapevine, recorded in Volume 388-174, Page 9, Map Records, Tarrant County, Texas;

THENCE South 89 deg. 47. min. 03 sec. West, along the common line of said Campbell tract and said Hughes Road, a distance of 150.12 feet to a 1/2 orange capped iron rod found stamped "PREMIER" for the southwest corner of said Campbell tract, same being the southeast corner of a 10 foot right-of-way dedication to the City of Grapevine, recorded in Volume 388-190, Page 48, Map Records, Tarrant County, Texas;

THENCE North 01 deg. 03 min. 46 sec. East, continuing along the common line of said Campbell tract and said Hughes Road, passing at a distance of 10 feet, a point for the southeast corner of Block 1 (Volume 388-190, Page 48), Shadow Glen, an addition to the City of Grapevine, recorded in Volume 388-190, Page 48, Map Records, Tarrant County, Texas, and continuing along the common line of said Campbell tract and said Block 1 (Volume 388-190, Page 48), a total distance of 291.37 feet to a 1/2 inch iron rod found for the northwest corner of said Campbell Tract, same being the most westerly southwest corner of Block 1, Glade Crossing 2A, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-174, Page 9, Map Records, Tarrant County, Texas;

THENCE South 89 deg. 11 min. 37 sec. East, along the common line of said Campbell Tract and said Block 1 (Volume 388-174, Page 9), a distance of 153.72 feet to a 1/2 yellow capped iron rod found stamped "ALS" for the northeast corner of said Campbell Tract, same being an internal corner of said Block 1 (Volume 388-174, Page 9);

THENCE South 01 deg. 47 min. 07 sec. West, along the common line of said Campbell Tract and said Block 1 (Volume 388-174, Page 9), a distance of 288.73 feet to the POINT OF BEGINNING and containing 44,053 square feet or 1.011 acres of computed land more or less.

OWNER'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT KIRA KOWALSKI CAMPBELL AND EDWARD E. CAMPBELL, WIFE AND HUSBAND, does hereby adopt this plat of HUGHES HIDDEN MANOR 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 of franchisee 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 franchisee utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growth which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easement and all City or franchisee 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.

EXECUTED at Tarrant County, Texas.

Kira Kowalski Campbell

STATE OF TEXAS
COUNTY OF _____

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

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

Notary Public, State of Texas

My Commission Expires, _____

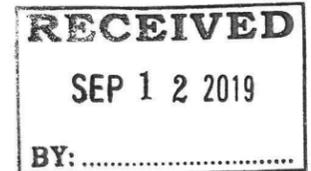
STATE OF TEXAS
COUNTY OF _____

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

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

Notary Public, State of Texas

My Commission Expires, _____



SURVEYOR'S CERTIFICATE

This is to certify that I, Timothy R. Mankin, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground; and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY - FOR REVIEW ONLY 09/12/2019

Timothy R. Mankin
Registered Professional Land Surveyor, No. 6122

STATE OF TEXAS
COUNTY OF TARRANT

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

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

Notary Public, State of Texas

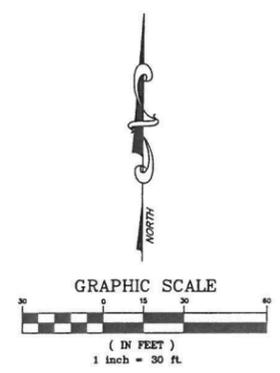
My Commission Expires, 11/13/2022

- NOTES:
1. IRF - Iron Rod Found
 2. Basis of Bearing - Based on the East line (North 01 deg. 03 min. 46 sec. East) of Block 1, Shadow Glen, an addition to the City of Grapevine, recorded in Vol. 388-190, Pg. 48, Deed Records, Tarrant County Records.
 3. Contours based on DFWmaps.com

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 9/25/09 Community Panel No. 48439C0115K subject lot is located in Zone 'X'. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

Total Platted Area: 44,053 square feet or 1.011 acres
Net Platted Area: 42,927 square feet or 0.985 acres
ROW Dedication: 1,126 square feet or 0.026 acres
Easement Dedication: 7,176 square feet or 0.165 acres



JOB NO.: 19-0605	PEISER & MANKIN SURVEYING, LLC	SHEET
DATE: 07/17/2019	www.peisersurveying.com	
FIELD DATE: 07/10/2019	1604 HART STREET	1
SCALE: 1" = 30'	SOUTHLAKE, TEXAS 76092	OF
FIELD: J.W.	817-481-1806 (O)	1
DRAWN: N.T.K.	817-481-1809 (F)	
CHECKED: T.R.M.	COMMERCIAL BOUNDARIES TOPOGRAPHY MORTGAGE	
	tmankin@peisersurveying.com FIRM No. 100999-00	

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: SEPTEMBER 17, 2019

SUBJECT: FINAL PLAT APPLICATION
LOTS 1 AND 2, BLOCK 1, HUGHES HIDDEN MANOR ADDITION

PLAT APPLICATION FILING DATE.....September 10, 2019

APPLICANTEd Campbell

REASON FOR APPLICATION.....To plat two (2) residential lots

PROPERTY LOCATION1004 Hughes Road

ACREAGE.....1.011

ZONINGR-7.5 Single Family Residential

NUMBER OF LOTS2

PREVIOUS PLATTINGNo

CONCEPT PLANNo

SITE PLAN.....No

OPEN SPACE REQUIREMENT.....Yes

AVIGATION RELEASEYes

PUBLIC HEARING REQUIREDNo

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOTS 1 AND 2, BLOCK 1, HUGHES HIDDEN MANOR ADDITION**

I. GENERAL:

- The applicant, Ed Campbell is platting this property into two (2) single family residential lots. The property is located on 1004 Hughes Road.

II. STREET SYSTEM:

- The development has access to Hughes Road.
- Abutting roads: on the City Thoroughfare Plan: Hughes Road

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 checked="" type="checkbox"/> Collector (F)	\$ 150.98 / LF	150.12'	\$22,665.11
<input type="checkbox"/> Sidewalk	\$ 25.00 / LF		
<input type="checkbox"/> Curb & Gutter	\$ 15.00 / LF		
			\$22,665.11

Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

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

IV. WATER SYSTEM:

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

V. SANITARY SEWER SYSTEM:

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

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for: Lot 2, Block 1, Hughes Hidden Manor Addition
- Water and Wastewater Impact Fees are due prior to the issuance of building permits for: Lot 1, Block 1, Hughes Hidden Manor 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: Lot 2, Block 1, Hughes Hidden Manor Addition
- Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for: Lot 1, Block 1, Hughes Hidden Manor 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.

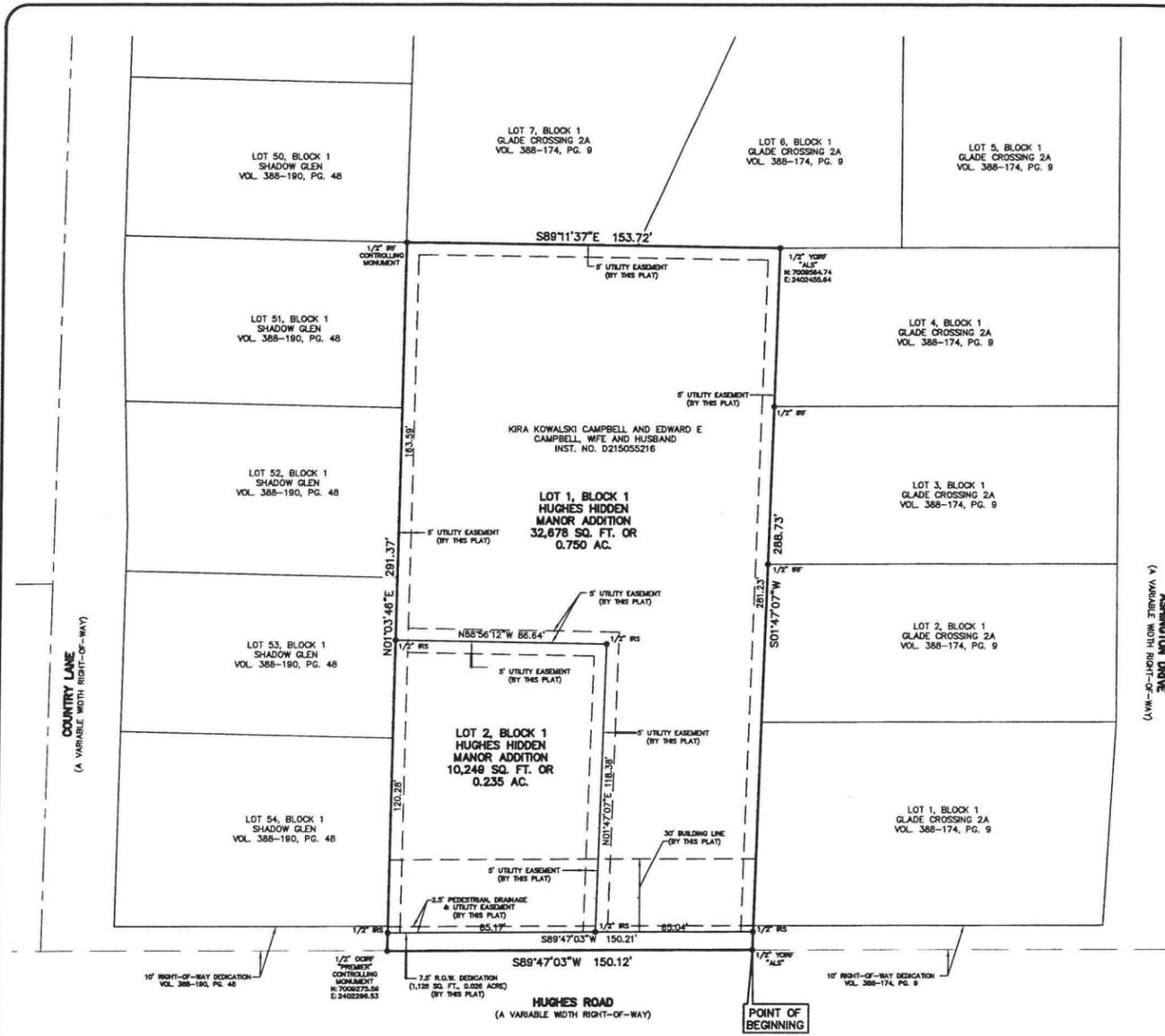
- The onsite sidewalk easements provide for a sidewalk network to serve the development of this site.

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 & 2, Block 1, Hughes Hidden Manor Addition."



SURVEYOR'S CERTIFICATE
 THIS is to certify that I, Timothy R. Mankin, a Registered Professional Land Surveyor of the State of Texas, having plotted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be property marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY - FOR REVIEW ONLY 09/12/2019
 Timothy R. Mankin
 Registered Professional Land Surveyor, No. 6122

STATE OF TEXAS
 COUNTY OF TARRANT

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

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

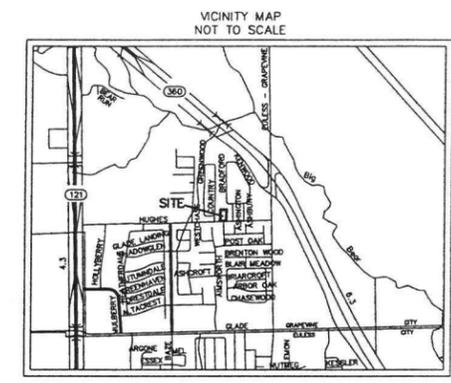
Notary Public, State of Texas
 My Commission Expires, 11/13/2022

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Easement Dedication: 7,176 square feet or 0.165 acres



AVIGATION RELEASE

THE STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, Kira Kowalski Campbell and Edward E. Campbell, wife and husband, hereinafter called "Owner", is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being more particularly described as shown on this plat.

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

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

It is agreed that this Release shall be binding upon said owner and his heirs and assigns, and successors in interest of 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 Tarrant County, Texas.
 Kira Kowalski Campbell

STATE OF TEXAS
 COUNTY OF TARRANT

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

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

Notary Public, State of Texas
 My Commission Expires, _____

EXECUTED at Tarrant County, Texas.
 Edward E. Campbell

STATE OF TEXAS
 COUNTY OF TARRANT

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

Notary Public, State of Texas
 My Commission Expires, _____

EXECUTED at Tarrant County, Texas.
 Edward E. Campbell

STATE OF TEXAS
 COUNTY OF TARRANT

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STATE OF TEXAS
 COUNTY OF TARRANT

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

OWNER'S DEDICATION

Being a tract of land situated in the J.H. Hughes Survey, Abstract No. 2028, Tarrant County, Texas, and being that certain tract of land conveyed to Kira Kowalski Campbell and Edward E. Campbell, Wife and Husband, by General Warranty Deed with Vendor's Lien recorded in Instrument Number D215055216, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at 1/2 inch yellow capped iron rod found stamped "ALS", for the southeast corner of said Campbell tract, same being in the north line of Hughes Road (a variable width right-of-way), same being in the southwest corner of a 10 foot right-of-way dedication to the City of Grapevine, recorded in Volume 388-174, Page 9, Map Records, Tarrant County, Texas;

THENCE South 89 deg. 47. min 03 sec. West, along the common line of said Campbell tract and said Hughes Road, a distance of 150.12 feet to a 1/2 orange capped iron rod found stamped "PREMIER" for the southwest corner of said Campbell tract, same being the southeast corner of a 10 foot right-of-way dedication to the City of Grapevine, recorded in Volume 388-190, Page 48, Map Records, Tarrant County, Texas;

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"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.

EXECUTED at Tarrant County, Texas.
 Kira Kowalski Campbell

STATE OF TEXAS
 COUNTY OF _____

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

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

Notary Public, State of Texas
 My Commission Expires, _____

EXECUTED at Tarrant County, Texas.
 Edward E. Campbell

STATE OF TEXAS
 COUNTY OF _____

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FINAL PLAT
HUGHES HIDDEN MANOR ADDITION
LOT 1 AND LOT 2, BLOCK 1
2 LOTS, 1.011 ACRES
 LOCATED IN THE
 J.H. HUGHES SURVEY, ABSTRACT NO. 2028
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 EXISTING ZONING: R-7.5

THIS PLAT FILED ON _____ INSTRUMENT #D _____

JOB NO.: 19-0605	DATE: 07/17/2019	FIELD DATE: 07/10/2019	SCALE: 1" = 30'	FIELD: J.W.	DRAWN: N.T.K.	CHECKED: T.R.M.
PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com			1604 HART STREET SOUTH LAKE, TEXAS 76082 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	Texas Society of Professional Surveyors Member Since 1977	
SHEET			1	OF	1	
FIRM No. 100999-00						

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 20th day of August 2019 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
Jimmy Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Traci Hutton	Alternate
David Hallberg	Alternate

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

Ron Stombaugh	Development Services Assistant Director
Scott Dyer	Deputy Director of Public Works
Albert L. 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

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

ITEM 1. OATH OF OFFICE

Oath of office was given to returning Planning and Zoning Commissioners, Beth Tiggelaar and Traci Hutton.

ITEM 2.

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

CU19-21 KUBOTA
CU19-22 WAFFLE HOUSE

Chairman Oliver closed the Briefing Session at 7:06 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 3-5 of the Joint Public Hearings were held in the City Council Chambers. The Planning and Zoning Commission recessed to the Planning and Zoning Conference Room, Second Floor to consider published agenda items.

PLANNING AND ZONING COMMISSION REGULAR SESSION

CALL TO ORDER

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

ITEM 6. CONDITIONAL USE APPLICATION CU19-21, KUBOTA

First for the Commission to consider and make recommendation to City Council was conditional use application CU19-21 submitted by Goodwin and Marshall for property located at 1000 Kubota Drive and platted as Lot 1, Block 1, Kubota Addition. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU15-38 (Ord. 2015-55) to exceed the height maximum of 50 feet in the "CC" Community Commercial District, specifically to allow for additional parking.

In the Commission's deliberation session, Gary Martin moved to approve conditional use application CU19-21. Dennis Luers seconded the motion, which prevailed by the following vote:

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

ITEM 7. CONDITIONAL USE APPLICATION CU19-22, WAFFLE HOUSE

Next for the Commission to consider and make recommendation to City Council was conditional use application CU19-22 submitted by Waffle House for property located at 2805 Bass Pro Drive and platted as Lot 1B, Block 1, Bethel Center Addition. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU15-33 (Ord. 2015-47) for a planned commercial center specifically to allow for a 20-foot pole sign in conjunction with a restaurant.

In the Commission's deliberation session, Dennis Luers moved to approve conditional use application CU19-22. Gary Martin seconded the motion, which prevailed by the following vote:

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

ITEM 8. PRELIMINARY PLAT, LOT2 AND 3, BLOCK A, FOXFIRE CROSSING

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Preliminary Plat Application of Lots 2 and 3, Block A, Foxfire Crossing Addition. The applicant was final platting 1 acre for the development of two residential lots.

In the Commission's deliberation session, Gary Martin moved to approve the Statement of Findings and Preliminary Plat Application of Lots 2 and 3, Block A, Foxfire Crossing Addition. Traci Hutton seconded the motion, which prevailed by the following vote:

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

ITEM 9. FINAL PLAT, LOT2 AND 3, BLOCK A, FOXFIRE CROSSING

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 2 and 3, Block A, Foxfire Crossing Addition. The applicant was final platting 1 acre for the development of two residential lots.

In the Commission's deliberation session, Gary Martin moved to approve the Statement of Findings and Final Plat Application of Lots 2 and 3, Block A, Foxfire Crossing Addition. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 10. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the July 16, 2019, Planning and Zoning Public Hearing.

Monica Hotelling moved to approve the July 16, 2019 Planning and Zoning Public Hearing minutes as written. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

ADJOURNMENT

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 7:42 p.m. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 17TH DAY OF SEPTEMBER 2019.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN