



CITY OF GRAPEVINE, TEXAS
REGULAR JOINT MEETING OF
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
TUESDAY, NOVEMBER 19, 2019

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

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

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

EXECUTIVE SESSION:

1. City Council to recess to the City Council Conference Room to conduct a closed session relative to:
 - A. Real property relative to deliberation 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 Dennis Luers

JOINT PUBLIC HEARINGS

3. Zoning Change Application **Z19-05** (2701 North Grapevine Mills Boulevard) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by VCT Capital Partners requesting to rezone 2.70 acres from “R-MF-2” Multifamily District to “CC” Community Commercial District for the development of an office building.

4. Conditional Use Permit **CU19-29** (Cross Creek Apartments) and **Final Plat** of Lots 1R1 and 2, Block 1, Mills Run Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by VCT Capital Partners requesting a conditional use permit to amend the previously approved site plan of CU98-15 (Ordinance No. 1998-55) to allow the subject site to be subdivided, to reduce the quantity of required parking spaces, and to replat Lot 1R, Block 1, Mills Run Addition. The subject property is located at 2701 North Grapevine Mills Boulevard and is currently zoned “R-MF-2” Multifamily District.
5. Zoning Change Application **Z19-06** (Summit Climbing Gym) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Simple Twist LLC requesting to rezone 2.976 acres from “PID” Planned Industrial Development District to “CC” Community Commercial District for the development of a climbing gym. The subject property is located at 3105 William D Tate Avenue.
6. Historic Landmark District **HL19-02** (212 East Texas Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by the City of Grapevine requesting designation as a historical landmark sub-district.

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

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

CITIZEN COMMENTS

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

NEW BUSINESS

8. Consider **Resolution No. 2019-033** amending the Grapevine Senior Advisory Committee Board meeting times.

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.

9. Consider the renewal of an annual contract for book leasing services with the Brodart Company. Library Director recommends approval.
10. Consider the renewal of an annual contract for the Taser warranty plan with Axon Enterprises, Inc. Police Chief recommends approval.
11. Consider a contract for the Dallas Road construction management, inspection and record keeping to Neo Construction Services, LLC. Public Works Director recommends approval.
12. Consider Amendment No. 1 for engineering services related to the Water Treatment Plant raw water line and pump station siting study with Parkhill, Smith & Cooper, Inc., and **Ordinance No. 2019-076** appropriating funds. Public Works Director recommends approval.
13. Consider approval of a sole source purchase of a 2019 Capacity Sabre Yard truck from Southwest International Trucks, Inc. Public Works Director recommends approval.
14. Consider the minutes of the November 5, 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

15. Zoning Change Application **Z19-05** (2701 North Grapevine Mills Boulevard) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-077**, if applicable, and take any necessary action.
16. Conditional Use Permit **CU19-29** (Cross Creek Apartments) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-078**, if applicable, and take any necessary action.

17. **Final Plat** of Lots 1R1 and 2, Block 1, Mills Run Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.
18. Zoning Change Application **Z19-06** (Summit Climbing Gym) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-079**, if applicable, and take any necessary action.
19. Historic Landmark District **HL19-02** (212 East Texas Street) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-080**, if applicable, and take any necessary action.
20. **Final Plat** of Lot 1, Block 1, Cate Addition – Consider the recommendation of the Planning and Zoning Commission relative to an application submitted by Bobby Cate requesting to plat one lot. The subject property is located at 1556 Gravel Circle and is currently zoned “R-20” Single Family Residential.
21. **Amended Plat** of Lots 1A1, 3A1, 3A2, 5AR1 and 5AR2, Block A, Grapevine Mills Crossing Addition – Consider the recommendation of the Planning and Zoning Commission relative to an application submitted by Billingsly requesting to revise Lot 1A, 3A, 4A, 5A1 and 5A2, Block A, Grapevine Mills Crossing Addition. The subject property is located on the south side of Grapevine Mills Boulevard west of State Highway 121 and is currently zoned “CC” Community Commercial District.

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City’s website on November 15, 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, NOVEMBER 19, 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 Dennis Luers

JOINT PUBLIC HEARINGS

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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

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NEW BUSINESS

8. Zoning Change Application **Z19-05** (2701 North Grapevine Mills Boulevard) – Consider the application and make a recommendation to City Council.
9. Conditional Use Permit **CU19-29** (Cross Creek Apartments) – Consider the application and make a recommendation to City Council.
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15. Consider the minutes of the October 15, 2019 Regular Planning and Zoning Commission meeting.

WORKSHOP

16. Review of **AM19-04** proposed amendments to the Grapevine City Code, Section 42, Supplementary District Regulations relative to play structures.

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 November 15, 2019 by 5:00 p.m.

Tara Brooks

Tara Brooks, TRMC, CRM
City Secretary



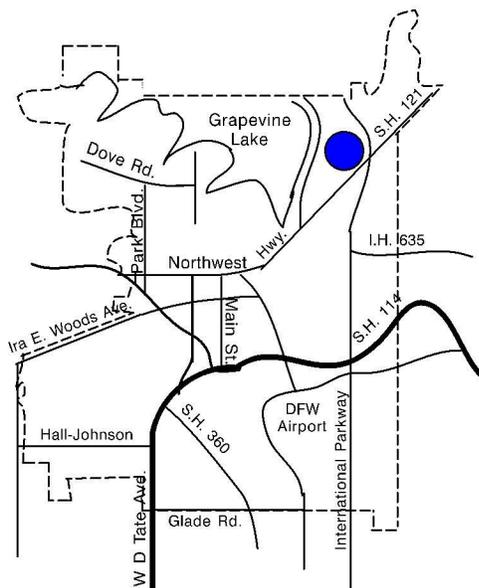
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TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE
PLANNING AND ZONING COMMISSION

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

MEETING DATE: NOVEMBER 19, 2019

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF ZONE
CHANGE USE APPLICATION Z19-05 VCT CAPITAL PARTNERS



APPLICANT: Scot McLaughlin, VCT Capital Partners

PROPERTY LOCATION AND SIZE:

The subject property is located at 2701 Grapevine Mills Boulevard North and is proposed to be platted as Lot 2, Block 1, Mills Run Addition. The addition contains 2.70 acres and has approximately 270 feet of frontage along North Grapevine Mills Boulevard.

REQUESTED ZONE CHANGE AND COMMENTS:

The applicant is requesting a zone change to rezone 2.70 acres from “R-MF-2” Multifamily District to “CC” Community Commercial District to allow for the development of an office/retail development.

On April 21, 1998 City Council approved conditional use request CU98-15 (Ord. 1998-55) to establish a 392-unit multifamily development on the subject site. With this request, the applicant is proposing to subdivide the Cross Creek Apartments at Grapevine Ranch site and rezone the southernmost 2.70-acre portion of the complex from “R-MF-2” Multifamily District to “CC” Community Commercial District to allow for the development of an office/retail development. The applicant’s concept plan zoning exhibit illustrates the viability of an office/retail development relative to open space, building coverage, impervious lot coverage and off street parking requirements on the subject site. Subject to the zone change request and companion conditional use permit request receiving

favorable approval from the City Council, a complete site plan application including a dimensional control site plan, landscape plan, building elevations and preliminary engineering are required to develop the office/retail use.

Accompanying this request is conditional use permit CU19-29 to reduce the area of the apartment complex by 2.70 acres and to reduce the parking ratio from 2.5 parking spaces per unit to 2.0 parking spaces per unit. Please see conditional use permit CU19-29 within this agenda packet for a detailed explanation.

PRESENT ZONING AND USE:

The property is currently zoned "R-MF-2" Multifamily District and is developed as the Cross Creek Apartments at Grapevine Ranch.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was rezoned from "I-1" Light Industrial District to "PID" Planned Industrial Development District during the 1984 City Rezoning. The subject tract and the rest of the multifamily tract and the surrounding area associated with this application were rezoned in 1985 as part of the "Terra Tract" to "R-MF-1" Multifamily District, "R-MF-2" Multifamily District, "HCO" Hotel/Corporate Office District, "LI" Light Industrial District, "CC" Community Commercial District, and "PID" Planned Industrial Development District. Zone Change Z95-06 rezoned most of the surrounding area and established the subject tract with the aforementioned deed restrictions. Grapevine Mills Mall, to the south of the subject tract is a planned commercial center in excess of 1,000,000 square feet that has numerous conditional use permits for alcoholic beverage sales in conjunction with restaurants, signage, and a special use permit for video games in excess of eight machines.

North of the subject site City Council at the December 18, 2001 meeting approved conditional use permit CU01-60 (Ord. 2001-97) to allow for the development of a 348-unit multifamily development. Northwest of the subject site City council at the December 7, 1999 meeting approved conditional use permit CU99-50 (Ord. 1999-172) to allow for a 480-unit apartment complex. The Site Plan Review Committee at their December 20, 2000 meeting approved conditional use permit CU00-73 to allow for the relocation of an entry sign. The Site Plan Review Committee at their December 20, 2000 meeting approved conditional use permit CU01-19 to allow for the approval of a recreation center. City Council at their October 15, 2013 approved conditional use permit CU13-20 (Ord. 2013-48) and planned development overlay PD13-01 (Ord. 2013-49) to allow for outdoor commercial amusement and a reduced front yard landscape area. The site did not develop with the approved use but has developed with an office building.

Southeast of the subject site on the Chesapeake site Special use request SU08-06 was considered at the January 20, 2009 meeting but was tabled at the applicant's request. The request was to potentially establish five gas wells on the subject property. A variance to

the 1,000 foot setback from a habitable structure was requested allowing for a setback of 535 feet. A variance was also request to the 500 foot setback requirement from an established property line. The applicant sought setbacks of 217 feet to the southernmost property line and 392 feet from the property line to the west. At the February 17, 2009 meeting Council approved a request from the applicant to withdraw without prejudice special use request SU08-06. At Council's June 16, 2009 meeting a special use request (SU09-04) was considered and denied on the subject tract for two gas wells on the subject tract. The applicant requested a setback variance to the 1,000 foot setback requirement from the apartment project to the west; the nearest well was proposed to be located 712 feet from the apartment structure resulting in a variance of 288 feet. The applicant is also requested a setback variance to the 500 foot setback requirement from an established property line; the nearest well was proposed to be located 235 feet from the southernmost property line resulting in a variance of 265 feet.

At a November 3, 2009 meeting the Council approved a special use request (SU09-06) that allowed for gas well drilling and production on the subject site. Specifically, the applicant proposed the drilling of two gas wells on the subject property without any variances from the existing and proposed habitable structures to the north. The applicant did seek a variance of 311 feet to the 500 foot setback requirement from an established property line along Grapevine Mills Circle which would allow a 189 foot setback. The applicant also proposed to construct an eight foot stone wall around the gas well site and install landscaping after the first well was drilled. The Planning and Zoning Commission recommended approval of the request with the stipulation that the applicant work with staff to relocate the ingress and egress to the site from North Grapevine Mills Boulevard to Grapevine Mills Circle and that the frac pond be removed within 24 months of the commencing of drilling of the first well which was planned to begin no later than December 31, 2009. As part of the request the applicant agreed to the installation of a "learning center" (CHK Learning & Visitor Center) that gives mall shoppers and others the opportunity to experience a working natural gas wellsite in an environment within an approximate 50 foot enclosure at the wellsite that includes a backdrop that contains educational panels that explains the drilling process and the benefits of natural gas. It also included a view through area directly into the wellsite to view actual production activities. The Site Plan Review Committee at their June 2, 2010 meeting considered and approved special use request SU10-03 for an additional eight wells to the subject site bringing the total number of wells on site to ten.

At a March 23, 2011 meeting the Site Plan Review Committee approved special use request SU11-01 on the subject site to increase the size of the well pad site by 28,000 square feet (70 feet by 400 feet) to the north and to accommodate water separator equipment and storage tanks necessary for the production phase of the operation. Seventeen storage tanks (eight feet in height, ten feet in diameter) and seventeen separators (fourteen feet in length, four feet in diameter) were approved to be located along the northern edge of the expanded site. The eight foot masonry screening fence was relocated and expanded to screen the enlarged site.

At the November 2, 2011 meeting the Site Plan Review Committee approved special use request SU11-02 on the subject site to allow the addition of seven more wells bringing the total number of wells on site to seventeen (17).

At the March 20, 2012 meeting the City Council amended the Oil and Gas Well Drilling Operations regulations to allow for an extension of up to one year for the fresh water pond to remain upon review and approval by the Site Plan Review Committee. Given the reduction in production operations because of the current low demand for natural gas the ordinance was amended to provide a process for timely consideration of the fresh water pond and allow it to remain if deemed necessary by the Committee. When originally drafted, the ordinance required the fresh water pond to be removed within 60 days of the fracturing of the first well. A subsequent amendment to the ordinance allowed the pond to remain for nine months following fracturing operations.

At the June 6, 2012 Site Plan Review Committee meeting, approval was granted for a one year extension to allow the fresh water pond to remain on the site. Ten wells still remained at that time to be drilled; however, drilling operations were discontinued.

At an April 24, 2013 meeting of the Site Plan Review Committee, approval was granted for another one year extension for the fresh water pond to remain on site.

At the Committee's June 4, 2014 meeting a one year extension was granted to allow the fresh water pond to remain on the site. Of the 17 wells approved on the site, seven have been drilled and are producing—ten yet remain to be developed

At a May 6, 2015 meeting, the Site Plan Review Committee approved a one year extension to allow the fresh water pond to remain on the site. Of the 17 wells approved on the site, seven are producing wells and the remaining ten are awaiting development.

At the April 21, 1998 meeting City Council approved conditional use permit CU98-15 (Ord. 1998-55) on the subject site to allow for a 392-unit apartment complex. City Council at the August 4, 1999 meeting approved conditional use permit CU99-28 (Ord. 1999-112) to allow for a revised faced to clubhouse and fitness center, merged and relocated the mail kiosk and revised the landscaping. City Council at the December 7, 1999 meeting approved conditional use permit CU99-58 (Ord. 1999-173) to allow for covered parking. The Site Plan Review Committee at their May 17, 2000 meeting approved conditional use permit CU00-28 to allow for 27 parking spaces at the south end of the complex.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "R-MF-2" Multifamily District—Marquis at Silver Oaks and Grapevine Twenty Four

SOUTH: "CC" Community Commercial District—Kriya Hotels office building

and Grapevine Mills Mall

EAST: "R-MF-2" Multifamily District, "GU" Governmental Use District, "CC" Community Commercial District and "HCO" Hotel Corporate Office District—Terrawood Apartments, Grapevine Twenty Four Apartments, Fire Station #5, Grapevine Mills Mall, Chesapeake well site and vacant

WEST: "GU" Governmental Use District—Corps of Engineers property

AIRPORT IMPACT:

The subject tract is located within "Zone B" Middle Zone of Effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" map. In Zone B, the following uses may be considered only if sound treatment is included in building design: multi family apartments, motels, office buildings, movie theaters, restaurants, personal and business services. Single family residential and sound sensitive uses such as schools and churches should avoid this zone. The applicant's proposal is an appropriate use in this noise zone.

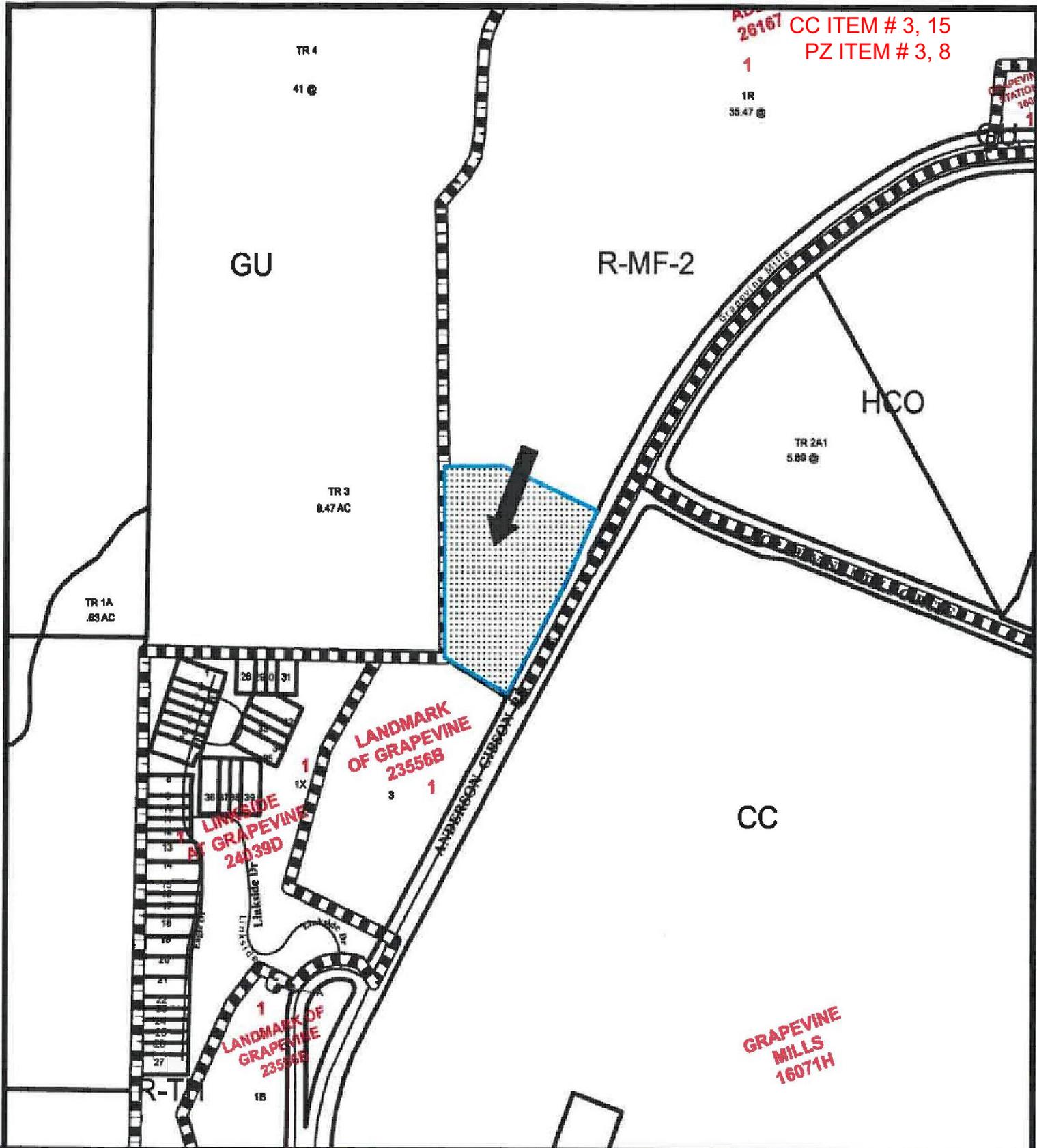
MASTER PLAN APPLICATION:

The Master Plan designates the subject property as Residential High Intensity. The applicant's proposal **is not** in compliance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

Grapevine Mills Boulevard North is not a designated City of Grapevine thoroughfare as shown on the City's Thoroughfare Plan.

/at



AD 26167 CC ITEM # 3, 15
PZ ITEM # 3, 8

GRAPEVINE STATION 16071

1R 35.47 @

GU

R-MF-2

HCO

TR 2A1 5.89 @

TR 3 8.47 AC

TR 1A .83 AC

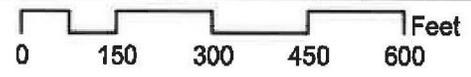
LANDMARK OF GRAPEVINE 23556B

LINKSIDE AT GRAPEVINE 24039D

CC

LANDMARK OF GRAPEVINE 23556B

GRAPEVINE MILLS 16071H



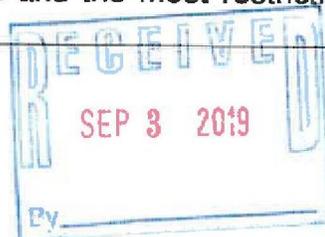
**Z19-05
VCT Capital Partners**

Date Prepared: 11/5/2019

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

CITY OF GRAPEVINE
ZONE CHANGE APPLICATION

1. Applicant/Agent Name Scot McLaughlin
Company Name VCT Capital Partners
Address 2201 Long Prairie St., Ste 107
City Flower Mound State TX Zip 75022
Phone # 214.577.2759 Fax # _____
Email [REDACTED] Mobile # _____
2. Applicant's interest in subject property owner
3. Property owner(s) name CRP/VCT Cross Creek Owner LP
Address 2201 Long Prairie St., Ste 107
City Flower Mound State TX Zip 75022
Phone # 214.577.2759 Fax # _____
4. Address of subject property 2701 N Grapevine Mills Blvd
Legal Description: Lot 2 Block 1 Addition Mills Run Addition
Size of subject property 2.704 acres 117,795 square foot
Metes & Bounds must be described on 8 1/2 " x 11" sheet
5. Present Zoning Classification R-MF-2
6. Present Use of Property Multifamily
7. Requested Zoning District CC-Community Commercial
8. The applicant understands the master plan designation and the most restrictive zone that would allow the proposed use is CC



- 9. Minimum/Maximum District size for requested zoning 5 ac
- 10. Describe the proposed use Commercial uses including retail and office
- 11. The Concept Plan submission shall meet the requirements of Section 45, Contents of a Concept Plan, Section 45.C.

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

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

Any changes to a concept plan approved with a zone change request can only be approved by city council through the public hearing process.

I have read and understand all of the requirements as set forth by the application for zone change request and acknowledge that all requirements of this application have been met at the time of submittal.

- 11. Signature to authorize a zone change request and place a zone change request sign on the subject property.

Applicant (print): Scot McLaughlin

Applicant signature: *Scot McLaughlin*

Property Owner (print): Scot McLaughlin

Property Owner signature: *Scot McLaughlin*



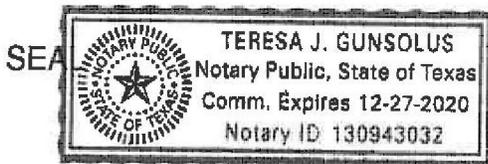
The State of Texas

County of Dallas

Before me Teresa J. Gunsolus on this day personally appeared Scot McLaughlin known to me (or proved to me on the oath of _____ or through _____

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

Given under my hand and seal of office this 29 day of August, A.D. 2019.



Teresa J. Gunsolus
Notary Signature

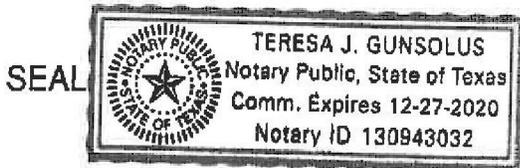
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Teresa J. Gunsolus
Notary Signature



219-05

ACKNOWLEDGEMENT

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Signature of Applicant *Scott McZyck*

Date: 8/29/19

Signature of Property Owner *Scott McZyck*

Date: 8/29/19



Z19-05

LEGAL DESCRIPTION

2.70 ACRES

BEING a tract of land situated in the James Gibson Survey, Abstract No. 587, and the Henry Suggs Survey, Abstract No. 1415, City of Grapevine, Tarrant County, Texas and being part of Lot 1R, Block 1, Mills Run Addition, an Addition to the City of Grapevine, Texas, according to the plat thereof recorded in Instrument No. D201013178, Official Public Records, Tarrant County, Texas, and being part of a tract of land described in Special Warranty Deed with Vendor's Lien, to CRP/VCT Cross Creek Owner, L.P., recorded in Instrument No. D217149877, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the west right-of-way line of Grapevine Mills Boulevard, and being the southeast corner of said Lot 1R, and being the northeast corner of Lot 3, Block 1 of Landmark at Grapevine, an addition to the City of Grapevine, Texas, according to the plat thereof recorded in Instrument No. 205146629, Official Public Records, Tarrant County, Texas;

THENCE leaving said northwest right-of-way line of Grapevine Mills Boulevard and with the north line of said Lot 3, North $61^{\circ}15'57''$ West, a distance of 164.10 feet to the southwest corner of said Lot 1 and being in the east line of a tract of land recoded in U.S. District Court Case No. 1461, Dated 11/02/1948, to the United States of America;

THENCE with said east line of the United states tract, North $0^{\circ}17'32''$ West, a distance of 417.00 feet to a point for corner;

THENCE leaving said east line of the United States tract, the following courses and distances:

North $89^{\circ}32'15''$ East, a distance of 135.27 feet to a point for corner;

South $65^{\circ}32'31''$ East, a distance of 235.95 feet to a point for corner in said west right-of-way line of Grapevine Boulevard;

THENCE with said west right-of-way line of Grapevine Mills Boulevard, the following courses and distances:

South $28^{\circ}41'54''$ West, a distance of 11.44 feet to a point for corner;

South $24^{\circ}41'07''$ West, a distance of 167.10 feet to a point for corner;

South $28^{\circ}28'09''$ West, a distance of 270.08 feet to the **POINT OF BEGINNING** and containing 2.70 acres of land.



ORDINANCE NO. 2019-077

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE OF GRAPEVINE, TEXAS, GRANTING ZONING CHANGE Z19-05 ON A TRACT OF LAND OUT OF THE JAMES GIBSON SURVEY, ABSTRACT 587 AND THE HENRY SUGGS SURVEY, ABSTRACT 1415, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE (2701 NORTH GRAPEVINE MILLS BOULEVARD); ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "R-MF-2" MULTIFAMILY DISTRICT TO "CC" COMMUNITY COMMERCIAL DISTRICT; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, applications were made to amend the Official Zoning Map, City of Grapevine, Texas by making applications for same with the Planning and Zoning Commission of the City of Grapevine, Texas as required by State statutes and the zoning ordinances of the City of Grapevine, Texas and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Grapevine, Texas after all legal notices, requirements, conditions and prerequisites having been complied with; and

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

property, street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood, adequacy of parking as determined by requirements of this ordinance for off-street parking facilities, location of ingress and egress points for parking and off-street locating spaces, and protection of public health by surfacing on all parking areas to control dust, effect on the promotion of health and the general welfare, effect on light and air, the effect on the transportation, water sewerage, schools, parks and other facilities; and

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

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

WHEREAS, the City Council of the City of Grapevine, Texas does find that there is a public necessity for the zoning change, that the public demands it, that the public interest clearly requires the amendment, that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time their original investment was made; and does find that the change in zoning lessens the congestion in the streets, helps secure safety from fire, panic and other dangers; promotes health and the general welfare; provides adequate light and air; prevents the overcrowding of land; avoids undue concentration of population; facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and

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

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

Section 1. That the City of Grapevine Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, be, and the same is hereby amended and changed by Zoning Application Z19-05 to rezone the following described property to-wit: being a 2.70 acre tract of land out of the James Gibson Survey, Abstract 587, and the Henry Suggs Survey, Abstract 1415, Tarrant County, Texas (proposed to be platted as Lot 2, Block 1, Mills Run Addition; 2701 Grapevine Mills Boulevard North), more fully and completely described in Exhibit "A", attached hereto and made a part hereof, which was previously zoned "R-MF-2" Multifamily District Regulations is hereby changed to "CC" Community Commercial District Regulations, all in accordance with Comprehensive Zoning Ordinance No. 82-73, as amended.

Section 2. The City Manager is hereby directed to correct the official zoning map of the City of Grapevine, Texas to reflect the herein change in zoning.

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

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

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

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

Section 7. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed two thousand dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of NOVEMBER, 2019.

APPROVED:

William D. Tate
Mayor

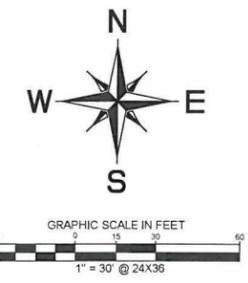
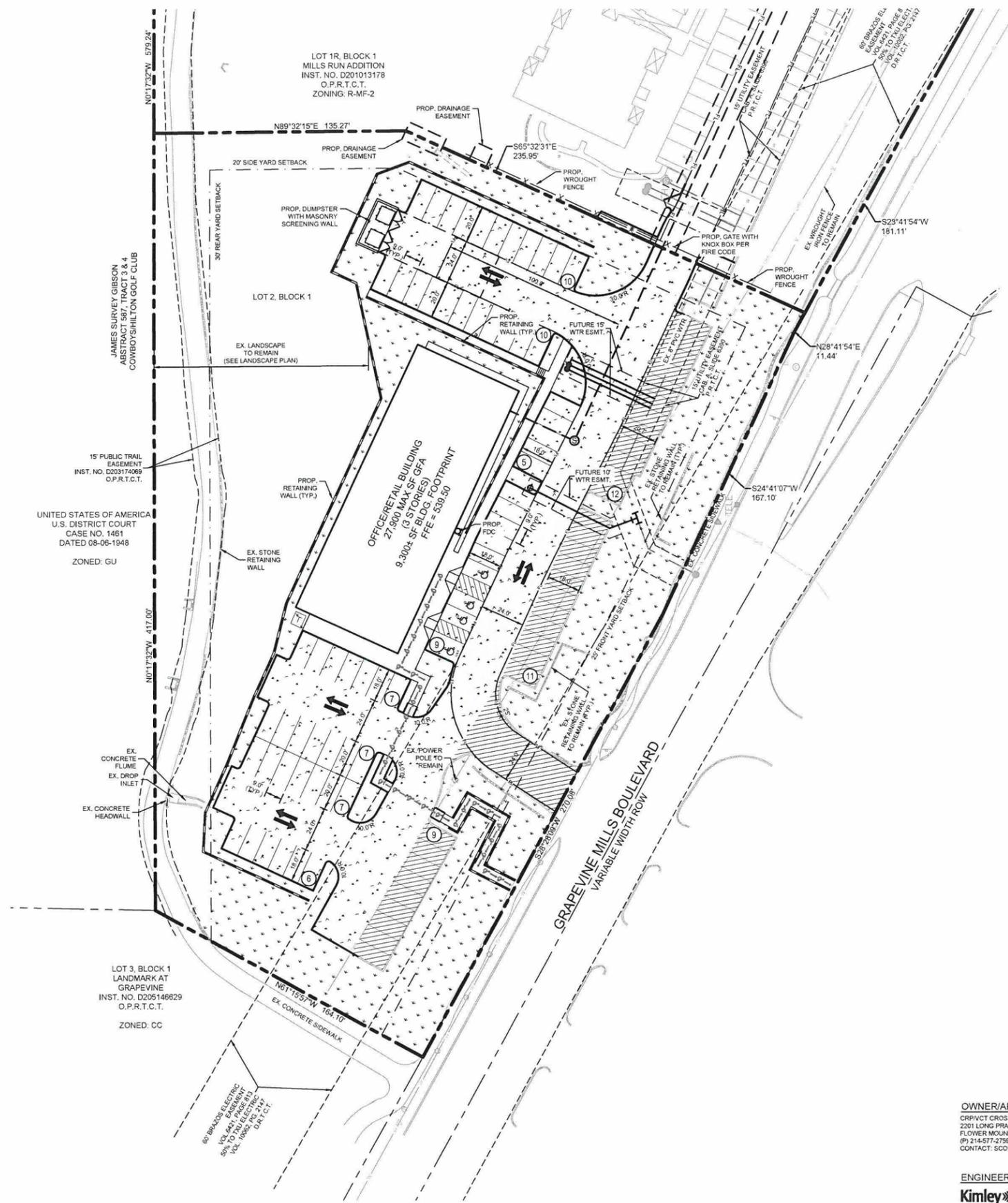
ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

City Attorney

Plotted By: Gonzalez, Jose Date: November 04, 2019 09:07:21am File Path: K:\DAL\Civil\063241100 - Cross Creek Grapevine\Cad\PlanSheets\2436\CONCEPT PLAN.dwg
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LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PROPOSED WATER/SSWV EASEMENT
	PROPOSED CONCRETE CURB
	EXISTING CURB
	PROPOSED PARKING COUNT
	EXISTING FENCE
	BUILDING SETBACK
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED FIRE LANE
	EXISTING STORM LINE
	TRAFFIC CIRCULATION
	ADA PATH

PARKING DATA SUMMARY

USE	RATIO	AREA (SF)	REQUIRED
RETAIL	5 + 1/200 S.F.	1,500	13
OFFICE	5 + 1/300 S.F.	22,500	80
TOTAL REQUIRED			93
PROVIDED			
HANDICAP SPACES			4
REG. PARKING SPACES			89
TOTAL PROVIDED			93

SITE DATA SUMMARY

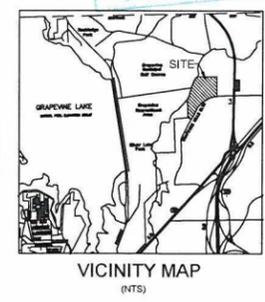
CURRENT ZONING	R-MF-2
PROPOSED ZONING	CC
EXISTING LAND USE	MULTI-FAMILY
PROPOSED LAND USE	RETAIL/OFFICE
TOTAL LOT AREA	117,795 S.F.
	2.70 AC
TOTAL BUILDING AREA	27,900 S.F.
FLOOR AREA RATIO (MAX 60%)	23.7%
TOTAL BUILDING FOOTPRINT AREA	9,300 S.F.
TOTAL PAVED AREA	40,042 S.F.
TOTAL BUILDING AND PAVED AREAS	49,342 S.F.
TOTAL IMPERVIOUS AREA (MAX 80%)	41.9%
EXISTING UNDISTURBED OPEN SPACE	34,246 S.F.
PROPOSED OPEN SPACE (MIN 20%)	29.0%
BUILDING HEIGHT (50' MAX)	±35.0'

- SITE PLAN NOTES**
- ALL CURB RADI ARE TO BE 10' OR 2' UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - REFERENCE LANDSCAPE PLANS FOR PROPOSED BUFFERS, SCREENING, AND PLANTING.
 - 20' SIDE YARD SETBACK PER ZONING. MINIMUM SIDE YARD SHALL BE INCREASED TO A DISTANCE EQUIVALENT TO TWO (2) TIMES THE HEIGHT OF THE TALLEST BUILDING ON THE LOT.
 - ZONE CHANGE REQUEST Z19-05 IS A REQUEST TO REZONE 2.70 ACRES FROM "R-MF-2" MULTIFAMILY DISTRICT TO "CC" COMMUNITY COMMERCIAL DISTRICT FOR AN OFFICE BUILDING.

PAVING LEGEND

	EXISTING PAVEMENT TO REMAIN
	PROPOSED FIRE LANE
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	EXISTING SIDEWALK TO REMAIN
	EXISTING SIDEWALK

- SHEET INDEX**
- CONCEPT SITE PLAN
 - GRADING PLAN
 - DRAINAGE PLAN
 - UTILITY PLAN
 - LANDSCAPE PLAN
- ZONE CHANGE REQUEST Z19-05 IS A REQUEST TO REZONE 2.70 ACRES FROM "R-MF-2" MULTIFAMILY DISTRICT TO "CC" COMMUNITY COMMERCIAL DISTRICT.



CASE NAME: MILLS RUN ADDITION, LOT 2
CASE NUMBER: Z19-05
LOCATION: 2701 N GRAPEVINE MILLS BLVD

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____
DATE: _____

SHEET: 1 OF 5

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
DEPARTMENT OF DEVELOPMENT SERVICES

OWNER/APPLICANT
CRPVCT CROSS CREEK OWNER LP
2201 LONG PRAIRIE ST, STE 107
FLOWER MOUND, TX 75022
(972) 457-2759
CONTACT: SCOT MCLAUGHLIN

ENGINEER
Kimley-Horn
13455 NOEL RD., SUITE 700
DALLAS, TEXAS 75240
PH: (972) 770-1300
CONTACT: LAUREN NUFFER, P.E.
LAUREN.NUFFER@KIMLEY-HORN.COM

BENCHMARKS

CITY OF GRAPEVINE CONTROL POINT NO. 7,
12' ALUMINUM ROD WITH CAP STAMPED "CITY OF GRAPEVINE, MON. 7"
MONUMENT IS LOCATE AT THE WEATHER STATION OF THE CORPS OF ENGINEERS AT THE GRAPEVINE LAKE ON FAIRWAY DRIVE.
PUBLISHED ELEV. = 585.76'

BM #1 (10) SET ON EAST BACK OF CURB LINE OF GRAPEVINE MILLS BOULEVARD ±53' SOUTH OF INTERSECTION OF GRAPEVINE MILLS BOULEVARD WITH GRAPEVINE MILLS CIRCLE.
ELEV. = 544.47'

BM #2 (10) CENTER OF MEDIAN RIDES AT THE INTERSECTION OF GRAPEVINE MILLS BOULEVARD WITH GRAPEVINE MILLS CIRCLE.
±53' NORTH OF CENTERLINE OF GRAPEVINE MILLS CIRCLE
ELEV. = 537.97'

Kimley-Horn
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13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
PHONE: 972-335-3580 FAX: 972-335-3779
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley-Horn
LAUREN NUFFER
P.E. No. 111810 Date: 09/23/19

KHA PROJECT: 063241100
DATE: SEP 2019
SCALE: AS SHOWN
DESIGNED BY: HCL
DRAWN BY: JCC
CHECKED BY: HCL

NOV 11 2019
ZONING EXHIBIT

MILLS RUN ADDITION
2701 N GRAPEVINE MILLS PKWY
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS

SHEET NUMBER
1 OF 5

No.	REVISIONS	DATE	BY



LEGEND

- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- 1.00% PROPOSED FLOW ARROW WITH SLOPE
- x535.00 PROPOSED SPOT ELEVATION
- PROPOSED CURB
- EXISTING CURB TO REMAIN
- EXISTING STORM SEWER
- PROPOSED STORM INLET
- TP TOP OF PAVEMENT
- SW TOP OF SIDEWALK
- ME MATCH EXISTING
- TG TOP OF GRATE
- BW BOTTOM OF WALL
- TW TOP OF WALL
- FG FINISHED GRADE
- PROPOSED VALLEY
- PROPOSED RIDGE
- ADA PATH

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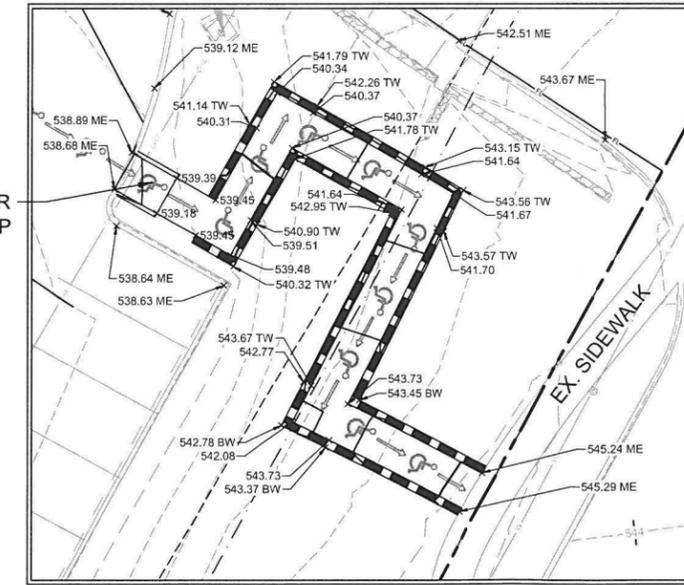
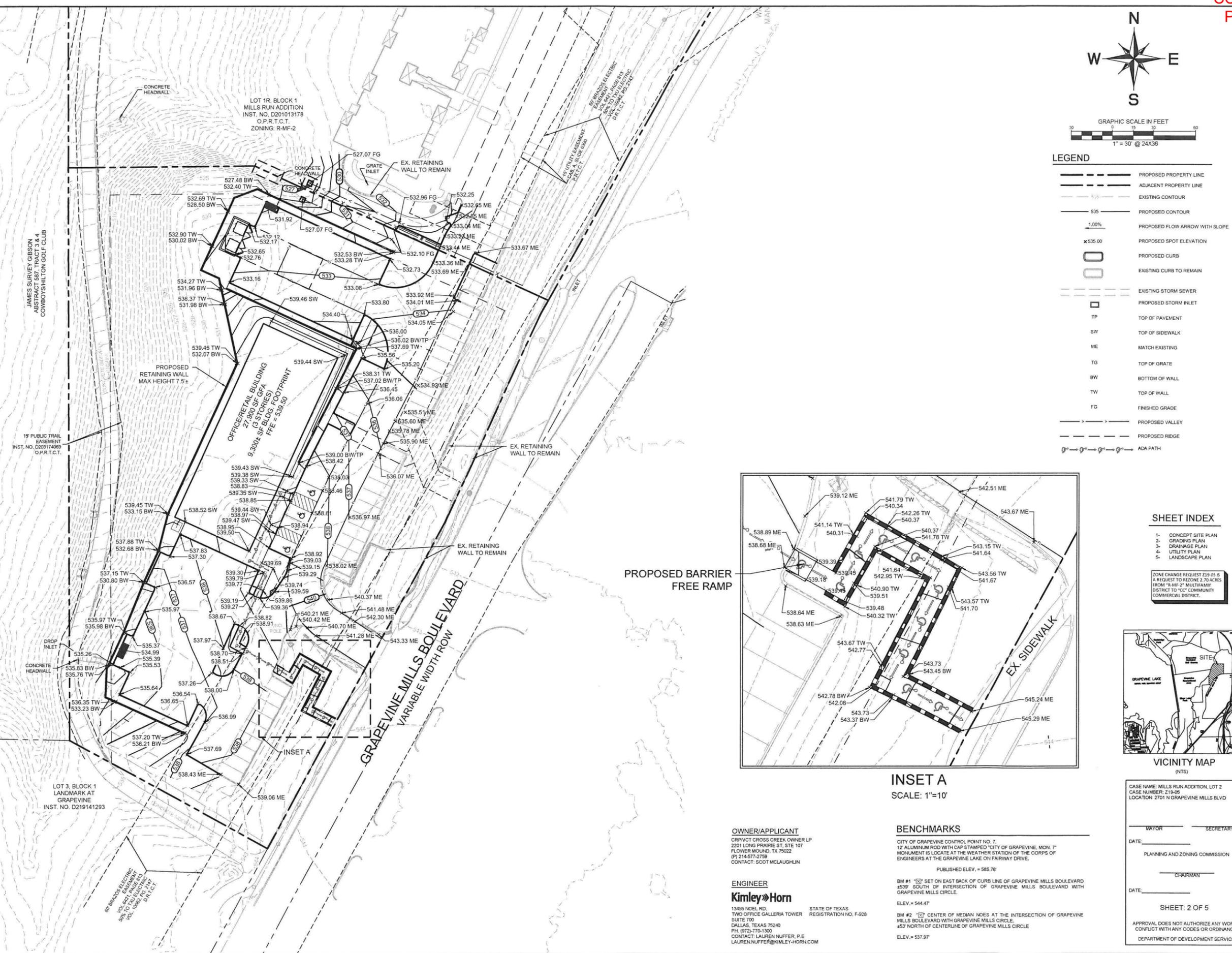
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
LAUREN NUFFER
P.E. No. 111819 Date 09/02/19

KHA PROJECT	063241100
DATE	SEP 2019
SCALE	AS SHOWN
DESIGNED BY	HCL
DRAWN BY	JCG
CHECKED BY	HCL

CONCEPT GRADING PLAN

MILLS RUN ADDITION
2701 N GRAPEVINE MILLS PKWY
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS

SHEET NUMBER
2 OF 5

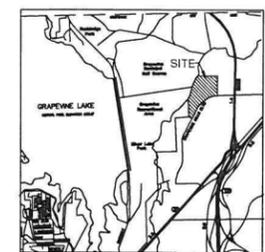


INSET A
SCALE: 1"=10'

SHEET INDEX

- 1- CONCEPT SITE PLAN
- 2- GRADING PLAN
- 3- DRAINAGE PLAN
- 4- UTILITY PLAN
- 5- LANDSCAPE PLAN

ZONE CHANGE REQUEST Z19-05 IS A REQUEST TO REZONE 2.70 ACRES FROM "R-MF-2" MULTIFAMILY DISTRICT TO "CC" COMMUNITY COMMERCIAL DISTRICT.



VICINITY MAP
(NTS)

CASE NAME: MILLS RUN ADDITION, LOT 2
CASE NUMBER: Z19-05
LOCATION: 2701 N GRAPEVINE MILLS BLVD

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____
DATE: _____

SHEET: 2 OF 5

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
DEPARTMENT OF DEVELOPMENT SERVICES

OWNER/APPLICANT
CRPVCT CROSS CREEK OWNER LP
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(972) 214-577-2759
CONTACT: SCOT MCLAUGHLIN

ENGINEER
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SUITE 700
DALLAS, TEXAS 75240
PH: (972) 335-3580
CONTACT: LAUREN NUFFER, P.E.
LAUREN.NUFFER@KIMLEY-HORN.COM

STATE OF TEXAS
REGISTRATION NO. F-928

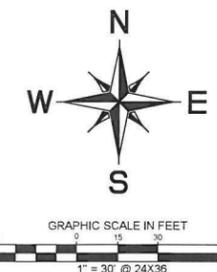
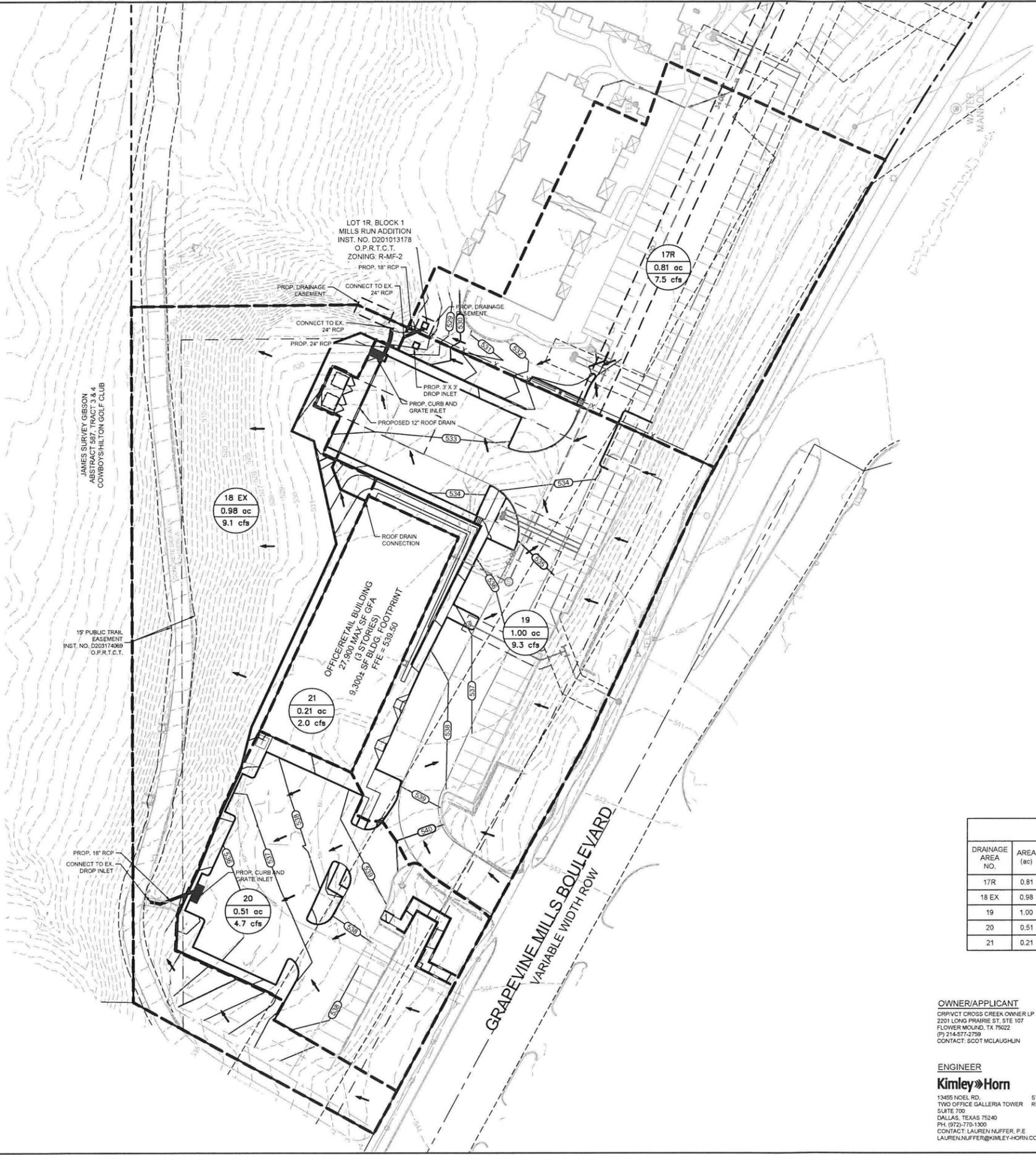
BENCHMARKS

CITY OF GRAPEVINE CONTROL POINT NO. 7:
12" ALUMINUM ROD WITH CAP STAMPED "CITY OF GRAPEVINE, MON. 7"
MONUMENT IS LOCATE AT THE WEATHER STATION OF THE CORPS OF ENGINEERS AT THE GRAPEVINE LAKE ON FAIRWAY DRIVE.

PUBLISHED ELEV. = 585.76'
BM #1 (12") SET ON EAST BACK OF CURB LINE OF GRAPEVINE MILLS BOULEVARD #539' SOUTH OF INTERSECTION OF GRAPEVINE MILLS BOULEVARD WITH GRAPEVINE MILLS CIRCLE.
ELEV. = 544.47'
BM #2 (12") CENTER OF MEDIAN NOES AT THE INTERSECTION OF GRAPEVINE MILLS BOULEVARD WITH GRAPEVINE MILLS CIRCLE.
ELEV. = 537.97'

Plotted By: Gonzalez, Jose Date: November 04, 2019 09:07:38am File Path: K:\DAL\GWA\063241100-Cross Creek Grapevine\063241100-CONCEPT GRADING PLAN.dwg
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Plotted By: Gonzalez, Jose Date: November 04, 2019 09:07:53am File Path: K:\DAL\Civil\063241100-Cross Creek Grapevine\Cad\PlanSheets\24x36\CONCEPT DRAINAGE PLAN.dwg
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LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING FIRE LANE
- PROPOSED STORM DRAINAGE LINE
- EXISTING STORM DRAINAGE LINE
- OVERHEAD POWER LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE
- DRAINAGE AREA
- FLOW ARROW
- PROPOSED CONTOUR
- EXISTING CONTOUR

BASIN NAME
 ACRES
 100 YR FLOW (CFS)

DRAINAGE NOTES:

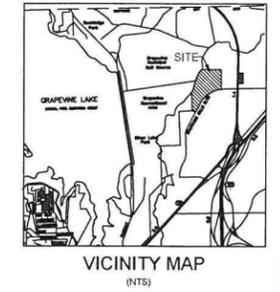
- DRAINAGE CRITERIA FOR THIS DRAINAGE AREA MAP IS BASED ON SURVEY AND CITY OF GRAPEVINE DRAINAGE REQUIREMENTS.

TC =	10 MIN
C =	1.00
I100 =	11.60 IN/HR (10-MIN, 100-YR)
A =	DRAINAGE AREA (ACRES)
Q100 =	C*100 ^A (CFS)
- ON SITE TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY KIMLEY-HORN FROM AUGUST 2019. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- REFERENCE AS-BUILT PLANS FOR MILLS RUN ADDITION BY KIMLEY-HORN DATED SEPTEMBER 1998 FOR EX. DRAINAGE AREAS.

SHEET INDEX

- CONCEPT SITE PLAN
- GRADING PLAN
- DRAINAGE PLAN
- UTILITY PLAN
- LANDSCAPE PLAN

ZONE CHANGE REQUEST 219-05 IS A REQUEST TO REZONE 2.70 ACRES FROM "R-MF-2" MULTIFAMILY DISTRICT TO "CC" COMMUNITY COMMERCIAL DISTRICT.



DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
17R	0.81	1.00	0.80	11.60	7.5
18 EX	0.98	1.00	0.80	11.60	9.1
19	1.00	1.00	0.80	11.60	9.3
20	0.51	1.00	0.80	11.60	4.7
21	0.21	1.00	0.80	11.60	2.0

OWNER/APPLICANT
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 2201 LONG PRAIRIE ST, STE 107
 FLOWER MOUND, TX 75022
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 CONTACT: SCOT MCLAUGHLIN

ENGINEER
Kimley-Horn
 13455 NOEL RD. STATE OF TEXAS
 TWO OFFICE GALLERIA TOWER REGISTRATION NO. F-928
 SUITE 700 DALLAS, TEXAS 75240
 PH. (972)-770-1300
 CONTACT: LAUREN NUFFER, P.E.
 LAUREN.NUFFER@KIMLEY-HORN.COM

BENCHMARKS

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 #53' NORTH OF CENTERLINE OF GRAPEVINE MILLS CIRCLE.
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CASE NAME: MILLS RUN ADDITION, LOT 2
 CASE NUMBER: 219-05
 LOCATION: 2701 N GRAPEVINE MILLS BLVD

MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION

CHAIRMAN _____
 DATE: _____

SHEET: 3 OF 5

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
 DEPARTMENT OF DEVELOPMENT SERVICES

Kimley-Horn
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 13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
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 TEXAS REGISTERED ENGINEERING FIRM F-928

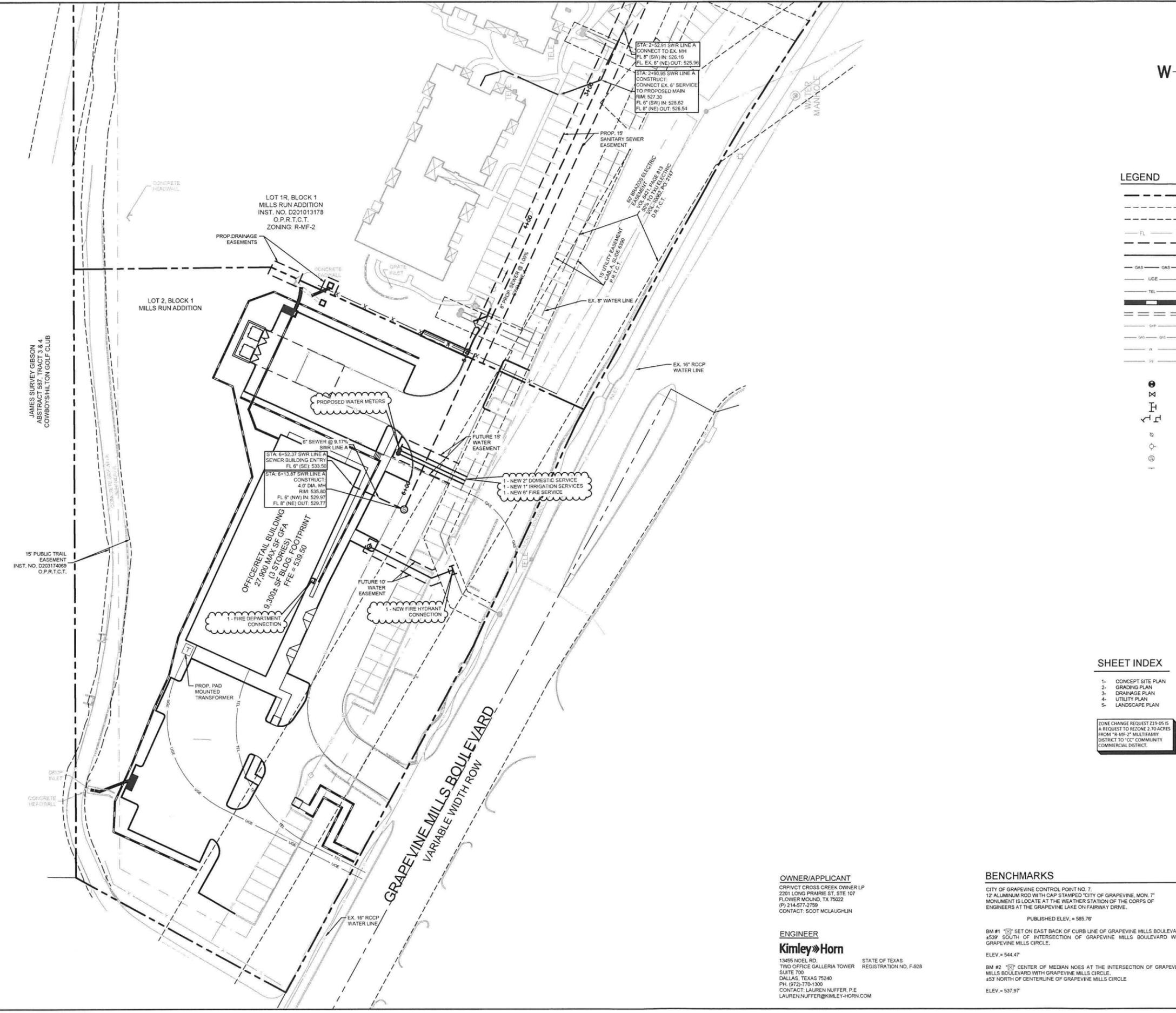
CONCEPT DRAINAGE PLAN

MILLS RUN ADDITION
 2701 N GRAPEVINE MILLS PKWY
 CITY OF GRAPEVINE
 TARRANT COUNTY, TEXAS

SHEET NUMBER
3 OF 5

No.	REVISIONS	DATE	BY

Plotted By: Gonzalez, Jose Date: November 04, 2019 09:08:05am File Path: K:\DAL\Civil\063241100- Cross Creek Grapevine\063241100- CONCEPT UTILITY PLAN.dwg
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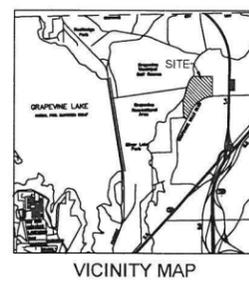


LEGEND

	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING FIRE LANE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED UNDERGROUND GAS LINE
	PROPOSED UNDERGROUND ELECTRIC LINE
	PROPOSED UNDERGROUND TELEPHONE LINE
	PROPOSED STORM DRAINAGE LINE
	EXISTING STORM DRAINAGE LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER METER
	PROPOSED WATER VALVE
	PROPOSED TEE
	PROPOSED BEND
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SIGN

SHEET INDEX

1-	CONCEPT SITE PLAN
2-	GRADING PLAN
3-	DRAINAGE PLAN
4-	UTILITY PLAN
5-	LANDSCAPE PLAN



CASE NAME: MILLS RUN ADDITION, LOT 2
CASE NUMBER: 219-05
LOCATION: 2701 N GRAPEVINE MILLS BLVD

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____
DATE: _____

SHEET: 4 OF 5

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
DEPARTMENT OF DEVELOPMENT SERVICES

OWNER/APPLICANT
 CRPVCT CROSS CREEK OWNER LP
 2201 LONG PRAIRIE ST, STE 107
 FLOWER MOUND, TX 75022
 (972) 214-5177-2759
 CONTACT: SCOTT MCCLAUGHLIN

ENGINEER
Kimley»Horn
 13455 NOEL RD. STATE OF TEXAS
 TWO OFFICE GALLERIA TOWER REGISTRATION NO. F-928
 SUITE 700
 DALLAS, TEXAS 75240
 PH. (972) 770-1300
 CONTACT: LAUREN NUFFER, P.E.
 LAUREN.NUFFER@KIMLEY-HORN.COM

BENCHMARKS

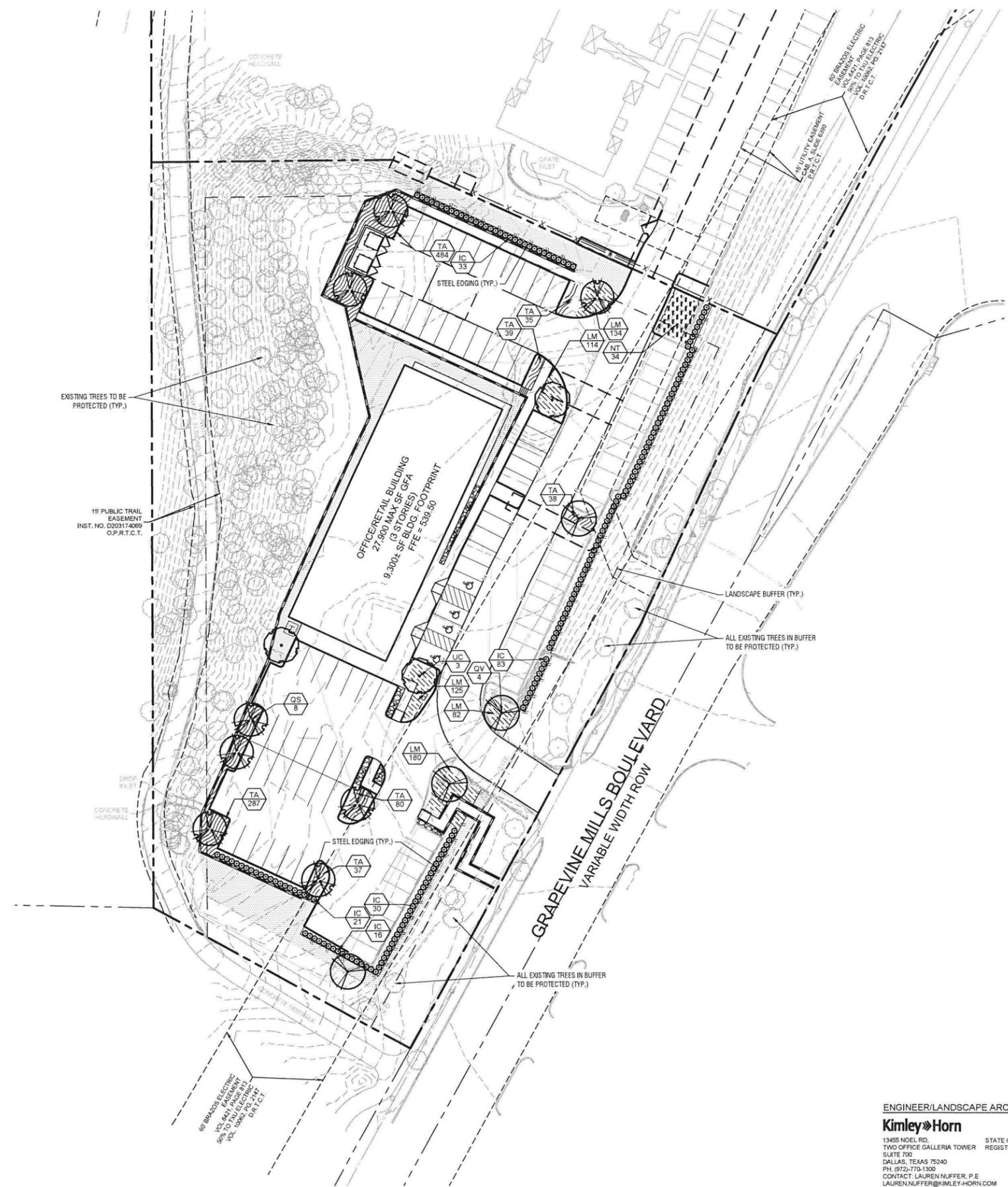
CITY OF GRAPEVINE CONTROL POINT NO. 7,
 12' ALUMINUM ROD WITH CAP STAMPED "CITY OF GRAPEVINE, MON. 7"
 MONUMENT IS LOCATE AT THE WEATHER STATION OF THE CORPS OF
 ENGINEERS AT THE GRAPEVINE LAKE ON FAIRWAY DRIVE.
 PUBLISHED ELEV. = 585.76'

BM #1 "1" SET ON EAST BACK OF CURB LINE OF GRAPEVINE MILLS BOULEVARD
 453' SOUTH OF INTERSECTION OF GRAPEVINE MILLS BOULEVARD WITH
 GRAPEVINE MILLS CIRCLE.
 ELEV. = 544.47'

BM #2 "2" CENTER OF MEDIAN NOSES AT THE INTERSECTION OF GRAPEVINE
 MILLS BOULEVARD WITH GRAPEVINE MILLS CIRCLE.
 453' NORTH OF CENTERLINE OF GRAPEVINE MILLS CIRCLE.
 ELEV. = 537.97'

<p>© 2019 KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240 PHONE: 972-335-3580 FAX: 972-335-3779 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928</p>		NO.	DATE	BY
<p>FOR REVIEW ONLY Not for construction or permit purposes.</p> <p>LAUREN NUFFER P.E. No. 118189 Date 09/02/19</p>		KHIA PROJECT 063241100	DATE SEP 2019	SCALE: AS SHOWN
<p>DESIGNED BY: HCL DRAWN BY: JCG CHECKED BY: HCL</p>		<p>CONCEPT UTILITY PLAN</p>		
<p>MILLS RUN ADDITION 2701 N GRAPEVINE MILLS PKWY CITY OF GRAPEVINE TARRANT COUNTY, TEXAS</p>		<p>SHEET NUMBER 4 OF 5</p>		

Plotted By: Gonzalez, Jose Date: November 04, 2019 09:08:20am File Path: K:\DAL_Civil\063241100-Cross Creek Grapevine\063241100-Landscape\LANDSCAPE CONCEPT PLAN.dwg
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PLANT SCHEDULE

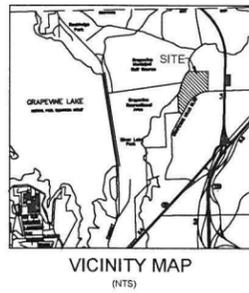
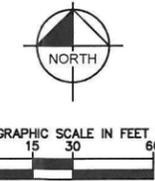
TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL	SIZE	REMARKS
UC	3	3	ULMUS CRASSIFOLIA / CEDAR ELM	B & B	3" CAL.	12'-14' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
OV	4	4	QUERCUS VIRGINIANA / LIVE OAK	B & B	3" CAL.	14'-16' H.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
QS	8	8	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	3" CAL.	14'-16' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
IC	153	153	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY	CONT.	30" HT	30" O.C.	FULL AND MATCHING
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
TA	1,000	1,000	TRACHELOSPERMUM ASSATOLUM / ASIAN JASMINE	1 GAL	12" X 18" SP.	18" O.C.	3-5 RUNNERS MIN.
SOD	6,402 SF	6,402 SF	CYNODON DACTYLON / BERMLUDA GRASS	NA	NA	NA	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
LM	861	861	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LIRIOTURF	1 GAL	8"-12" HT.	18" O.C.	FULL AND MATCHING
NT	34	34	NASSELLA TENUSSIMVA / MEXICAN FEATHERGRASS	1 GAL	12"-18" HT.	18" O.C.	FULL AND MATCHING

NOTE:

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS AND MEET THE REQUIREMENTS OF THE UOC. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
2. PLANTINGS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.
3. NO TREES TO BE PLANTED WITHIN 5' OF ANY UTILITIES.
4. PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.
5. ALL RIGHT OF WAYS AND AREAS WHERE DISTURBED FROM CONSTRUCTION TO BE SOODED.

CITY OF GRAPEVINE LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
INTERIOR LANDSCAPE		
10% GROSS PARKING AREA FOR INTERIOR LANDSCAPING: 41,114 OF GROSS PARKING AREA x 0.1 = 4,111 SF	4,111 SF	4,411 SF
1 TREE PER 400 SF OF INTERIOR LANDSCAPE AREA INTERIOR LANDSCAPE AREA: 4,411 / 400 = 12 TREES	12 TREES	12 TREES
PLANTER ISLANDS IN PARKING LOTS SHALL CONTAIN AT LEAST 1 TREE	YES	YES
TRASH RECEPTACLE SCREENED WITH SHRUBS	YES	YES
PERIMETER LANDSCAPE		
PARKING LOTS SCREENED FROM ADJOINING PROPERTIES WITH HEDGE, 24" O.C., 30" HT	YES	YES
PERIMETER LANDSCAPE AREAS SHALL CONTAIN AT LEAST ONE TREE FOR EACH 50 LINEAR FEET: NORTH: 371' = 8 TREES EAST: 448' = 9 TREES SOUTH: 164' = 4 TREES WEST: 416' = 9 TREES	8 TREES 9 TREES 4 TREES 9 TREES	TREES TO BE PRESERVED TO ACCOUNT FOR REQUIREMENT
LANDSCAPING REQUIREMENTS		
15% OF TOTAL SITE AREA SHALL BE DEVOTED TO FEATURE LANDSCAPING:	17,670 SF	17,670 SF
TOTAL SITE AREA = 117,795 SF 117,795 SF x .15 = 17,670 SF REQUIRED FEATURE PLANTING		
1 TREE REQUIRED PER 4,000 SF OF NON-VEHICULAR OPEN SPACE: NON-VEHICULAR OPEN SPACE = 61,348 SF 61,348 SF / 4,000 = 15 TREES	15 TREES	15 TREES
20% OF TOTAL LOT AREA SHALL BE DEVOTED TO NON-VEHICULAR OPEN SPACE: TOTAL LOT AREA = 117,795 SF 117,795 SF x 0.2 = 23,559 SF	23,559 SF	61,348 SF



OWNER/APPLICANT
 CRPVCT CROSS CREEK OWNER LP
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 FLOWER MOUND, TX 75022
 (P) 214-577-2759
 CONTACT: SCOT MCLAUGHLIN

CASE NAME: MILLS RUN ADDITION, LOT 2
 CASE NUMBER: Z19-05
 LOCATION: 2701 N GRAPEVINE MILLS BLVD

SUBMITTAL DATE
 09/02/2019

SHEET INDEX

1. CONCEPT SITE PLAN
2. GRADING PLAN
3. DRAINAGE PLAN
4. UTILITY PLAN
5. LANDSCAPE PLAN

ENGINEER/LANDSCAPE ARCHITECT
Kimley-Horn
 13455 NOEL RD. STATE OF TEXAS
 TWO OFFICE GALLERIA TOWER REGISTRATION NO. F-928
 SUITE 700 DALLAS, TEXAS 75240
 PH: (972)-770-1300
 CONTACT: LAUREN NUFFER, P.E.
 LAUREN.NUFFER@KIMLEY-HORN.COM

MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION
 CHAIRMAN _____
 DATE: _____
 SHEET: 5 OF 5

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

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BM #2 "C" CENTER OF MEDIAN NODES AT THE INTERSECTION OF GRAPEVINE MILLS BOULEVARD WITH GRAPEVINE MILLS CIRCLE.
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Kimley-Horn
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 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

LANDSCAPE CONCEPT PLAN

CROSS CREEK COMMERCIAL ADDITION
 2701 N GRAPEVINE MILLS PKWY
 CITY OF GRAPEVINE
 TARRANT COUNTY, TEXAS

SHEET NUMBER
5 OF 5

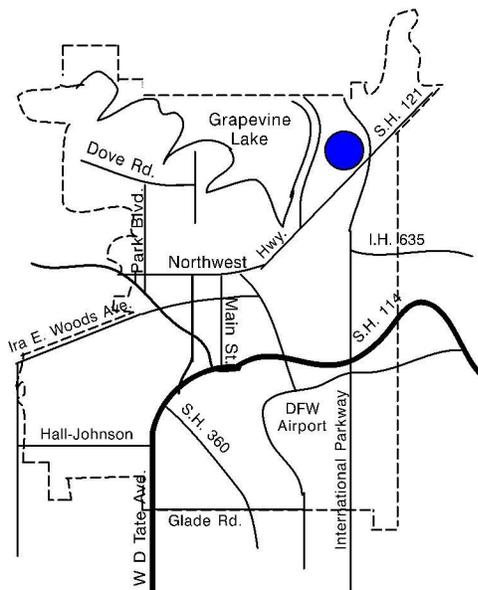
No.	REVISIONS	DATE	BY

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

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

MEETING DATE: NOVEMBER 19, 2019

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF
CONDITIONAL USE APPLICATION CU19-29 CROSS CREEK
APARTMENTS AT GRAPEVINE RANCH



APPLICANT: Scot McLaughlin, VCT Capital Partners

PROPERTY LOCATION AND SIZE:

The subject property is located at 2701 Grapevine Mills Boulevard North and is proposed to be platted as Lot 1R1, Block 1, Mills Run Addition. The addition contains 32.74 acres and has approximately 878 feet of frontage along North Grapevine Mills Boulevard.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan of CU99-58 (Ord. 1999-173) specifically to allow for a 2.70 acre reduction of the subject site and to reduce the overall quantity of parking spaces for an existing multifamily development.

At an April, 1998 meeting the City Council approved a conditional use request (CU98-15) which established a 392 unit multifamily development (Cross Creek Apartments at Grapevine Ranch) on a 35 acre tract of land located just to the north of the Grapevine Mills Mall. With this request, the applicant proposes to subdivide a 2.7 acre portion of the apartment complex currently developed as an underutilized parking area at the southernmost portion of the site and rezone it for future potential retail or office development.

When the apartment complex was approved in 1998 the parking regulations in effect at that time required 2.5 spaces per dwelling unit; in March, 2012 the zoning ordinance was amended, reducing this requirement from 2.5 spaces to 2 spaces per unit. Currently the complex has 976 parking spaces. Specifically, the applicant intends to eliminate 106 parking spaces at the subject location that are rarely used and rezone/redevelop the property. Under the current parking regulations, 784 spaces would be required. If approved, 870 spaces will remain.

Accompanying this request is a zone change request (Z19-05) to rezone the subject 2.7 acres from "R-MF-2" Multifamily District to "CC" Community Commercial District for potential office/retail development. Please see the accompanying zone change request.

PRESENT ZONING AND USE:

The property is currently zoned "R-MF-2" Multifamily District and is developed as the Cross Creek Apartments at Grapevine Ranch.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was rezoned from "I-1" Light Industrial District to "PID" Planned Industrial Development District during the 1984 City Rezoning. The subject tract and the rest of the multifamily tract and the surrounding area associated with this application were rezoned in 1985 as part of the "Terra Tract" to "R-MF-1" Multifamily District, "R-MF-2" Multifamily District, "HCO" Hotel/Corporate Office District, "LI" Light Industrial District, "CC" Community Commercial District, and "PID" Planned Industrial Development District. Zone Change Z95-06 rezoned most of the surrounding area and established the subject tract with the aforementioned deed restrictions. Grapevine Mills Mall, to the south of the subject tract is a planned commercial center in excess of 1,000,000 square feet that has numerous conditional use permits for alcoholic beverage sales in conjunction with restaurants, signage, and a special use permit for video games in excess of eight machines.

North of the subject site City Council at the December 18, 2001 meeting approved conditional use permit CU01-60 (Ord. 2001-97) to allow for the development of a 348-unit multifamily development. Northwest of the subject site City council at the December 7, 1999 meeting approved conditional use permit CU99-50 (Ord. 1999-172) to allow for a 480-unit apartment complex. The Site Plan Review Committee at their December 20, 2000 meeting approved conditional use permit CU00-73 to allow for the relocation of an entry sign. The Site Plan Review Committee at their December 20, 2000 meeting approved conditional use permit CU01-19 to allow for the approval of a recreation center. City Council at their October 15, 2013 approved conditional use permit CU13-20 (Ord. 2013-48) and planned development overlay PD13-01 (Ord. 2013-49) to allow for outdoor commercial amusement and a reduced front yard landscape area. The site did not develop with the approved use but has developed with an office building.

Southeast of the subject site on the Chesapeake site Special use request SU08-06 was considered at the January 20, 2009 meeting but was tabled at the applicant's request. The request was to potentially establish five gas wells on the subject property. A variance to the 1,000 foot setback from a habitable structure was requested allowing for a setback of 535 feet. A variance was also request to the 500 foot setback requirement from an established property line. The applicant sought setbacks of 217 feet to the southernmost property line and 392 feet from the property line to the west. At the February 17, 2009 meeting Council approved a request from the applicant to withdraw without prejudice special use request SU08-06. At Council's June 16, 2009 meeting a special use request (SU09-04) was considered and denied on the subject tract for two gas wells on the subject tract. The applicant requested a setback variance to the 1,000 foot setback requirement from the apartment project to the west; the nearest well was proposed to be located 712 feet from the apartment structure resulting in a variance of 288 feet. The applicant is also requested a setback variance to the 500 foot setback requirement from an established property line; the nearest well was proposed to be located 235 feet from the southernmost property line resulting in a variance of 265 feet.

At a November 3, 2009 meeting the Council approved a special use request (SU09-06) that allowed for gas well drilling and production on the subject site. Specifically the applicant proposed the drilling of two gas wells on the subject property without any variances from the existing and proposed habitable structures to the north. The applicant did seek a variance of 311 feet to the 500 foot setback requirement from an established property line along Grapevine Mills Circle which would allow a 189 foot setback. The applicant also proposed to construct an eight foot stone wall around the gas well site and install landscaping after the first well was drilled. The Planning and Zoning Commission recommended approval of the request with the stipulation that the applicant work with staff to relocate the ingress and egress to the site from North Grapevine Mills Boulevard to Grapevine Mills Circle and that the frac pond be removed within 24 months of the commencing of drilling of the first well which was planned to begin no later than December 31, 2009. As part of the request the applicant agreed to the installation of a "learning center" (CHK Learning & Visitor Center) that gives mall shoppers and others the opportunity to experience a working natural gas wellsite in an environment within an approximate 50 foot enclosure at the wellsite that includes a backdrop that contains educational panels that explains the drilling process and the benefits of natural gas. It also included a view through area directly into the wellsite to view actual production activities. The Site Plan Review Committee at their June 2, 2010 meeting considered and approved special use request SU10-03 for an additional eight wells to the subject site bringing the total number of wells on site to ten.

At a March 23, 2011 meeting the Site Plan Review Committee approved special use request SU11-01 on the subject site to increase the size of the well pad site by 28,000 square feet (70 feet by 400 feet) to the north and to accommodate water separator

equipment and storage tanks necessary for the production phase of the operation. Seventeen storage tanks (eight feet in height, ten feet in diameter) and seventeen separators (fourteen feet in length, four feet in diameter) were approved to be located along the northern edge of the expanded site. The eight foot masonry screening fence was relocated and expanded to screen the enlarged site.

At the November 2, 2011 meeting the Site Plan Review Committee approved special use request SU11-02 on the subject site to allow the addition of seven more wells bringing the total number of wells on site to seventeen (17).

At the March 20, 2012 meeting the City Council amended the Oil and Gas Well Drilling Operations regulations to allow for an extension of up to one year for the fresh water pond to remain upon review and approval by the Site Plan Review Committee. Given the reduction in production operations because of the current low demand for natural gas the ordinance was amended to provide a process for timely consideration of the fresh water pond and allow it to remain if deemed necessary by the Committee. When originally drafted, the ordinance required the fresh water pond to be removed within 60 days of the fracturing of the first well. A subsequent amendment to the ordinance allowed the pond to remain for nine months following fracturing operations.

At the June 6, 2012 Site Plan Review Committee meeting, approval was granted for a one year extension to allow the fresh water pond to remain on the site. Ten wells still remained at that time to be drilled; however, drilling operations were discontinued.

At an April 24, 2013 meeting of the Site Plan Review Committee, approval was granted for another one year extension for the fresh water pond to remain on site.

At the Committee's June 4, 2014 meeting a one year extension was granted to allow the fresh water pond to remain on the site. Of the 17 wells approved on the site, seven have been drilled and are producing—ten yet remain to be developed

At a May 6, 2015 meeting, the Site Plan Review Committee approved a one year extension to allow the fresh water pond to remain on the site. Of the 17 wells approved on the site, seven are producing wells and the remaining ten are awaiting development.

At the April 21, 1998 meeting City Council approved conditional use permit CU98-15 (Ord. 1998-55) on the subject site to allow for a 392-unit apartment complex. City Council at the August 4, 1999 meeting approved conditional use permit CU99-28 (Ord. 1999-112) to allow for a revised faced to clubhouse and fitness center, merged and relocated the mail kiosk and revised the landscaping. City Council at the December 7, 1999 meeting approved conditional use permit CU99-58 (Ord. 1999-173) to allow for covered parking. The Site Plan Review Committee at their May 17, 2000 meeting approved conditional use permit CU00-28 to allow for 27 parking spaces at the south end of the complex.

SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: "R-MF-2" Multifamily District—Marquis at Silver Oaks and Grapevine Twenty Four
- SOUTH: "CC" Community Commercial District—Kriya Hotels office building and Grapevine Mills Mall
- EAST: "R-MF-2" Multifamily District, "GU" Governmental Use District, "CC" Community Commercial District and "HCO" Hotel Corporate Office District—Terrawood Apartments, Grapevine Twenty Four Apartments, Fire Station #5, Grapevine Mills Mall, Chesapeake well site and vacant
- WEST: "GU" Governmental Use District—Corps of Engineers property

AIRPORT IMPACT:

The subject tract is located within "Zone B" Middle Zone of Effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" map. In Zone B, the following uses may be considered only if sound treatment is included in building design: multi family apartments, motels, office buildings, movie theaters, restaurants, personal and business services. Single family residential and sound sensitive uses such as schools and churches should avoid this zone. The applicant's proposal is an appropriate use in this noise zone.

MASTER PLAN APPLICATION:

The Master Plan designates the subject property as Residential High Intensity. The applicant's proposal is in compliance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

Grapevine Mills Boulevard North is not a thoroughfare as shown on the City's Thoroughfare Plan.

/at

CC ITEM # 4016-17
PZ ITEM # 4019-10

TR 4
41 AC

GU

19.750 @

JACKSON
ADDN
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1
1RA
42.26 @

MILL'S
RUN
ADDN
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35.47 @

WAGON
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ADDN
44776
1

WAGON
WHEEL
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ADDN
26167
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R-MF-2

GRAPEVINE
STATION NO
100614
1
1
505 @

TR 4
41 @

TR 3
9.47 AC

TR 2A1
5.89 @

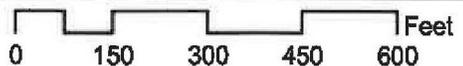
TR 2A1B
14.114 AC

HCO

TA
459 @
GRAPEVINE
MILLS
WELLS
16071M
1
1B
2.571 @

CC

TR 1C1A1



CU19-29 Cross Creek Apartments

Date Prepared: 11/5/2019

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

CU19-29



CITY OF GRAPEVINE

CONDITIONAL USE APPLICATION

Form "A"

PART 1. APPLICANT INFORMATION*Name of applicant / agent/company/contact*

Scot McLaughlin, Managing Partner VGT Capital Partners

Street address of applicant / agent:

2201 Long Prairie St., Ste 107

City / State / Zip Code of applicant / agent:

Flower Mound, TX 75022

Telephone number of applicant / agent:

214.577.2759

*Fax number of applicant/agent**Email address of applicant/agent**Mobile phone number of applicant/agent***PART 2. PROPERTY INFORMATION***Street address of subject property*

2701 N Grapevine Mills Parkway

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

Lot 1R Block 1 Addition Mills Run Addition

Size of subject property

32.7401 Acres 1,426,160 Square footage

Present zoning classification:

R-MF-2 w CUP 98-15

Proposed use of the property:

Multifamily

*Circle yes or no, if applies to this application*Outdoor speakers Yes No*Minimum / maximum district size for conditional use request:*

N/A

Zoning ordinance provision requiring a conditional use:

Section 56 - Off-Street Parking Requirements- Reduction in parking ratio; Section 22- Building Separation (Existing approved CUP)

PART 3. PROPERTY OWNER INFORMATION*Name of current property owner:*

CRP/VCT Cross Creek Owner LP

Street address of property owner:

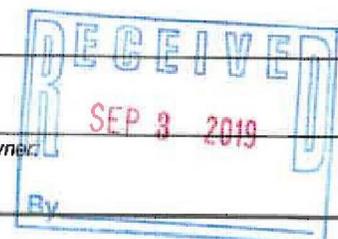
2201 Long Prairie St., Ste 107

City / State / Zip Code of property owner:

Flower Mound, TX 75022

Telephone number of property owner:

214.577.2759

Fax number of property owner:

CUI9-29

- Submit a letter describing the proposed conditional use and note the request on the site plan document
- In the same letter, describe or show on the site plan, and conditional requirements or conditions imposed upon the particular conditional use by applicable district regulations (example: buffer yards, distance between users)
- In the same letter, describe whether the proposed conditional use will, or will not cause substantial harm to the value, use, or enjoyment of other property in the neighborhood. Also, describe how the proposed conditional use will add to the value, use or enjoyment of other property in the neighborhood.
- Application of site plan approval (Section 47, see attached Form "B").
- The site plan submission shall meet the requirements of Section 47, Site Plan Requirements.
- All conditional use and conditional use applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.
- All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.
- Any changes to a site plan (no matter how minor or major) approved with a conditional use or conditional use permit can only be approved by city council through the public hearing process.
- I have read and understand all the requirements as set forth by the application for conditional use or conditional use permit and acknowledge that all requirements of this application have been met at the time of submittal.

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

Print Applicant's Name: Scot McLaughlin

Applicant's Signature: Scot McLaughlin

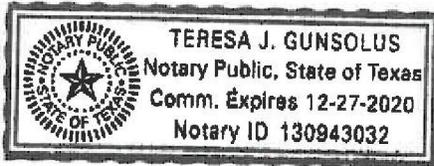
The State of Texas

County Of Dallas

Before Me Teresa J. Gunsolus (notary) on this day personally appeared Scot McLaughlin (applicant)

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

(Seal) Given under my hand and seal of office this 29 day of August, A.D. 2019.



Teresa J. Gunsolus
Notary In And For State Of Texas

Print Property Owners Name:

Property Owner's Signature: Scot McLaughlin

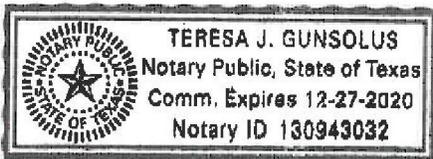
The State Of Texas

County Of Dallas

Before Me Teresa J. Gunsolus (notary) on this day personally appeared Scot McLaughlin (property owner)

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

(Seal) Given under my hand and seal of office this 29 day of August, A.D. 2019.



Teresa J. Gunsolus
Notary In And For State Of Texas



Jonathan Vinson
Direct Dial (214) 953-5941
Direct Fax (214) 661-6809
Email [REDACTED]

September 3, 2019

Mr. Ron Stombaugh, Assistant Director
Planning and Zoning Department
City of Grapevine
200 South Main Street
Grapevine, Texas 76051



Re: Amended Conditional Use Permit Application; CU98-15.

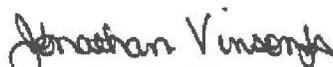
Dear Mr. Stombaugh:

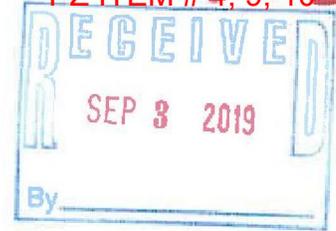
In connection with the accompanying Application, the previously approved reduced building separation will be maintained per CU98-15 and the site plan, and no other additional or new changes, other than the reduction in required parking, are being requested. The proposed conditional use, as amended, will in no way cause any harm, much less substantial harm, to the value, use, or enjoyment of other property in the neighborhood.

In fact, the conditional use as currently existing adds to the value, use, and enjoyment of other property in the neighborhood by providing a high quality residential option for residents of Grapevine, including housing options for employees of nearby businesses, as well as providing a residential support base for nearby retail uses.

Modifying the required parking ratio will align the parking requirement with actual parking demand as it has evolved from the original requirement, with parking to spare, as demonstrated by our parking study submitted with this application. Generally speaking, requiring excessive parking is economically and physically wasteful and simply adds more impermeable surface and more heat island effect while reducing available open space. As vehicle ownership and transportation options have changed over the years, required parking ratios from decades past are now recognized as in many cases requiring too much parking. This request will align the parking requirement more closely with actual demand, but without creating a shortfall of parking compared to such actual demand. Thank you very much.

Very truly yours,


Jonathan G. Vinson



Kimley»Horn

MEMORANDUM

To: Scot McLaughlin
VCT Capital Partners

From: Scot Johnson P.E., PTOE
Abby Inabnet, EIT
Kimley-Horn and Associates, Inc.
Registered Firm F-928

Date: September 3, 2019

Subject: Cross Creek at Grapevine Ranch
Parking Demands in Comparable Multifamily Developments



Introduction

The property owner, CRP/VCT Cross Creek Owner LP, is proposing to rezone a portion of the existing multifamily tract to expand Cross Creek at Grapevine Ranch, a high-end multifamily development north of Grapevine Mills Mall in Grapevine, Texas. This memorandum documents the two lines of inquiry which were investigated to support the conditional use permit request revising the exiting parking requirement of 2.5 spaces per unit to the City standard of 2.00 spaces per unit parking rate: national research and local observations of parking occupancy at comparable sites.

Parking Research

ITE publishes *Parking Generation*, a compendium of parking demand research at sites across the country. ITE provides more information on each base parking demand rate than do most other sources, although the number of observations is still limited. The ITE tracks suburban, dense multi-use, and central business district differences. For Cross Creek, the suburban category is most appropriate. **Table 1** shows the average rates for some multifamily uses which are similar to the proposed site.

Table 1 – ITE Parking Generation Observed Demand

Use – ITE Classification	Unit	Average Parking Demand
Multifamily Housing (Low-Rise) Suburban, Weekday	Unit	1.21
Multifamily Housing (Low-Rise) Suburban, Saturday	Unit	1.31

Local Observations

To make empirical observations of actual parking usage, comparable multifamily sites were found in the City of Grapevine. Observations were accomplished at eight sites including the project site, as some potential sites could not be accessed for observations. Only the dwelling unit count was observed at The Asher site, therefore, the observed demand per bedroom was averaged with only seven sites. The average occupancy of the sites was approximately 93%, or typical for the market average. Parking occupancy observations were made overnight, at 10 PM or later, on Thursday, July 11th, and Saturday, July 13th. The exact number of occupied parking spaces and enclosed garages were counted during the observations. It should be noted that each enclosed garage is treated as an occupied parking space for the purposes of the occupancy study. Since some of the garage spaces are empty or used as storage, this means that the observed parking demand is artificially high. Many of the sites also had some trailers, boats, and other vehicle-related objects located in parking spaces, and these were counted as occupied spaces as well. Since all of the sites had ample unused parking spaces, these objects did not impede the normal parking operation of the sites. Attached to the end of this report is a parking data table listing the results of the data collection. The following tables show the details of each site and the observations:

Table 2 – Weekday Parking Demand at 8 Local Sites

Study Site	Dwelling Units	Bedrooms	Observed Parking Demand (Including Enclosed Garages)	Observed Demand Per Unit	Observed Demand Per Bedroom
			Overnight		
Cross Creek	392	544	508	1.30	0.93
The Asher	450	-	573	1.27	-
Camden Riverwalk	600	908	976	1.63	1.07
Marquis at Silver Oaks	480	732	769	1.60	1.05
Twenty-Four 99	348	486	459	1.32	0.94
Terrawood	291	401	418	1.44	1.04
Enclave at Grapevine	243	391	370	1.52	0.95
Grapevine Station	208	300	317	1.52	1.06
Weekday 8-Site Totals:	3012	3762	4390		
Weekday 8-Site Averages:	377	537	549	1.46	1.01

Table 3 – Saturday Parking Demand at 8 Local Sites

Study Site	Dwelling Units	Bedrooms	Observed Parking Demand (Including Enclosed Garages)	Observed Demand Per Unit	Observed Demand Per Bedroom
			Overnight		
Cross Creek	392	544	478	1.22	0.88
The Asher	450	-	531	1.18	-
Camden Riverwalk	600	908	941	1.57	1.04
Marquis at Silver Oaks	480	732	717	1.49	0.98
Twenty-Four 99	348	486	440	1.26	0.91
Terrawood	291	401	417	1.43	1.04
Enclave at Grapevine	243	391	359	1.48	0.92
Grapevine Station	208	300	314	1.51	1.05
Saturday 8-Site Totals:	3012	3762	4197		
Saturday 8-Site Averages:	377	537	525	1.39	0.97

The weekday observed parking demand including garages across the eight sites averaged 1.46 vehicles per unit with a range of 1.30 to 1.63 spaces per unit. The average number of vehicles per bedroom was calculated to be 1.01, ranging from 0.93 to 1.07.

The Saturday observed parking demand including garages across the eight sites averaged 1.39 vehicles per unit with a low observation of 1.18 and a high of 1.57. The Saturday average demand was observed to be 0.97 vehicles per bedroom, varying from 0.88 to 1.05.

All of the study sites, excluding the project site, included garages on the property. Residents often park in the “driveway” of their garages, which leads to double counting since the garage is counted as occupied, and the vehicle is counted again as being on the site. Since the “driveways” do not count as parking spaces, this results in an artificially high ratio of parked vehicles to units or bedrooms. Even with this assumption that enclosed garages skew the occupancy of the sites to be higher than reality, the highest observed parking rate was 1.63 vehicles per unit and 1.07 vehicles per bedroom. These results show that the actual parking demand is comfortably below the new City standard of 2.00 spaces per unit.

Summary

Observations of comparable local and suburban sites show that the effective parking demand of 1.46 occupied spaces per unit is slightly higher than ITE averages. This observed number is known to be somewhat high due to the assumption of garage spaces being occupied. A comparison of the national ITE rates, observed parking rates, and provided parking supply can be found in the summary table below:

Table 4 – Summary Table

	ITE Average		Observed		New City Proposed
	Suburban, Weekday	Suburban, Weekend	Weekday	Saturday	
Parking Demand per Unit	1.21	1.31	1.46	1.39	2.00
Parking Demand per Bedroom	0.66	0.80	1.01	0.97	-

The new City standard supply of 2.00 spaces per unit for the Cross Creek site will still provide a surplus of available parking spaces.

END

Attached: Parking Count Data Summary Table – 2019 Observations

Parking Count Data Summary Table – 2019 Observations

Apartment Complex	No. of Dwelling Units		Thursday (7/11/2019)		Saturday (7/13/2019)		Thursday	Saturday
			Observed Parking Demand per Dwelling Unit	Observed Parking Demand per Bedroom	Observed Parking Demand per Dwelling Unit	Observed Parking Demand per Bedroom	7/11/2019	7/13/2019
							Vehicles Counted	Vehicles Counted
Cross Creek 2701 Grapevine Mills Blvd N	0	Efficiency	1.30	0.93	1.22	0.80	508	478
	240	One Bedroom						
	152	Two Bedroom						
	0	Three Bedroom						
	392	Total D.U.						
	544	Total Bedrooms						
The Asher 3535 Bluffs Lane	N/A	Efficiency	1.27	N/A	1.18	N/A	573	531
	N/A	One Bedroom						
	N/A	Two Bedroom						
	N/A	Three Bedroom						
	450	Total D.U.						
	N/A	Total Bedrooms						
Camden Riverwalk 3800 Grapevine Mills Parkway	0	Efficiency	1.63	1.07	1.57	1.04	976	941
	340	One Bedroom						
	212	Two Bedroom						
	48	Three Bedroom						
	600	Total D.U.						
	908	Total Bedrooms						
Marquis at Silver Oaks 3701 Grapevine Mills Parkway	0	Efficiency	1.60	1.05	1.53	1.00	769	717
	264	One Bedroom						
	180	Two Bedroom						
	36	Three Bedroom						
	480	Total D.U.						
	732	Total Bedrooms						
Twenty-Four 99 3601 Grapevine Mills Parkway	0	Efficiency	1.32	0.94	1.27	0.91	459	440
	222	One Bedroom						
	114	Two Bedroom						
	12	Three Bedroom						
	348	Total D.U.						
	486	Total Bedrooms						
Terrawood 3225 Grapevine Mills Blvd N	0	Efficiency	1.44	1.04	1.43	1.04	418	417
	193	One Bedroom						
	86	Two Bedroom						
	12	Three Bedroom						
	291	Total D.U.						
	401	Total Bedrooms						
Enclave at Grapevine 2311 Grapevine Mills Circle	0	Efficiency	1.52	0.95	1.48	0.92	370	359
	116	One Bedroom						
	106	Two Bedroom						
	21	Three Bedroom						
	243	Total D.U.						
	391	Total Bedrooms						
Grapevine Station 1022 Texas Trail	0	Efficiency	1.52	1.06	1.51	1.05	317	314
	116	One Bedroom						
	92	Two Bedroom						
	0	Three Bedroom						
	208	Total D.U.						
	300	Total Bedrooms						

ORDINANCE NO. 2019-078

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU19-29 FOR LOT 1R1, BLOCK 1A, MILLS RUN ADDITION (2701 GRAPEVINE MILLS BOULEVARD NORTH), TO AMEND PREVIOUSLY APPROVED SITE PLAN CU98-15 (ORDINANCE NO. 1999-173) FOR A 392 UNIT MULTIFAMILY DEVELOPMENT SPECIFICALLY TO ALLOW FOR A 2.70 ACRE REDUCTION OF THE SUBJECT SITE AND TO REDUCE THE OVERALL QUANTITY OF PARKING SPACES FOR AN EXISTING MULTIFAMILY DEVELOPMENT IN A DISTRICT ZONED "R-MF-2" MULTIFAMILY DISTRICT, ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit No. CU19-29 to amend the previously approved site plan of CU99-58 (Ordinance No. 1999-173) for a 392 unit multifamily development, specifically to allow for a 2.70 acre reduction of the subject site and to reduce the overall quantity of parking spaces for an existing multifamily development, in a district zoned "R-MF-2" Multi-Family District within the following described property: proposed to be platted as Lot 1R1, Block 1A, Mills Run Addition (2701 Grapevine Mills Boulevard North) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

Section 6. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the tract or tracts

of land described herein shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of the tract or tracts of land described herein.

Section 7. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of November, 2019.

APPROVED:

William D. Tate
Mayor

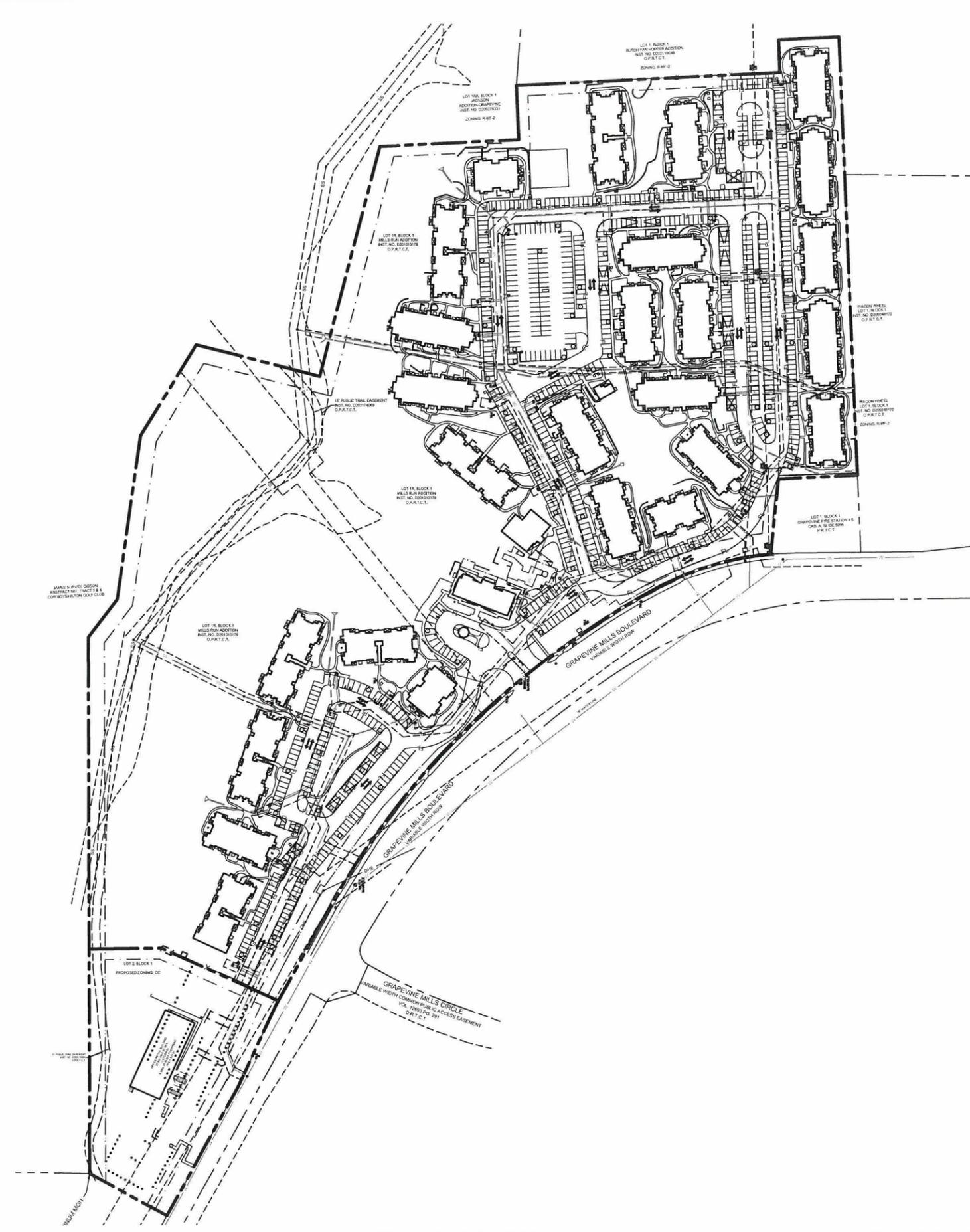
ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

City Attorney

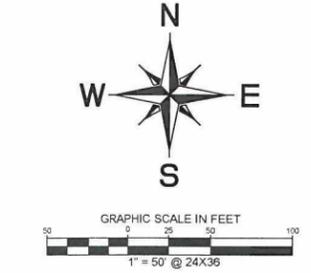
Plotted By: Lewis, Huntley Date: November 06, 2019 01:03:34pm File Path: K:\DAL_Civil\063241100-Cross Creek Grapevine\063241100\CONDITIONAL USE SITE PLAN.dwg
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UNIT TYPE	AREA	TOTALS			PARKING REQUIREMENTS	
		NO. OF UNITS	%	TOTAL AREA (SF)	TOTAL UNITS	REQ. SPACES
A1-1	750	64	16.33%	48,000	240	480
A1-2	798	64	16.33%	51,072		
A2-1	797	14	3.57%	11,158		
A2-2	846	14	3.57%	11,844		
A3-1	829	14	3.57%	11,606		
A3-2	894	14	3.57%	12,516		
A4-1	858	28	7.14%	24,024		
A4-2	862	28	7.14%	24,136		
B1-1	1,054	28	7.14%	29,512		
B1-2	1,084	28	7.14%	30,352		
B2-1	1,082	24	6.12%	25,968	152	304
B2-2	1,106	24	6.12%	26,544		
B3-1	1,150	24	6.12%	27,600		
B3-2	1,190	24	6.12%	28,560		
TOTAL		392	100.00%	362,892	392	784
ADDITIONAL BUILDINGS				8,319		
TOTAL BUILDING AREA				371,211		

SITE DATA SUMMARY	
CURRENT ZONING	R-MF-2
PROPOSED ZONING	R-MF-2
REQUIRED PARKING (SPACES/SPACES PER UNIT)	784 SPACES/2.00
EXISTING PARKING	976 SPACES/2.49
PROPOSED PARKING	870 SPACES/2.22
TOTAL LOT AREA	1,426,160 S.F.
UNUSABLE OPEN SPACE AREA (NOTE 1)	589,376 S.F.
NET LOT AREA	836,784 S.F.
TOTAL BUILDING AREA	371,211 S.F.
FLOOR AREA RATIO (MAX 50%)	44.4%
TOTAL BUILDING FOOTPRINT AREA	224,182 S.F.
TOTAL PAVED AREA	283,052 S.F.
TOTAL BUILDING AND PAVED AREAS	507,234 S.F.
TOTAL IMPERVIOUS AREA (MAX 75%)	60.62%
VEHICULAR OPEN SPACE PERMETER BUFFER	55,216 S.F.
TOTAL NON-VEHICULAR OPEN SPACE (MIN 20%)	20,540 S.F.
	30.3%
TOTAL NUMBER OF UNITS	392
TOTAL NUMBER OF BEDROOMS	544
BUILDING HEIGHT (2 STORY BUILDINGS)	15'-11" TO TOP OF PLATE 27' TO MEAN OF ROOF
UNIT DENSITY	11.97 UNITS/AC
*NOTE 1: UNUSABLE OPEN SPACE IS AREA LOCATED WITHIN TOP OF BANK PER APPROVED SITE PLAN CH98-15	

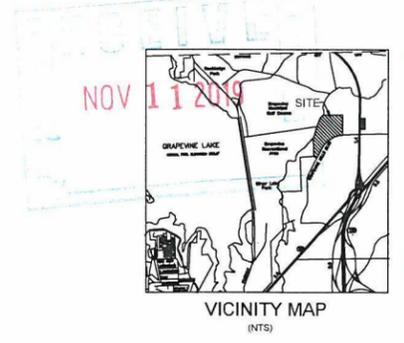
CONDITIONAL USE REQUEST CU19-29 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU99-58 (ORD. 1999-173) TO ALLOW THE SUBJECT SITE TO BE SUBDIVIDED AND TO REDUCE THE OVERALL QUANTITY OF PARKING SPACES.



LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING CURB
	EXISTING PARKING COUNT
	EXISTING FENCE
	BUILDING SETBACK
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM LINE
	EXISTING FIRE LANE
	TRAFFIC CIRCULATION
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE
	TYPICAL
	CURB INLET
	SIDEWALK
	WATER METER
	MANHOLE
	IRRIGATION METER
	WATER EASEMENT
	RIGHT OF WAY
	EX. CURB INLET
	EX. GRATE INLET

- NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - ALL RADII ARE 10' OR 2' UNLESS NOTED OTHERWISE.
 - ALL FIRE HYDRANTS ARE TO BE LOCATED IN A WATER EASEMENT.
 - HANDICAP PAVEMENT MARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS FOR ALL LOTS.
 - ALL GATES MUST COMPLY WITH APPLICABLE FIRE CODE.
 - REDUCED BUILDING SEPARATION IS ALLOWED PER CURB-15.
 - ALL REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
 - ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.



CASE NAME: MILLS RUN ADDITION, LOT 1R
 CASE NUMBER: CU19-29
 LOCATION: 2701 N GRAPEVINE MILLS BLVD

WAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION
 CHAIRMAN _____
 DATE: _____

SHEET: 1 OF 4

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
 DEPARTMENT OF DEVELOPMENT SERVICES

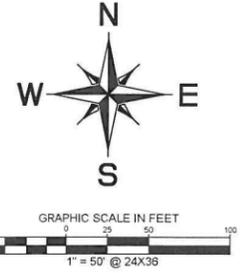
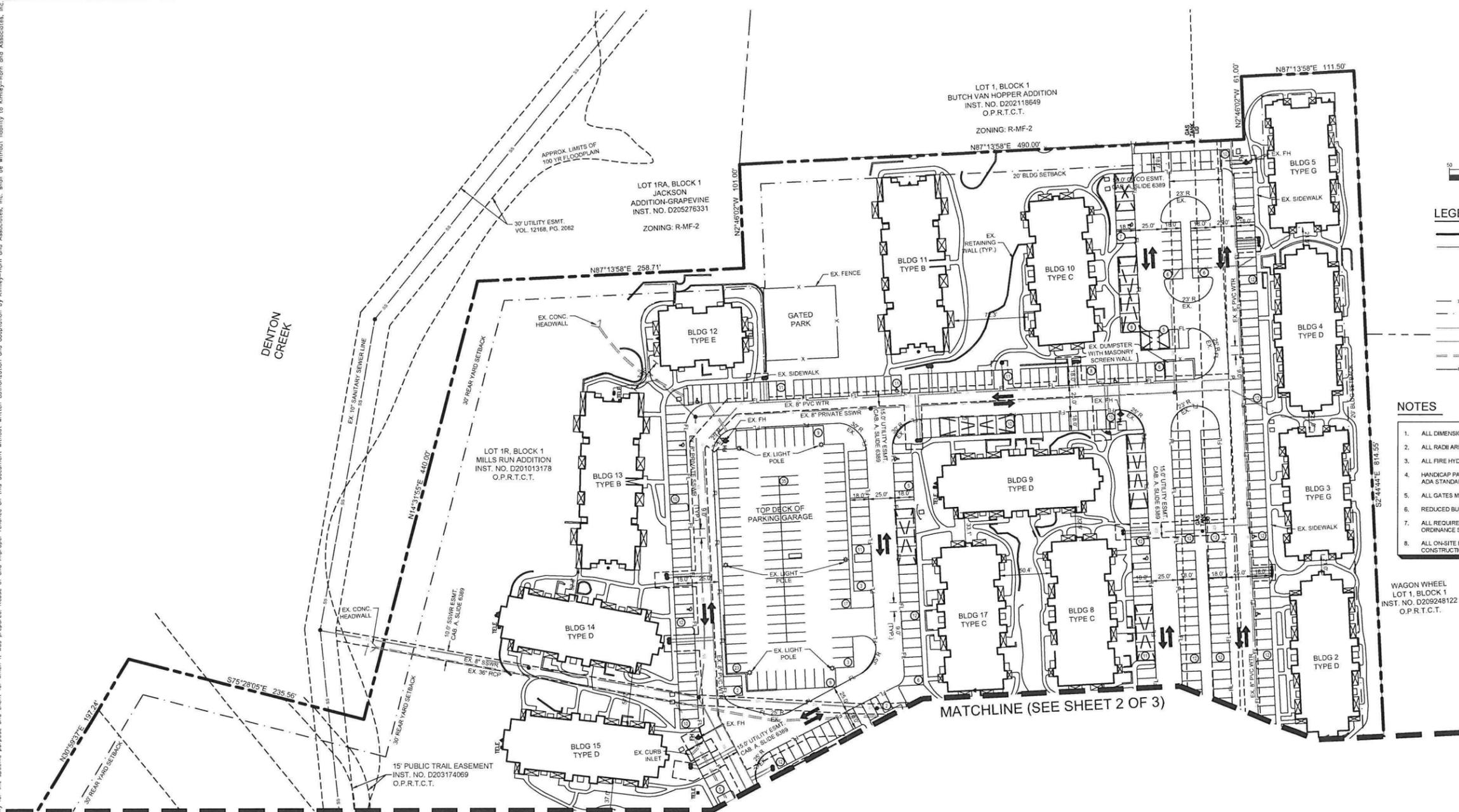
OWNER/APPLICANT
 CRPVCT CROSS CREEK OWNER LP
 2201 LONG PRAIRIE ST, STE 107
 FLOWER MOUND, TX 75022
 (P) 214-577-2759
 CONTACT: SCOT MCLAUGHLIN

SUBMITTAL DATE
 9/26/2019



 © 2019 KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240 PHONE: 972-335-3580 FAX: 972-335-3778 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928	REVISIONS No. _____ DATE _____
	KHA PROJECT: 063241100 DATE: SEP 2019 SCALE: AS SHOWN DESIGNED BY: HCL DRAWN BY: JCS CHECKED BY: HCL
CONDITIONAL USE REQUEST SITE PLAN	
MILLS RUN ADDITION 2701 N GRAPEVINE MILLS PKWY CITY OF GRAPEVINE TARRANT COUNTY, TEXAS	
SHEET NUMBER 1 OF 4	

Plotted By: Lewis, Huntley Date: September 26, 2019 04:21:01pm File Path: K:\DAL_Civil\063241100-Cross Creek Grapevine\063241100-Conditional Use Site Plan.dwg
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LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING CURB
	EXISTING PARKING COUNT
	EXISTING FENCE
	BUILDING SETBACK
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM LINE
	EXISTING FIRE LANE
	TRAFFIC CIRCULATION

- NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 2. ALL RADII ARE 10' OR 2' UNLESS NOTED OTHERWISE.
 3. ALL FIRE HYDRANTS ARE TO BE LOCATED IN A WATER EASEMENT.
 4. HANDICAP PAVEMENT MARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS FOR ALL LOTS.
 5. ALL GATES MUST COMPLY WITH APPLICABLE FIRE CODE.
 6. REDUCED BUILDING SEPARATION IS ALLOWED PER CURB-15.
 7. ALL REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
 8. ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.

WAGON WHEEL
LOT 1, BLOCK 1
INST. NO. D209248122
O.P.R.T.C.T.

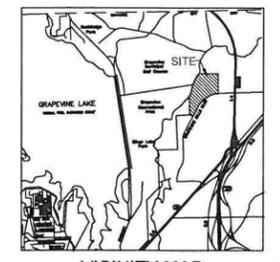
MATCHLINE (SEE SHEET 2 OF 3)

LEGEND

	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE
TYP.	TYPICAL
CI	CURB INLET
SW	SIDEWALK
MH	WATER METER
IM	MANHOLE
WM	IRRIGATION METER
WE	WATER EASEMENT
ROW	RIGHT OF WAY
CI	EX. CURB INLET
GI	EX. GRATE INLET

OWNER/APPLICANT
 CRP VCT CROSS CREEK OWNER LP
 2201 LONG PRAIRIE ST. STE 107
 FLOWER MOUND, TX 75022
 (P) 214-577-2759
 CONTACT: SCOTT MCLAUGHLIN

SUBMITTAL DATE
9/26/2019



CASE NAME: MILLS RUN ADDITION, LOT 1R
 CASE NUMBER: CU19-29
 LOCATION: 2701 N GRAPEVINE MILLS BLVD

MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION
 CHAIRMAN _____

DATE: _____

SHEET: 2 OF 4

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
 DEPARTMENT OF DEVELOPMENT SERVICES

Kimley & Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
 13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240
 PHONE: 972-335-3580 FAX: 972-335-3779
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS

HUNTLEY LEWIS

125313

LICENSED PROFESSIONAL ENGINEER

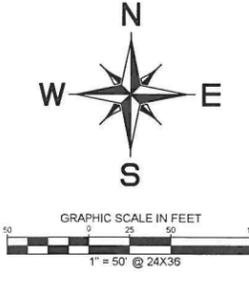
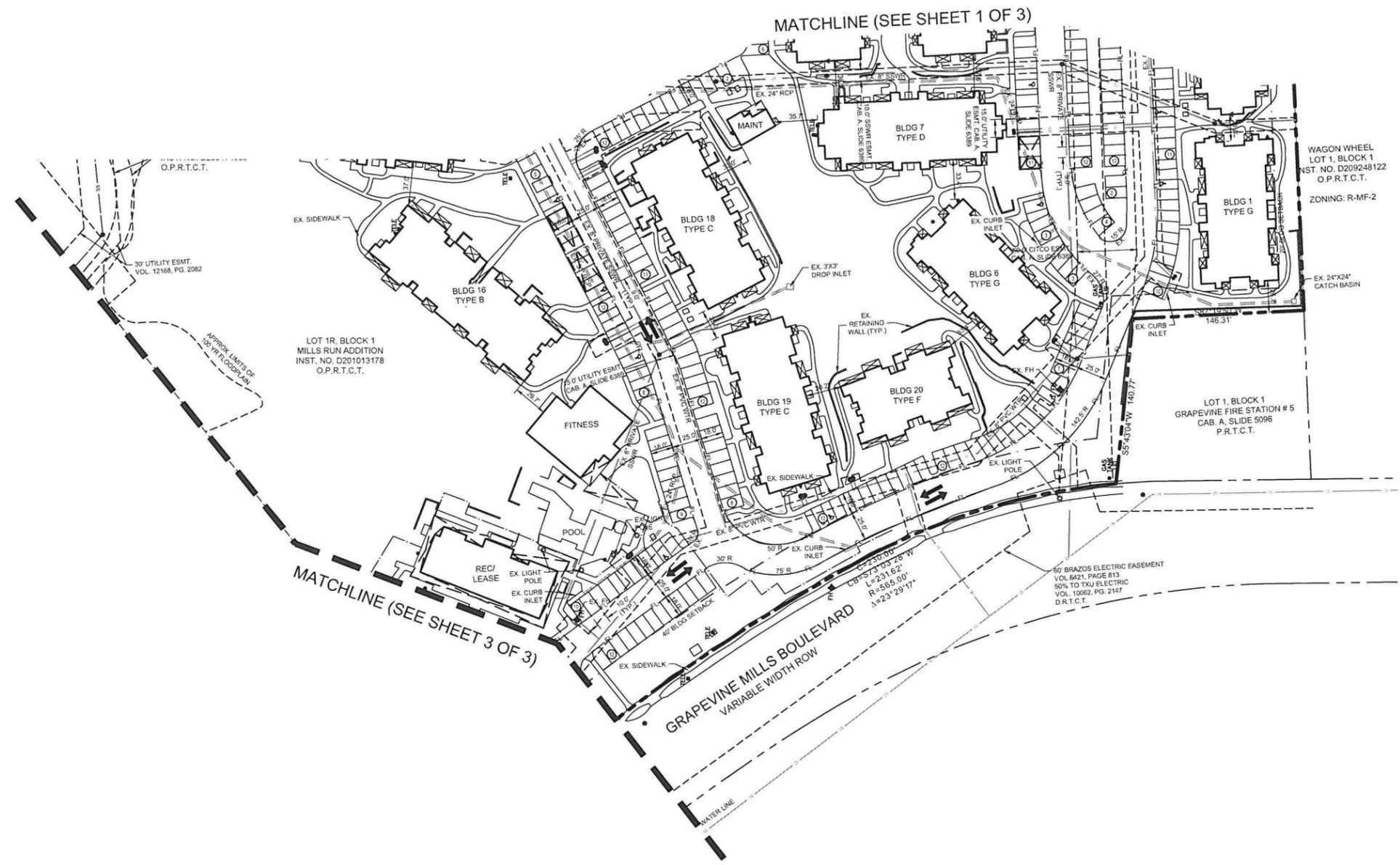
KHA PROJECT	063241100	DATE	SEP 2019
SCALE:	AS SHOWN	DESIGNED BY:	HCL
DRAWN BY:	JCG	CHECKED BY:	HCL

CONDITIONAL USE REQUEST SITE PLAN

MILLS RUN ADDITION
 2701 N GRAPEVINE MILLS PKWY
 CITY OF GRAPEVINE
 TARRANT COUNTY, TEXAS

SHEET NUMBER
2 OF 4

Plotted By: Lewis, Huntley Date: September 26, 2019 04:21:06pm File Path: K:\DAL_Civil\063241100-Cross Creek Grapevine\063241100-Conditional Use Site Plan.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and assentation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

---	PROPERTY LINE
- - - -	ADJACENT PROPERTY LINE
○	EXISTING CURB
⊙	EXISTING PARKING COUNT
x	EXISTING FENCE
- - - -	BUILDING SETBACK
- - - -	EXISTING WATER LINE
- - - -	EXISTING SANITARY SEWER LINE
- - - -	EXISTING STORM LINE
- - - -	EXISTING FIRE LANE
⇄	TRAFFIC CIRCULATION

- NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - ALL RADI ARE 10' OR 2' UNLESS NOTED OTHERWISE.
 - ALL FIRE HYDRANTS ARE TO BE LOCATED IN A WATER EASEMENT.
 - HANDICAP PAVEMENT MARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS FOR ALL LOTS.
 - ALL GATES MUST COMPLY WITH APPLICABLE FIRE CODE.
 - REDUCED BUILDING SEPARATION IS ALLOWED PER CURB-15.
 - ALL REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
 - ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.

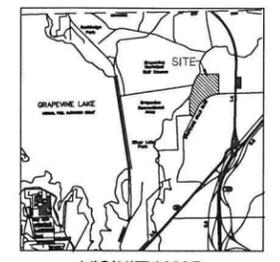
SEE SHEET 1 FOR SITE DATA TABLES

LEGEND

♿	ACCESSIBLE PARKING SYMBOL
⊙	NUMBER OF PARKING SPACES
⬮	EXISTING FIRE HYDRANT
⊙	EXISTING LIGHT POLE
TYP.	TYPICAL
CI	CURB INLET
SW	SIDEWALK
MH	WATER METER
⊙	MANHOLE
IM	IRRIGATION METER
WE	WATER EASEMENT
ROW	RIGHT OF WAY
CI	EX. CURB INLET
GI	EX. GRATE INLET

OWNER/APPLICANT
 CRP/VC CROSS CREEK OWNER LP
 2201 LONG PRAIRIE ST, STE 107
 FLOWER MOUND, TX 75022
 (P) 214-577-2759
 CONTACT: SCOTT MCLAUGHLIN

SUBMITTAL DATE
 9/26/2019



CASE NAME: MILLS RUN ADDITION, LOT 1R
 CASE NUMBER: CU19-29
 LOCATION: 2701 N GRAPEVINE MILLS BLVD

MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION
 CHAIRMAN _____

DATE: _____

SHEET: 3 OF 4

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
 DEPARTMENT OF DEVELOPMENT SERVICES

<p>Kimley & Horn © 2019 KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, SUITE 700, DALLAS, TX 75240 PHONE: 972-335-3580 FAX: 972-335-3779 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928</p>	<p>DATE: _____</p>
	<p>DESIGNED BY: HCL DRAWN BY: JCG CHECKED BY: HCL</p>
<p>CONDITIONAL USE REQUEST SITE PLAN</p>	
<p>MILLS RUN ADDITION 2701 N GRAPEVINE MILLS PKWY CITY OF GRAPEVINE TARRANT COUNTY, TEXAS</p>	
<p>SHEET NUMBER 3 OF 4</p>	

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: NOVEMBER 19, 2019

SUBJECT: FINAL PLAT APPLICATION
LOTS 1R1 AND 2, BLOCK 1, MILLS RUN ADDITION
(BEING A REPLAT OF LOT 1R, BLOCK 1, MILLS RUN ADDITION)

PLAT APPLICATION FILING DATE.....November 12, 2019

APPLICANT Lauren Nuffer, P.E., Kimley-Horn

REASON FOR APPLICATION..... To subdivide property into two (2) lots

PROPERTY LOCATION 2701 Grapevine Mills Boulevard North

ACREAGE..... 35.47

ZONING Lot 1R1: R-MF-2
Lot 2: Existing: R-MF-2/ Proposed : CC

NUMBER OF LOTS 2

PREVIOUS PLATTING 2001

CONCEPT PLAN CU19-29

SITE PLAN.....No

OPEN SPACE REQUIREMENT..... Yes

AVIGATION RELEASE Yes

PUBLIC HEARING REQUIRED Yes

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOTS 1R1 AND 2, BLOCK 1, MILLS RUN ADDITION
(BEING A REPLAT OF LOT 1R, BLOCK 1, MILLS RUN ADDITION)**

I. GENERAL:

- The applicant, Lauren Nuffer is platting the 35.47 acres into two (2) lots. Lot 1R1 is an existing apartment complex of 32.74 acres and Lot 2 is proposed for Community Commercial to be 2.73. The property is located at 2701 Grapevine Mills Boulevard North.

II. STREET SYSTEM:

- The development has access to Grapevine Mills Boulevard North.
- Abutting roads: on the City Thoroughfare Plan:
 not on the City Thoroughfare Plan: Grapevine Mills Boulevard North

Periphery Street Fees are due as follows:

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

Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

- The site drains west to Denton Creek Drainage Basin.

- 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: Lots 1R1 and 2, Block 1, Mills Run Addition – HA Grapevine Master Utility
- Water and Wastewater Impact Fees are due prior to the issuance of building permits for: Lot 2, Block 1, Mills Run Addition
 - Single Family Residential (\$ 2,414/ Lot)
 - Multifamily (\$ 1,134/ Unit)
 - Hotel (\$ 43,632/ Acre)
 - Corporate Office (\$ 20,523/ Acre)
 - Government (\$ 4,414/ Acre)
 - Commercial / Industrial (\$ 5,739 / Acre)
- Open Space Fees are not required for: Lots 1R1 & 2, Block 1, Mills Run Addition
- Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for:
 - R-5.0, R-TH, Zero Lot District (\$ 1,416.00 / Lot)
 - R-7.5, Single Family District (\$ 1,146.00 / Lot)
 - R-12.5, Single Family District (\$ 1,071.00 / Lot)

R-20.0, Single Family District (\$ 807.00 / Lot)

Public Hearing Only

Variances were required on the following items:

- Front building line
- Allowing a setback of 3 feet for the rear property line for an accessory building
- Lot width & depth
- Max. Impervious Area
- Landscaping Regulations, allowing no landscape buffer between the edge of the parking area and the adjacent property line.

The following items associated with this plat are not in accordance with the current subdivision standards:

- 50' ROW dedication not met: Developer is proposing to dedicate variable width private access easements throughout the development. The access easements will be owned and maintained by a Home Owners Association (HOA).
- Length of cul-de-sac street exceeds the 600-foot limit:
- Driveway Spacing not met.

VII. STATEMENT OF FINDINGS:

A. The City has determined that the right-of-way and easements required to be dedicated for streets, utilities, drainage, access, sidewalks and other municipal needs and services are consistent with the City's ordinances and master plan, are reasonable and are connected to the proposed project in the following manner:

- The right-of-way provides for future widening of public streets that will serve the development of this site.
- The onsite utility easements provide for a utility network to serve the development of this site.
- The onsite drainage easements provide for a drainage network to serve the development of this site.
- The onsite access easements provide cross access capabilities to this site and surrounding property.

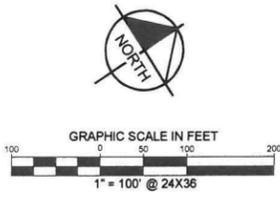
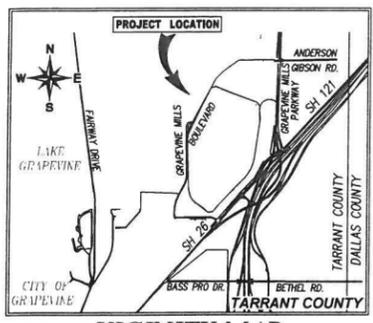
- The onsite sidewalk easements provide for a sidewalk network to serve the development of this site.

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

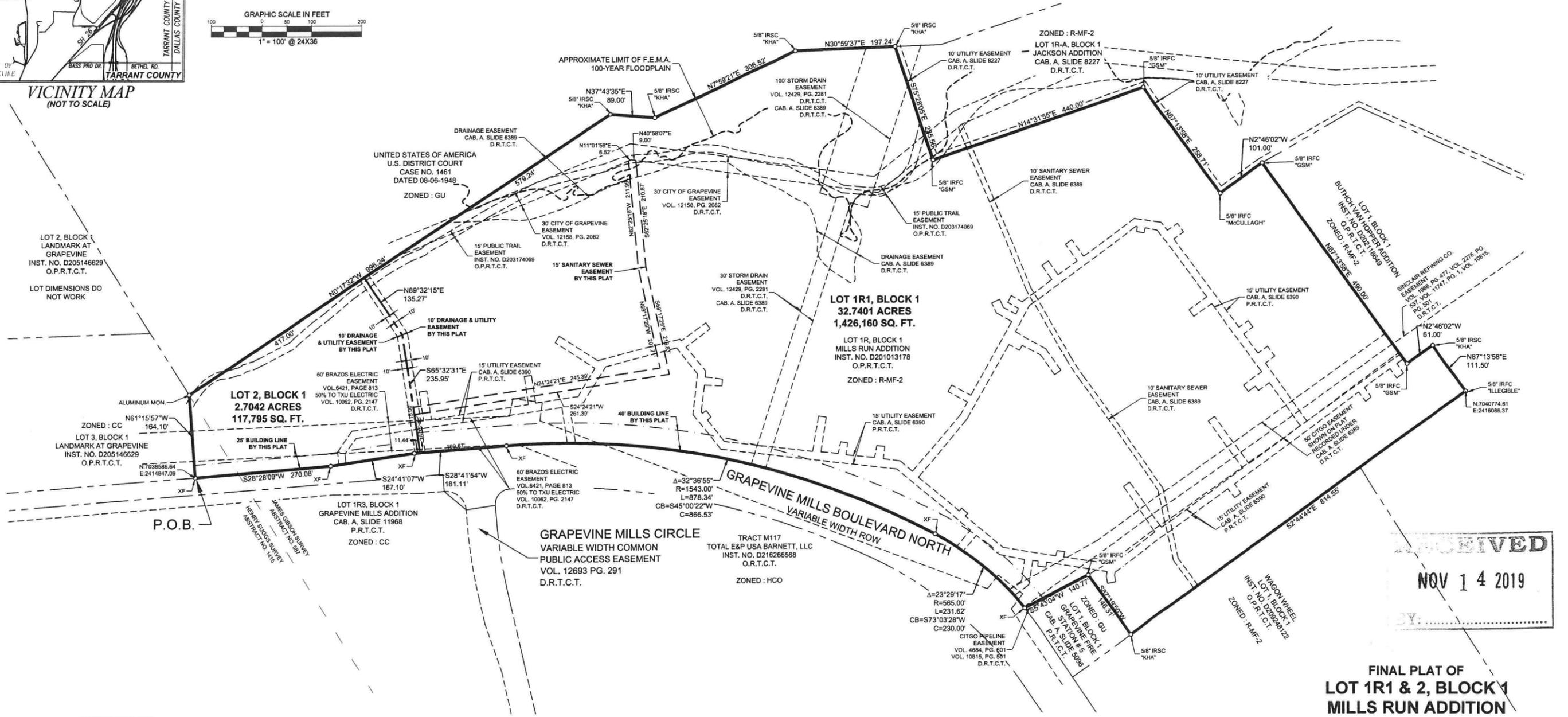
- The right-of-way is necessary to provide for future widening of public streets that will serve the development of this site.
- The onsite utility easements are necessary to provide for a utility system to serve this development and connect to existing utilities on surrounding property.
- The onsite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

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lots 1R1 & 2, Block 1, Mills Run Addition."



VICINITY MAP
(NOT TO SCALE)



LEGEND

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

- NOTES:**
- The details on all easements including metes and bounds are located on Cabinet A, Slide 4593-4594 & Cabinet A, Slide 6389-6390.
 - Minimum Finished Floor must be equal to two (2) feet above Ultimate 100 Year Water Surface Elevation/Floodplain.
 - All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011) epoch 2010, utilizing the inverted line between City of Grapevine Monument #1 and Monument # 9. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998478873. Coordinates shown hereon are grid values.
 - According to Map No. 48439C0110K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is located in Zone AE and is within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

RECEIVED
NOV 14 2019
BY: _____

**FINAL PLAT OF
LOT 1R1 & 2, BLOCK 1
MILLS RUN ADDITION**

BEING A REPLAT OF LOT 1R, BLOCK 1
OF MILLS RUN ADDITION
RECORDED IN INST. NO. D201013178
BEING 35.4443 ACRES SITUATED IN THE
JAMES GIBSON SURVEY, ABST. NO. 587 AND
HENRY SUGGS SURVEY, ABST. NO. 1415
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
ZONED R-MF-2
THIS PLAT FILED IN INSTRUMENT No.
D _____, DATE: _____

OWNER
CRP/CVT Cross Creek Owner, LP
2201, Long Prairie St, Suite 107
Flower Mound, Texas 75022
214-577-2759
Contact : Scot McLaughlin
Smclaughlin@vcpartners.com

ENGINEER/APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75241
972-770-1397
Contact : Lauren Nuffer
lauren.nuffer@kimley-horn.com

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DWP	JAD	SEP 2019	063241100	1 OF 2

DRAWN BY: PATRICK DAVID 11/13/2019 3:25 PM LAST SAVED 11/13/2019 3:08 PM

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS, CRP/VCT Cross Creek Owner, L.P., is the owner of a tract of land situated in the James Gibson Survey, Abstract No. 587, and the Henry Suggs Survey, Abstract No. 1415, City of Grapevine, Tarrant County, Texas and being all of Lot 1R, Block 1, Mills Run Addition, an Addition to the City of Grapevine, Texas, according to the plat thereof recorded in Instrument No. D201013178, Official Public Records, Tarrant County, Texas, and being all of a tract of land described in Special Warranty Deed with Vendor's Lien, to CRP/VCT Cross Creek Owner, L.P., recorded in Instrument No. D217149877, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found in the west right-of-way line of Grapevine Mills Boulevard, and being the southeast corner of said Lot 1R, and being the northeast corner of Lot 3, Block 1 of Landmark at Grapevine, an addition to the City of Grapevine, Texas, according to the plat thereof recorded in Instrument No. 205146629, Official Public Records, Tarrant County, Texas;

THENCE leaving said west right-of-way line of Grapevine Mills Boulevard and with the north line of said Lot 3, North 61°15'57" West, a distance of 164.10 feet to a Aluminum Monument found for the southwest corner of said Lot 1 and being in the east line of a tract of land recorded in U.S. District Court Case No. 1461, Dated 11/02/1948, to the United States of America;

THENCE with said east line of the United States tract, the following courses and distances:

North 0°17'32" West, a distance of 996.24 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 37°43'35" East, a distance of 89.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 7°59'21" East, a distance of 306.52 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 30°59'37" East, a distance of 197.24 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southwest corner of Lot 1R-A, Block 1, of Jackson Addition, an addition to the City of Grapevine, Texas, according to the plat thereof recorded in Cabinet, A, Slide 8227, Deed Records, Tarrant County, Texas;

THENCE leaving said east line of the United States tract, and with the south line of said Lot 1R-A, the following courses and distances:

South 75°28'05" East, a distance of 235.56 feet to a 5/8-inch iron rod with plastic cap stamped "GSM" found for corner;
North 14°31'55" East, a distance of 440.00 feet to a 5/8-inch iron rod with plastic cap stamped "GSM" found for corner;
North 87°13'58" East, a distance of 258.71 feet to a 5/8-inch iron rod with plastic cap stamped "McCULLAGH" found for corner;
North 2°46'02" West, a distance of 101.00 feet to a 5/8-inch iron rod with plastic cap stamped "GSM" found for the south corner of Lot 1, Block 1, of Butch Van Hopper Addition, an addition to the City of Grapevine, Texas, according to the plat thereof recorded in Instrument No. D202118649, Official Public Records, Tarrant County, Texas;

THENCE with the east line of said Lot 1, Block 1, the following courses and distance:

North 87°13'58" East, a distance of 490.00 feet to a 5/8-inch iron rod with plastic cap stamped "GSM" found for corner;
North 2°46'02" West, a distance of 61.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
North 87°13'58" East, a distance of 111.50 feet to a 5/8-inch iron rod with illegible plastic cap stamped "GSM" found for corner;

THENCE with a south line of said Lot 1, Block 1, South 2°44'44" East, passing at a distance of 256.00 feet the southwest corner of Lot 1, Block 1, of Wagon Wheel Addition, and addition to the City of Grapevine, Texas, according to the plat thereof recorded in Instrument No. D209248122, Official Public Records, Tarrant County, Texas, continuing with the south line of said Wagon Wheel Addition in all a total distance of 814.55 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for north corner of Lot 1, Block 1, of Grapevine Fire Station #5, an addition to the City of Grapevine, Texas, according to the plat thereof recorded in Cabinet A, Slide 5096, Plat Records, Tarrant County, Texas;

THENCE leaving said south line of the Wagon Wheel Addition, and with the west line of Fire Station Addition, South 87°19'50" West, a distance of 146.31 feet to a 5/8-inch iron rod with plastic cap stamped "GSM" found for the west corner said Fire Station Addition;

THENCE with the south line of said Fire Station Addition, South 5°43'04" West, a distance of 140.77 feet to an "X" cut in concrete found in said west right-of-way line of Grapevine Mills Boulevard and being the south corner of said Fire Station Addition and being at the beginning of a non-tangent curve to the left having a central angle of 23°29'17", a radius of 565.00 feet, a chord bearing and distance of South 73°03'28" West, 230.00 feet;

THENCE with said west right-of-way line of Grapevine Mills Boulevard, the following courses and distances:

In a southwesterly direction, with said curve to the left, an arc distance of 231.62 feet to an "X" cut in concrete found at the beginning of a compound curve to the left having a central angle of 32°36'55", a radius of 1543.00 feet, a chord bearing and distance of South 45°00'22" West, 866.53 feet;
In a southwesterly direction, with said curve to the left, an arc distance of 878.34 feet to an "X" cut in concrete found for corner;
South 28°41'54" West, a distance of 181.11 feet to an "X" cut in concrete found for corner;
South 24°41'07" West, a distance of 167.10 feet to an "X" cut in concrete found for corner;
South 28°28'09" West, a distance of 270.08 feet to the **POINT OF BEGINNING** and containing 35.4443 acres or 1,543,955 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

STATE OF TEXAS §

COUNTY OF TARRANT §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT CRP/VCT Cross Creek Owner, L.P., does hereby adopt this plat of Lot 1R1 & 2, Block 1, Mills Run 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.

BY: CRP/VCT Cross Creek Owner, L.P.;

Name, Title

STATE OF TEXAS §

COUNTY OF TARRANT §

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

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

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

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

J. Andy Dobbs, RPLS No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75241
972-770-1397
andy.dobbs@kimley-horn.com

STATE OF TEXAS §

COUNTY OF DALLAS §

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

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

Notary Public in and for the State of Texas

AVIGATION RELEASE

THE STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS, CRP/VCT Cross Creek Owner, L.P., hereinafter called "Owner" (whether one or more), is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being said property as described as shown on this plat.

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

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

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

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

BY: CRP/VCT Cross Creek Owner, L.P.;

Name, Title

STATE OF TEXAS §

COUNTY OF TARRANT §

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

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

Notary Public in and for the State of Texas

PLANNING & ZONING COMMISSION:

Date Approved: _____

Chairman: _____

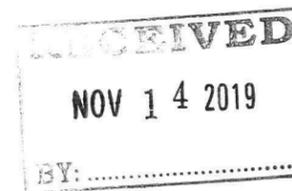
Secretary: _____

GRAPEVINE CITY COUNCIL:

Date Approved: _____

Mayor: _____

City Secretary: _____



**FINAL PLAT OF
LOT 1R1 & 2, BLOCK 1
MILLS RUN ADDITION**

BEING A REPLAT OF LOT 1R, BLOCK 1
OF MILLS RUN ADDITION
RECORDED IN INST. NO. D201013178
BEING 35.4443 ACRES SITUATED IN THE
JAMES GIBSON SURVEY, ABST. NO. 587 AND
HENRY SUGGS SURVEY, ABST. NO. 1415
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
ZONED R-MF-2
THIS PLAT FILED IN INSTRUMENT No.
D _____, DATE: _____

OWNER
CRP/CVT Cross Creek Owner, LP
2201, Long Prairie St. Suite 107
Flower Mound, Texas 75022
214-577-2759
Contact : Soot McLaughlin
Smclaughlin@vcpartners.com

ENGINEER/APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75241
972-770-1397
Contact : Lauren Nuffer
lauren.nuffer@kimley-horn.com

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DWP	JAD	SEP 2019	063241100	2 OF 2

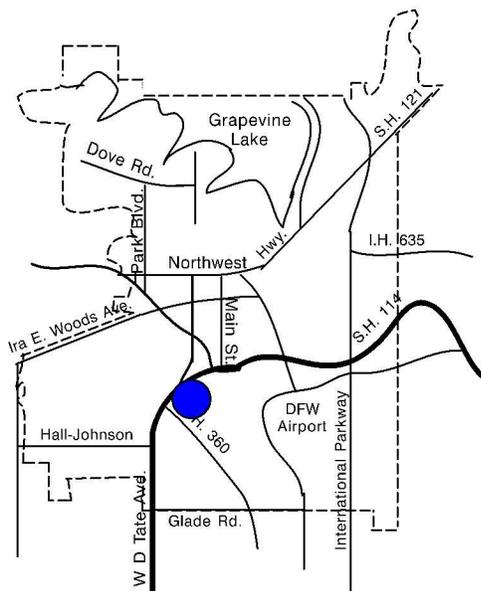
DRAWN BY: JAD, SURVEYED BY: JAD, CROSS CREEK GRAPEVINE, LP, CUT DWG PLOTTED BY: PATRICK DAVID 11/13/2019 3:22 PM LAST SAVED: 11/13/2019 3:08 PM

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

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

MEETING DATE: NOVEMBER 19, 2019

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF ZONE
CHANGE APPLICATION Z19-06, SUMMIT CLIMBING GYM



APPLICANT: Timothy Carroll

PROPERTY LOCATION AND SIZE:

The subject property is addressed as 3105 William D. Tate Avenue and is platted as Lot 2, Block 1, Classic Collision Addition. The addition contains 5.20 acres and has approximately 581 feet of frontage along William D. Tate Avenue, and 801.38 feet of frontage along Stone Myers Parkway.

REQUESTED ZONE CHANGE AND COMMENTS:

The applicant is requesting a zone change to rezone 2.976 acres from "PID" Planned Industrial Development District to "CC" Community Commercial District to allow for the development of an indoor climbing gym.

It is the applicant's intent to develop the subject 5.20-acre site into a 26,000 square foot indoor climbing facility for Summit Climbing Gym. The proposed facility will replace Summit Climbing currently located on the north side of Mustang Drive and east of the intersection of Mustang Drive and Stone Myers Parkway. Approximately 2.976 acres of the subject property to the west is proposed to be rezoned from "PID" Planned Industrial Development District to "CC" Community Commercial District to coincide with the existing zoning on the remaining eastern portion of the site. The applicant's concept plan zoning exhibit illustrates the viability of an indoor commercial amusement use relative to open

space, building coverage, impervious lot coverage and off-street parking requirements on the subject site. Subject to the zone change request receiving favorable approval from the City Council, a complete site plan application including a dimensional control site plan, landscape plan, building elevations and preliminary engineering are required to develop the proposed indoor commercial amusement.

PRESENT ZONING AND USE:

The property is currently zoned “PID” Planned Industrial Development District and “CC” Community Commercial District, and is undeveloped.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and the property to the north were rezoned from the “R-1” Single Family District to “PID” Planned Industrial Development District during the 1984 City Rezoning. Zone Change Z86-15 rezoned the adjacent property to the north from “PID” Planned Industrial Development District to “CC” Community Commercial District. The property to the east was rezoned from “I.D.A.” Industrial District Authority to “R-20” Single Family District after the 1984 Rezoning. The property to the west was rezoned from “R-1” Single Family District and “C-2” Community Business District to “R-20”, Single Family District and “CC” Community Commercial District in the 1984 Rezoning. The site was again rezoned in January 2000 (Case No. Z99-10, Ord. No. 2000-03) changing the zoning to “CC” Community Commercial District. Zoning Case Z98-19 (Ord. No. 98-100) was approved in August 1998, changing the zoning of the western portion of the site to “PID”, Planned Industrial Development. City Council at the July 21, 2015 meeting approved zone change request Z15-05 (Ord. 2015-35), conditional use request CU15-24 (Ord. 2015-36) and planned development overlay request to allow for rezoning of 4.85 acres, a conditional use permit for automobile repair for paint and collision and including a pole sign and a planned development overlay to deviate from the landscaping requirements with a vehicle storage yard.

SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: “PID” Planned Industrial Development District—Classic Collision Automobile Repair
- SOUTH: “PID” Planned Industrial Development District, “LI” Light Industrial District and “BP” Business Park District—Pavestone, Associated Aircraft Supply and vacant undeveloped property
- EAST: “LI” Light Industrial District and “BP” Business Park District—Pavestone and vacant undeveloped property

WEST: State Highway 360/William D. Tate Avenue intersection

AIRPORT IMPACT:

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

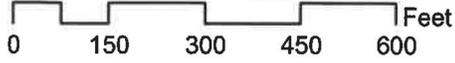
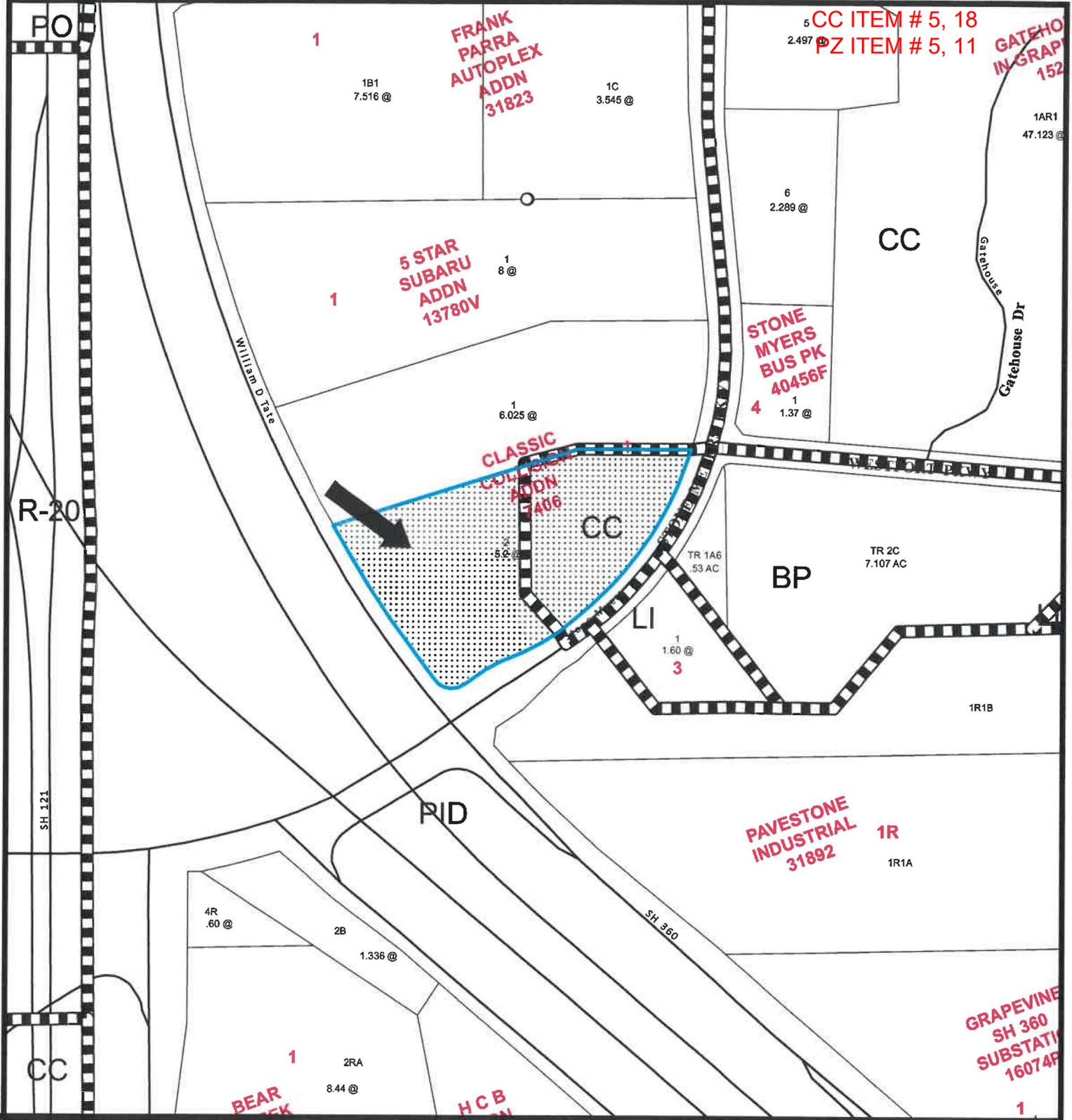
MASTER PLAN APPLICATION:

The Master Plan designates the subject property as both an Industrial/Commercial and Commercial land use. The applicant’s proposal is in compliance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates Stone Myers Parkway as a Type D Minor Arterial with a minimum 75-foot right-of-way developed as four lanes.

/at



Z19-06 Summit Climbing Gym

Date Prepared: 11/4/2019

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

219-06

CITY OF GRAPEVINE
ZONE CHANGE APPLICATION

1. Applicant/Agent Name Timothy Carroll
 Company Name Simple Twist, LLC
 Address 809 Shorecrest Dr.
 City Southlake State TX Zip 76092
 Phone # 817-271-7916 Fax # _____
 Email [REDACTED] Mobile # 817-271-7916
2. Applicant's interest in subject property Buyer
3. Property owner(s) name Tom Durant
 Address 1101 State Hwy 114
 City Grapevine State TX Zip 76051
 Phone # 817-421-1200 Fax # _____
4. Address of subject property 3105 William D Tate
 Legal Description: Lot 2 Block 1 Addition Classic Collision
 Size of subject property 5.2 acres _____ square foot
 Metes & Bounds must be described on 8 1/2" x 11" sheet
5. Present Zoning Classification FD + CC
6. Present Use of Property Vacant
7. Requested Zoning District CC
8. The applicant understands the master plan designation and the most restrictive zone that would allow the proposed use is CC



219-06

- 9. Minimum/Maximum District size for requested zoning _____
- 10. Describe the proposed use Recreation: indoor rock climbing,
yoqa + fitness
- 11. The Concept Plan submission shall meet the requirements of Section 45, Contents of a Concept Plan, Section 45.C.

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

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

Any changes to a concept plan approved with a zone change request can only be approved by city council through the public hearing process.

I have read and understand all of the requirements as set forth by the application for zone change request and acknowledge that all requirements of this application have been met at the time of submittal.

- 11. Signature to authorize a zone change request and place a zone change request sign on the subject property.

Applicant (print): Timothy Carroll

Applicant signature: [Signature]

Property Owner (print): Tom Durant

Property Owner signature: [Signature]



219-06

The State of Texas

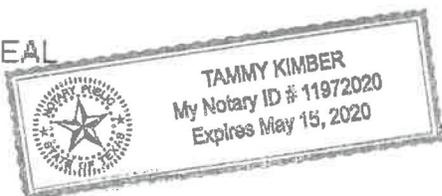
County of Tarrant ~~Jerry Crawford~~

Before me ~~Timothy Carroll~~ Timothy Carroll/Tammy Kimber on this day personally appeared
Timothy Carroll known to me (or proved to me on the oath of
or through

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

Given under my hand and seal of office this 23 day of Sept
A.D. 2019.

SEAL



[Signature]
Notary Signature



The State of Texas

County of Dalh Maureen McDonnell

Before me ~~Timothy Carroll~~ on this day personally appeared
Timothy Carroll known to me (or proved to me on the oath of
or through

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

Given under my hand and seal of office this 26th day of Sept 2019
A.D. 2019

SEAL



[Signature]
Notary Signature

219-06

ACKNOWLEDGEMENT

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

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

Any changes to a concept plan approved with a zone change request can only be approved by city council through the public hearing process.

I have read and understand all of the requirements as set forth by the application for zone change request and acknowledge that all requirements of this application have been met at the time of submittal.

Signature of Applicant Smitty Caswell

Date: 9-18-19

Signature of Property Owner Thomas R Durant

Date: 9-30-19



Z 19-06
CC ITEM # 5, 18
PZ ITEM # 5, 11

METES AND BOUNDS DESCRIPTION
Summit Grapevine Zoning

BEING a tract of land situated in the J. Cates Survey, Abstract No. 315, City of Grapevine, Tarrant County, Texas, the subject tract being a portion of Lot 2, Block 1, Classic Collision Addition, according to the plat recorded in Document No. D216124100 of the Official Public Records, Tarrant County, Texas (OPRTCT), with the subject tract being more particularly described as follows:

BEGINNING at a point on the south line of Lot 2 and on the north line of Stone Myers Parkway, a variable width right-of-way;

THENCE along the north line of Stone Myers Parkway, the following:

S 55°40'18" W, 37.90 feet;

S 65°12'11" W, 135.88 feet;

And S 55°40'18" W, 85.33 feet to the west end of a corner clip for the intersection of the north line of Stoney Myers Parkway with the east line of State Highway 360, a variable width right-of-way;

THENCE N 81°45'25" W, 21.78 feet along said corner clip to the east line of State Highway 360;

THENCE along the east line of State Highway 360, the following:

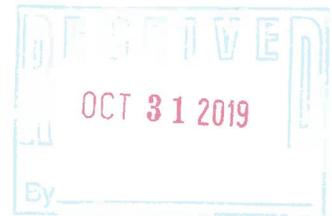
Around a non-tangent curve to the right having a central angle of 02°34'39", a radius of 2834.79 feet, a chord of N 37°16'54" W - 127.52 feet, an arc length of 127.53 feet;

And around a non-tangent curve to the right having a central angle of 05°48'10", a radius of 2842.79 feet, a chord of N 32°28'06" W - 287.79 feet, an arc length of 287.91 feet to the northwest corner of Lot 2, also being the southwest corner of Lot 1, Block 1, Classic Collision Addition;

THENCE N 71°23'30" E, 434.70 feet along the south line of Lot 1;

THENCE S 00°58'21" W, 255.87 feet through Lot 2;

THENCE S 34°17'41" E, 125.62 feet continuing through Lot 2 to the POINT OF BEGINNING with the subject tract containing 129,639 square feet or 2.976 acres of land.



October 31, 2019

C:\Users\Atriplett\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\W
MMLW26I\Zoning MB.docx

ORDINANCE NO. 2019-079

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS AMENDING ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE OF GRAPEVINE, TEXAS, GRANTING ZONING CHANGE Z19-06 ON A TRACT OF LAND OUT OF THE JAMES CATES SURVEY, ABSTRACT 315, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE (3105 WILLIAM D. TATE AVENUE); ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PID" PLANNED INDUSTRIAL DEVELOPMENT DISTRICT TO "CC" COMMUNITY COMMERCIAL DISTRICT; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, applications were made to amend the Official Zoning Map, City of Grapevine, Texas by making applications for same with the Planning and Zoning Commission of the City of Grapevine, Texas as required by State statutes and the zoning ordinances of the City of Grapevine, Texas and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Grapevine, Texas after all legal notices, requirements, conditions and prerequisites having been complied with; and

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

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

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

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

WHEREAS, the City Council of the City of Grapevine, Texas does find that there is a public necessity for the zoning change, that the public demands it, that the public interest clearly requires the amendment, that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time their original investment was made; and does find that the change in zoning lessens the congestion in the streets, helps secure safety from fire, panic and other dangers; promotes health and the general welfare; provides adequate light and air; prevents the overcrowding of land; avoids undue concentration of population; facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and

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

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

Section 1. That the City of Grapevine Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known

as Appendix "D" of the City Code of Grapevine, Texas, be, and the same is hereby amended and changed by Zoning Application Z19-06 to rezone the following described property to-wit: being a 2.976 acre tract of land out of the James Cates Survey, Abstract 315, Tarrant County, Texas (Lot 2, Block 1, Classic Collision Addition; 3105 William D. Tate Avenue), more fully and completely described in Exhibit "A", attached hereto and made a part hereof, which was previously zoned "PID" Planned Industrial Development District is hereby changed to "CC" Community Commercial District, all in accordance with Comprehensive Zoning Ordinance No. 82-73, as amended.

Section 2. The City Manager is hereby directed to correct the official zoning map of the City of Grapevine, Texas to reflect the herein change in zoning.

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

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

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

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

Section 7. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed two thousand dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of NOVEMBER, 2019.

APPROVED:

William D. Tate
Mayor

ATTEST:

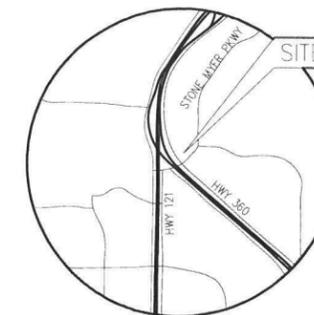
Tara Brooks
City Secretary

APPROVED AS TO FORM:

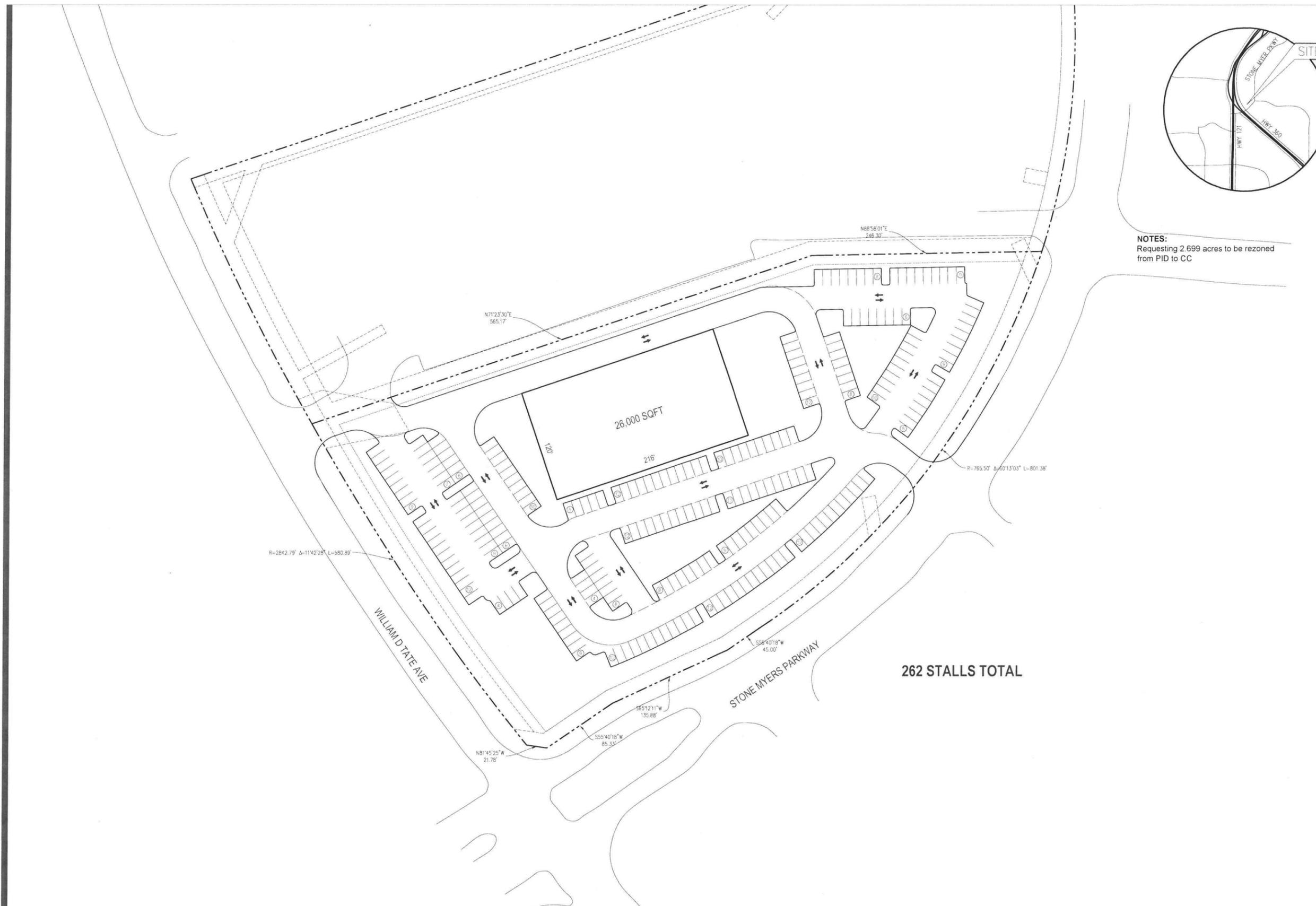
City Attorney

RIDGEMONT
CONSTRUCTION

Issue Dates:	
PRELIMINARY PLAN	09.26.19
PRELIMINARY PLAN	10.04.19
PRELIMINARY PLAN	10.31.19



NOTES:
Requesting 2.699 acres to be rezoned from PID to CC



Robert R. Holton AIA
TX Registration #14938
Not for Regulatory Approval,
Permit, or Construction.

Heights Venture
ARCHITECTURE + DESIGN

HOUSTON DALLAS
1111 North Loop West, Suite 800 5741 Legacy Drive, Suite 320
Houston, Texas 77008 Plano, Texas 75024
713.869.1103 V 972.490.7292 V

RCC-SUMMIT
GRAPEVINE

3105 WILLIAM D TATE AVE,
GRAPEVINE, TX

Project Number_Phase:	Sheet Size:
19145	22x34
Date/Time Plotted:	
Drawn By:	Checked By:
KL	RH/WL
Project Phase:	
Schematic	

ZONING EXHIBIT
#Z19-06

A0.1

SITE DATA SUMMARY

LOT	ZONING	CURRENT USE	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQFT)	BLDG AREA (SQFT)	BLDG HEIGHT (FT)	LOT COVERAGE		FLOOR AREA RATIO		PARKING	HANDICAP SP			
								REQ	PROV	REQ	PROV		REQ	PROV		
2	CC	VACANT	INDOOR COMMERCIAL AMUSEMENT	5.2	226,519	26,000	50'-0"	60% MAX	11.48%	NOT REG.	0.14	1 SPACE / 100SF ENCLOSED FLOOR AREA	260	262	7	7

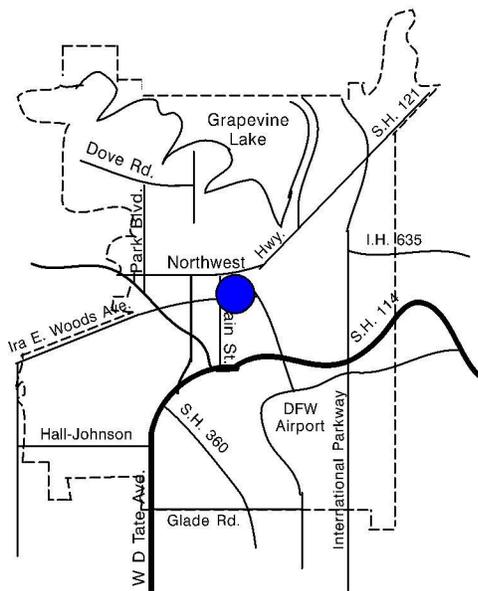


TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE
PLANNING AND ZONING COMMISSION

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

MEETING DATE: NOVEMBER 19, 2019

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF HISTORIC
LANDMARK SUBDISTRICT HL19-02



APPLICANT: City of Grapevine

PROPERTY LOCATION AND SIZE:

The subject property is located at 212 East Texas Street and platted as Lot 1, Block 36, City of Grapevine.

REQUESTED HISTORIC LANDMARK SUBDISTRICT AND COMMENTS:

The applicant is requesting a Historic Landmark Subdistrict designation for property located at 212 East Texas Street and platted as Lot 1, Block 36, City of Grapevine.

The Historic Preservation Commission, at their September 15, 2019 meeting, adopted the preservation criteria for the subject property. No plans have been approved for this property.

The property contains a vacant house and is currently owned by the City of Grapevine. The property was recently platted as Lot 1, Block 36, City of Grapevine.

The property was owned by Grapevine harness maker J. H. Withrow who, with his wife, lived there from 1923 through the 1940s. Later owner C. V. Tidwell built the current house in 1946. It is a minimal traditional style gabled house with three bedrooms and one and one

half baths. A carport was added to the rear of the house later. The house is asymmetrical in plan with a small recessed front porch.

PRESENT ZONING AND USE:

The property is currently zoned "CBD" Central Business District.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and the surrounding properties to the north, south, east, and west were zoned "C-2" Community Business prior to the 1984 City Rezoning.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "R-7.5" Single Family Residential – First Baptist Church

SOUTH: "CBD" Central Business District – Public Parking Lot

EAST: "CBD" Central Business District – Public Parking Lot and "R-7.5" Single Family District – Non-Conforming multifamily structure

WEST: "CBD" Central Business District – Law Offices

AIRPORT IMPACT:

The subject tract is located within "Zone A" Zone of Minimal Effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" Map. Few activities will be affected by aircraft sounds in "Zone A" except for sound sensitive activities such as auditoriums, churches, schools, hospitals, and theaters. The applicant's proposal is/is not an appropriate use in this noise zone.

MASTER PLAN APPLICATION:

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

CITY OF GRAPEVINE

HISTORIC LANDMARK SUBDISTRICT APPLICATION

1. APPLICANT/AGENT NAME JENNIFER HIBBS
 COMPANY NAME CITY OF GRAPEVINE
 ADDRESS 212 East Texas Street
 CITY/STATE/ZIP Grapevine, TX 76051
 WORK PHONE 817 410-3197 FAX NUMBER —

2. APPLICANT'S INTEREST IN SUBJECT PROPERTY OWNER REPRESENTATIVE

3. PROPERTY OWNER(S) NAME City of Grapevine
 ADDRESS PO Box 95104
 CITY/STATE/ZIP Grapevine, TX 76099-9704
 WORK PHONE 817 410-3197 FAX NUMBER —

4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION
212 East Texas Street
 LEGAL DESCRIPTION: LOT — BLOCK —, ADDITION Abstract 422 Tract 60B Ref. Plat D2 19048329 William Dodey Survey
 SIZE OF SUBJECT PROPERTY 0.4500 ACRES 19,602 SQUARE FEET
 METES & BOUNDS MUST BE DESCRIBED ON 8 1/2" X 11" SHEET

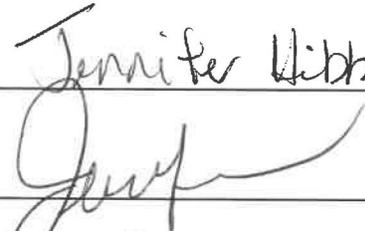
5. PRESENT ZONING CLASSIFICATION R-7.5

6. PRESENT USE OF PROPERTY RESIDENTIAL

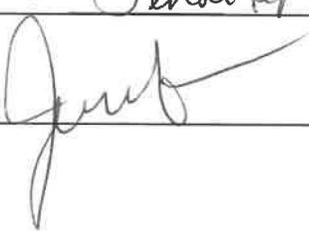
7. SIGNATURE TO AUTHORIZE A ZONE CHANGE REQUEST AND PLACING A HISTORICAL LANDMARK SUBDISTRICT REQUEST SIGN ON THE SUBJECT PROPERTY.

THE DEVELOPMENT SERVICES STAFF WILL DETERMINE THE AGENDA FOR EACH OF THE PUBLIC HEARING DATES. BASED ON THE SIZE OF THE AGENDA, YOUR APPLICATION MAY BE RESCHEDULED TO A LATER DATE.

APPLICANT (PRINT) Jennifer Hibbs

APPLICANT SIGNATURE 

OWNER (PRINT) Jennifer Hibbs

OWNER SIGNATURE 

The State of Texas

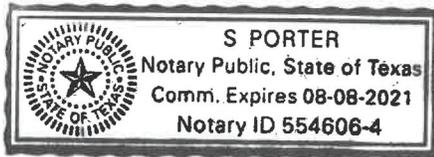
County of Tarrant

Before me S. Porter
Jennifer Hibbs on this day personally appeared
Jennifer Hibbs known to me (or proved to me on the oath of
or through personal knowledge (description of
identity card or other document) to be the person whose name is subscribed to the foregoing instrument
and acknowledged to me that he executed the same for the purposes and consideration therein
expressed.

Given under my hand and seal of office this 20 day of Sept, A.D. 2019.



S. Porter
Notary Signature



The State of _____

County of _____

Before me _____ on this day personally appeared
_____ known to me (or proved to me on the oath of
or through _____ (description of
identity card or other document) to be the person whose name is subscribed to the foregoing instrument
and acknowledged to me that he executed the same for the purposes and consideration therein
expressed.

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

SEAL

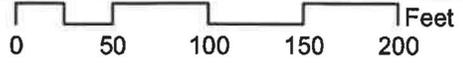
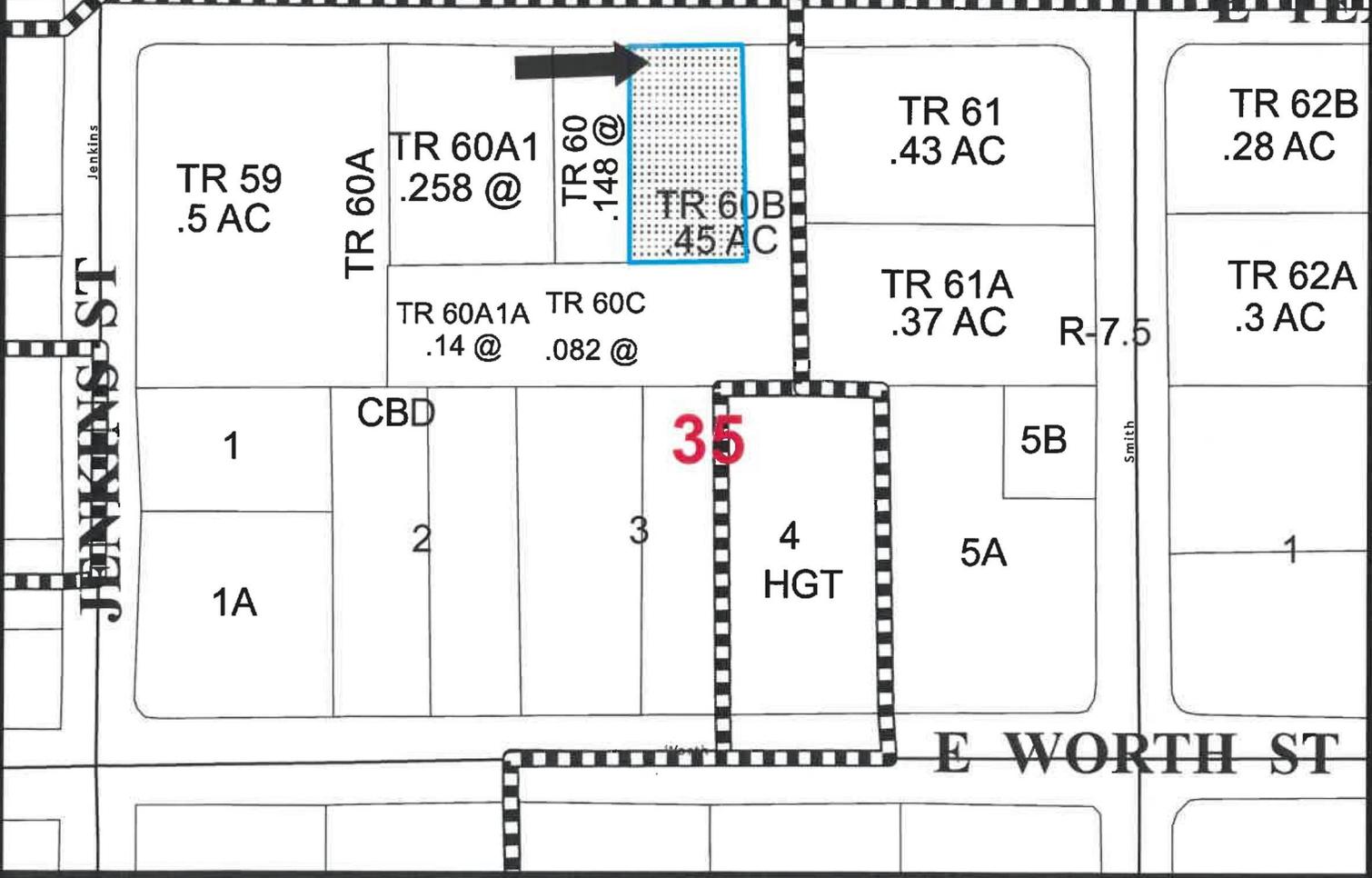
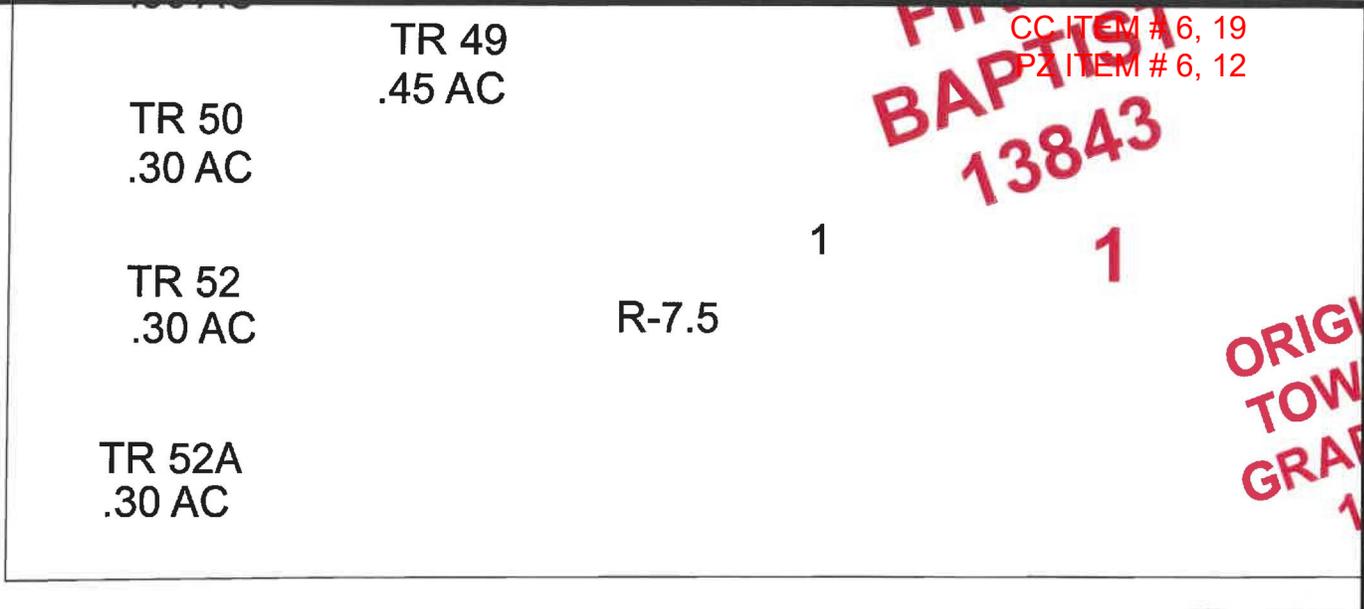
Notary Signature

CC ITEM # 6, 19
P2 ITEM # 6, 12
BAPTIST
13843

ORIGINAL TOWN GRAP

TY
K
GU

20



HL19-02
212 East Texas Street

Date Prepared: 11/4/2019

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

**GRAPEVINE HISTORIC PRESERVATION COMMISSION
HISTORIC LANDMARK DESIGNATION FORM**

1. Name Withrow – Tidwell House

Historic

And/or 1946 House

2. Location

Address 212 E Texas Street land survey

Location/neighborhood City of Grapevine block/lot Abstract 422 Tract 60B tract size 0.4500 acres

3. Current zoning

R 7.5 single family residential

4. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input checked="" type="checkbox"/> structure		<input type="checkbox"/> work in progress	<input type="checkbox"/> education	<input type="checkbox"/> residence
<input type="checkbox"/> Site	Accessible		<input type="checkbox"/> Entertainment	<input type="checkbox"/> Religious
	<input type="checkbox"/> yes: restricted		<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> yes: unrestr.		<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> no		<input type="checkbox"/> military	<input type="checkbox"/> other

5. Ownership

Current owner: City of Grapevine phone: 817-410-3197

Address: 200 S. Main Street city: Grapevine state: TX zip: 76051

6. Form Preparation

Name & title: Bruno Rumbelow organization: City of Grapevine City Manager

Contact: phone: 817-410-3197

7. Representation on Existing Surveys

<input type="checkbox"/> Tarrant County Historic Resources	<input type="checkbox"/> National Register of Historic Places
<input checked="" type="checkbox"/> Other <u>City of Grapevine Township</u>	<input type="checkbox"/> Recorded Texas Historic Landmark
<input type="checkbox"/> <u>Map</u>	<input type="checkbox"/> Texas Archaeological Landmark

for office use only

8. Date Rec'd: _____ Survey Verified: Yes No

9. Field Chk date: _____ By: _____

10. Nomination

<input type="checkbox"/> Archaeological	<input type="checkbox"/> Structure	<input type="checkbox"/> District
<input type="checkbox"/> Site	<input type="checkbox"/> Structure & Site	

11. Historic Ownership
original owner J. H. Withrow
significant later owner(s) City of Grapevine
12. Construction Dates
Original 1946
alterations/additions Garage removed, carport removed
13. Architect
original construction
alterations/additions
14. Site Features
natural
urban design
15. Physical Description

Condition	Check One:	Check One:	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> Unaltered	<input checked="" type="checkbox"/> Original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> Moved (date: _____)
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe present and original (if known) physical appearance; include style(s) of architecture, current condition and relationship to surrounding fabric (structures, objects, etc.). Elaborate on pertinent materials used and style(s) of architectural detailing, embellishments and site details.

The Withrow-Tidwell House is built in the minimal traditional style popular after World War II. It features an asymmetrical plan with a gabled roof and multiple setbacks giving the house an impressive ranch house appearance. The windows are wood, six over six paired units, on the front of the house. An original one car garage is no longer standing and was replaced with an attached carport. The carport was recently removed leaving a large concrete slab to the rear of the original kitchen.

The house has exposed rafter tails at the roof line. Overlay-siding has been placed over the original wood siding below. An inset porch has non-original wrought iron railing and porch columns.



212 East Texas Street, photo 2019

16. Historical Significance

Statement of historical and cultural significance. Include: cultural influences, special events and important personages, influences on neighborhood, on the city, etc.

The property was owned by Grapevine harness maker J. H. Withrow who with his wife lived here from 1923 through the 1940s. Later owner C. V. Tidwell built the current house in 1946. The prominent Texas Street location across from the First Baptist Church of Grapevine has been home to leading families of Grapevine for generations. The house was acquired by the First Baptist Church and used as a community outreach center.

The Church leased the rear portion of the property to the City of Grapevine for use as a public parking lot serving the Main Street Historic District. The City of Grapevine recently purchased the house from the Church and will return it to use as a single family house, maintaining the important streetscape view of the 200 block of East Texas Street.

17. Bibliography

Tarrant Appraisal District and historic tax records; *The Grapevine Sun* newspapers (on line); Dignity Memorial obituary and memories posted on dignitymemorial.com by family and friends.

18. Attachments

District or Site map
 Site Plan
 Photo (current)

Additional descriptive material
 Footnotes
 Other (Grapevine Sun article 2.6.69)

Historical Marker

The Grapevine Historic Preservation Commission and the Grapevine Historical Society have a cooperative marker program for properties that are officially (individually or located within) designated Historic Landmark Sub-districts. Please indicate if you are interested in obtaining one or both markers for your property. There is no fee for either of the markers, however, the Grapevine Historical Society will only fund two (2) of the medallion and text plaque (second option), per year, on a first come, first serve basis.

Check One:

- Yes, I am interested in obtaining a bronze Historic Landmark Plaque for my property from the Historic Preservation Commission. I understand there is no fee for this plaque.
- No, I am not interested in obtaining a marker for my property.
-
- Yes, I am interested in obtaining a bronze Historic Marker (medallion and text plaque) for my property from the Grapevine Historical Society.

Below for office use only



- Historic Preservation Commission's Historic Landmark Plaque.

- Historic Preservation Commission's Historic District Plaque.



Design Guidelines

**Withrow-Tidwell House
212 East Texas Street
Grapevine, Texas**

**Grapevine Township Revitalization Project, Inc.
City of Grapevine
200 S. Main
Grapevine, Texas 76051**

September 25, 2019

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- Driveways, Parking Lots
- Service and Mechanical Areas
- Fences

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- Windows

III. EMBELLISHMENTS

- Awnings-Canopies
- Exterior Lighting

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- Infill
- Additions to Historic Buildings

Preface

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212 East Texas Street

The Withrow-Tidwell House is built in the minimal traditional style popular after World War II. It features an asymmetrical plan with a gabled roof and multiple setbacks giving the house an impressive ranch house appearance. The windows are wood, six over six paired units, on the front of the house. An original one car garage is no longer standing and was replaced with an attached carport. The carport was recently removed leaving a large concrete slab to the rear of the original kitchen.

The house has exposed rafter tails at the roof line. Overlay siding has been placed over the original wood siding below. An inset porch has non-original wrought iron railing and porch columns.

SITE

Retain the historic relationships between buildings, landscaping features and open space. Avoid rearranging the site by moving or removing buildings and site features, such as walks, drives and fences, that help define the residence's historic value.

SETBACKS

Building setbacks should be consistent with adjacent buildings or with the style of the building. Setbacks are an important ingredient in creating an attractive streetscape. Buildings should be set back to a line that is consistent with their neighbors and land use. For example, a residential setback should retain the setback of adjacent and nearby structures, with landscaping along the street right-of-way.

Residential buildings with a commercial use in residential areas should be set back in a manner consistent with setbacks of neighboring or similar residential structures.

Maintain building orientation pattern, with the front facade facing the street. Maintain spacing patterns between buildings.

DRIVEWAYS, PARKING LOTS AND VACANT SITES

Driveways should be located perpendicular to the street; no circular drives shall be allowed (unless proven with historic documentation) in front or corner side yard, so that the character of the landscaped yard can be reinforced.

New parking lots for commercial uses should not be located adjacent to sidewalks in the district.

Off-street parking lots should not be allowed to interrupt the continuity of landscaped front or corner side yards. This is important to both the preservation of historic character, and to the strengthening of the residential district.

Screen existing parking lots from streets and pedestrian areas in the Historic District. Existing parking lots located adjacent to streets and sidewalks may be screened to the height of car hoods. This will provide a certain level of continuity of the building façade line; it will screen unsightly views; and it will provide a level of security by allowing views to and from the sidewalk.

FENCES

Historically, fences around historic houses defined yards and the boundary around property and gardens. Wood picket fences, wood rail fences and barbed wire or decorative wire fences were the common fence types in Grapevine. Traditionally, picket fences surrounded the front of the house while rail and wire fences surrounded the agricultural portions of the property. Maintain historic fences.

New fences. Simple wood picket fences, wood and wire and wrought iron fences are appropriate. Avoid chain-link fences, privacy fences and concrete block fences for the street sides of property. Wood privacy fences may be allowed when installed in the rear yard and behind the front façade of a property. Utilitarian/privacy fences should not be installed in front of a historic building or beyond the line of the front façade of a historic building.

Replacing fences. If replacement is required due to deterioration, remove only those portions of historic fences that are damaged beyond repair and replace in-kind, matching the original in material, design and placement. If replacement is necessary for non-historic fences, or new fences are proposed, locate and design the fence in such a way that will compliment the historic boundary of the property without concealing the historic character of the property.

SERVICE AND MECHANICAL AREAS

Service and mechanical areas and equipment should be screened from the street and other pedestrian areas.

All garbage and equipment storage areas should be screened from the street.

Mechanical equipment, including satellite dishes, shall not be located in front or corner side yards or should be set back from the edges of roofs, and screened so that they are not visible to pedestrians and do not detract from the historic character of buildings.

BUILDING FABRIC

PRESERVATION

Preserve, stabilize, and restore original building form, ornament and materials.

Any missing or severely deteriorated elements may be replaced with replicas of the original. Ensure that roof, window, porch and cornice treatments are preserved, or when preservation is not possible duplicate the original building element.

When rehabilitating, remove non-historic alterations.

Often, "modern" renovations conceal the original facade details. If not, the original style may be recreated through the use of historic photographs.

Where replication of original elements is not possible, a new design consistent with the original style of the building may be used.

Reconstruction of building elements should reflect the size, scale, material and level of detail of the original design.

Preserve older renovations that have achieved historic significance. Older structures or additions may have, at some time, been renovated with such care and skill that the renovation itself is worthy of preservation. Usually, such renovations may date from before 1940.

EXTERIOR FINISHES

Original wood finishes should be maintained and painted or, when necessary, replaced in kind. Modern synthetic siding materials such as vinyl or metal bear little resemblance to historic siding materials. The application of such modern synthetic materials often involves the removal of original decorative elements such as cornice, corner boards, brackets, window and door trim, etc. New synthetic siding shall not be installed; removal of existing such materials is not required, but strongly encouraged, to restore historic patina, finish and appearance.

Original asbestos siding should be maintained and painted, or when necessary, replaced with synthetic siding to match the existing asbestos siding. The removal of asbestos siding over existing wood siding is not required, but strongly encouraged, to restore historic patina, finish and appearance.

Original masonry surfaces should be maintained and not be painted, unless severe deterioration of the brick or stone can be shown to require painting. If the color or texture of replacement brick or stone cannot be matched with existing, painting may be an appropriate treatment.

Paint colors should be complimentary to each other and the overall character of the house. When possible, research the original paint color and finishes of the building's historic period; the right colors respect the historic building.

The Historic Preservation Commission shall adopt, as necessary, a paint palette(s) appropriate to the district's character, which may be proposed and approved through the Minor Exterior Alteration application process. Any colors proposed outside the adopted palette may be reviewed by the Commission in the regular Certificate of Appropriateness process.

WINDOWS

Original window framing and lites (panes of glass) configurations should be preserved and maintained or replaced in kind.

When replacement is necessary, do so within existing historic opening. Replacement of non-original windows should consider the use of historically appropriate wood windows. Use same sash size to avoid filling in or enlarging the original opening. Clear or very slightly tinted window glass may be used. No reflective or heavily tinted glass shall be used.

Should the owner wish to install security bars, they should be installed on the interior of windows and doors.

Storm windows. The use of interior storm windows is encouraged. Storm windows are available which can be installed on the interior of windows. This helps to preserve the exterior historic character of the building.

Should storm windows need to be installed on the exterior of the historic windows, storm windows constructed of wood and configured to match the historic sashes (i.e. one over one sashes) are recommended.

If metal storm windows are installed, paint to blend with surrounding elements.

EMBELLISHMENTS

AWNINGS-CANOPIES

New awnings and canopies should not be installed above windows or doors.

EXTERIOR LIGHTING

Lighting is an important element in residential areas. Fixtures should be consistent with the

historic character of the house.

Appropriate incandescent light fixtures to the style of the district should be used.

Avoid exposed lighting of any kind unless part of a historic fixture.

NEW BUILDING CONSTRUCTION

INFILL

The Secretary of the Interior's guidelines for new buildings in historic districts encourage similarity of form and materials, but not actual replication. New construction proposals and the rehabilitation of non-historic buildings will be reviewed based on these Criteria. Judgement will be based on the compatibility of the design within the context of the property's adjacent and nearby historic buildings.

The design of new buildings should have key elements of the building's historic period of significance including massing, scale, fenestration and materials.

Infill buildings should not be absolute reproductions, and appear as clearly contemporary. Only when a previously demolished historic Grapevine building can be accurately replicated may a reproduction be considered.

Infill buildings between historic buildings should be similar in setback, roof form, cornice line and materials, to one of the adjacent buildings. Relate height of new building to the heights of adjacent structures. Avoid new buildings that tower over existing ones.

Horizontal wood siding (either novelty, tongue and groove, shiplap or equivalent) and brick are appropriate exterior building finishes for the historic house. Fake brick or stone or gravel aggregate materials shall never be used.

ADDITIONS TO HISTORIC BUILDINGS

Additions to historic buildings should replicate the style of the main building if possible; otherwise they should adhere to the general style with simplified details.

As a minimum, new additions should reflect the massing, roof shape, bay spacing, cornice lines and building materials of the primary structure.

All new wood or metal materials should have a painted finish except on some 20th century buildings where the use of unpainted aluminum or steel was part of the original design and should be maintained.

A new addition should, if at all possible, be located at the rear of the historic building. If this is not possible, the addition may be added to the side if it is recessed at least 18 inches from the historic building facade or a connection is used to separate old from new.

New vertical additions should be set back from primary facades so as not to be readily apparent from the facing street.

When reproducing elements that were originally part of a historic building they should be replicated when evidence of the actual detail has been documented by photographs, drawings, or remaining physical evidence. If no evidence exists, elements typical of the architectural style may be used. Historic photographs can provide information on the original elements of the building.

ORDINANCE NO. 2019-080

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING HISTORIC LANDMARK SUBDISTRICT HL19-02 DESIGNATING THE AREA OF 212 EAST TEXAS STREET AND PLATTED AS LOT 1, BLOCK 36, CITY OF GRAPEVINE, ABSTRACT 422, WILLIAM DOOLEY SURVEY AND MORE SPECIFICALLY DESCRIBED HEREIN, IN A DISTRICT ZONED "CBD" CENTRAL BUSINESS DISTRICT; PROVIDING FOR THE ADOPTION OF THE WITHROW-TIDWELL HOUSE HISTORIC DISTRICT PRESERVATION CRITERIA; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application was made by the Grapevine Historic Preservation Commission requesting a historic landmark subdistrict designation by making application for same with the Planning and Zoning Commission of the City of Grapevine, Texas as required by State statutes and the zoning ordinances of the City of Grapevine, Texas and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Grapevine, Texas after all legal notices, requirements, conditions and prerequisites having been complied with; and

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

light and air, the effect on the transportation, water sewerage, schools, parks and other facilities; and

WHEREAS, all of the requirements of Section 39 of Appendix "D" of the Code of Ordinances have been satisfied by the submission of evidence at a public hearing; and

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

WHEREAS, the City Council of the City of Grapevine, Texas does find that there is a public necessity for the granting of this historic landmark subdistrict, that the public demands it, that the public interest clearly requires the amendment, that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time their original investment was made; and does find that the historic landmark subdistrict designation lessens the congestion in the streets, helps secure safety from fire, panic and other dangers; promotes health and the general welfare; provides adequate light and air; prevents the overcrowding of land; avoids undue concentration of population; facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and

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

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

Section 1. That the City does hereby designate a historic landmark subdistrict (HL19-02) in accordance with Section 39 of Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, in a district zoned "CBD" Central Business District Regulations within the following described property: 212 East Texas Street and platted as Lot 1, Block 36, City of Grapevine, Abstract 422, William Dooley Survey, more fully and completely described in Exhibit "A", attached hereto and made a part of hereof; and, in addition thereto, the adoption of the Withrow-Tidwell House Historic District Preservation Guidelines as conditions, regulations and safeguards in connection with the said historic landmark subdistrict, a copy of said criteria being attached hereto and labeled Exhibit "B".

Section 2. That the City Manager is hereby directed to correct the official zoning map of the City of Grapevine, Texas to reflect the “H” zoning designation.

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

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

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

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

Section 7. That any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed two thousand dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
GRAPEVINE, TEXAS on this the 19th day of November, 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: NOVEMBER 19, 2019

SUBJECT: APPROVE CHANGES TO GRAPEVINE SENIOR ADVISORY BOARD

RECOMMENDATION: Consider a resolution amending the Grapevine Senior Advisory Committee meeting times.

FUNDING SOURCE: NA

BACKGROUND: On July 31, 2000 the City of Grapevine Senior Advisory Board was formally established by City Council via Resolution 20-39. The board serves in an advisory role to the City Council and staff regarding matters pertaining to broader senior issues and operation of the Grapevine Senior Center. The general functions of the Senior Advisory Board include supporting the Senior Center through sharing of resources, senior issues, educational workshops, programs and training targeted to the senior community.

The Committee consists of seven members and meets six times per year.

Since 2000, the active adults have moved from the Senior Center to The REC. Programming has changed and the role of the board has been in flux the last few years. Chairman Dick Guckel engaged staff and City Council Liaison Duff O'Dell to look at the role and purpose of the board. After several months of workshops and planning, the current Senior Advisory Board recommends changing the meetings to quarterly. The meetings will now be hosted on the community side of The REC, immediately after lunch so all present can participate.

Staff recommends approval.

RESOLUTION NO. 2019-033

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS PROVIDING FOR THE ESTABLISHMENT OF A SENIOR CITIZENS ADVISORY BOARD; PROVIDING FOR THE DUTIES AND RESPONSIBILITIES OF THE BOARD; PROVIDING FOR MEMBERSHIP, TERMS AND APPOINTMENTS THEREOF; PROVIDING FOR THE ELECTION OF OFFICERS AND PROVIDING AN EFFECTIVE DATE

WHEREAS, it is the considered belief and opinion of the Grapevine City Council that certain aspects of City Government functions in a manner that best serves the needs of the community when interested citizens participate and assist in the formulation of policies; and

WHEREAS, the Grapevine City Council is of the considered belief and opinion that such participation may be effectively manifested through a Senior Citizen Advisory Board; and

WHEREAS, the Grapevine City Council is of the considered belief and opinion that a Senior Citizens Advisory Board would benefit and be in the best interest of the City of Grapevine, Texas and its citizens; 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

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 Senior Citizens Advisory Board for the City of Grapevine, Texas, be and is hereby established.

Section 3. That the purposes of the Senior Citizens Advisory Board shall be:

- a. To act in an advisory capacity to the City in matters pertaining to its senior citizens.
- b. To help identify the needs of senior citizens and enhance their quality of life.

c. To use all available resources to inform senior citizens of community services.

Section 4. That the organization of the Senior Citizens Advisory Board shall be as follows:

a. The Board shall consist of seven members, four of whom will be appointed by the City Council as regular members and three ex-officio members representing the Senior Activities Center Advisory Council, Grapevine Housing Authority, and GRACE Board of Directors. All regular members must be residents of Grapevine. All seven members shall be voting members.

b. Initially, two regular members shall be appointed to serve a one year terms, and two regular members shall be appointed to serve two year terms. Thereafter, all appointments shall be made for two year terms.

c. The Mayor shall appoint one City Council Member to serve as Liaison.

d. The Mayor shall appoint from the membership a Chairman, who will preside at the meetings. The Chairman must be a resident of Grapevine. The Board will act upon the majority vote of its members,

e. The Board shall meet quarterly and at other special meetings called by the Chairman.

Section 5. That this resolution shall be effective from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on the 19th day of November, 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: NOVEMBER 19, 2019

SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR BOOK LEASING SERVICES

RECOMMENDATION: City Council to consider the renewal of an annual contract for book leasing services with the Brodart Company for the Library.

FUNDING SOURCE: Upon approval, funds are available in account 100-44573-313-001 (General/Library/Leases & Rentals Fund) for an amount not to exceed \$23,329.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for book leasing services for the Library. The Brodart Company has a proven track record of supplying the largest selection of leasing materials for the Library and provides excellent customer service.

This purchase will be made in accordance with an interlocal agreement with the County of Brazoria, Texas as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

The County of Brazoria solicited bids and a contract was awarded to the Brodart Company in 2017. This contract is for an initial one-year period with four, one-year renewal options. If approved, this will be for the second renewal available.

Staff recommends approval.

RC/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: NOVEMBER 19, 2019

SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR THE TASER WARRANTY PLAN

RECOMMENDATION: City Council to consider the renewal of an annual contract for the Taser warranty plan with Axon Enterprises, Inc. for the Police Department.

FUNDING SOURCE: Funds for this purchase are available in account 117-43465-209-004 (Miscellaneous Equipment Maintenance/Crime Control Prevention District Fund) for an annual amount of \$19,055.

BACKGROUND: This annual contract warranty renewal is for 100 Taser brand (model X26P) conducted energy devices purchased in previous years.

The Police and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best service and pricing for meeting the needs of the City. The contract was for an initial one-year period with four, one-year optional renewals. If approved, this will be for the final renewal available.

Staff recommends approval.

MB/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: NOVEMBER 19, 2019

SUBJECT: APPROVAL OF DALLAS ROAD CONSTRUCTION MANAGEMENT, INSPECTION AND RECORD KEEPING CONTRACT

RECOMMENDATION: Consider a contract for the Dallas Road construction management, inspection and record keeping to Neo Construction Services, LLC.

FUNDING SOURCE: Funding is available in 178 Capital Projects Street Fund in an amount not to exceed \$252,000.

BACKGROUND: On August 20, 2019, Council awarded the Dallas Road Corridor/Cotton Belt Trail project to the Fain Group, Inc.. Additionally, staff requested to enter into a construction management, inspection and materials testing agreement with SAM Construction Services, LLC in an amount not to exceed \$500,000.

Since that time, staff has determined that an individual inspector as a staff extension would be a more cost-effective and flexible solution. As such, staff proposed to retain the services of Neo Construction Inspection, LLC to provide construction management, inspection and record keeping services to the City to meet federal reporting requirements. Mr. Begovic, the owner of Neo Construction Services, LLC, has over 15 years experience as a TxDOT construction inspector, record keeper and construction auditor. All material testing efforts will be performed through an existing on-call contract with Terracon Consultants, Inc. Staff anticipates that the total cost of the inspection and materials testing will now be approximately \$400,000, saving \$100,000.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: NOVEMBER 19, 2019

SUBJECT: APPROVAL OF AN AMENDMENT TO A CONTRACT FOR ENGINEERING SERVICES RELATED TO THE WATER TREATMENT PLANT AND ADOPT APPROPRIATION ORDINANCE

RECOMMENDATION: City Council to consider amendment No. 1 for engineering services related to the Water Treatment Plant raw water line and pump station siting study with Parkhill, Smith & Cooper, Inc. and adopt appropriation ordinance.

FUNDING SOURCE: Upon approval, the additional funds not to exceed \$23,714.83 will be available in the Utility Enterprise Capital Fund 201.

BACKGROUND: On June 20, 2017, the City entered into an engineering contract with Parkhill, Smith and Cooper, Inc. in the amount of \$138,954 for engineering services related to determine the best site for a new raw water pump station, routing for new raw water lines to the water treatment plant and routing a new potable waterline to serve the proposed golf course club house project. An exhibit showing the study area is attached.

In coordination with the US Army Corps of Engineers (USACE), additional environmental and archaeological issues were identified as needing further study. This additional effort was not in the original scope of the contract.

If approved, the total engineering services contract for the siting study will be \$173,714.83 which exceeds the authorized appropriation of \$150,000. As such, this action also includes an additional \$23,714.83 in appropriation from the Utility Enterprise Capital Fund.

Staff recommends approval.

ORDINANCE NO. 2019-076

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF \$23,714.83 IN THE UTILITY ENTERPRISE CAPITAL FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to install a new raw water line and pump station to the Water Treatment Plant; and

WHEREAS, funding for the raw water and pump station siting study in advance of the design phase services of was appropriated on June 20, 2017 in the amount of \$150,000 from the Utility Enterprise Capital Fund; and

WHEREAS, additional funding for the siting study in the amount of \$23,714.83 is needed to complete the study; and

WHEREAS, funding for the siting study for the raw water line and pump station is available in the Utility Enterprise Capital Fund; and

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

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

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

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

Section 2. That the City Council hereby authorizes \$23,714.83 be appropriated from the Utility Enterprise Capital Fund for the siting study for the raw water line and pump station.

Section 3. That the terms and provisions of this ordinance shall be deemed to be severable, and that if the validity of any section, subsection, word, sentence or phrase shall be held to be invalid, it shall not affect the remaining part of this ordinance.

Section 4. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 19th day of November, 2019.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary

APPROVED AS TO FORM:

City Attorney



Coordinate System: Lambert Conformal Conic
 Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar, Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

	Trenchless Length	Open Cut Length	Total Pipeline Length
Alternative 1	1,190 FT	4,530 FT	5,720 FT
Alternative 2	2,860 FT	1,690 FT	4,370 FT


 1 inch = 600 feet

LEGEND:

- Pump Station
- Trenchless Section
- Alternative 1 Raw Water
- Alternative 2 Raw Water
- 500 Ft Buffer
- Enviro. Sensitive Area
- Culturally Sensitive Area



Alternative 1			
Segment	Trenchless Length	Open Cut Length	Total Pipeline Length
A	750 FT	1,320 FT	2,070 FT
B	1,020 FT	2,540 FT	3,560 FT
C	660 FT	3,820 FT	4,480 FT

Alternative 2			
Segment	Trenchless Length	Open Cut Length	Total Pipeline Length
A	740 FT	1,450 FT	2,190 FT
B	1,200 FT	2,430 FT	3,630 FT
C	650 FT	4,340 FT	4,990 FT


 1 inch = 600 feet

LEGEND:

-  Trenchless Section
-  Alternative 1 Segment A
-  Alternative 1 Segment B
-  Alternative 1 Segment C
-  Alternative 2 Segment A
-  Alternative 2 Segment B
-  Alternative 2 Segment C
-  500 Ft Buffer
-  Enviro. Sensitive Area
-  Culturally Sensitive Area

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: NOVEMBER 19, 2019

SUBJECT: APPROVAL FOR THE SOLE SOURCE PURCHASE OF A 2019 CAPACITY SABRE YARD TRUCK

RECOMMENDATION: City Council to consider approval of a sole source purchase of a 2019 Capacity Sabre Yard truck from Southwest International Trucks, Inc. for the Public Works Department.

FUNDING SOURCE: Funds are available in account 200-48910-531-002 (Motor Vehicles) for an amount not to exceed \$108,098.

BACKGROUND: This purchase is for a 2019 Capacity Sabre Yard truck for the Public Works Utility Department for use at the Wastewater Treatment Plant. This truck is made specifically for confined spaces to lift and move waste container trailers up to 85,000 lbs. and is needed in the daily operations of the Wastewater Treatment Plant. It meets all the specifications and requirements of the Fleet and Utility Divisions of the Public Works Department.

The purchase of the Capacity Sabre Yard truck will be made as a sole source purchase from Southwest International in accordance with Local Government Code Chapter 252, Subchapter B, §252.022. General Exemptions (a)(7)(A).

Staff recommends approval.

PH/LW

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 5th day of November, 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
Matthew C.G. Boyle	Assistant City Attorney
Tara Brooks	City Secretary

Call to Order

Mayor Tate called the meeting to order at 6:46 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 (Parks and Recreation and the 185 acres) pursuant to Section 551.072, Texas Government Code.
- B. Deliberate the deployment, or specific occasions for implementation, of security devices at City Parks and Recreation Facilities pursuant to Section 551.077, Texas Government Code.
- C. Personnel relative to Fire Chief appointment, employment, and duties pursuant to Section 551.074, Texas Government Code.
- D. 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 6:49 p.m. The closed session ended at 7:27 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, 551.077, 551.074 or 551.087.

City Manager Bruno Rumbelow requested pursuant to Section 551.072, City Council authorize the acquisition of real property from the Estate of Joe L. Wright consistent with the parameters discussed in Executive Session, and authorize the City Manager to execute all associated documents and to take all other necessary action.

Motion was made to authorize the acquisition of real property from the Estate of Joe L. Wright consistent with the parameters discussed in Executive Session, and authorize the City Manager to execute all associated documents and to take all other necessary action.

Motion: Freed
Second: O'Dell
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 the regular meeting to order at 7:31 p.m.

REGULAR MEETING

Item 3. Posting of the Colors and Pledges of Allegiance

Boy Scout Troop 168 posted the colors and led the Pledges of Allegiance prior to the invocation.

Item 2. Invocation

Council Member Leon Leal delivered the invocation.

Item 4. Citizen Comments feasibility

Joy Mayo, 2904 Kimball Court, Grapevine, spoke in favor of the Animal Shelter contract.

Gary Losada, 802 Dove Creek Trail, Southlake, requested Council vote for him for the Tarrant County Appraisal District Board of Directors.

Nancy Snyder, 2848 Dove Pond Drive, Grapevine, spoke in favor of the Animal Shelter contract.

Carl Coats, 3425 Spindletree Drive, Grapevine, spoke in favor of the Animal Shelter contract.

PRESENTATIONS

Item 5. Grapevine Sailing Club to present donation to Community Outreach Center.

Nicolas Trevino with the Grapevine Sailing Club updated Council on the activities of the Club and presented a donation of \$2,730 to Police Chief Mike Hamlin and Community Outreach Manager Haydee Hall. Donations were raised during the Gold Rush Regatta.

Item 6. Loyl Bussell from the Texas Department of Transportation to update Council on regional transportation projects.

Public Works Director Bryan Beck introduced Loyl Bussell, Fort Worth District Engineer with the Texas Department of Transportation who updated Council on TxDOT's winter weather event response abilities, and the status of the State Highway 121, State Highway 114 Frontage Roads and the 635/121 Interchange projects. Mr. Bussell answered questions from Council.

NEW BUSINESS

Item 7. Consider a contract for a Guaranteed Maximum Price with Steele & Freeman, Inc., for the construction of the Animal Shelter and Adoption Center, **Ordinance No. 2019-072** appropriating funds, and take any necessary action.

City Manager Rumbelow described the design and capacity of the proposed shelter and stated it is in compliance with the Needs Assessment that was done in 2017. In November 2017, voters approved a bond package of \$3.9 million for the Animal Shelter. During the design process and after discussions with the Animal Shelter Advisory Committee and Facilities Committee the actual cost for construction will be \$5.1 million. The Fire Stations that were approved in the same bond package came in under budget so the total projects are within the amount approved by the voters.

The Guaranteed Maximum Price requested and appropriated in Ordinance No. 2019-072 is for \$3.9 million with an additional almost \$800,000 in owner furnished items for the project, plus the professional fees of \$466,000.

Council discussed this item.

Motion was made to approve the contract for the Guaranteed Maximum Price for the construction of the Animal Shelter and Adoption Center and Ordinance No. 2019-072 appropriating the funds.

Motion: Rogers

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

ORDINANCE NO. 2019-072

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS; APPROPRIATING \$3,900,000 IN THE CAPITAL PROJECT FUND 177 FOR THE PURPOSE OF DESIGNING, CONSTRUCTING, IMPROVING, RENOVATING, EXPANDING, EQUIPPING AND FURNISHING THE GRAPEVINE ANIMAL SHELTER; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 8. Consider **Ordinance No. 2019-073** amending the Code of Ordinances Chapter 21 Taxation, Section 21-6 Homestead exemption for persons sixty-five years or older, increasing the optional residence homestead exemption for persons at least 65 years of age from \$60,000 to \$75,000 of the appraised value, and take any necessary action.

Chief Financial Officer Greg Jordan reported that staff has reviewed the options for providing tax relief to citizens over 65 years of age taking into account the impact of Senate Bill 2 on future budgets. The proposed tax exemption to \$75,000 will apply to the 2020 tax year. Mr. Jordan answered questions from Council.

Council discussed this item.

Motion was made to approve Ordinance No. 2019-073 amending the Code of Ordinances increasing the optional residence homestead exemption for persons at least 65 years of age from \$60,000 to \$75,000 of the appraised value.

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

ORDINANCE NO. 2019-073

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, INCREASING THE OPTIONAL RESIDENCE HOMESTEAD EXEMPTION FOR PERSONS WHO ARE AT LEAST 65 YEARS OF AGE PURSUANT TO §11.13(D), TEXAS TAX CODE; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

CONSENT AGENDA

Consent items are deemed to need little Council deliberation and were acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion. There were no requests to remove any items from the consent agenda.

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

Item 9. Consider the purchase of 17' fiberglass Santa Claus from Bronner's Commercial Display.

Convention and Visitors Bureau Director P.W. McCallum recommended approval of the purchase of a Santa Claus to be placed on State Highway 26 at Texan Trail for a total amount not to exceed \$17,075.

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 an annual contract for financial system support services with STW, Inc.

Chief Financial Officer Jordan recommend approval of the renewal of the annual contract for financial system support services for an annual estimated amount of \$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 11. Consider an annual contract for Fire Department uniforms with Galls, LLC.

Fire Chief Darrell Brown recommended approval of the annual contract to purchase Fire Department Uniforms for an estimated amount of \$55,000.

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 12. Consider the renewal of an annual contract for emergency notification services with Onsolve, LLC.

Fire Chief Brown recommended approval of the renewal of the contract for emergency notification services for an amount not to exceed \$18,500.

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 13. Consider an annual contract for cleaning, inspection and repair of Personal Protective Equipment (PPE) with Lion Total Care.

Fire Chief Brown recommended approval of the agreement for cleaning, inspection and repair of Personal Protective Equipment worn by Fire personnel in an estimated amount of \$20,000.

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 14. Consider the purchase of an irrigation upgrade for the Grapevine Golf Course from Professional Turf Products, L.P.

Golf Director Russell Pulley recommended approval of the purchase of an irrigation upgrade for the Grapevine Golf Course for a total amount not to exceed \$106,476. The upgrade will include the update to the control system for the irrigation system.

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 the award of an informal request for quote for slide restoration for a water slide at Dove Waterpark from The Slide Experts.

Parks and Recreation Director Kevin Mitchell recommended approval of the award of the informal request for quote for slide restoration for Dove Waterpark for an amount not to exceed \$20,980.

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 the renewal of an annual contract for portable restroom rental services with United Rentals, Inc.

Parks and Recreation Director Mitchell recommended approval of an annual contract for portable restroom rental services for an annual estimated amount of \$100,000.

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 17. Consider **Resolution No. 2019-032** accepting a financial grant from the Office of the Governor for the National Incident Based Reporting System and **Ordinance No. 2019-074** appropriating funds.

Police Chief Hamlin, Fire Chief Brown, and Chief Technology Officer Tessa Allberg recommended approval of the acceptance of the financial grant for the National Incident Based Reporting System to allow for crime statistic reporting in compliance with House Bill 11. The proposed ordinance will appropriate \$338,757.34 in the Grant 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

RESOLUTION NO. 2019-032

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE ACCEPTANCE

ON BEHALF OF THE CITY OF GRAPEVINE, TEXAS A GRANT IN THE AMOUNT OF \$338,757.34 FOR THE PURPOSE OF PARTICIPATING IN THE STATE OF TEXAS NATIONAL INCIDENT BASED REPORTING SYSTEM (NIBRS) GRANT PROGRAM, HEREINAFTER REFERRED TO AS THE "GRANT PROGRAM"; CERTIFYING THAT THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; AND PROVIDING AN EFFECTIVE DATE

ORDINANCE NO. 2019-074

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROPRIATING REVENUE RECEIVED AS A GRANT FOR \$338,757.34 IN THE GRANT FUND 113 FOR THE PURPOSE OF PARTICIPATING IN THE STATE OF TEXAS NATIONAL INCIDENT BASED REPORTING SYSTEM (NIBRS) GRANT PROGRAM; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 18. Consider Amendment No. 2 to the agreement for engineering services with Kimley-Horn & Associates, Inc. for the design and construction of the 635/121 Interchange Project, and **Ordinance No. 2019-075** appropriating funds.

Public Works Director Beck recommended approval of the amendment to the agreement for the design and construction of the 635/121 Interchange Project in an amount not to exceed \$135,000 and an ordinance appropriating the funds.

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. 2019-075

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, APPROPRIATING AN ESTIMATED AMOUNT OF \$135,000 IN THE UTILITY ENTERPRISE CAPITAL FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 19. Consider the award of Request for Bid RFB 488-2019 for the Water Treatment Plant Variable Frequency Drives (VFDs) on service pumps no. 1 and no. 4 to Plus 1 Services.

Public Works Director Beck recommended approval of the award of the Request for Bid for the purchase of two Variable Frequency Drives for the Water Treatment Plant for an amount not to exceed \$66,982.

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 the renewal of an annual contract for pavement marking services with Stripe-A-Zone.

Public Works Director Beck recommended approval of the annual contract for pavement marking services for an annual estimated amount of \$100,000.

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 21. Consider the purchase of LED fixtures for the Grapevine Public Library from Facility Solutions Group.

Public Works Director Beck recommended approval of the purchase of LED fixtures for a total amount not to exceed \$93,057.

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 the minutes of the October 15, 2019 Regular City Council meeting.

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

Motion was made to approve the consent agenda as presented.

Motion: O'Dell

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

ADJOURNMENT

Motion was made to adjourn the meeting at 8:17 p.m.

Motion: Coy
Second: Freed
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 19th day of November, 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: NOVEMBER 19, 2019

SUBJECT: FINAL PLAT APPLICATION
LOT 1, BLOCK 1, CATE ADDITION

PLAT APPLICATION FILING DATE.....November 12, 2019

APPLICANTBobby Cate

REASON FOR APPLICATION..... To plat unplatted property into one (1) lot

PROPERTY LOCATION 1556 North Gravel Circle

ACREAGE..... 0.878

ZONING R-20 Single Family Residential

NUMBER OF LOTS 1

PREVIOUS PLATTINGNo

CONCEPT PLANNo

SITE PLAN.....No

OPEN SPACE REQUIREMENT..... Yes

AVIGATION RELEASE Yes

PUBLIC HEARING REQUIREDNo

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOT 1, BLOCK 1, CATE ADDITION**

I. GENERAL:

- The applicant, Bobby Cate is platting the 0.878 acre tract of land into one (1) lot. In May 2019, a portion of this property was approved to adjust the property boundary from the City of Southlake to the City of Grapevine. The property is located at 1556 North Gravel Circle.

II. STREET SYSTEM:

- The development has access to Gravel Circle.
- Abutting roads: on the City Thoroughfare Plan:
 not on the City Thoroughfare Plan: N. Gravel Circle

Periphery Street Fees are due as follows:

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

Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

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

IV. WATER SYSTEM:

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

V. SANITARY SEWER SYSTEM:

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

VI. MISCELLANEOUS:

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

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

VII. STATEMENT OF FINDINGS:

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

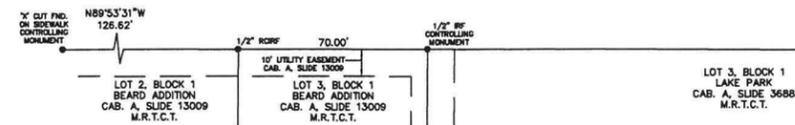
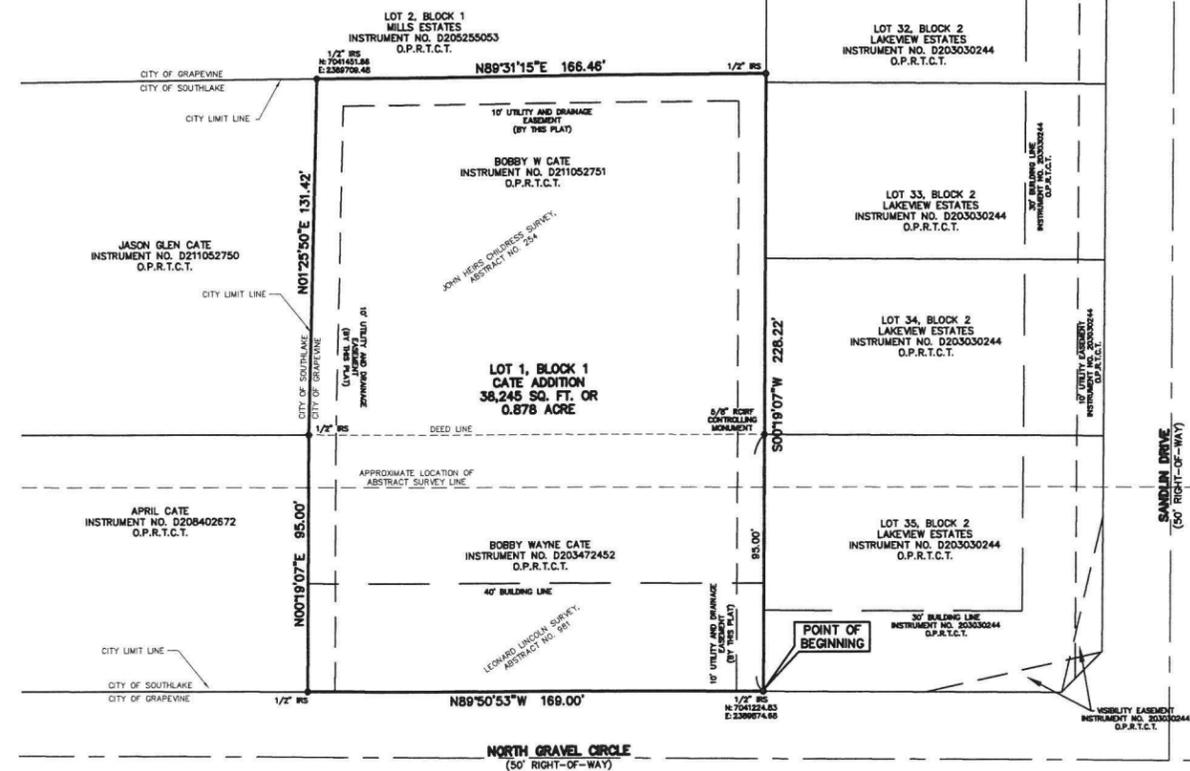
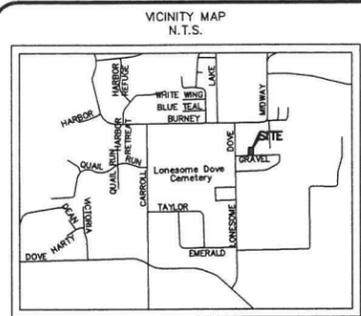
- The onsite sidewalk easements provide for a sidewalk network to serve the development of this site.

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

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

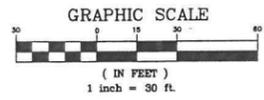
VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lot 1, Block 1, Cate Addition."



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 09/25/09 Community Panel No. 48439C0085K 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.

- NOTES:**
1. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
 2. RCIF - 5/8" Red Cap Iron Rod Found
 3. Basis of Bearing - Based on the North line (South 89 deg. 53 min. 31 sec. East) of Lot 3, Block 1, Beard Addition, an Addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Page 13009, Map Records of Tarrant County, Texas.
 4. NO. - Number
 5. M.R.T.C.T. - Map Records Tarrant County Texas
 6. O.P.R.T.C.T. - Official Public Records Tarrant County Texas



AVIGATION RELEASE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, BOBBY WAYNE CATE 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.

BOBBY WAYNE CATE, OWNER

STATE OF TEXAS
COUNTY OF TARRANT

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

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

Notary Public, State of Texas

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 properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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

PLANNING & ZONING COMMISSION:

Date Approved: _____

Chairman: _____

Secretary: _____

GRAPEVINE CITY COUNCIL:

Date Approved: _____

Mayor: _____

City Secretary: _____

RIGHT-OF-WAY DEDICATION AREA	0 SQ. FT. OR 0.00 ACRES
EASEMENT DEDICATION AREA	4,042 SQ. FT. OR 0.093 ACRE
NET PLATTED AREA	38,245 SQ. FT. OR 0.878 ACRE
TOTAL PLATTED AREA	38,245 SQ. FT. OR 0.878 ACRE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, BOBBY WAYNE CATE is the owner of that certain tract of land situated in the L. Lincoln Survey, Abstract No. 881 and the John Heira Childress Survey, Abstract No. 254, City of Grapevine, Tarrant County, Texas, and being all that certain tract of land conveyed to Bobby Wayne Cate, by deeds recorded under Instrument Numbers D20347451 and D20347452, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the southeast corner of said Bobby Cate tract, some being the southwest corner of Lot 35, Block 2, Lakeview Estates, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded under Instrument Number D203030244, said Official Public Records, some being in the northerly right-of-way line of North Gravel Circle (50 foot right-of-way);

THENCE North 89 deg. 50 min. 53 sec. West, along the common line of said Bobby Cate tract and said North Gravel Circle, a distance of 169.00 feet to a 1/2 inch iron rod set for the southwest corner of said Bobby Cate tract, some being the southeast corner of that certain tract of land conveyed to April Cate, by deed recorded in Instrument Number D208402672, said Official Public Records;

THENCE North 00 deg. 19 min. 07 sec. East, along the common line of said Bobby Cate tract and said April Cate tract, a distance of 95.00 feet to a 1/2 inch iron rod set for the southeast corner of said Bobby Cate tract, some being the southeast corner of that certain tract of land conveyed to Jason Glen Cate, by deed recorded under Instrument Number D211052750, said Official Public Records;

THENCE North 01 deg. 25 min. 50 sec. East, along the common line of said Bobby Cate tract and said Jason Cate tract, a distance of 131.42 feet to a 1/2 inch iron rod set for the northeast corner of said Bobby Cate tract, some being the northeast corner of said Jason Cate tract, some being in the southerly line of Lot 2, Block 1, Mills Estates, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded under Instrument Number D205255053, said Official Public Records;

THENCE North 89 deg. 31 min. 15 sec. East, along the common line of said Bobby Cate tract and said Lot 2, a distance of 166.46 feet to a 1/2 inch iron rod set for the northeast corner of said Bobby Cate tract, some being the southeast corner of said Lot 2, some being in the west line of Lot 32, aforesaid Block 2, Lakeview Estates;

THENCE South 00 deg. 19 min. 07 sec. West, along the common line of said Bobby Cate tract and said Block 2, a distance of 228.22 feet to the POINT OF BEGINNING and containing 38,245 square feet or 0.878 acre of computed land, more or less.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT BOBBY WAYNE CATE does hereby adopt this plat of CATE ADDITION, an addition to the City of Grapevine, Tarrant County, Texas, and do 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 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 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 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 we do agree that the statements are true and correct."
This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of Grapevine, Texas.
Witness my hand this the _____ day of _____, 2019.

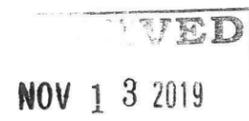
BOBBY WAYNE CATE, OWNER

STATE OF TEXAS
COUNTY OF TARRANT

Before me, undersigned Notary Public in and for said county and state, on this day personally appeared Bobby Wayne Cate, 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 _____ day of _____, 2019.

Notary Public, State of Texas



FINAL PLAT
LOT 1, BLOCK 1
CATE ADDITION
0.878 ACRE
LOCATED IN THE
L. LINCOLN SURVEY, ABSTRACT NO. 881
IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
EXISTING ZONING: R-20

THIS PLAT FILED ON _____ INSTRUMENT #D _____

JOB NO.:	19-0908	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET 1 OF 1
DATE:	10/03/2019		
FIELD DATE:	09/27/2019	1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE
SCALE:	1" = 30'		
FIELD:	A.R.M.		
DRAWN:	J.M.N.		
CHECKED:	T.R.M.		

OWNER:
BOBBY WAYNE CATE
1556 NORTH GRAVEL CIRCLE
SOUTHLAKE, TEXAS 76092
PHONE: 817-488-7183
EMAIL: SUZIECATE08@GMAIL.COM

FIRM No. 100999-00 Member Since 1977

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

FROM: BRUNO RUMBELOW, CITY MANAGER *BR*

MEETING DATE: NOVEMBER 19, 2019

SUBJECT: AMENDED FINAL PLAT APPLICATION
LOTS 1A1, 3A1, 3A2, 5AR1 AND 5AR2, BLOCK A, GRAPEVINE
MILLS CROSSING ADDITION (BEING A REVISION OF LOT 1A, 3A,
4A, 5A1 AND 5A2, BLOCK A, GRAPEVINE MILLS CROSSING
ADDITION)

PLAT APPLICATION FILING DATE..... November 12, 2019

APPLICANT Lucilo Pena, Billingsley Company

REASON FOR APPLICATION Abandoning easements &
adjusting property lines

PROPERTY LOCATION South side of Grapevine Mills Boulevard west of SH121

ACREAGE..... 14.1108

ZONING CC: Community Commercial

NUMBER OF LOTS 5

PREVIOUS PLATTING 2008 & 2014

CONCEPT PLAN No

SITE PLAN No

OPEN SPACE REQUIREMENT Yes

AVIGATION RELEASE Yes

PUBLIC HEARING REQUIRED No

**PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOTS 1A1, 3A1, 3A2, 5A1 AND 5A2, BLOCK A, GRAPEVINE MILLS
CROSSING ADDITION (BEING A REVISION OF LOT 1A, 3A, 4A, 5A1 AND 5A2,
BLOCK A, GRAPEVINE MILLS CROSSING ADDITION)**

I. GENERAL:

- The applicant, Lucilo Pena is adjusting the five (5) lots in the 14.11 acres and abandoning easements. The property is located south of Grapevine Mills Boulevard and west of State Highway 121.

II. STREET SYSTEM:

- The development has access to Grapevine Mills Boulevard.
- Abutting roads: on the City Thoroughfare Plan: Grapevine Mills Boulevard
 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 checked="" type="checkbox"/> Major Arterial (B)	\$ 178.35 / LF		
<input type="checkbox"/> Minor Arterial (C)	\$ 203.06 / LF		
<input type="checkbox"/> Minor Arterial (D)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (E)	\$ 170.33 / LF		
<input type="checkbox"/> Collector (F)	\$ 150.98 / LF		
<input type="checkbox"/> Sidewalk	\$ 25.00 / LF		
<input type="checkbox"/> Curb & Gutter	\$ 15.00 / LF		

Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

- The site drains the surrounding drainage system.

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

IV. WATER SYSTEM:

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

V. SANITARY SEWER SYSTEM:

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

VI. MISCELLANEOUS:

- Water and Wastewater Impact Fees are not required for: HA Grapevine
- Water and Wastewater Impact Fees are due prior to the issuance of building permits for:
- Single Family Residential (\$ 2,414/ Lot)
 - Multifamily (\$ 1,134/ Unit)
 - Hotel (\$ 43,632/ Acre)
 - Corporate Office (\$ 20,523/ Acre)
 - Government (\$ 4,414/ Acre)
 - Commercial / Industrial (\$ 5,739 / Acre)
- Open Space Fees are not required for: Lots 1A1, 3A1, 3A2, 5AR1 & 5AR2, Block A, Grapevine Mills Crossing Addition
- Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for:
- R-5.0, R-TH, Zero Lot District (\$ 1,416.00 / Lot)
 - R-7.5, Single Family District (\$ 1,146.00 / Lot)
 - R-12.5, Single Family District (\$ 1,071.00 / Lot)

R-20.0, Single Family District (\$ 807.00 / Lot)

Public Hearing Only

Variances were required on the following items:

- Front building line
- Allowing a setback of 3 feet for the rear property line for an accessory building
- Lot width & depth
- Max. Impervious Area
- Landscaping Regulations, allowing no landscape buffer between the edge of the parking area and the adjacent property line.

The following items associated with this plat are not in accordance with the current subdivision standards:

- 50' ROW dedication not met: Developer is proposing to dedicate variable width private access easements throughout the development. The access easements will be owned and maintained by a Home Owners Association (HOA).
- Length of cul-de-sac street exceeds the 600-foot limit:
- Driveway Spacing not met.

VII. STATEMENT OF FINDINGS:

A. The City has determined that the right-of-way and easements required to be dedicated for streets, utilities, drainage, access, sidewalks and other municipal needs and services are consistent with the City's ordinances and master plan, are reasonable and are connected to the proposed project in the following manner:

- The right-of-way provides for future widening of public streets that will serve the development of this site.
- The onsite utility easements provide for a utility network to serve the development of this site.
- The onsite drainage easements provide for a drainage network to serve the development of this site.

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

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

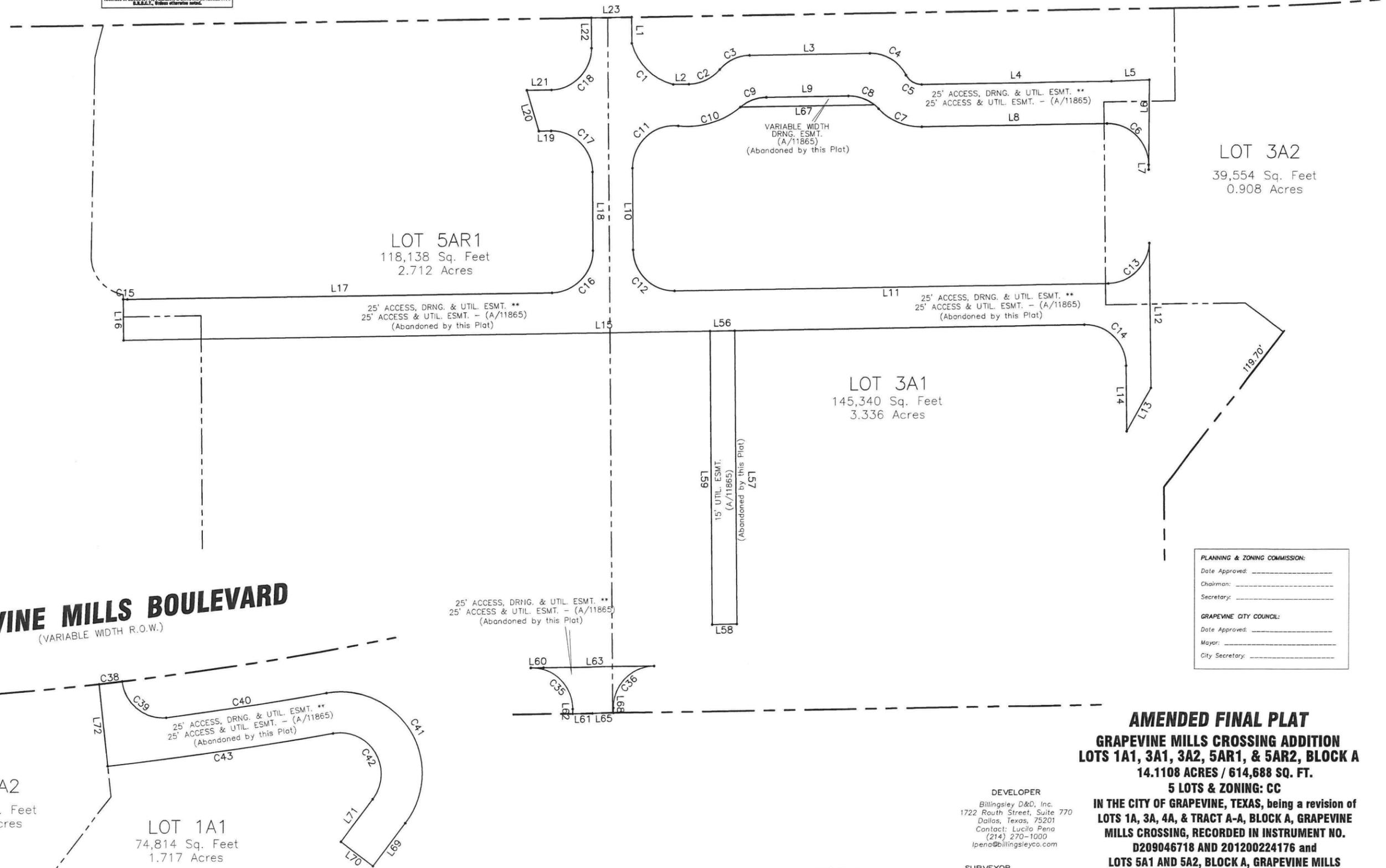
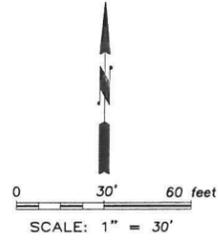
- The right-of-way is necessary to provide for future widening of public streets that will serve the development of this site.
- The onsite utility easements are necessary to provide for a utility system to serve this development and connect to existing utilities on surrounding property.
- The onsite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

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lots 1A1, 3A1, 3A2, 5AR1 & 5AR2 1, Block 1, Grapevine Mills Crossing Addition."

Easement Abandonment Exhibit

All Easements shown herein as ** are as recorded on plat of Grapevine Mills Crossing, Lots 1A-4A, Block A & Tract A-A recorded in D209046718, P.L.S.T., Tarrant Co., 201200224176 & D.C.C.V., unless otherwise noted.



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

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

AMENDED FINAL PLAT
GRAPEVINE MILLS CROSSING ADDITION
LOTS 1A1, 3A1, 3A2, 5AR1, & 5AR2, BLOCK A
14.1108 ACRES / 614,688 SQ. FT.
5 LOTS & ZONING: CC
IN THE CITY OF GRAPEVINE, TEXAS, being a revision of
LOTS 1A, 3A, 4A, & TRACT A-A, BLOCK A, GRAPEVINE
MILLS CROSSING, RECORDED IN INSTRUMENT NO.
D209046718 AND 201200224176 and
LOTS 5A1 AND 5A2, BLOCK A, GRAPEVINE MILLS
CROSSING ADDITION, RECORDED IN INSTRUMENT NO.
D214040301, MAP RECORDS, TARRANT COUNTY, TEXAS

DEVELOPER
 Billingsley D&D, Inc.
 1722 Routh Street, Suite 770
 Dallas, Texas, 75201
 Contact: Lucilo Pena
 (214) 270-1000
 lpena@billingsleyco.com

ENGINEER
 CATES-CLARK & ASSOCIATES, LLP
 14800 Quorum Drive, Suite 200
 Dallas, Texas 75254
 Contact: Lawrence A. Cates, PE
 972-385-2272
 lcates@cates-clark.com

SURVEYOR
 Duenes Land Surveying, LLC
 2112 Blackfoot Trail
 Mesquite, Texas 75149
 Contact: Dustin D. Davison, RPLS
 214-317-0685
 dustin@dueneslandsurveying.com

This plat filed on _____ Instrument # D _____
 November 12, 2019 SHEET 3 OF 3

File: 11/12/2019 10:00 AM C:\Users\lucilo\OneDrive\Documents\Grapevine Mills Crossing\AMENDED_FINAL_PLAT.dwg
 Date: 11/12/2019 10:00 AM
 Plot: 11/12/2019 10:00 AM
 PLOT BY: DUSTIN D. DAVISON

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 15th day of October 2019 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

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

constituting a quorum and the following City Staff:

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

CALL TO ORDER

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

BRIEFING SESSION

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

ITEM 1.

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

HL19-01	619 South Church Street
Z19-04, CU19-28, PD19-01	Jefferson Shady Brook
CU19-30	Crush It Sports

Chairman Oliver closed the Briefing Session at 7:19 p.m.

JOINT PUBLIC HEARINGS

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

PLANNING AND ZONING COMMISSION REGULAR SESSION

CALL TO ORDER

Chairman Oliver called the Planning and Zoning Commission deliberation session to order at 9:38 p.m.

ITEM 6. HL19-01 – 619 SOUTH CHURCH STREET

First for the Commission to consider and make recommendation to City Council was historic landmark subdistrict application HL19-01 submitted by the City of Grapevine for property located at 619 South Church Street and platted as Lot 3C & 6, Block 14, City of Grapevine Addition. The applicant was requesting designation as a historical landmark sub-district. Such sub-district may include buildings, land, areas, or districts of historical, architectural, archaeological or cultural importance or value that merit protection, enhancement, and preservation in the interest of the culture, prosperity, education, and welfare of the people.

In the Commission's deliberation session, Monica Hotelling moved to approve historic landmark subdistrict HL19-01. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

ITEMS 7, 8, 9. Z19-04, CU19-28, PD19-01 - JEFFERSON SHADY BROOK

Next for the Commission to consider and make recommendation to the City Council was zone change application Z19-04, conditional use application CU19-28, planned development overlay application PD19-01 submitted by JPI Real Estate Acquisition LLC for property located at 431 Scribner Street and proposed to be platted as Lot 1, Block 1, Jefferson Shady Brook. The applicant was requesting to rezone approximately 12.21 acres from "R-MH" Manufactured Home District and 2.44 acres from "R-MF-2"

Multifamily District to “R-MF” Multifamily District for the development of a 362-unit multifamily project. The applicant was also seeking a conditional use permit to exceed density, reduce the front yard setback, increase height, and reduce parking. A planned development overlay was also being requested to deviate from, but not be limited to reducing the side yard setback, increasing the overall percentage of units between 600-750 square feet, increasing maximum building length, and decreasing building separation.

In the Commission’s deliberation session, discussion was held regarding the high impact of the project. The Commission felt it was a good project, just the wrong location. B J Wilson moved to deny zone change application Z19-04. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

B J Wilson moved to deny conditional use application CU19-28. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

B J Wilson moved to deny planned development overlay application PD19-01. Dennis Luers seconded the motion, which prevailed by the following vote:

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

ITEM 10 – PRELIMINARY PLAT APPLICATION – LOT 1, BLOCK 1, JEFFERSON SHADY BROOK

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Preliminary Plat Application of Lot 1, Block 1, Jefferson Shady Brook. The applicant was preliminary platting 14.65 acre for the development of a multifamily development.

In the Commission’s deliberation session, B J Wilson moved to deny the Statement of Findings and Preliminary Plat Application of Lot 1, Block 1, Jefferson Shady Brook. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 11. CONDITIONAL USE APPLICATION CU19-30 - CRUSH IT SPORTS

Next for the Commission to consider and make recommendation to the City Council was conditional use application CU19-30 submitted by Crush It Sports LLC for property located at 401 West State Highway 114 and platted as Lot 1, Block 6, Metroplace Second Installment. The applicant was requesting to amend the previously approved site plan of CU94-22 (Ord. 1994-80) for a planned commercial center with the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages), specifically to revise the building elevations, floor plan, allow outdoor speakers, outside dining, golf simulators and a 40-foot pole sign in conjunction with a restaurant.

In the Commission's deliberation session, Dennis Luers moved to approve conditional use application CU19-30. Gary Martin seconded the motion, which prevailed by the following vote:

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

ITEM 7. CONSIDERATION OF MINUTES

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

Dennis Luers moved to approve the September 17, 2019 Planning and Zoning Public Hearing minutes with the correction that Chairman Larry Oliver called the meetings to order. Gary Martin seconded the motion, which prevailed by the following vote:

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

ADJOURNMENT

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 9:48 p.m. Dennis Luers seconded the motion, which prevailed by the following vote:

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

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 19TH DAY OF DECEMBER 2019.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN

MEMO TO: THE PLANNING AND ZONING COMMISSION
FROM: SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR
MEETING DATE: NOVEMBER 19, 2019
SUBJECT: WORKSHOP - AM19-04 – SECTION 42, SUPPLEMENTARY DISTRICT REGULATIONS

RECOMMENDATION:

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

BACKGROUND:

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

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

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

Highland Village: Play structures must be in rear yard.

Colleyville: Play structures require a five foot setback from all property lines.

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

If the Commission wishes to recommend approval of the draft ordinance amendment, staff will bring it to public hearing in December.

DRAFT

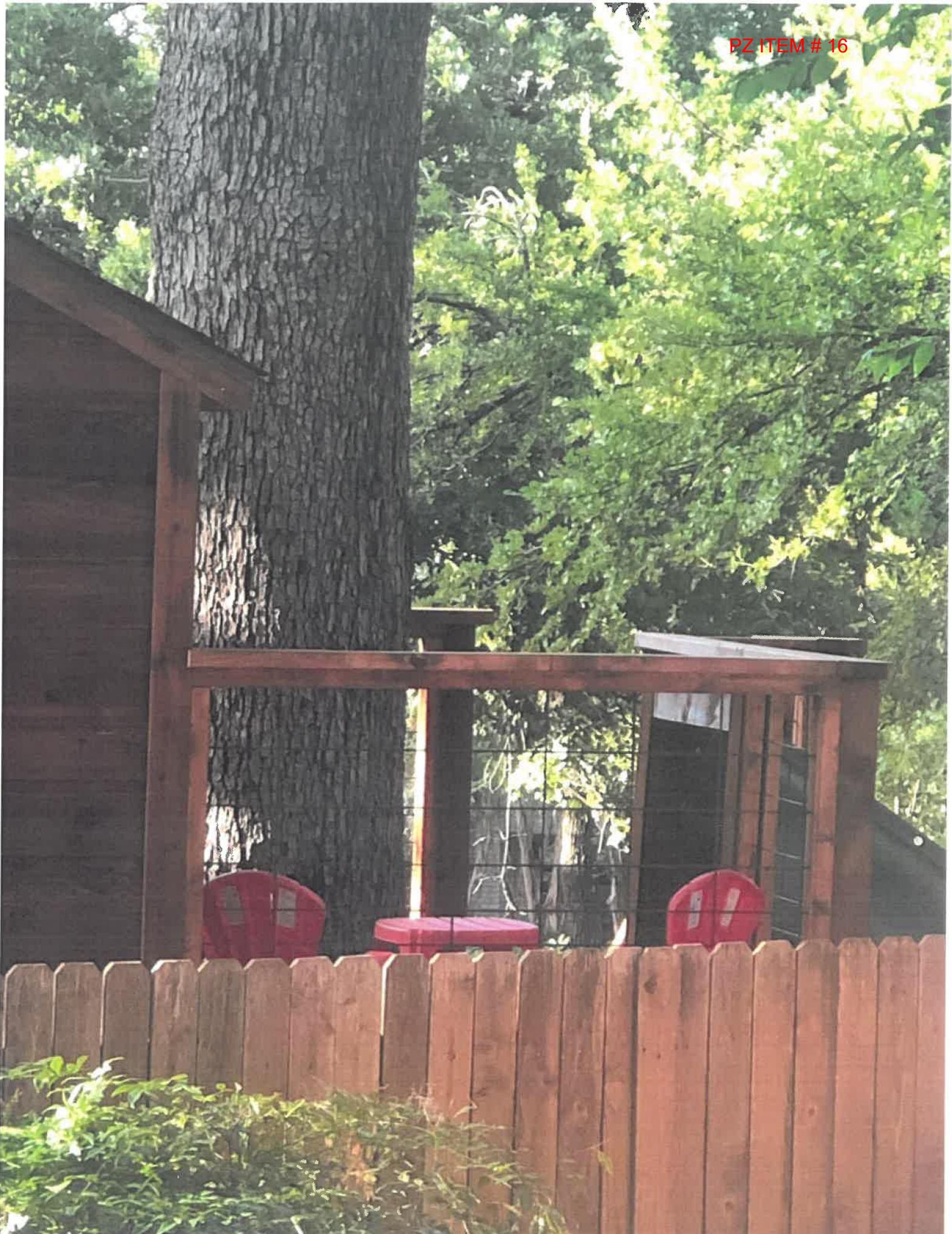
**Section 42. Supplementary District Regulations
111919**

C. ACCESSORY BUILDINGS:

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



PZ ITEM # 16



PZ ITEM # 16



PZ ITEM # 16



PZ ITEM # 16

