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

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

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

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

EXECUTIVE SESSION:

1. City Council to recess to the City Council Conference Room to conduct a closed session relative to:

   A. Consultation with and legal advice from the City Attorney regarding pending litigation (Muns, et al. v. Grapevine – Cause No. 348-303736-18), pursuant to Section 551.071, Texas Government Code.

   B. Real property relative to deliberation of the purchase, exchange, lease, sale or value of real property (City facilities, Public Works, and the 185 acres) pursuant to Section 551.072, Texas Government Code.

   C. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

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

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

2. Invocation and Pledge of Allegiance: Vice-Chairman B.J. Wilson

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU19-24** (Grapevine Faith Christian School) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Grapevine Faith Christian School requesting a conditional use permit to amend the previously approved site plan of CU14-35 (Ordinance No. 2014-52) specifically to allow a baseball field with stadium lighting and parking lot modifications. The subject property is located at 729 East Dallas Road and is currently zoned "LI" Light Industrial District.

4. Conditional Use Permit **CU19-25** (Grapevine Faith Christian School) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Grapevine Faith Christian School requesting a conditional use permit to amend the previously approved site plan of CU15-26 (Ordinance No. 2015-12) for a non-profit educational institution specifically to allow a softball field and outdoor STEAM educational classroom area. The subject property is located at 730 East Worth Street and is currently zoned "LI" Light Industrial District.

5. Conditional Use Permit **CU19-35** (Grapevine Faith Christian School) and **Final Plat** for Lot 1R, Tract 3, Sunshine Harbor Industrial Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Grapevine Faith Christian School requesting a conditional use permit to allow for a non-profit educational institution and also allow parking lot modifications and enhancements for Grapevine Faith Christian school events and to replat Lot 1, Tract 3, Sunshine Harbor Industrial Addition and a portion of Tract 3. The subject property is located at 845 Dawn Lane and is currently zoned "LI" Light Industrial District.

6. Conditional Use Permit **CU19-31** (Napoli's Italian Kitchen and Market) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by James Kinzel requesting to a conditional use permit to amend the previously approved site plan of CU16-12 SPRC, CU15-17 SPRC, and CU10-15 (Ordinance No. 2010-34) to allow access, indoor dining, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant. The subject property is located at 309 South Main Street, 309 South Main Street, Suite 100, and 311 South Main Street and is currently zoned "CBD" Central Business District.

7. Conditional Use Permit **CU19-33** (Daylight Golf) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Jeffrey Dill requesting to amend the previously approved site plan of CU09-24 (Ordinance No. 2009-39) for a planned commercial center allowing 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, to allow outdoor speakers, outside dining and five golf simulators in conjunction with a restaurant. The subject property is located at 2505

East Grapevine Mills Circle and is currently zoned "CC" Community Commercial District.

8. Planned Development Overlay **PD19-02** (411 Turner Road) and a **Final Plat** of Lots 1R and 2R, Block 1, 411 Turner Addition – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Troy L. Burchfield requesting a planned development overlay to deviate from, but not limited to, lot depth and rear yard setback and a replat of Lot 1, Block 1, Turner Addition. The subject property is currently zoned "R-5.0" Zero-Lot-Line 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

9. 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

10. Consider the purchase of automated parking stations for Lake Parks boat ramps from Mitchell Time & Parking, and take any necessary action.

CONSENT AGENDA

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

11. Consider an agreement to review current Fire Department operations with Fitch and Associates. City Manager recommends approval.

12. Consider the renewal of an annual contract for NewsBank services with NewsBank, Inc. Library Director recommends approval.

13. Consider approval of annual contracts for hot mix asphalt with Austin Asphalt, Reynolds Asphalt and Sunmount Paving. Public Works Director recommends approval.

14. Consider the second amendment to the contract for construction materials and engineering services with Terracon Consultants, Inc. Public Works Director recommends approval.

15. Consider **Ordinance No. 2019-081** abandoning a 10-foot wide utility easement on Lot 6, Block 1, Wall Street Township located at 625 East Wall Street. Public Works Director recommends approval.

16. Consider the minutes of the December 3, 2019 Regular City Council meeting. City Secretary recommends approval.

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

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

17. Conditional Use Permit **CU19-24** (Grapevine Faith Christian School) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-082**, if applicable, and take any necessary action.

18. Conditional Use Permit **CU19-25** (Grapevine Faith Christian School) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-083**, if applicable, and take any necessary action.

19. Conditional Use Permit **CU19-35** (Grapevine Faith Christian School) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-084**, if applicable, and take any necessary action.

20. **Final Plat** for Lot 1R, Tract 3, Sunshine Harbor Industrial Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.

21. Conditional Use Permit **CU19-31** (Napoli's Italian Kitchen and Market) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-085**, if applicable, and take any necessary action.

22. Conditional Use Permit **CU19-33** (Daylight Golf) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-086**, if applicable, and take any necessary action.

23. Planned Development Overlay **PD19-02** (411 Turner Road) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-087**, if applicable, and take any necessary action.

24. **Final Plat** of Lots 1R and 2R, Block 1, 411 Turner Addition – Consider the recommendation of the Planning and Zoning Commission and take any necessary action.

25. **Final Plat** for Lot 1R, Block 1, Glade Crossing Retail Center – Consider the recommendation of the Planning and Zoning Commission regarding the application submitted by Lara Tafel, USAI, LP requesting to plat unplatted property into one lot. The subject property is located at the northwest corner of Euless-Grapevine Road and Glade Road and is currently zoned "CC" Community Commercial.

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

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, DECEMBER 17, 2019

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

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

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

BRIEFING SESSION

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

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

2. Invocation and Pledge of Allegiance: Vice-Chairman B.J. Wilson

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU19-24** (Grapevine Faith Christian School) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Grapevine Faith Christian School requesting a conditional use permit to amend the previously approved site plan of CU14-35 (Ordinance No. 2014-52) specifically to allow a baseball field with stadium lighting and parking lot modifications. The subject property is located at 729 East Dallas Road and is currently zoned "LI" Light Industrial District.

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use permit to allow for a non-profit educational institution and also allow parking lot modifications and enhancements for Grapevine Faith Christian school events and to replat Lot 1, Tract 3, Sunshine Harbor Industrial Addition and a portion of Tract 3. The subject property is located at 845 Dawn Lane and is currently zoned "LI" Light Industrial District.

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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

CITIZEN COMMENTS

9. Any person who is not scheduled on the agenda may address the Commission under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the staff. A member of the public may address the Commission regarding an item on the agenda either before or during the Commission's consideration of the item, upon being recognized by the Chairman

or upon the consent of the Commission. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

NEW BUSINESS

10. Conditional Use Permit **CU19-24** (Grapevine Faith Christian School) – Consider the application and make a recommendation to City Council.

11. Conditional Use Permit **CU19-25** (Grapevine Faith Christian School) – Consider the application and make a recommendation to City Council.

12. Conditional Use Permit **CU19-35** (Grapevine Faith Christian School) – Consider the application and make a recommendation to City Council.

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17. **Final Plat** of Lots 1R and 2R, Block 1, 411 Turner Addition – Consider the application and make a recommendation to City Council.

18. **Final Plat** for Lot 1R, Block 1, Glade Crossing Retail Center – Consider the the application submitted by Lara Tafel, USAI, LP requesting to plat unplatted property into one lot, and make a recommendation to City Council. The subject property is located at the northwest corner of Euless-Grapevine Road and Glade Road and is currently zoned "CC" Community Commercial.

19. Consider the minutes of the November 19, 2019 Regular Planning and Zoning Commission meeting.

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

ADJOURNMENT

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Tara Brooks, TRMC, CRM
City Secretary

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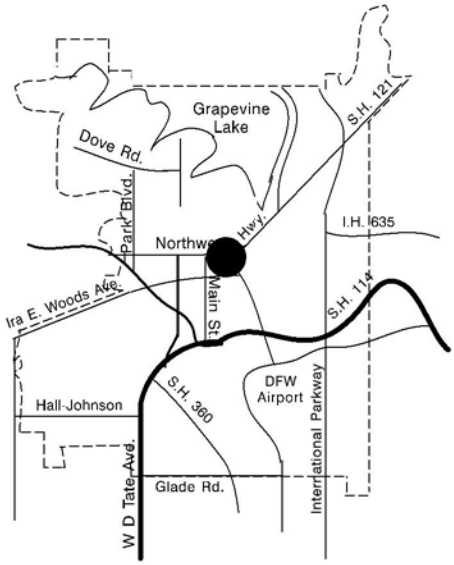
TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS, AND THE PLANNING AND ZONING COMMISSION

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

MEETING DATE: DECEMBER 17, 2019

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU19-24 FAITH CHRISTIAN SCHOOL



APPLICANT: Scott Milholland on behalf of Faith Christian School

PROPERTY LOCATION AND SIZE:

The subject property is addressed as 729 East Dallas Road and is platted as Lot 1A, Block 1, Faith Christian School Addition. The property contains approximately 13.4 acres and has 530 feet of frontage along East Dallas Road and 658 feet of frontage along Dawn Lane.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan of CU14-35 (Ord. 2014-52) for a non-profit educational institution, specifically to allow for a baseball field with stadium lighting and parking lot modifications.

With this request the applicant proposes a multi-phased approach to accommodate parking for 1,500 attendees to Grapevine Faith football games as well as re-imaging the northeast portion of the Dallas Road campus for a baseball field with stadium lighting. To accommodate the placement of the baseball field 130 parking spaces must be removed. These spaces will be partially replaced by constructing 99 spaces located to the west in the area where the future indoor multi-use facility is proposed. When the 1,500 seat

bleacher assembly is eventually constructed on the main campus the applicant will construct an additional 213 spaces on the Dallas Road campus to the south of the indoor complex and to the east along Dawn Lane to ensure that parking for athletic events is totally contained on the Dallas Road campus. When the indoor multi-use facility is ready for construction, those 99 spaces will be supplanted by the 102 spaces on the newly purchased property on Dawn Lane.

Attendees of athletic events that park in these areas will walk to the main campus by way of a below grade tunnel underneath the DART rail line. When eventually built to completion approximately 690 parking spaces will be available on the Dallas Road campus and the school property on Dawn Lane for on-campus athletic events; all parking for school events will be contained on the Dallas Road campus eliminating the need for parking/traffic in or around the main campus on East Worth Street. Currently the football field has seating for 300 attendee seated on the east side of the field; visitors bring their own seating and watch from the west side of the field. When the re-imaged campus was approved in 2015, bleacher seating was proposed for 1,500 attendees; this would require 500 parking spaces (1 space per 3 seats).

Relative to lighting for the baseball field, six light standards, 70 feet in height are proposed with an LED lighting array similar to those approved for the football field approved in 2015. In addition, four standards, 50 feet in height are proposed for the tennis courts located to the east of the proposed baseball field.

PRESENT ZONING AND USE:

The property is currently zoned “LI” Light Industrial District and is developed with new school building.

HISTORY OF TRACT AND SURROUNDING AREA:

The property to the west was rezoned from “I-2" Heavy Industrial District to “LI” Light Industrial District in the city-wide rezoning of 1984. A conditional use permit (CU97-53) allowing outside storage in conjunction with a truck and van leasing facility was approved for the property to the west at the November 18, 1997 joint public hearing. The subject property was rezoned from “I-1" Light Industrial District to “LI” Light Industrial District in the city-wide rezoning of 1984 and is the former site of the Super Shuttle transportation service. The property to the South was rezoned from “I-2" Heavy Industrial District to “LI” Light Industrial District in the city-wide rezoning of 1984. At the November 21, 2000 meeting a revised conditional use permit (CU00-63) was approved on the property to the west allowing outside storage in conjunction with a truck leasing business. At the April 18, 2006 meeting conditional use permit (CU06-06) and planned development overlay (PD06-04) was approved on the subject property establishing the site for the Faith Christian School high school expansion in addition to ball field light standards which exceeded the maximum permitted height within the “LI” District. At the April17, 2007 meeting conditional

use permit (CU07-09) was approved on the on the subject property to modify the site layout and elevations of the proposed facility. This approval also outlined the applicant's intention to phase construction under one roof, with the athletic, performing arts facilities and classrooms contained in the first phase and subsequent phases for additional classrooms and a football stadium. At the December 12, 2007 SPRC meeting, conditional use permit (CU07-38) was approved for the addition of two exterior staircases, a porte cochere, plus a condition of approval was added for 85 additional parking spaces to be located due north of the existing building in order to receive a Certificate of Occupancy for the 800 seat auditorium. At Council's July 21, 2009 meeting, the City Council approved a conditional use request (CU09-16) and a planned development overlay (PD09-04) to allow for the relocation of six temporary structures from the Worth Street campus to the subject site and to allow for elimination of the masonry requirement for the structures. Council approved at the August 19, 2014 meeting a conditional use request (CU14-35) on the subject property to allow for a 15,781 s.f. indoor multi-purpose training facility and 186 parking spaces to accommodate on-campus parking for sports activities at the football/track complex.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	"GU" Governmental Use District – former Grapevine Middle School, now utilized by Faith Christian School
SOUTH:	"LI" Light Industrial District – Northfield Distribution Center
EAST:	"LI" Light Industrial District – burial vault business
WEST:	"LI" Light Industrial District – truck leasing business

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 only if appropriate noise attenuation measures are considered and applied during the construction process.

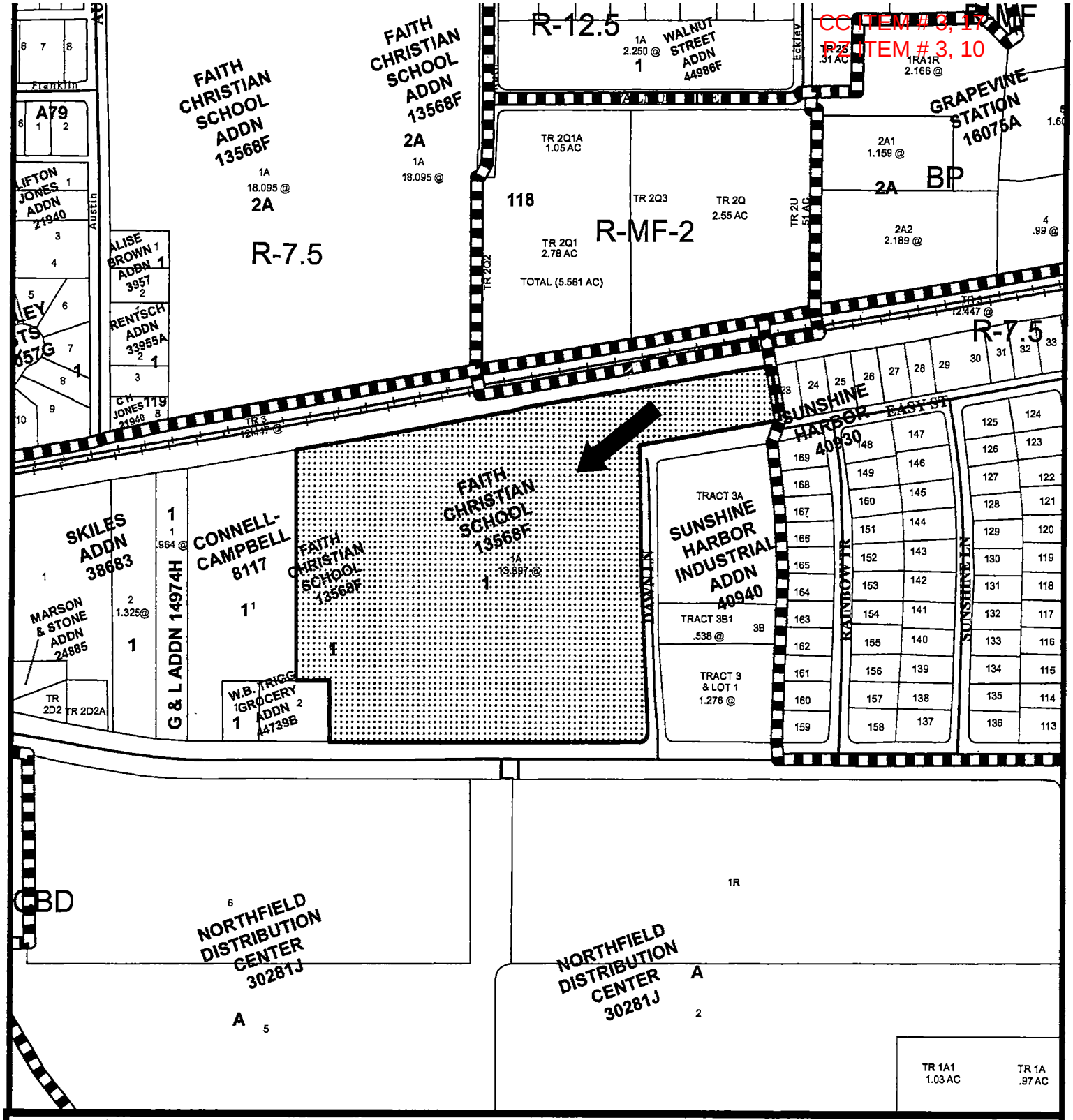
MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates Dallas Road as a Type C, Minor Arterial with a minimum 80-foot right-of-way developed as four lanes with a center left turn lane.

/rs



0 150 300 450 600 Feet

CU19-24
Faith Christian School

Date Prepared: 12/3/2019

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.

CC ITEM # 3, 17
PZ ITEM # 3, 10

CU 19-24

CITY OF GRAPEVINE
CONDITIONAL USE APPLICATION
Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent:/company/contact
GRAPEVINE FAITH CHRISTIAN SCHOOL c/o SCOTT MILHOLLAND

Street address of applicant / agent:
730 E. WORTH ST.

City / State / Zip Code of applicant / agent:
GRAPEVINE, TX 76051

Telephone number of applicant / agent:
817.442.9144

Fax number of applicant/agent
N/A

Email address of applicant/agent
[redacted]

Mobile phone number of applicant/agent
214.385.7786

PART 2. PROPERTY INFORMATION

Street address of subject property
729 E. DALLAS RD.

Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)
Lot 1A Block 1 Addition FAITH CHRISTIAN SCHOOL

Size of subject property
13.55 Acres 583,558 Square footage

Present zoning classification:
LI

Proposed use of the property:
EXISTING SCHOOL CAMPUS

Circle yes or no, if applies to this application

Outdoor speakers Yes (No)

Minimum / maximum district size for conditional use request:

Zoning ordinance provision requiring a conditional use:
SEC 31.C.8 PUBLIC AND NONPROFIT INSTITUTIONS OF EDUCATIONAL, RELIGIOUS OR CULTURAL

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:
FAITH CHRISTIAN SCHOOL, INC.

Street address of property owner:
730 E. WORTH ST.

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

Telephone number of property owner:
817.442.9144

Fax number of property owner:
N/A

RECEIVED
AUG 5 2019
By_____

CC ITEM # 3, 17
PZ ITEM # 3, 10
CU19-24

- ☑ 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

J. Scott Milholland

Print Applicant's Name: *Applicant's Signature:*

The State of Texas

County Of Tarrant

Before Me Renee Sal (notary) on this day personally appeared J Scott Milholland (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 1st day of August, A.D. 2019

RENEE SAL
Notary Public, State of Texas
Comm. Expires 09-23-2022
Notary ID 128394897

Renee Sal

Notary In And For State Of Texas

J. Scott Milholland

Print Property Owners Name: *Property Owner's Signature:*

The State Of Texas

County Of Tarrant

Before Me Renee Sal (notary) on this day personally appeared J Scott Milholland (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.

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RENEE SAL
Notary Public, State of Texas
Comm. Expires 09-23-2022
Notary ID 128394897

Renee Sal

Notary In And For State Of Texas

RECEIVED
AUG 5 2019
By

CC ITEM # 3, 17
PZ ITEM # 3, 10
CU19-24

ACKNOWLEDGEMENT

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

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

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

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

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

Signature of Applicant _____

Date: 08-04-2019

Signature of Owner _____

Date: 08-04-2019

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CU19-24

ILLUMINATION PLAN

An illumination plan to include a site photometric (including illuminated signs) and all fixture details shall be submitted as part of the site plan review process. Applications will not be accepted without this requirement.

I hereby acknowledge that an illumination plan has been included as a part of this submittal.

Applicant Signature _____

Date: 08-01-2019

Property Owner Signature _____

Date: 08-01-2019

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CU19-24

PELOTON
LAND SOLUTIONS

August 5, 2019

Ron Stombaugh
Development Services
Assistant Director
200 South Main Street
Grapevine, TX 76051

Re: Grapevine Faith Christian School
729 E Dallas Road

Mr. Stombaugh:

Attached for your review is an application and supporting site plan to modify the Conditional Use Permit CU14-35 (approved August 19, 2014) for the Grapevine Faith Christian School site located at 729 E Dallas Road. The purpose of the application is to show the location of a proposed competition baseball field with lights, and parking lot modifications. Details for these improvements are included with this submittal. No other changes or modifications to the previously approved CUP is requested, but are included as reference in the plan set.

A revised Conditional Use Permit request is required under Section 48 of the Zoning Ordinance and Section 31.C.8 Light Industrial District Regulations for "public and nonprofit institutions of an educational, religious or cultural type".

Please review and provide us with any comments you may have, or you may contact me directly at any time to discuss this in more detail.

Sincerely,

Marc P. Paquette, PE
Project Manager

RECEIVED
AUG 5 2019
By

CC ITEM # 3, 17
PZ ITEM # 3, 10

ORDINANCE NO. 2019-082

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU19-24 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU14-35 (ORDINANCE NO. 2014-52) FOR A NON-PROFIT EDUCATIONAL INSTITUTION, SPECIFICALLY TO ALLOW FOR A BASEBALL FIELD WITH STADIUM LIGHTING AND PARKING LOT MODIFICATIONS FOR LOT 1A, BLOCK 1, FAITH CHRISTIAN SCHOOL ADDITION (729 EAST DALLAS ROAD) ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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. CU19-24 to amend the previously approved site plan CU14-35 (Ordinance No. 2014-52) for a non-profit educational institution, specifically to allow for a baseball field with stadium lighting and parking lot modifications in the following described property: Lot 1A, Block 1, Faith Christian School Addition (729 East Dallas Road), 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 17th day of December, 2019.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
City Attorney

CC ITEM # 3, 17
PZ ITEM # 3, 10

GRAPEVINE
FAITH
Christian School

Exists to
Develop and
Graduate Authentic
Christian Leaders

Grapevine Faith Christian School (GFC) is grateful for the opportunity to update our Conditional Use Permits (CUP) on both Worth Street and Dallas Road as well as requesting an initial CUP for 845 Dawn Lane. These requests are a clear indication that the school is excelling in providing a quality educational alternative to the residents of Grapevine and neighboring cities. With multiple district and state champion athletic teams and award-winning creative arts programs, GFC is seeking to maximize existing space to provide families with top quality facilities. These projects will not include additional classroom space, but rather create spaces to enrich the education and opportunities of the current enrollment capacity. Furthermore, the board and administration recognize that without the generosity of Grapevine Parks and Recreation, the current softball and baseball programs would not be thriving as they are today.

The elementary and junior high schools continue operating in the "vintage" building near downtown Grapevine, thus preserving the heritage of this historic educational site since 1952. This first updated CUP request for this property includes the addition of a STEAM (Science Technology Engineering Art & Math) Outdoor Learning Experience and a softball field. GFC has been developing a unique curriculum to exceed the typical STEM programs by infusing a comprehensive understanding and holistic appreciation for the arts. The Outdoor Learning Experience will maximize "dead space" on the south side of the main building and create a hub for current STEAM classrooms. This outdoor space significantly expands student learning opportunities during the school day with both hands-on learning and including outdoor elements. Additionally, other classes will benefit from flex-scheduling by moving instructional time outside the traditional four-walled classroom.

The proposed site for the softball field is adjacent to the railroad tracks and, when necessary, will use existing lighting. This space is currently used for softball practice, elementary PE, and other outdoor recreational activities. With removable outfield fencing, GFC will be able to facilitate the demands of a competitive softball program without forfeiting other usages. The increase in family interest to further develop the softball program and the school's desire to continue investing in girls' athletics requires finishing out an on-site permanent field. As a matter of school safety, this also prevents the need for high school student drivers commuting to Oak Grove Park.

`0 E. Worth Street
ɹpevine, TX 76051
Office: 817.442.9144
Fax: 817.601.0815
GrapevineFaith.com

GRAPEVINE
FAITH
Christian School

Exists to
Develop and
Graduate Authentic
Christian Leaders

The proposed updates from the existing CUP on Dallas Road include a lighted baseball field and additional parking. Again, due to the incredible relationship with Grapevine Parks & Recreation, GFC has utilized Oak Grove Baseball Complex for practice and games. As such, the program has grown to include junior high, junior varsity, as well as a competing varsity program, and it is now necessary to build an on-site baseball facility. Though the field will include sports lighting, it is important to note that it is not directly adjacent to any residential properties.

The need for additional parking is necessitated by the previously approved football grandstands, which, by code, will require a total of 500 parking spaces. Thus, the third CUP requested is for the property on 845 Dawn Lane. The proposed parking plans will accommodate visitors at times of the highest capacity. When all facilities in this CUP are complete, the concentration of parking for both campuses will continue to be on Dallas Road, without impacting the East Worth Street neighborhood.

GFC remains grateful for the continued partnership with the City of Grapevine and recognizes the unique privilege to be in the middle of such an amazing city!

) E. Worth Street
ıpevine, TX 76051
Office: 817.442.9144
Fax: 817.601.0815
GrapevineFaith.com

CC ITEM # 3, 17
PZ ITEM # 3, 10

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A1-A2	70'	-	15'	TLC-BT-575	1	1	0
				50'	TLC-LED-400	1	1	0
				70'	TLC-LED-1500	3	3	0
1	B1	70'	-	70'	TLC-LED-900	1	1	0
				15'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	5	5	0
1	B2	70'	-	70'	TLC-LED-1200	1	1	0
				70'	TLC-LED-900	1	1	0
				15'	TLC-BT-575	2	2	0
				70'	TLC-LED-1500	5	5	0
1	C1	70'	-	70'	TLC-LED-1500	4	4	0
				15'	TLC-BT-575	2	2	0
				70'	TLC-LED-1200	1	1	0
1	C2	70'	-	70'	TLC-LED-900	2	2	0
				15'	TLC-BT-575	2	2	0
				70'	TLC-LED-1200	1	1	0
4	T1-T4	50'	-	50'	TLC-LED-900	4	4	0
10	TOTALS					54	54	0

Grapevine Faith Christian School Baseball Tennis
Grapevine,TX

GRID SUMMARY

Name: **Transit Spill**
Size: Irregular 295' / 341' / 284'
Spacing: 20.0' x 20.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	**2.34**
Maximum:	17
Minimum:	0
No. of Points:	152

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
Luminaire Output: 46,500 / 160,000 / 52,000 / 136,000 / 89,600 lumen
No. of Luminaires: 54
Total Load: 55.88 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-400	>81,000	>81,000	>81,000
TLC-LED-1500	>81,000	>81,000	>81,000
TLC-BT-575	>81,000	>81,000	>81,000
TLC-LED-1200	>81,000	>81,000	>81,000
TLC-LED-900	>81,000	>81,000	>81,000

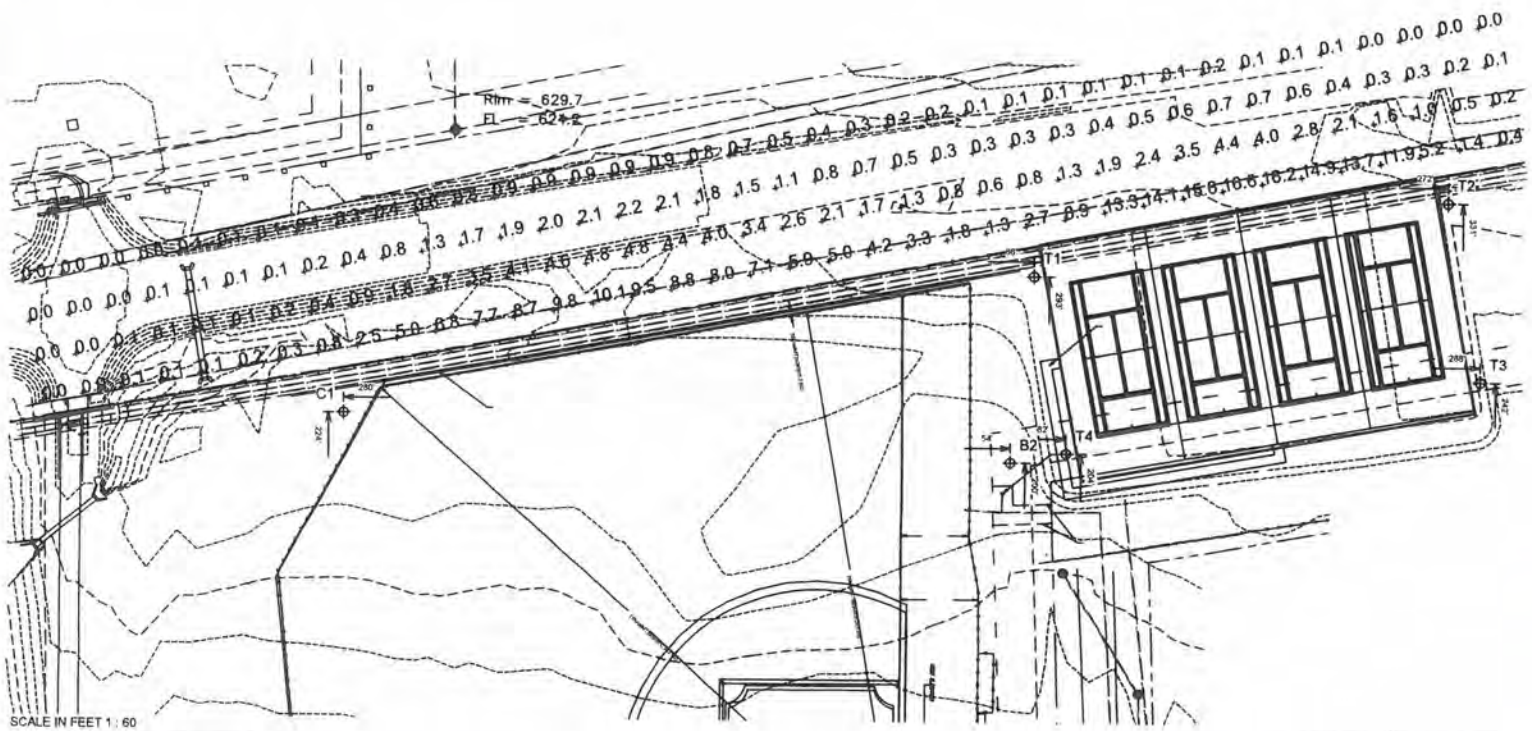
Reported per TM-21-11. Site luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Pole location(s) ✚ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: Shawn Moyer • File #191008C • 10-Dec-19

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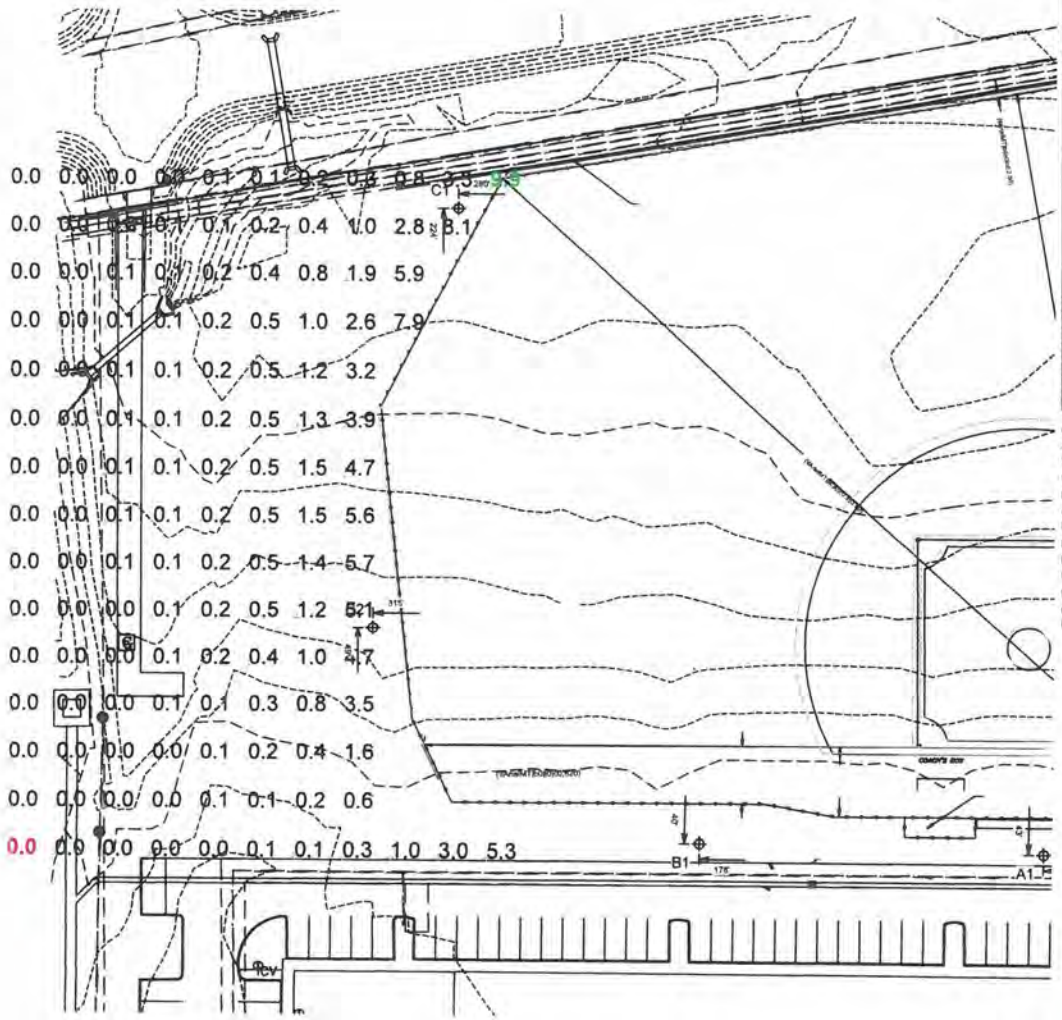
ILLUMINATION SUMMARY

CC ITEM # 3, 17
PZ ITEM # 3, 10

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A1-A2	70'	-	15'	TLC-BT-575	1	1	0
				50'	TLC-LED-400	1	1	0
				70'	TLC-LED-1500	3	3	0
1	B1	70'	-	70'	TLC-LED-900	1	1	0
				15'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	5	5	0
1	B2	70'	-	70'	TLC-LED-1200	1	1	0
				70'	TLC-LED-1500	5	5	0
				15'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	1	1	0
1	C1	70'		70'	TLC-LED-1500	4	4	0
				15'	TLC-BT-575	2	2	0
				70'	TLC-LED-1200	1	1	0
1	C2	70'	-	70'	TLC-LED-1200	1	1	0
				15'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	2	2	0
4	T1-T4	50'	-	50'	TLC-LED-900	4	4	0
10	TOTALS					54	54	0



Grapevine Faith Christian School Baseball Tennis
Grapevine,TX

GRID SUMMARY

Name:	**NW Residential Spill**
Size:	Irregular 295' / 341' / 284'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	**0.89**
Maximum:	10
Minimum:	0
Avg / Min:	193.70
Max / Min:	**2138.37**
UG (adjacent pts):	4.60
CU:	0.06
No. of Points:	130

LUMINAIRE INFORMATION

Color / CRI:	5700K - 75 CRI
Luminaire Output:	160,000 / 89,600 / 136,000 / 46,500 / 52,000 lumen
No. of Luminaires:	54
Total Load:	55.89 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1500	>81,000	>81,000	>81,000
TLC-LED-900	>81,000	>81,000	>81,000
TLC-LED-1200	>81,000	>81,000	>81,000
TLC-LED-400	>81,000	>81,000	>81,000
TLC-BT-575	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

SCALE IN FEET 1 : 50
0' 50' 100'

Pole location(s) ✦ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: Addison Ardolino • File #191008C-spill • 11-Dec-19

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ILLUMINATION SUMMARY

Grapevine Faith Christian School Baseball Tennis

Grapevine,TX

CC ITEM # 3, 17
PZ ITEM # 3, 10

Lighting System

Pole / Fixture Summary

Pole ID	Pole Height	Mtg Height	Fixture Qty	Luminaire Type	Load	Circuit
A1-A2	70'	70'	3	TLC-LED-1500	4.29 kW	A
		15'	1	TLC-BT-575	0.58 kW	A
		50'	1	TLC-LED-400	0.40 kW	A
B1	70'	70'	5	TLC-LED-1500	7.15 kW	A
		70'	1	TLC-LED-900	0.89 kW	A
		15'	1	TLC-BT-575	0.58 kW	A
B2	70'	70'	1	TLC-LED-1200	1.17 kW	A
		70'	5	TLC-LED-1500	7.15 kW	A
		70'	1	TLC-LED-900	0.89 kW	A
		15'	2	TLC-BT-575	1.15 kW	A
C1	70'	70'	1	TLC-LED-1200	1.17 kW	A
		70'	4	TLC-LED-1500	5.72 kW	A
		15'	2	TLC-BT-575	1.15 kW	A
C2	70'	70'	1	TLC-LED-1200	1.17 kW	A
		70'	2	TLC-LED-900	1.78 kW	A
		15'	2	TLC-BT-575	1.15 kW	A
T1-T4	50'	50'	4	TLC-LED-900	3.56 kW	B
10			***54***		***55.89 kW***	

Circuit Summary

Circuit	Description	Load	Fixture Qty
A	Baseball	41.65 kW	38
B	Tennis 1-4	14.24 kW	16

Fixture Type Summary

Type	Source	Wattage	Lumens	L90	L80	L70	Quantity
TLC-LED-1500	LED 5700K - 75 CRI	1430W	160,000	>81,000	>81,000	>81,000	20
TLC-LED-1200	LED 5700K - 75 CRI	1170W	136,000	>81,000	>81,000	>81,000	3
TLC-LED-400	LED 5700K - 75 CRI	400W	46,500	>81,000	>81,000	>81,000	2
TLC-LED-900	LED 5700K - 75 CRI	890W	89,600	>81,000	>81,000	>81,000	20
TLC-BT-575	LED 5700K - 75 CRI	575W	52,000	>81,000	>81,000	>81,000	9

Light Level Summary

Calculation Grid Summary

Grid Name	Calculation Metric	Illumination					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
Baseball (Infield)	Horizontal Illuminance	50.4	36	63	1.74	1.40	A	38
Baseball (Outfield)	Horizontal Illuminance	30.8	19	45	2.35	1.62	A	38
Property Line Spill	Horizontal	0	0	0	1732.08		A,B	54
Property Line Spill	Max Candela (by Fixture)	34.5	1.85	98.8	53.56	18.65	A,B	54
Property Line Spill	Max Vertical Illuminance Metric	0	0	0	511.27		A,B	54
Tennis 1-4	Horizontal Illuminance	53	40	72	1.80	1.32	B	16

ENGINEERED DESIGN By: Addison Ardolino • File #191008C • 01-Nov-19

From Hometown to Professional

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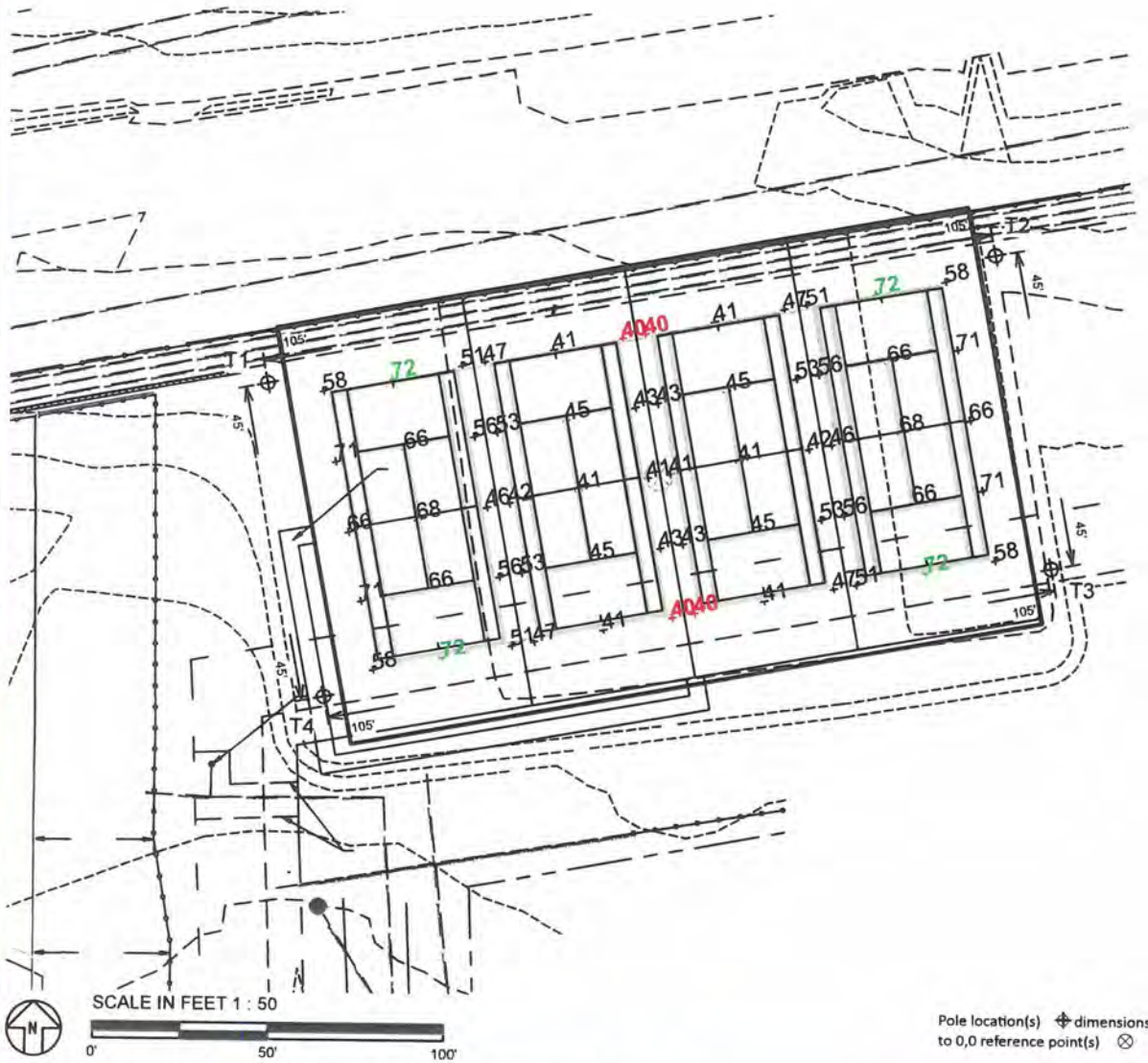
CC ITEM # 3, 17
PZ ITEM # 3, 10

Grapevine Faith Christian School Baseball + Tennis
Grapevine,TX

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	T1-T4	50'	-	50'	TLC-LED-900	4	4	0
4	TOTALS					16	16	0



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

GRID SUMMARY

Name:	**Tennis 1-4**
Size:	4 Court - 11' Spacing
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Guaranteed Average:	**50**
Scan Average:	52.95
Maximum:	72
Minimum:	40
Avg / Min:	1.32
Guaranteed Max / Min:	**2**
Max / Min:	1.80
UG (adjacent pts):	0.00
CU:	0.86
No. of Points:	60

LUMINAIRE INFORMATION

Color / CRI:	5700K - 75 CRI
Luminaire Output:	89,600 lumens
No. of Luminaires:	**16**
Total Load:	14.24 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-900	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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ENGINEERED DESIGN By: Addison Ardolino • File #191008C • 01-Nov-19

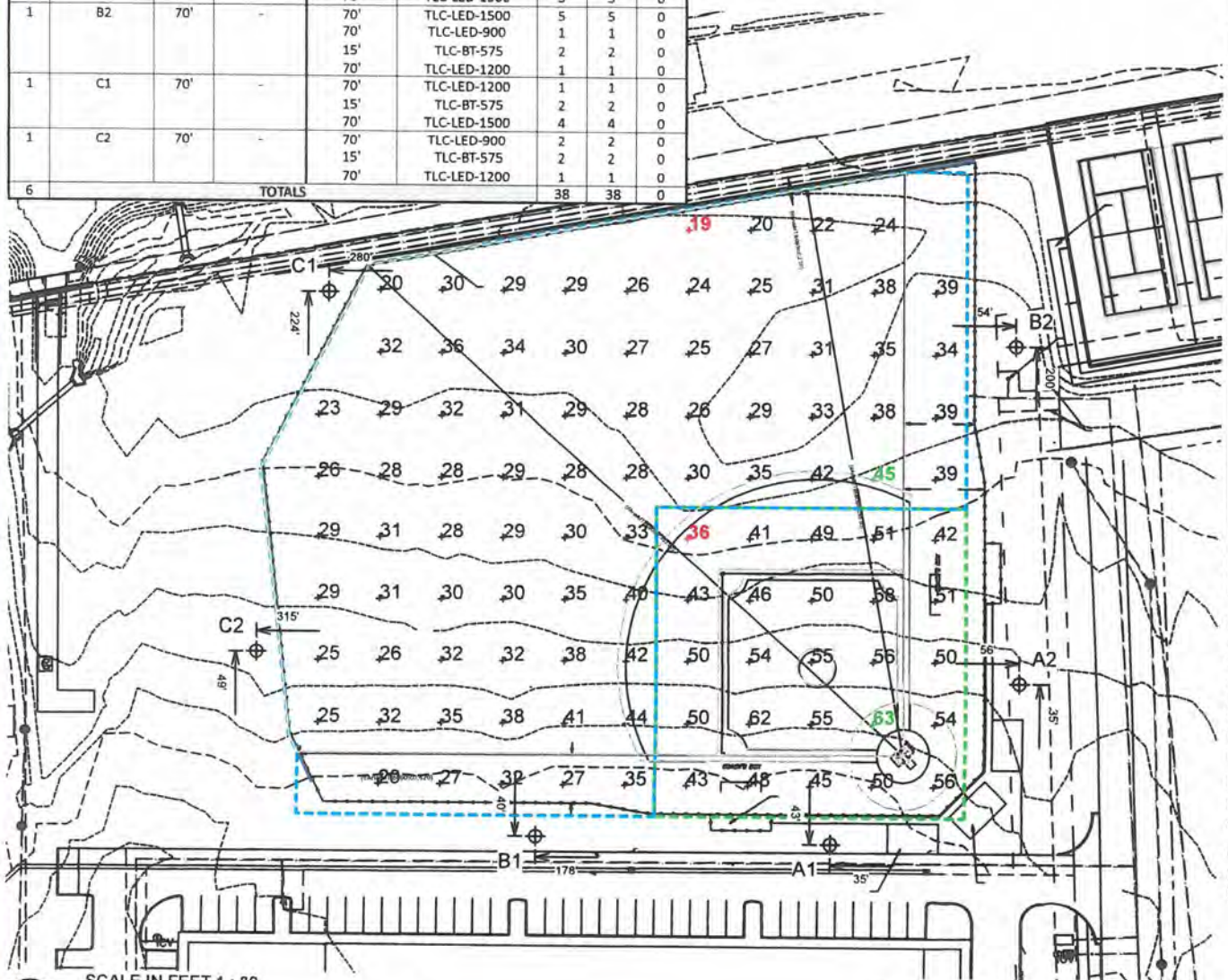
ILLUMINATION SUMMARY

CC ITEM # 3, 17
PZ ITEM # 3, 10

Grapevine Faith Christian School Baseball Tennis
Grapevine,TX

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A1-A2	70'	-	15'	TLC-BT-575	1	1	0
				50'	TLC-LED-400	1	1	0
				70'	TLC-LED-1500	3	3	0
1	B1	70'	-	70'	TLC-LED-900	1	1	0
				15'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	5	5	0
1	B2	70'	-	70'	TLC-LED-1500	5	5	0
				70'	TLC-LED-900	1	1	0
				15'	TLC-BT-575	2	2	0
				70'	TLC-LED-1200	1	1	0
1	C1	70'	-	70'	TLC-LED-1200	1	1	0
				15'	TLC-BT-575	2	2	0
				70'	TLC-LED-1500	4	4	0
1	C2	70'	-	70'	TLC-LED-900	2	2	0
				15'	TLC-BT-575	2	2	0
				70'	TLC-LED-1200	1	1	0
6	TOTALS					38	38	0



GRID SUMMARY

Name:	**Baseball**
Size:	Irregular 295' / 341' / 284'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Infield	Outfield
Guaranteed Average:	**50**	**30**
Scan Average:	50.36	30.78
Maximum:	63	45
Minimum:	36	19
Avg / Min:	1.39	1.61
Guaranteed Max / Min:	**2**	**2.5**
Max / Min:	1.74	2.35
UG (adjacent pts):	1.28	1.64
CU:	0.73	
No. of Points:	25	75

LUMINAIRE INFORMATION

Color / CRI:	5700K - 75 CRI
Luminaire Output:	160,000 / 136,000 / 46,500 / 89,600 / 52,000 lumer
No. of Luminaires:	**38**
Total Load:	41.65 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1500	>81,000	>81,000	>81,000
TLC-LED-1200	>81,000	>81,000	>81,000
TLC-LED-400	>81,000	>81,000	>81,000
TLC-LED-900	>81,000	>81,000	>81,000
TLC-BT-575	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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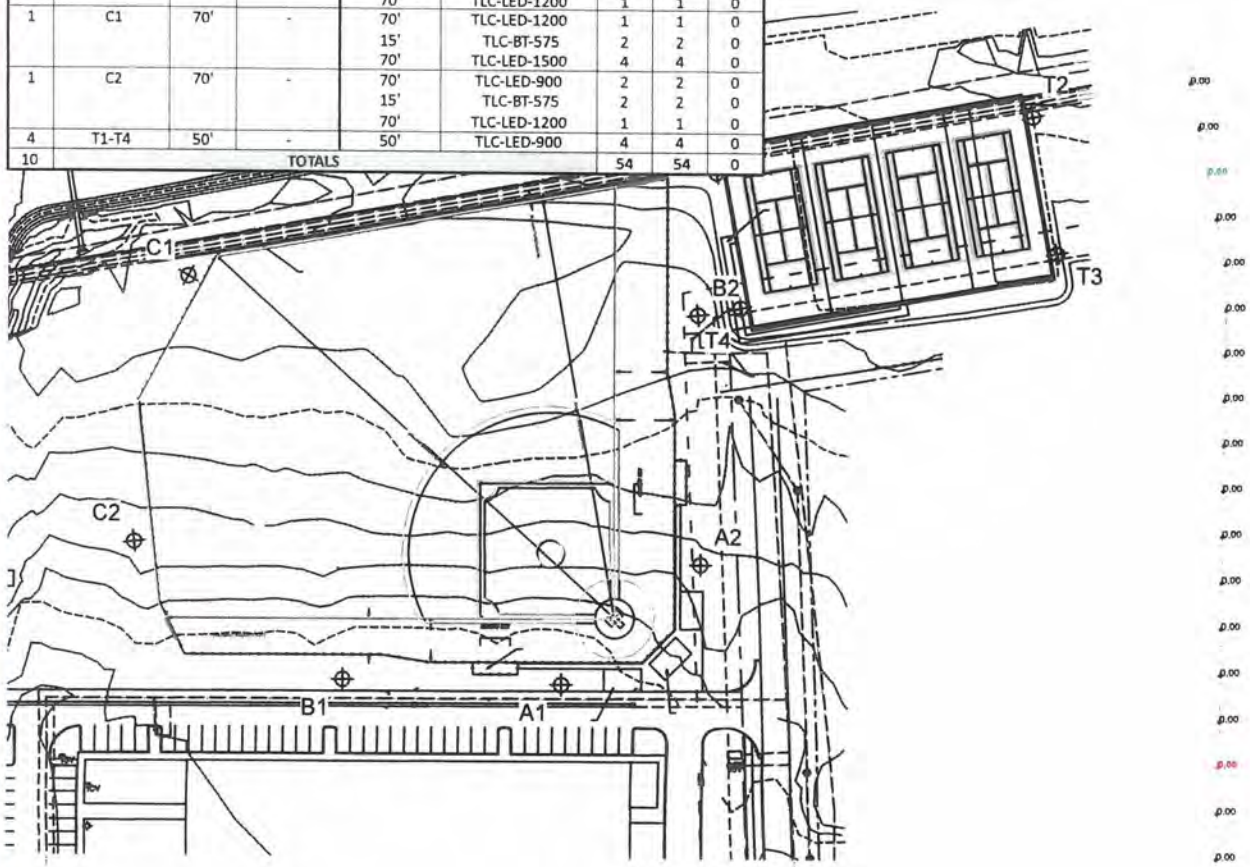
ILLUMINATION SUMMARY

CC ITEM # 3, 17
PZ ITEM # 3, 10

Grapevine Faith Christian School Baseball - Tennis
Grapevine,TX

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A1-A2	70'	-	15'	TLC-BT-575	1	1	0
				50'	TLC-LED-400	1	1	0
				70'	TLC-LED-1500	3	3	0
1	B1	70'	-	70'	TLC-LED-900	1	1	0
				15'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	5	5	0
1	B2	70'	-	70'	TLC-LED-1500	5	5	0
				70'	TLC-LED-900	1	1	0
				15'	TLC-BT-575	2	2	0
				70'	TLC-LED-1200	1	1	0
1	C1	70'	-	70'	TLC-LED-1200	1	1	0
				15'	TLC-BT-575	2	2	0
				70'	TLC-LED-1500	4	4	0
1	C2	70'	-	70'	TLC-LED-900	2	2	0
				15'	TLC-BT-575	2	2	0
				70'	TLC-LED-1200	1	1	0
4	T1-T4	50'	-	50'	TLC-LED-900	4	4	0
10	TOTALS					54	54	0



GRID SUMMARY

Name: **Property Line Spill**
Spacing: 30.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	**0.0001**
Maximum:	0.00
Minimum:	0.00
No. of Points:	18

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
Luminaire Output: 160,000 / 136,000 / 46,500 / 89,600 / 52,000 lumer
No. of Luminaires: **54**
Total Load: 55.89 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1500	>81,000	>81,000	>81,000
TLC-LED-1200	>81,000	>81,000	>81,000
TLC-LED-400	>81,000	>81,000	>81,000
TLC-LED-900	>81,000	>81,000	>81,000
TLC-BT-575	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

SCALE IN FEET 1 : 120
0' 120' 240'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

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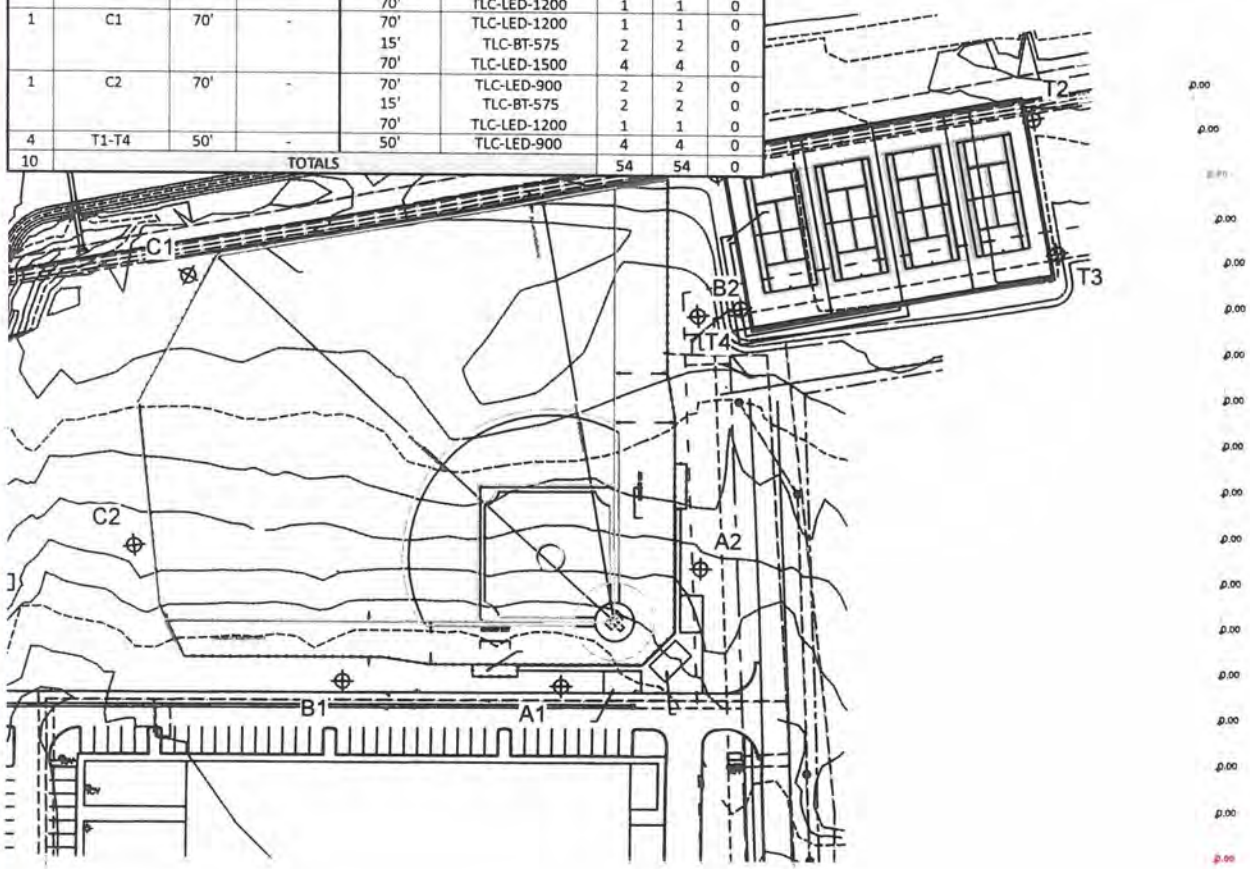
CC ITEM # 3, 17
PZ ITEM # 3, 10

Grapevine Faith Christian School Baseball + Tennis
Grapevine,TX

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A1-A2	70'	-	15'	TLC-BT-575	1	1	0
				50'	TLC-LED-400	1	1	0
				70'	TLC-LED-1500	3	3	0
1	B1	70'	-	70'	TLC-LED-900	1	1	0
				15'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	5	5	0
1	B2	70'	-	70'	TLC-LED-1500	5	5	0
				70'	TLC-LED-900	1	1	0
				15'	TLC-BT-575	2	2	0
				70'	TLC-LED-1200	1	1	0
1	C1	70'	-	70'	TLC-LED-1200	1	1	0
				15'	TLC-BT-575	2	2	0
				70'	TLC-LED-1500	4	4	0
1	C2	70'	-	70'	TLC-LED-900	2	2	0
				15'	TLC-BT-575	2	2	0
				70'	TLC-LED-1200	1	1	0
4	T1-T4	50'	-	50'	TLC-LED-900	4	4	0
10	TOTALS					54	54	0



GRID SUMMARY

Name: **Property Line Spill**
Spacing: 30.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

MAX VERTICAL FOOTCANDLES

	Entire Grid
Scan Average:	**0.0008**
Maximum:	0.00
Minimum:	0.00
No. of Points:	18

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
Luminaire Output: 160,000 / 136,000 / 46,500 / 89,600 / 52,000 lumer
No. of Luminaires: **54**
Total Load: 55.89 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1500	>81,000	>81,000	>81,000
TLC-LED-1200	>81,000	>81,000	>81,000
TLC-LED-400	>81,000	>81,000	>81,000
TLC-LED-900	>81,000	>81,000	>81,000
TLC-BT-575	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

SCALE IN FEET 1 : 120
0' 120' 240'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

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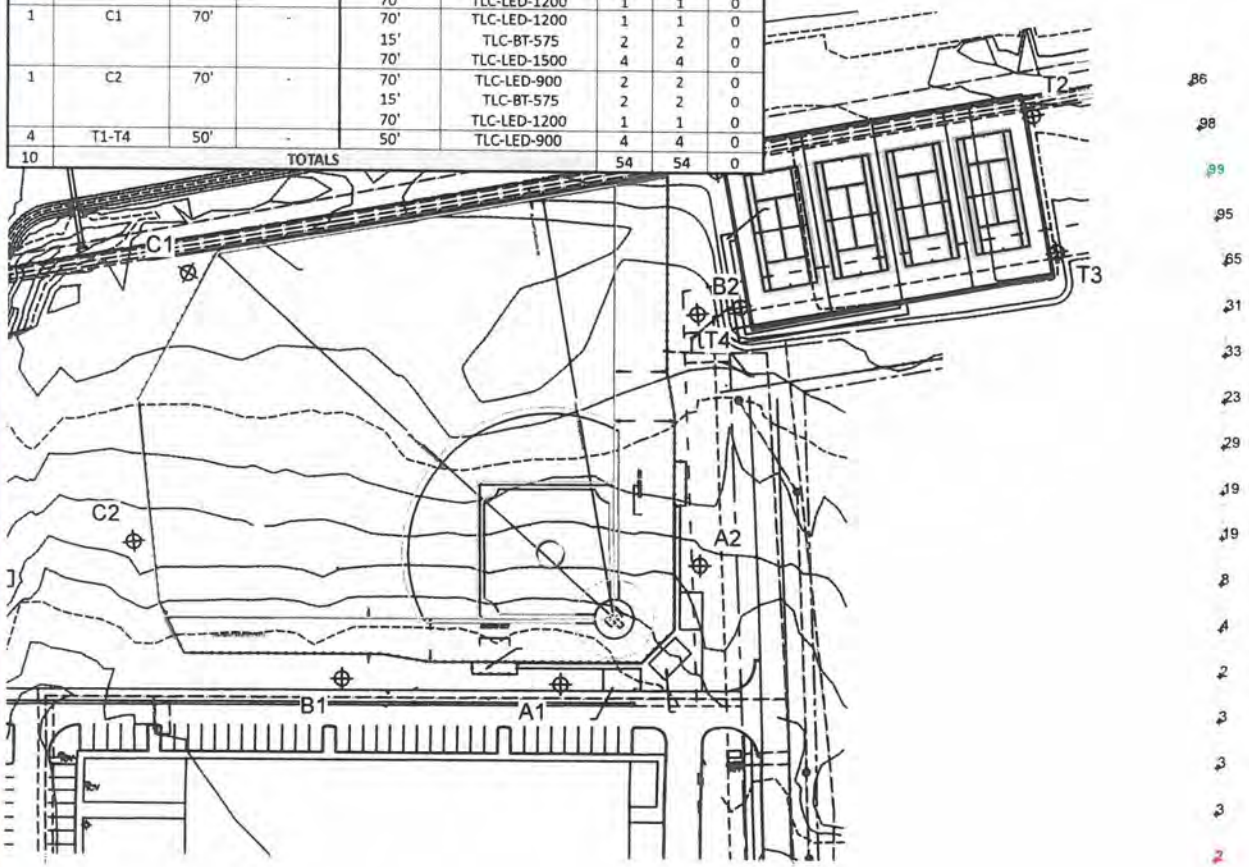
PZ ITEM # 3, 10

Grapevine Faith Christian School Baseball, Tennis
Grapevine,TX

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A1-A2	70'	-	15'	TLC-BT-575	1	1	0
				50'	TLC-LED-400	1	1	0
				70'	TLC-LED-1500	3	3	0
1	B1	70'	-	70'	TLC-LED-900	1	1	0
				15'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	5	5	0
1	B2	70'	-	70'	TLC-LED-1500	5	5	0
				70'	TLC-LED-900	1	1	0
				15'	TLC-BT-575	2	2	0
				70'	TLC-LED-1200	1	1	0
1	C1	70'	-	70'	TLC-LED-1200	1	1	0
				15'	TLC-BT-575	2	2	0
				70'	TLC-LED-1500	4	4	0
1	C2	70'	-	70'	TLC-LED-900	2	2	0
				15'	TLC-BT-575	2	2	0
				70'	TLC-LED-1200	1	1	0
4	T1-T4	50'	-	50'	TLC-LED-900	4	4	0
10	TOTALS					54	54	0



GRID SUMMARY

Name: **Property Line Spill**
Spacing: 30.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

CANDELA (PER FIXTURE)

	Entire Grid
Scan Average:	**34.5007**
Maximum:	98.82
Minimum:	1.85
No. of Points:	18

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
Luminaire Output: 160,000 / 136,000 / 46,500 / 89,600 / 52,000 lumen
No. of Luminaires: 54
Total Load: 55.89 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1500	>81,000	>81,000	>81,000
TLC-LED-1200	>81,000	>81,000	>81,000
TLC-LED-400	>81,000	>81,000	>81,000
TLC-LED-900	>81,000	>81,000	>81,000
TLC-BT-575	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

SCALE IN FEET 1 : 120
0' 120' 240'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

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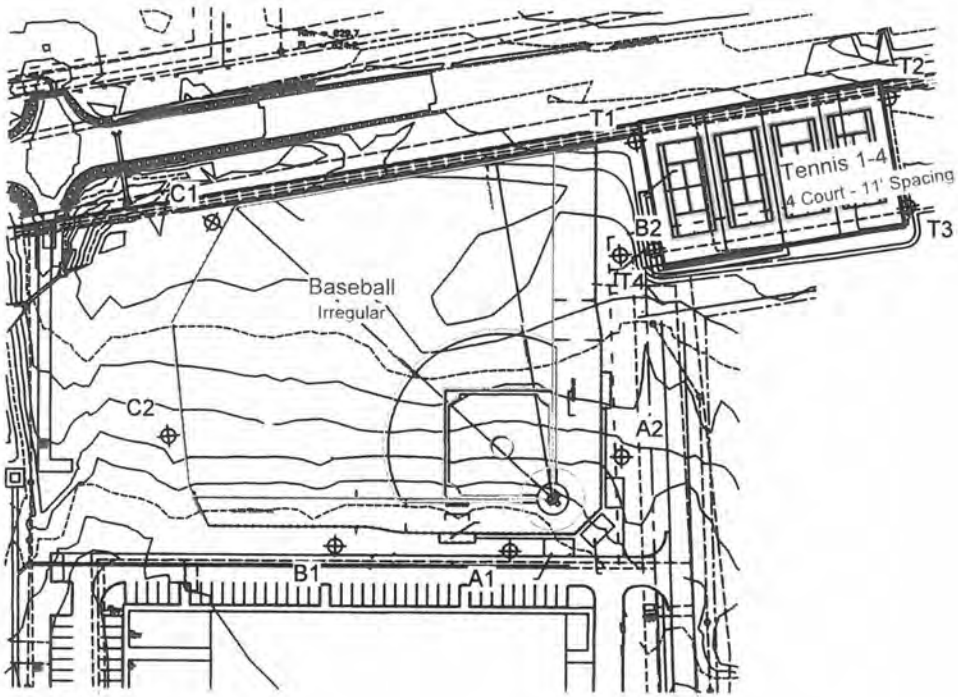
Grapevine,TX



EQUIPMENT LAYOUT

INCLUDES:
- Baseball
- Tennis 1-4

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires		
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY/ POLE
2	A1-A2	70'	-	15'	TLC-BT-575	1
				50'	TLC-LED-400	1
				70'	TLC-LED-1500	3
1	B1	70'	-	70'	TLC-LED-900	1
				15'	TLC-BT-575	1
				70'	TLC-LED-1500	5
1	B2	70'	-	70'	TLC-LED-1500	5
				70'	TLC-LED-900	1
				15'	TLC-BT-575	2
				70'	TLC-LED-1200	1
1	C1	70'	-	70'	TLC-LED-1200	1
				15'	TLC-BT-575	2
				70'	TLC-LED-1500	4
1	C2	70'	-	70'	TLC-LED-900	2
				15'	TLC-BT-575	2
				70'	TLC-LED-1200	1
4	T1-T4	50'	-	50'	TLC-LED-900	4
10	TOTALS					54

SINGLE LUMINAIRE AMPERAGE DRAW CHART

Ballast Specifications (.90 min power factor)	Line Amperage Per Luminaire (max draw)						
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
TLC-LED-1500	8.5	8.1	7.4	6.4	5.1	4.7	3.7
TLC-LED-1200	7.0	6.6	6.1	5.2	4.2	3.8	3.0
TLC-LED-400-A	2.3	2.2	2.0	1.7	1.4	1.3	1.0
TLC-LED-900-A	5.3	5.0	4.6	4.0	3.2	2.9	2.3
TLC-BT-575	3.4	3.2	2.9	2.5	2.0	1.8	1.5

SCALE IN FEET 1 : 150
0' 150' 300'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

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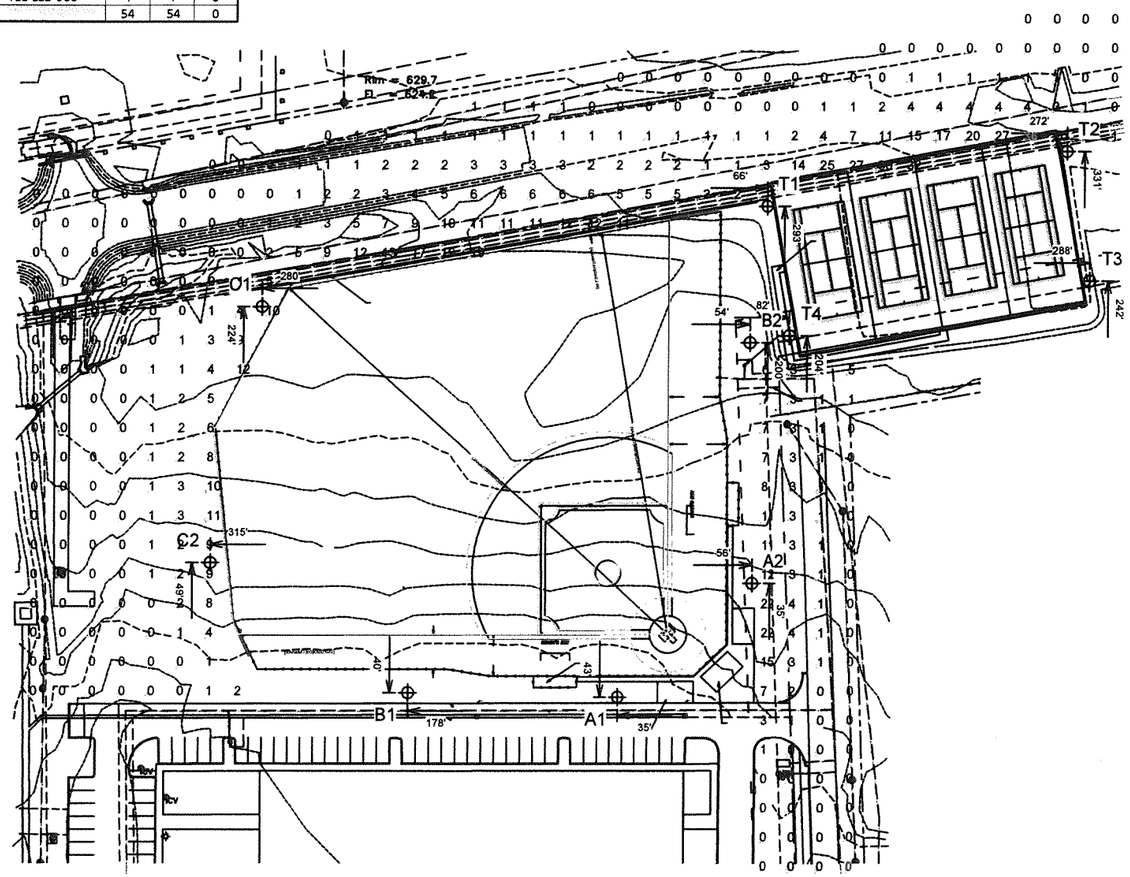
Grapevine Faith Christian School Baseball Tennis
Grapevine,TX

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A1-A2	70'	-	15'	TLC-BT-575	1	1	0
				50'	TLC-LED-400	1	1	0
				70'	TLC-LED-1500	3	3	0
1	B1	70'	-	70'	TLC-LED-900	1	1	0
				15'	TLC-BT-575	1	1	0
				70'	TLC-LED-1500	5	5	0
1	B2	70'	-	70'	TLC-LED-1500	5	5	0
				70'	TLC-LED-1200	1	1	0
				15'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	1	1	0
1	C1	70'	-	70'	TLC-LED-1200	1	1	0
				15'	TLC-BT-575	2	2	0
				70'	TLC-LED-1500	4	4	0
1	C2	70'	-	70'	TLC-LED-1200	1	1	0
				15'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	2	2	0
4	T1-T4	50'	-	50'	TLC-LED-900	4	4	0
10	TOTALS					54	54	0



GRID SUMMARY

Name:	**Spill Grid**
Size:	Irregular 295' / 341' / 284'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Scan Average:	**2.87**
Maximum:	36
Minimum:	0
Avg / Min:	404.51
Max / Min:	**5127.58**
UG (adjacent pts):	8.26
CU:	0.92
No. of Points:	353

LUMINAIRE INFORMATION

Color / CRI:	5700K - 75 CRI
Luminaire Output:	160,000 / 52,000 / 89,600 / 136,000 / 46,500 lumer
No. of Luminaires:	**54**
Total Load:	55.89 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1500	>81,000	>81,000	>81,000
TLC-BT-575	>81,000	>81,000	>81,000
TLC-LED-900	>81,000	>81,000	>81,000
TLC-LED-1200	>81,000	>81,000	>81,000
TLC-LED-400	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

SCALE IN FEET 1 : 100
0' 100' 200'

Pole location(s) ✢ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: Addison Ardolino • File #191008C-spill • 12-Dec-19

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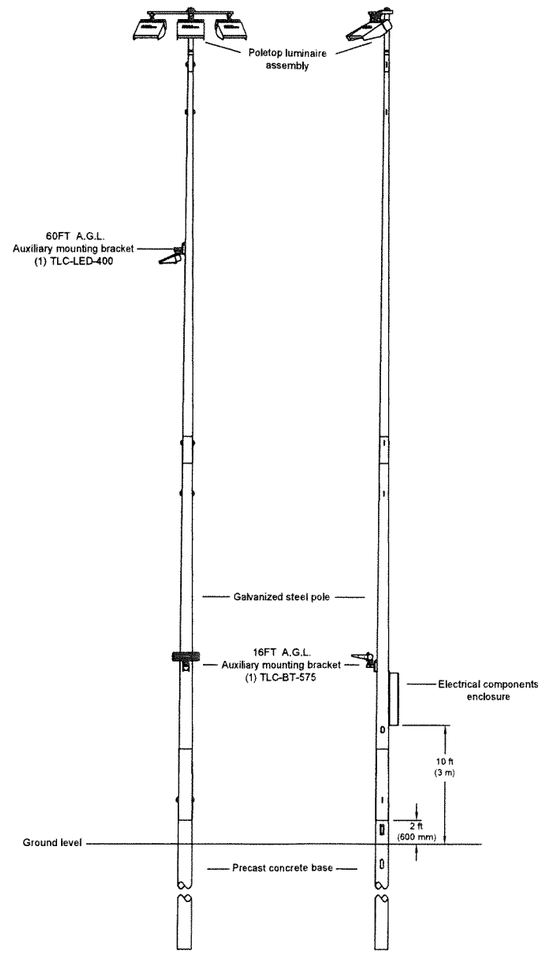
PZ ITEM # 3, 10



POLE(S): A1

Musco 70FT Light-Structure System™ pole
TLC for LED™ luminaires
(3) TLC-LED-1500

PROJECT NUMBER:	191008
DRAWN BY:	A. ARDOLINO
SCALE:	NTS
DATE:	12/12/2019
DRAWING NUMBER:	191008P1
1 OF 7 SHEETS	

DATE:	BY:	R.L.	REVISIONS:

musco Lighting

CORPORATE OFFICE:
P.O. Box 808
100 1st Avenue West
Oskaloosa, Iowa 52577
+1-800-825-6020
+1-641-673-0411

Grapevine Faith Christian School Baseball Tennis
Grapevine, TX
Pole Configuration Drawing

CC ITEM # 3, 17
PZ ITEM # 3, 10

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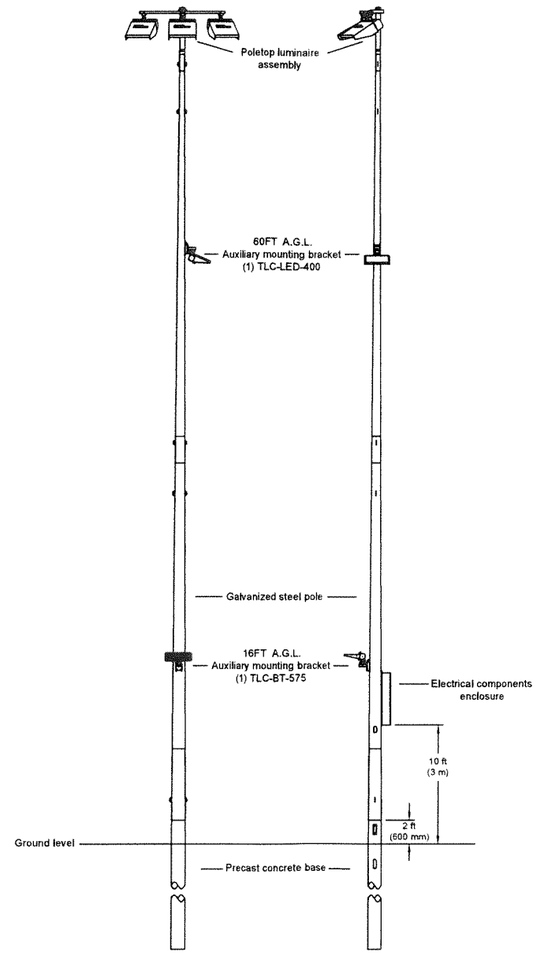

POLE(S): A2

Musco 70FT Light-Structure System™ pole
TLC for LED™ luminaires
(3) TLC-LED-1500

PROJECT NUMBER	191008
DRAWN BY:	A. ARDOLINO
SCALE:	NTS
DATE:	12/12/2019
DRAWING NUMBER:	191008P1
2 OF 7 SHEETS	

DATE:	BY:	R.L.	REVISIONS:

musco Lighting
CORPORATE OFFICE:
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Oskaloosa, Iowa 52577
+1-800-825-6020
+1-641-673-0411

Grapevine Faith Christian School Baseball Tennis
Grapevine, TX
Pole Configuration Drawing B

CC ITEM # 3, 17
PZ ITEM # 3, 10

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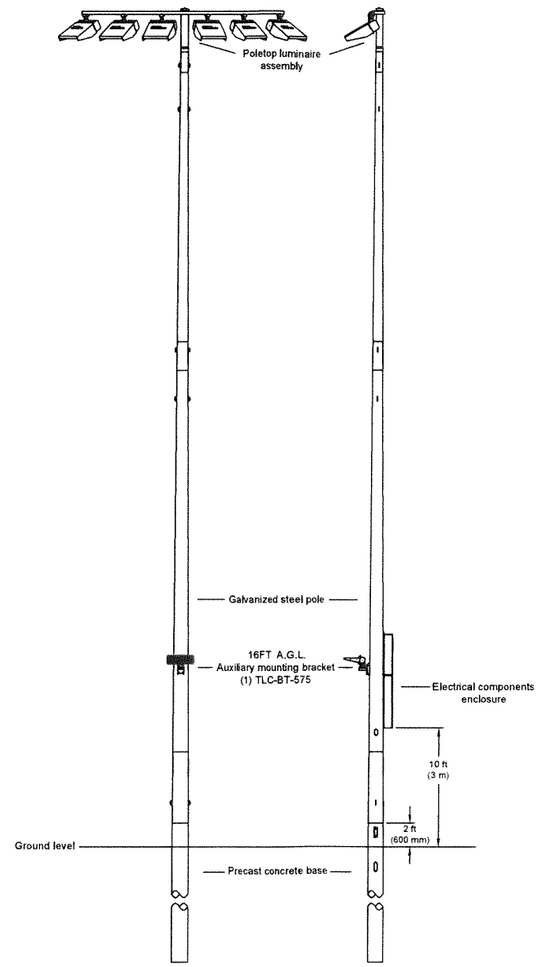

POLE(S): B1

Musco 70FT Light-Structure System™ pole
TLC for LED™ luminaires
(5) TLC-LED-1500
(1) TLC-LED-900

PROJECT NUMBER	191008
DRAWN BY:	A. ARDOLINO
SCALE:	NTS
DATE:	12/12/2019
DRAWING NUMBER	191008P1
3 OF 7 SHEETS	

DATE:	BY:	R.L.	REVISIONS:

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CORPORATE OFFICE:
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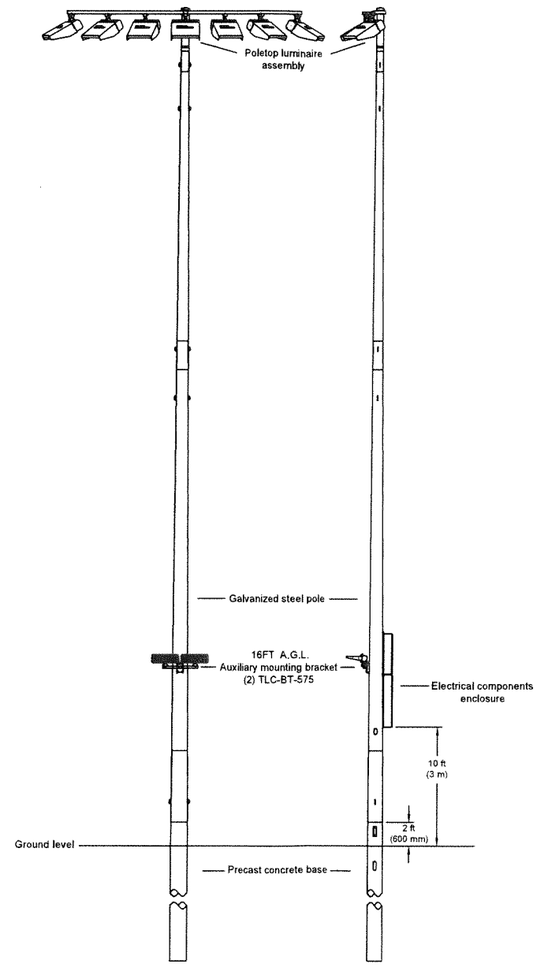
100 1st Avenue West
Oskaloosa, Iowa 52577
+1-800-825-6020
+1-641-673-0411

Grapevine Faith Christian School Baseball Tennis
Grapevine,TX
Pole Configuration Drawing

CC ITEM # 3, 17
PZ ITEM # 3, 10



POLE(S): B2

Musco 70FT Light-Structure System™ pole
TLC for LED™ luminaires
(5) TLC-LED-1500
(1) TLC-LED-1200
(1) TLC-LED-900

NOTICE: The contract work, or the contracted portion of a Musco Sports Lighting, LLC. lighting system, shall be performed in accordance with the latest edition of Musco Specifications and Musco Standard Drawings, and shall be in compliance with all applicable codes and regulations. Musco Sports Lighting, LLC. assumes no responsibility for work not in compliance with Musco Standard Drawings and Specifications, or work not in compliance with applicable codes and regulations.

PROJECT NUMBER:	191008
DRAWN BY:	A. ARDOLINO
SCALE:	NTS
DATE:	12/12/2019
DRAWING NUMBER:	191008P1
SHEETS	4 of 7

DATE:	BY:	R.L.	REVISIONS:

musco Lighting
CORPORATE OFFICE:
P.O. Box 808
100 1st Avenue West
Oskaloosa, Iowa 52577
+1-800-825-6020
+1-641-673-0411

Grapevine Faith Christian School Baseball Tennis
Grapevine, TX
Pole Configuration Drawing

CC ITEM # 3, 17
PZ ITEM # 3, 10

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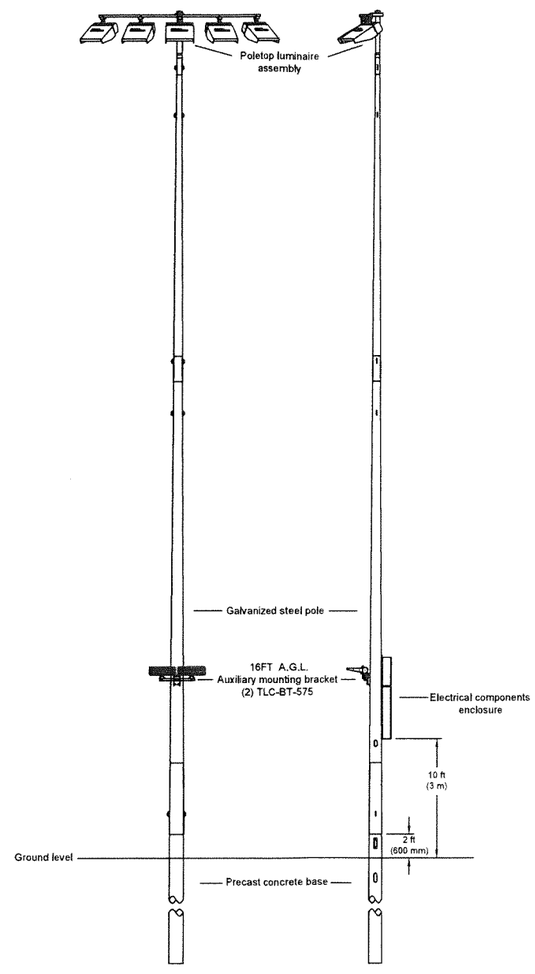


POLE(S): C1

Musco 70FT Light-Structure System™ pole
TLC for LED™ luminaires
(4) TLC-LED-1500
(1) TLC-LED-1200

PROJECT NUMBER:	191008
DRAWN BY:	A. ARDOLINO
SCALE:	NTS
DATE:	12/12/2019
DRAWING NUMBER:	191008P1
SHEETS	5 of 7

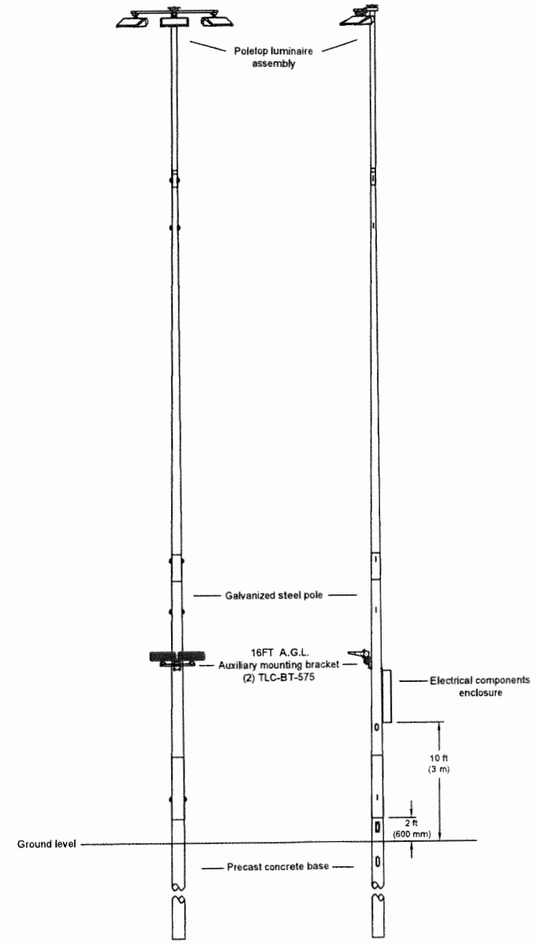
DATE:	BY:	R.L.	REVISIONS:

musco Lighting

CORPORATE OFFICE:
P.O. Box 808
100 1st Avenue West
Oskaloosa, Iowa 52577
+1-800-825-6020
+1-641-673-0411

Grapevine Faith Christian School Baseball Tennis
Grapevine, TX
Pole Configuration Drawing B

CC ITEM # 3, 17
PZ ITEM # 3, 10



POLE(S): C2

Musco 70FT Light-Structure System™ pole
TLC for LED™ luminaires
(2) TLC-LED-900
(1) TLC-LED-1200

PROJECT NUMBER	191008
DRAWN BY	R. ARGOLINO
SCALE	NTS
DATE	11/12/2019
DRAWING NUMBER	191008P1
SHEET	6 of 7

DATE:	BY:	R.L.	REVISIONS:

musco Lighting

CORPORATE OFFICE:
P.O. Box 808
100 1st Avenue West
Oskaloosa, Iowa 52577
+1-800-825-6020
+1-641-673-0411

Grapevine Faith Christian School Baseball Tennis
Grapevine, TX
Pole Configuration Drawing
B

CC ITEM # 3, 17
PZ ITEM # 3, 10

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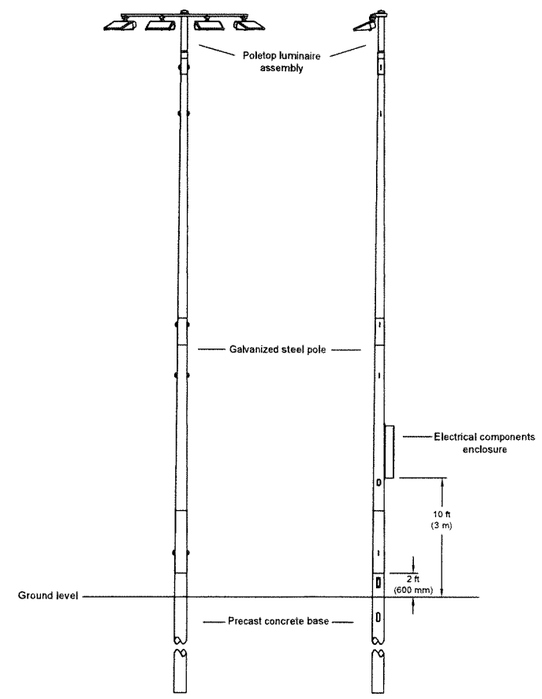


POLE(S): T1, T2, T3, T4

Musco 50FT Light-Structure System™ pole
TLC for LED™ luminaires
(4) TLC-LED-900

PROJECT NUMBER: 191008	DRAWN BY: A. ARDOLINO	SCALE: NTS	DATE: 12/12/2019	DRAWING NUMBER: 191008P1	7 OF 7 SHEETS

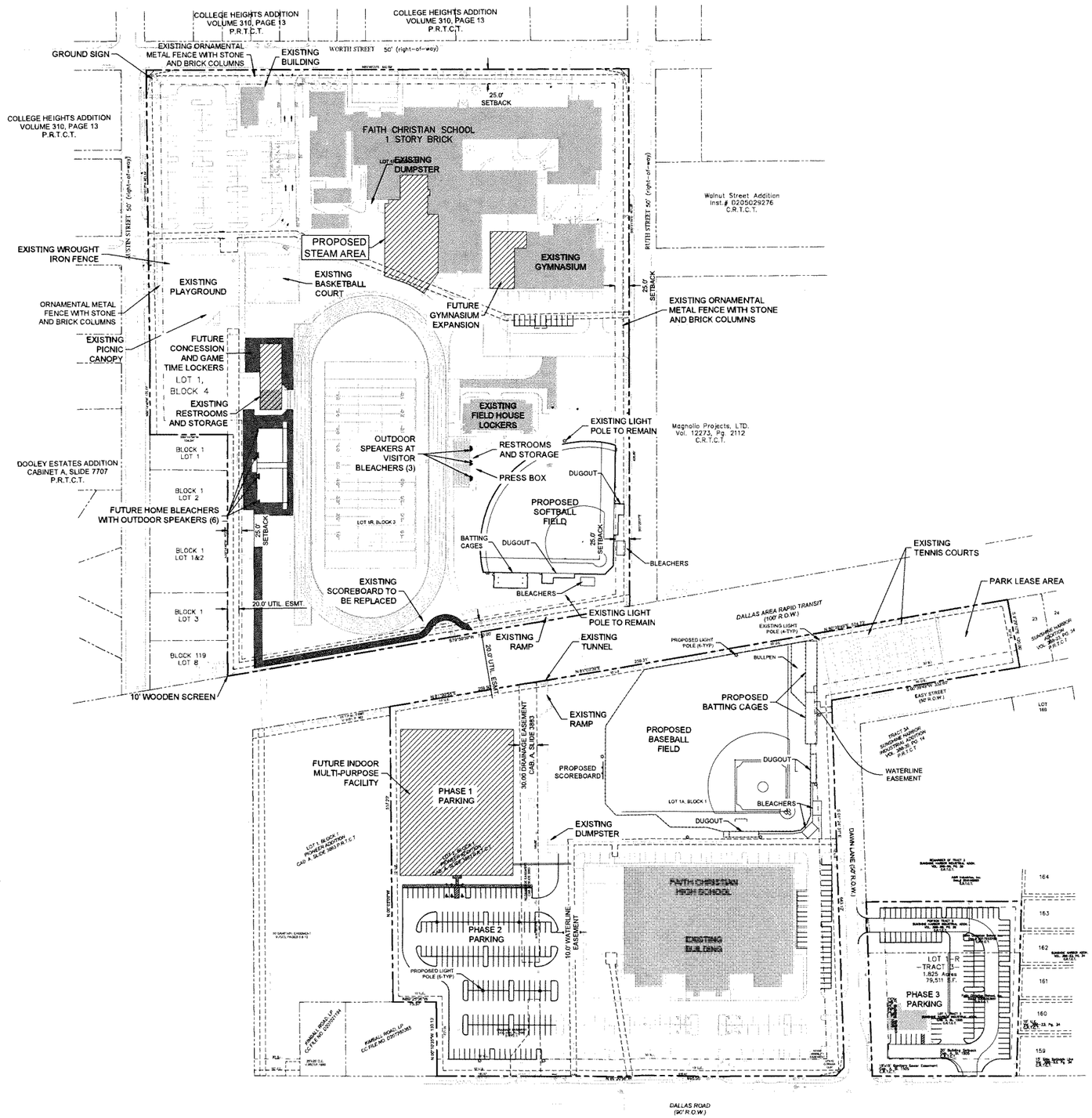
DATE:	BY:	R.L.	REVISIONS:

musco Lighting

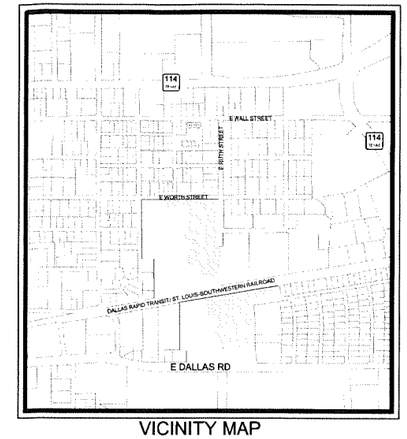
CORPORATE OFFICE:
P.O. Box 808
100 1st Avenue West
Oskaloosa, Iowa 52577
+1-800-825-6020
+1-641-673-0411

Grapevine Faith Christian School Baseball Tennis
Grapevine, TX
Pole Configuration Drawing
B

CC ITEM # 3, 17
PZ ITEM # 3, 10



0 100' 200'
SCALE: 1" = 100'



VICINITY MAP
SCALE : N.T.S.

LEGEND

- PROPERTY LINE
- EXISTING OVERHEAD ELECTRIC
- CONCRETE SIDEWALK
- EXISTING BUILDING
- PROPOSED BUILDING

CASE NAME: FAITH CHRISTIAN SCHOOL
CASE NUMBER: CU16-24
LOCATION: 739 EAST DALLAS ROAD
LOT 1A, BLOCK 1, FAITH CHRISTIAN SCHOOL

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET ___ OF ___

APPOVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

NO.	DATE	REVISION	APPROVAL

PELOTON LAND SOLUTIONS
10875 JOHN W. ELLIOTT DR., SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1800
TX FIRM NO 12207

KEY MAP

CONDITIONAL USE PERMIT

FAITH CHRISTIAN SCHOOL
739 EAST WORTH STREET
GRAPEVINE, TEXAS 76051
PHONE: 817-251-5355

DESIGNED BY:	
DRAWN BY:	
EIT / PROJ. MNGR:	
PLS PROJECT #:	
CITY PROJECT #:	

SHEET 1 OF 6

J:\JobFC\5001-Faith Christian School\2019-12-6 BASEBALL-SOFTBALL STEAM-PARKING CUP\BASEBALL CUP EXHIBIT\sheet files 1-2

Drawing: J:\JobFC\5001-Faith Christian School\2019-12-6 BASEBALL-SOFTBALL STEAM-PARKING CUP\BASEBALL CUP EXHIBIT\sheet files 1-2
Last Saved By: TRobinson
Last Plotted: 12/6/2019 1:30 PM
Plot Date/Time: 12/6/2019 2:30 PM

CC ITEM # 3, 17
PZ ITEM # 3, 10

SITE DATA SUMMARY

EXISTING ZONING	LI
GROSS ACREAGE	13.397 ac.
NUMBER OF LOTS	1
AREA OF OPEN SPACE	7.178 ac.
AREA OF IMPERVIOUS COVERAGE	6.219 ac.
PERCENTAGE OF OPEN SPACE	53.58 %
PERCENTAGE OF IMPERVIOUS COVERAGE	46.42%
EXISTING HIGH SCHOOL AREA	60,651 s.f.
PROPOSED INDOOR MULTI-PURPOSE FACILITY AREA	50,473 s.f.
PHASE I INDOOR MULTI-PURPOSE FACILITY AREA	15,781 s.f.
NUMBER OF STORIES (PROP.)	1
REQUIRED PARKING (1 SPACE/3 SEATS) 1500 SEATS/3 SEATS PER 1 SPACE	500
PARKING SPACES PROVIDED (INCLUDING 11 HC)	508
REQUIRED HC SPACES	11
PROVIDED HC SPACES	11

CASE NAME: FAITH CHRISTIAN SCHOOL
CASE NUMBER: CU19-24
LOCATION: 739 EAST DALLAS ROAD
LOT 1A, BLOCK 1, FAITH CHRISTIAN SCHOOL ADDITION

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: ___ OF ___

APPOVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

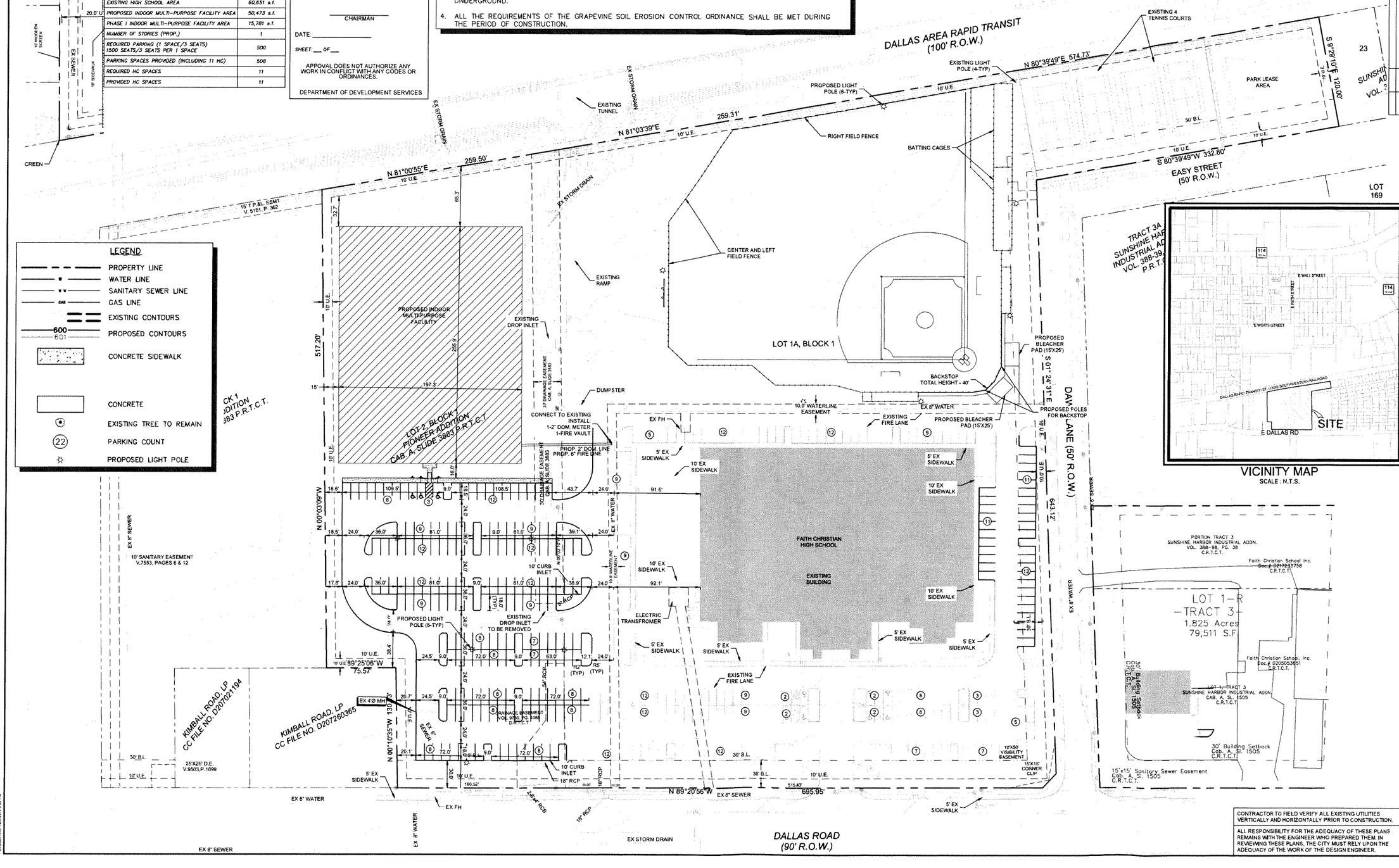
DEPARTMENT OF DEVELOPMENT SERVICES

NOTES

1. CONDITIONAL USE REQUEST CU19-24 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU14-35 (ORD. 14-52) FOR A NON-PROFIT EDUCATIONAL INSTITUTION, SPECIFICALLY TO ALLOW A BASEBALL FIELD WITH STADIUM LIGHTING AND ADDITIONAL PHASED SITE MODIFICATIONS TO ACCOMMODATE PARKING FOR SCHOOL EVENTS..
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
4. ALL THE REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

Parking Data		
	Change	Total
Existing	N/A	508
Baseball Field Installation	-130	378
Interim Spaces	+99	477
Ultimote Parking Plan	+213	690

SCALE: 1" = 50'



LEGEND

- PROPERTY LINE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- EXISTING CONTOURS
- 600 / 601 PROPOSED CONTOURS
- CONCRETE SIDEWALK
- CONCRETE
- EXISTING TREE TO REMAIN
- (22) PARKING COUNT
- PROPOSED LIGHT POLE

VICINITY MAP
SCALE : N.T.S.

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

NO.	DATE	REVISION	APPROVAL

PELOTON LAND SOLUTIONS
10875 JOHN W. ELLIOTT DR.
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1600
TX-FIRM NO. 12207

SITE PLAN
CONDITIONAL USE PERMIT

FAITH CHRISTIAN SCHOOL
730 EAST WORTH STREET
GRAPEVINE, TEXAS 76051
PHONE: 817-251-5365

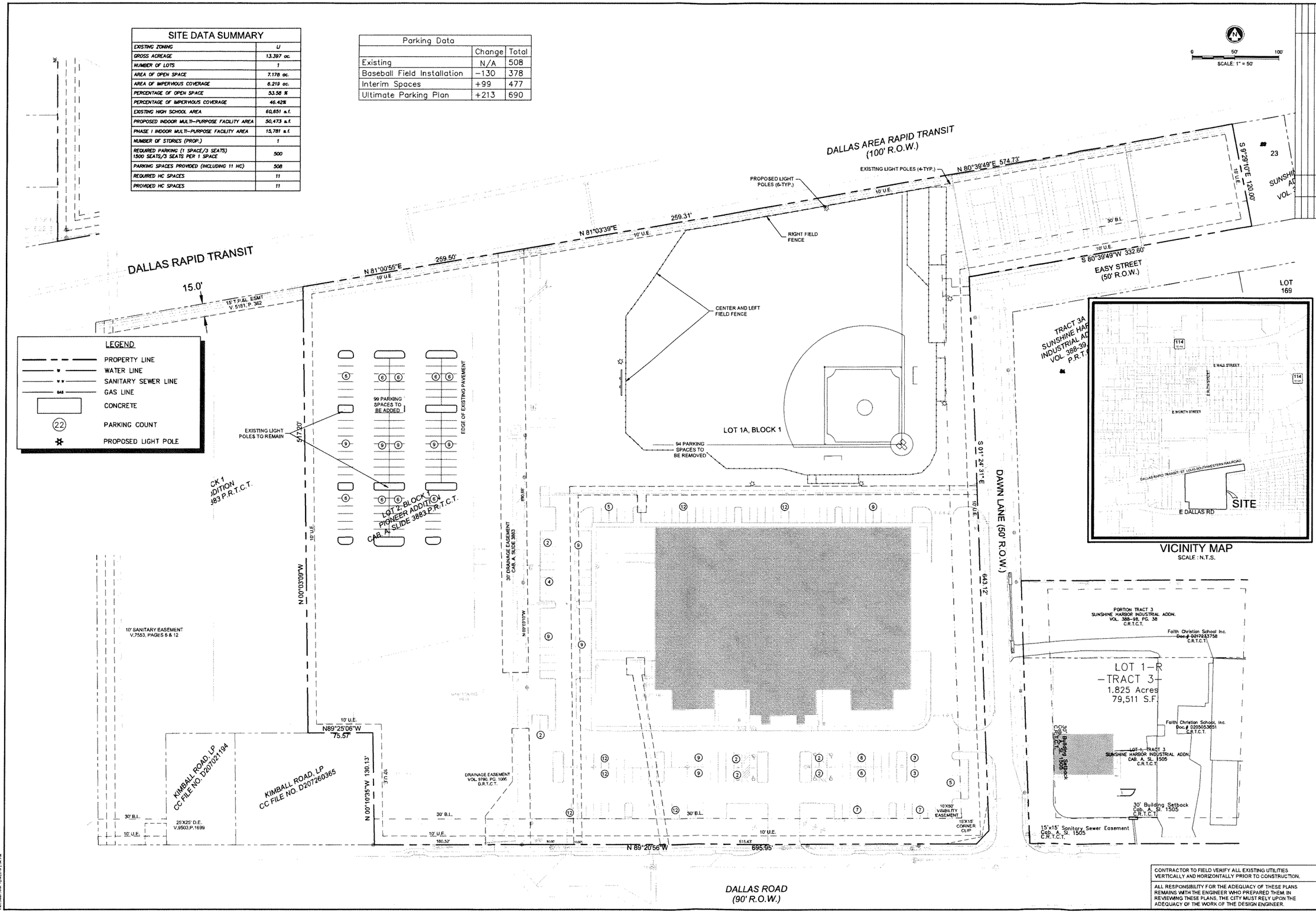
DESIGNED BY:
DRAWN BY:
EIT / PROJ. MNGR:
PLS PROJECT #:
CITY PROJECT #:

SHEET 2 OF 6

CC ITEM # 3, 17
PZ ITEM # 3, 10

SITE DATA SUMMARY	
EXISTING ZONING	U
GROSS ACREAGE	13.397 ac.
NUMBER OF LOTS	1
AREA OF OPEN SPACE	7.178 ac.
AREA OF IMPERVIOUS COVERAGE	6.219 ac.
PERCENTAGE OF OPEN SPACE	53.58 %
PERCENTAGE OF IMPERVIOUS COVERAGE	46.42%
EXISTING HIGH SCHOOL AREA	60,651 s.f.
PROPOSED INDOOR MULTI-PURPOSE FACILITY AREA	50,473 s.f.
PHASE I INDOOR MULTI-PURPOSE FACILITY AREA	15,781 s.f.
NUMBER OF STORIES (PROP.)	1
REQUIRED PARKING (1 SPACE/3 SEATS) 1500 SEATS/3 SEATS PER 1 SPACE	500
PARKING SPACES PROVIDED (INCLUDING 11 HC)	508
REQUIRED HC SPACES	11
PROVIDED HC SPACES	11

Parking Data		
	Change	Total
Existing	N/A	508
Baseball Field Installation	−130	378
Interim Spaces	+99	477
Ultimate Parking Plan	+213	690



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NO.	DATE	REVISION	APPROVAL

PELOTON LAND SOLUTIONS
10875 JOHN W. ELLIOTT DR.
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1800
TX FIRM NO 12207

INTERIM PARKING CONDITIONS PHASE 1 BASEBALL FIELD

CONDITIONAL USE PERMIT

FAITH CHRISTIAN SCHOOL
730 EAST WORTH STREET
GRAPEVINE, TEXAS 76051
PHONE: 817-251-5365

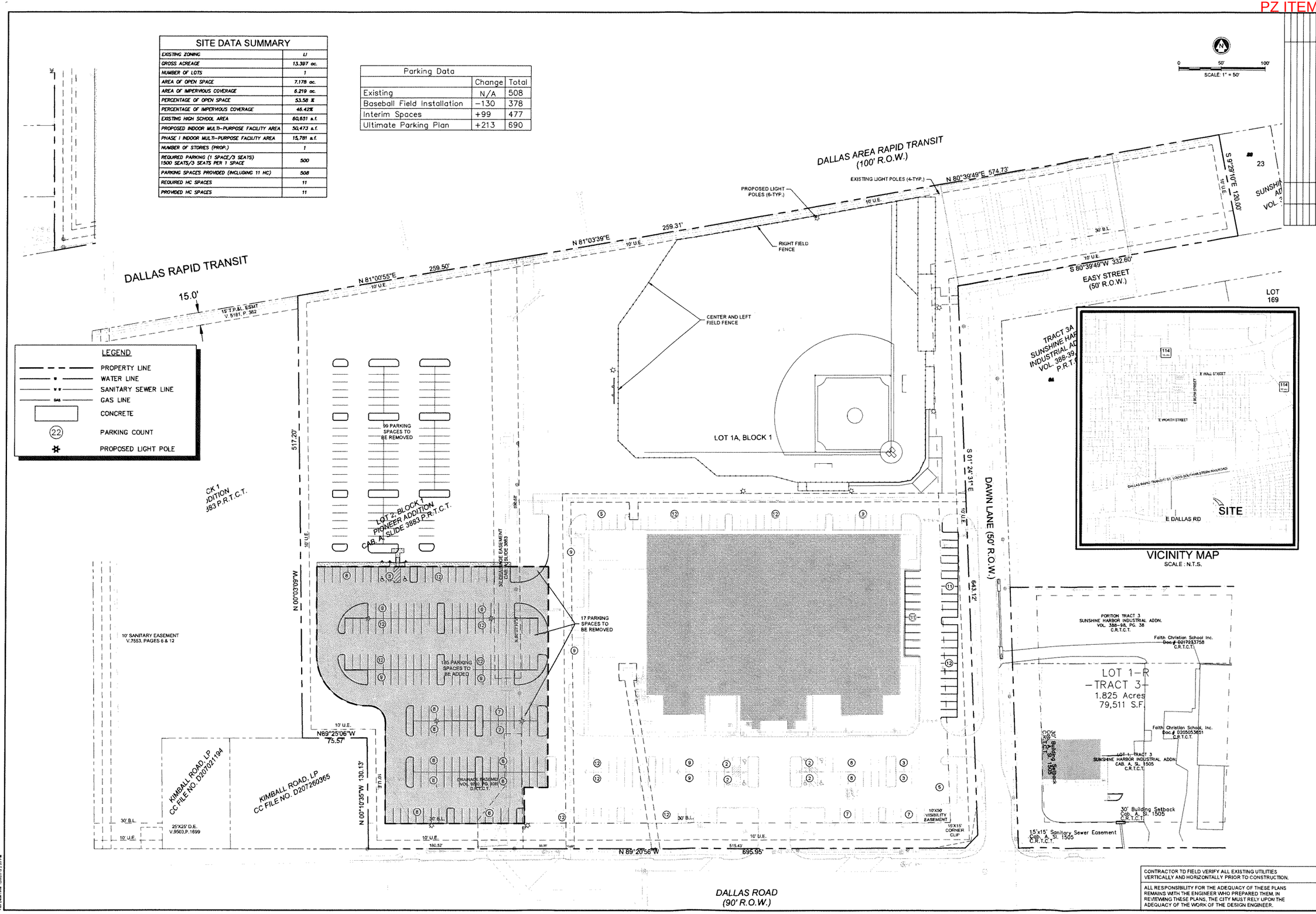
DESIGNED BY:
DRAWN BY:
EIT / PROJ. MNGR:
PLS PROJECT #:
CITY PROJECT #:

SHEET 3 OF 6

CC ITEM # 3, 17
PZ ITEM # 3, 10

SITE DATA SUMMARY	
EXISTING ZONING	LI
GROSS ACREAGE	13.397 ac.
NUMBER OF LOTS	1
AREA OF OPEN SPACE	7.178 ac.
AREA OF IMPERVIOUS COVERAGE	6.219 ac.
PERCENTAGE OF OPEN SPACE	53.58 %
PERCENTAGE OF IMPERVIOUS COVERAGE	46.42%
EXISTING HIGH SCHOOL AREA	60,651 s.f.
PROPOSED INDOOR MULTI-PURPOSE FACILITY AREA	50,473 s.f.
PHASE I INDOOR MULTI-PURPOSE FACILITY AREA	15,781 s.f.
NUMBER OF STORIES (PROP.)	1
REQUIRED PARKING (1 SPACE/3 SEATS) 1500 SEATS/3 SEATS PER 1 SPACE	500
PARKING SPACES PROVIDED (INCLUDING 11 HC)	508
REQUIRED HC SPACES	11
PROVIDED HC SPACES	11

Parking Data		
	Change	Total
Existing	N/A	508
Baseball Field Installation	−130	378
Interim Spaces	+99	477
Ultimate Parking Plan	+213	690



CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

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NO.	DATE	REVISION	APPROVAL

PELOTON LAND SOLUTIONS
10875 JOHN W. ELLIOTT DR. SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1600
TX FIRM NO 12207

FUTURE PHASE 2 PARKING MULTI - PURPOSE FACILITY

CONDITIONAL USE PERMIT

FAITH CHRISTIAN SCHOOL

730 EAST WORTH STREET
GRAPEVINE, TEXAS 76051
PHONE: 817-251-3865

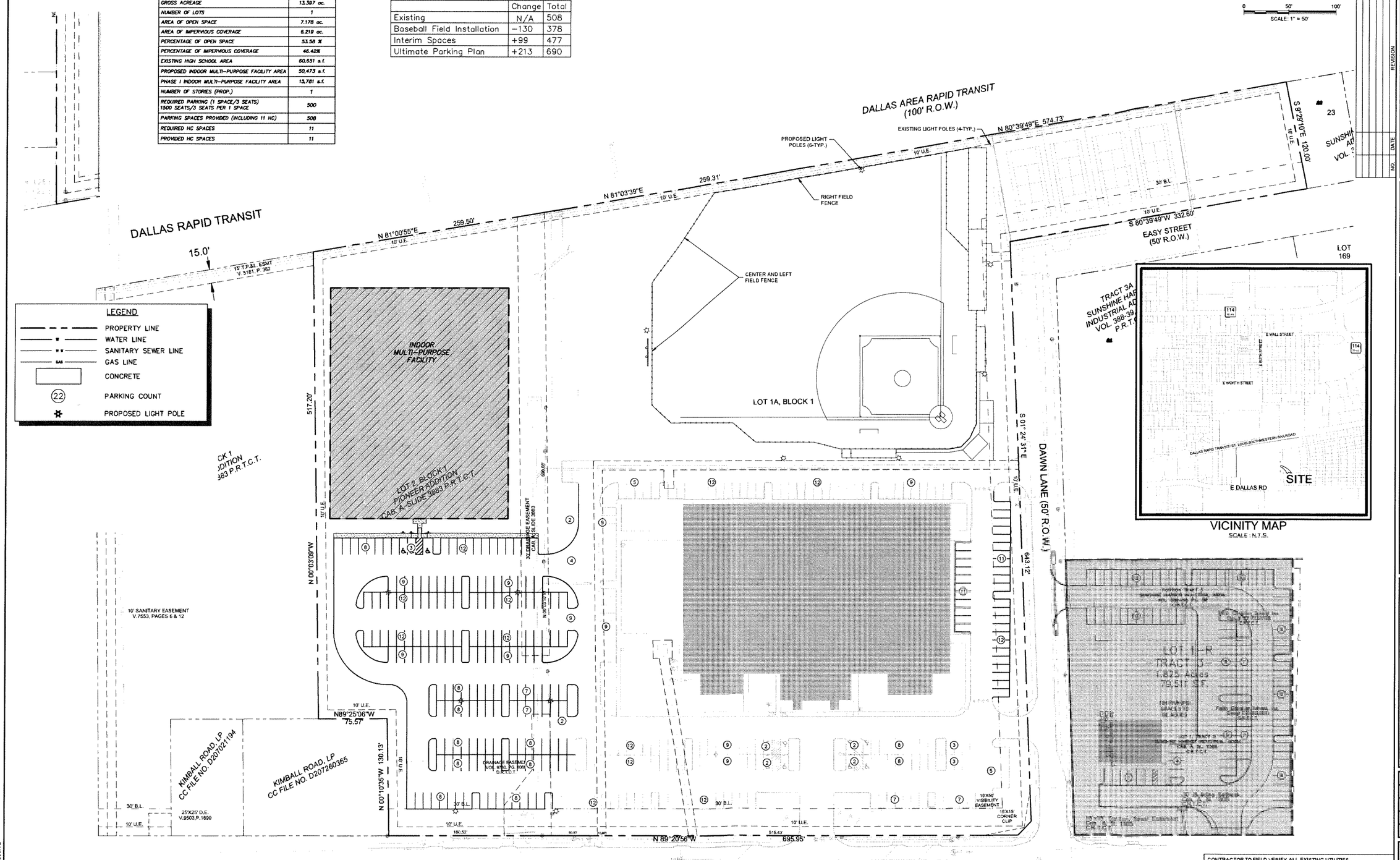
DESIGNED BY:	
DRAWN BY:	
EIT / PROJ. MNGR:	
PLS PROJECT #:	
CITY PROJECT #:	

SHEET 4 OF 6

CC ITEM # 3, 17
PZ ITEM # 3, 10

SITE DATA SUMMARY	
EXISTING ZONING	LI
GROSS ACREAGE	13.397 ac.
NUMBER OF LOTS	1
AREA OF OPEN SPACE	7.178 ac.
AREA OF IMPERVIOUS COVERAGE	6.219 ac.
PERCENTAGE OF OPEN SPACE	53.58 %
PERCENTAGE OF IMPERVIOUS COVERAGE	46.42%
EXISTING HIGH SCHOOL AREA	60,631 s.f.
PROPOSED INDOOR MULTI-PURPOSE FACILITY AREA	50,473 s.f.
PHASE I INDOOR MULTI-PURPOSE FACILITY AREA	13,781 s.f.
NUMBER OF STORIES (PROP.)	1
REQUIRED PARKING (1 SPACE/3 SEATS) 1500 SEATS/3 SEATS PER 1 SPACE	500
PARKING SPACES PROVIDED (INCLUDING 11 HC)	508
REQUIRED HC SPACES	11
PROVIDED HC SPACES	11

Parking Data		
	Change	Total
Existing	N/A	508
Baseball Field Installation	-130	378
Interim Spaces	+99	477
Ultimate Parking Plan	+213	690



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NO.	DATE	REVISION	APPROVAL

PELOTON LAND SOLUTIONS
10875 JOHN W. ELLIOTT DR.
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1800
TX FIRM NO 12207

ULTIMATE PARKING-CONSTRUCTION OF FOOTBALL GRANDSTANDS

CONDITIONAL USE PERMIT

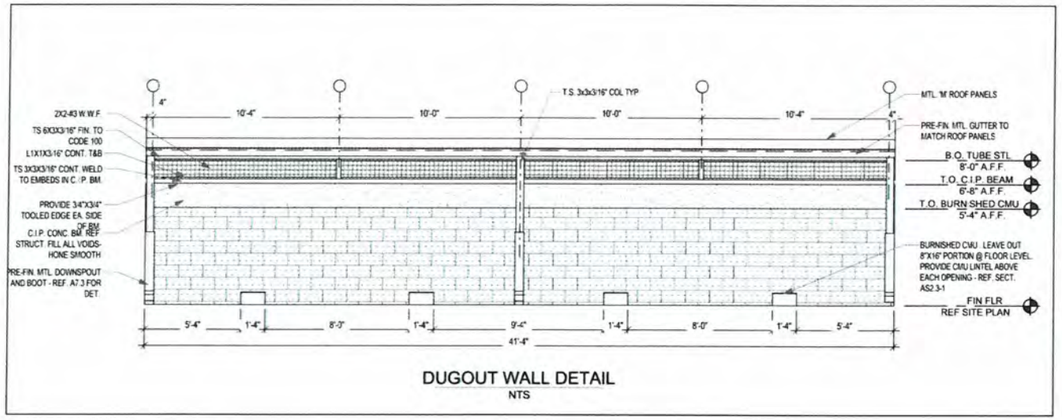
FAITH CHRISTIAN SCHOOL

730 EAST WORTH STREET
GRAPEVINE, TEXAS 76051
PHONE: 817-251-5365

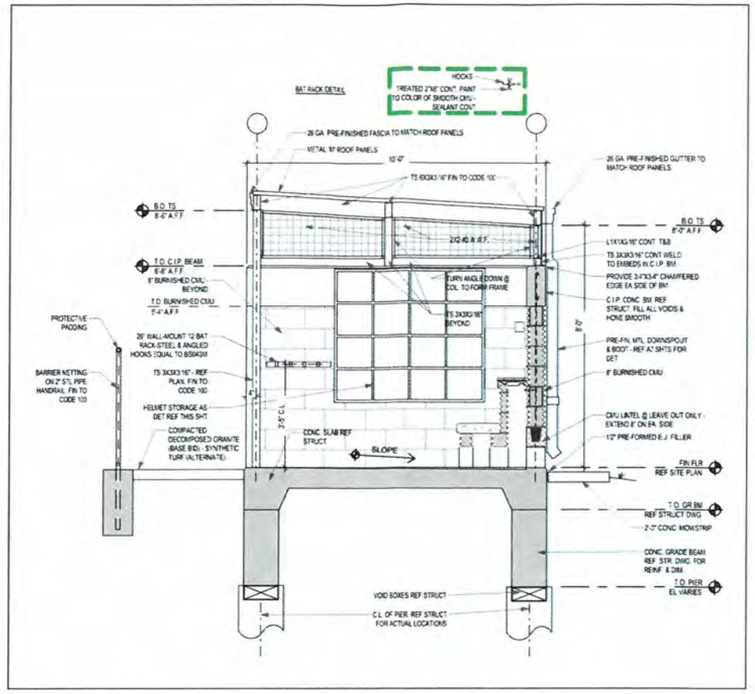
DESIGNED BY:
DRAWN BY:
EIT / PROJ. MNGR:
PLS PROJECT #:
CITY PROJECT #:

SHEET 5 OF 6

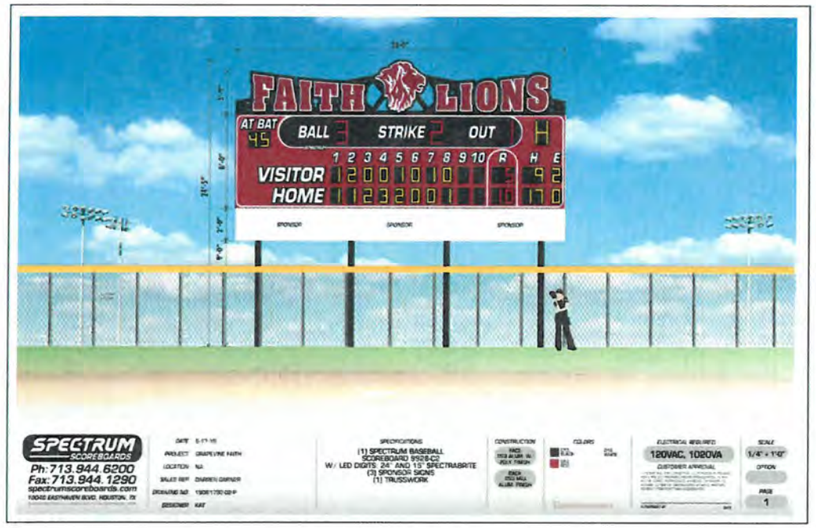
CC ITEM # 3, 17
PZ ITEM # 3, 10



DUGOUT WALL DETAIL
NTS



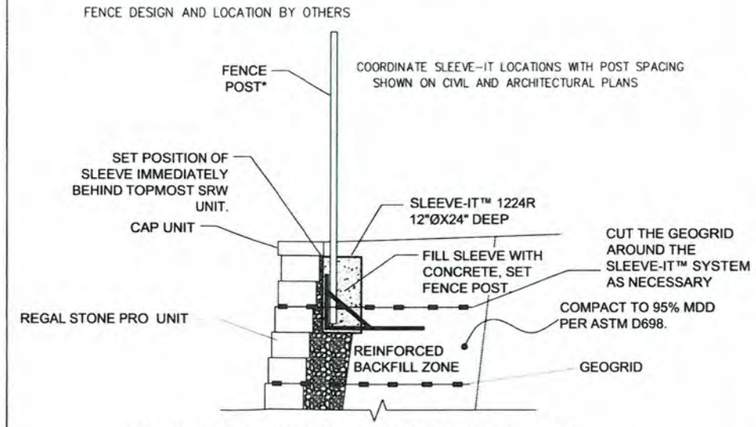
DUGOUT SIDE WALL DETAIL
NTS



SCOREBOARD
NTS

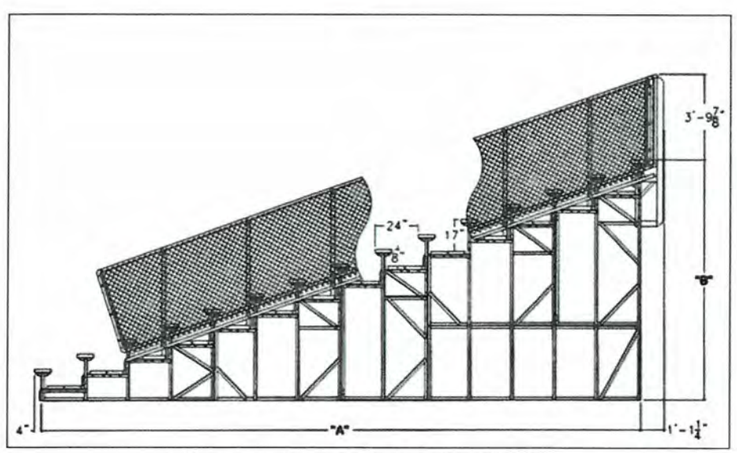
USE THIS DETAIL FOR CHAIN LINK FENCES UP TO 8.0 FT. IN HEIGHT, PRIVACY FENCES UP TO 6.0 FT. IN HEIGHT WITH MAX. 4"x4" POSTS. THIS DETAIL SHOULD NOT BE USED FOR GUARD RAIL POSTS

FENCE DESIGN AND LOCATION BY OTHERS

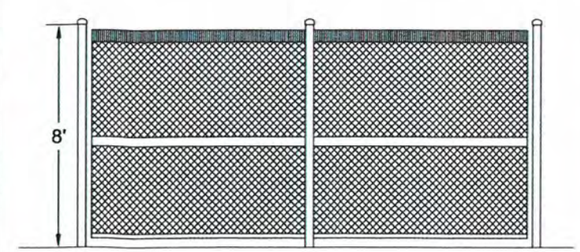


*FENCING SYSTEMS APPROVED FOR USE WITH SLEEVE-IT™ 1224R ARE LIMITED TO THE FOLLOWING HEIGHTS: CHAIN LINK - UP TO 8-FT, PRIVACY - UP TO 6-FT (WOODEN, PVC, METAL). POST SIZE 4"X4" MAX.

SLEEVE-IT FENCE POST ALTERNATE DETAIL
SCALE: NONE



POLE-MOUNTED SPEAKER AT BLEACHERS
NTS



OUTFIELD CHAIN LINK FENCE
NTS

PELOTON LAND SOLUTIONS
10875 JOHN W. ELLIOTT DR.
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1800
TX FIRM NO 12207

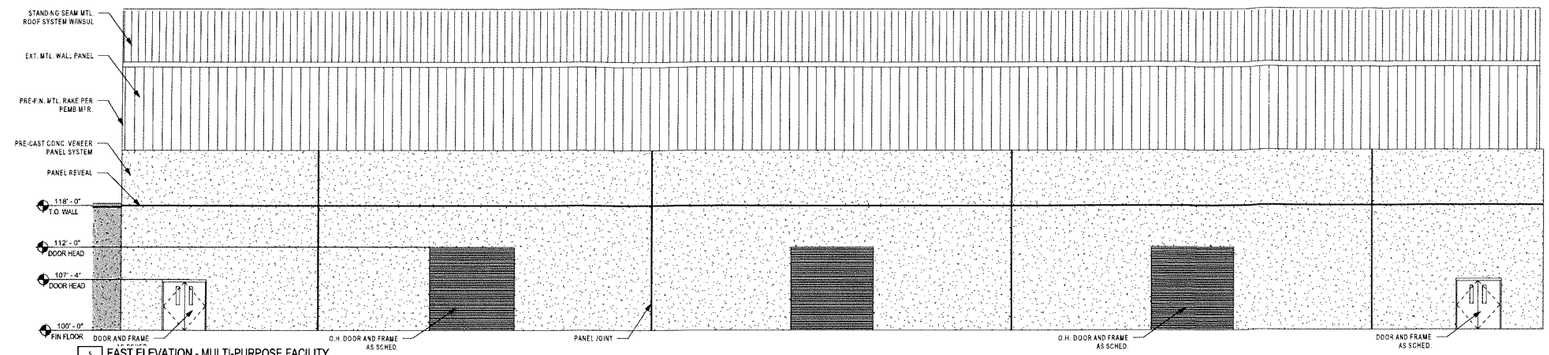
SITE DETAILS

CONDITIONAL USE PERMIT

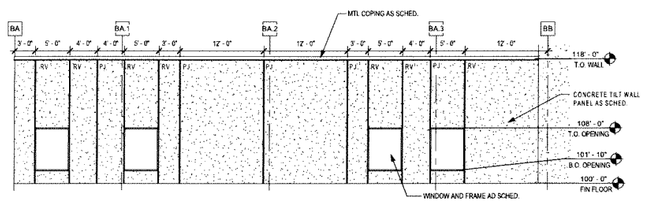
FAITH CHRISTIAN SCHOOL
730 EAST WORTH STREET
GRAPEVINE, TEXAS 76051
PHONE: 817-251-5365

DESIGNED BY:
DRAWN BY:
EIT / PROJ. MNGR:
PLS PROJECT #:
CITY PROJECT #:

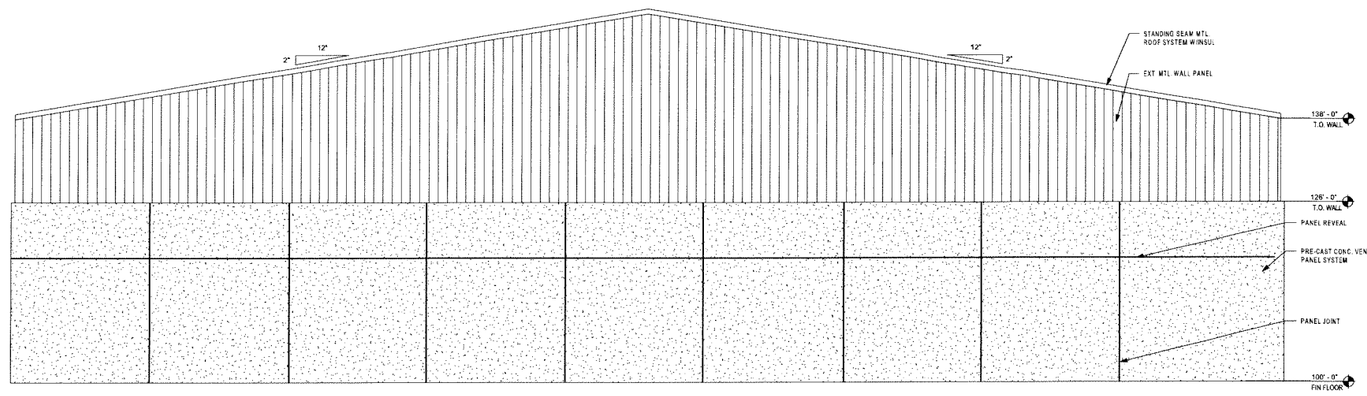
SHEET
6
OF 6



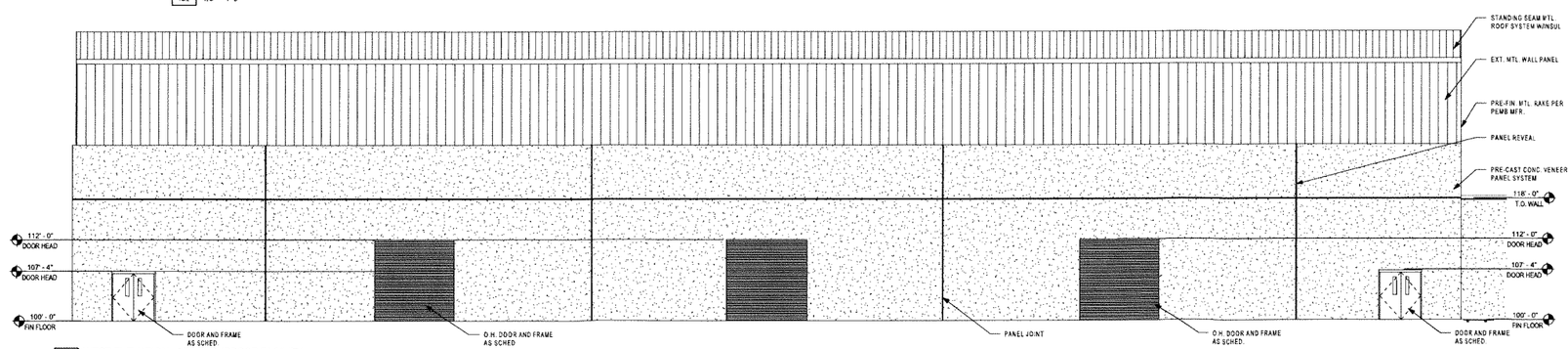
5 / A5.2 EAST ELEVATION - MULTI-PURPOSE FACILITY
1/8" = 1'-0"



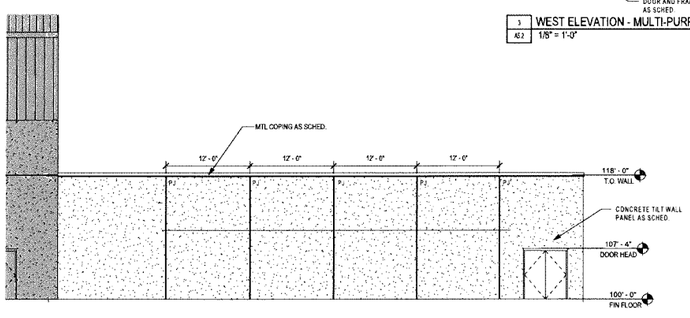
1 / A5.2 EAST ELEVATION - MULTI-PURPOSE FACILITY
1/8" = 1'-0"



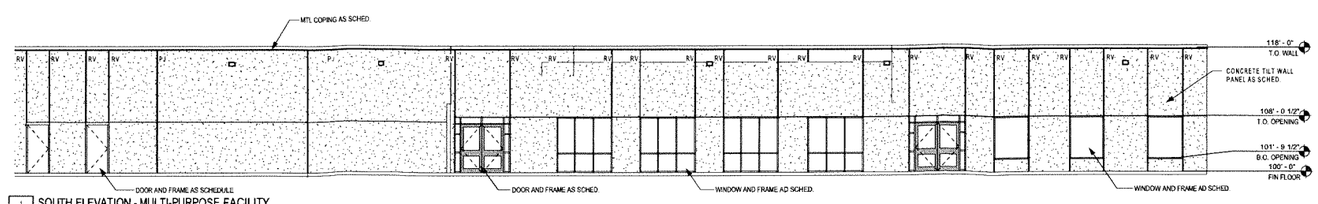
4 / A5.2 NORTH ELEVATION- MULTI-PURPOSE FACILITY
1/8" = 1'-0"



3 / A5.2 WEST ELEVATION - MULTI-PURPOSE FACILITY
1/8" = 1'-0"



2 / A5.2 WEST ELEVATION - MULTI-PURPOSE FACILITY
1/8" = 1'-0"



1 / A5.2 SOUTH ELEVATION - MULTI-PURPOSE FACILITY
1/8" = 1'-0"

C:\Users\rodrigues\Documents\19811-06 Grapevine FCS - New Multi-Purpose Facility and Toilet
\My_Autodesk\rodrigues@huckabeeinc.com.rvt

Revision / Date

Project: STADIUM ADDITION AND RENOVATIONS FOR GRAPEVINE FAITH CHRISTIAN SCHOOL GRAPEVINE, TEXAS

DRAFT COPY ONLY
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
Christopher M. Huckabee TX LICENSE

Huckabee
ARCHITECTURE ENGINEERING MANAGEMENT
Austin Dallas Fort Worth Houston Waco
4521 South Hulen, Suite 220
Fort Worth, Texas 76109
ph 817.377.2669
fx 817.377.2303
www.huckabee-inc.com

MULTI-USE FACILITY
EXTERIOR ELEVATIONS

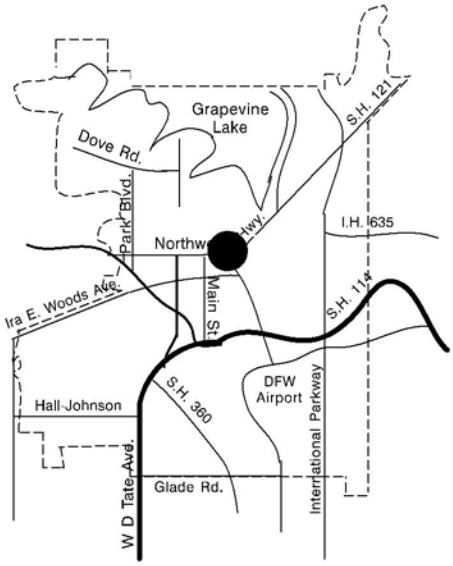
Job. No. 1991-06
Drawn By: Adov
Date: 3/27/15
Sheet No. A5.2
Sheet of

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: DECEMBER 17, 2019

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU19-25, FAITH CHRISTIAN SCHOOL



APPLICANT: Scott Milholland on behalf of Faith Christian School

PROPERTY LOCATION AND SIZE:

The subject property is addressed as 730 East Worth Street and is proposed to be platted as Lot 1R, Block 2, Faith Christian School Addition. The property contains approximately 16.75 acres and has multiple street frontages along East Worth Street, Austin Street, Cannon Street and Ruth Street.

REQUESTED CONDITIONAL USE AND COMMENTS:

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

At a July, 2006 meeting the city council approved a zoning change and conditional use request transitioning the former Grapevine Middle School to a non-profit, faith-based educational institution for the Faith Christian School. Subsequent amendments to the site plan for the school were made in 2014 to allow for a gymnasium expansion and a re-development of the athletic facilities to include a new football field and running track, concessions, stadium seating, restrooms and parking along with the abandonment of a portion of Cannon Street. The last revision, approved in March, 2015 focused primarily on

stadium lighting, outdoor speakers and an increase in height to accommodate four, 63 foot LED light standards. Also at that meeting a stadium use agreement was presented detailing the hours of operation, lighting for non-athletic events and special exception provisions.

With this request the applicant proposes some site modifications near the southwest corner of the school to accommodate an outdoor STEAM (Science, Technology, Engineering, Art, and Math) classroom/learning area. There will be no deconstruction of the school structure itself to facilitate this outdoor classroom. This is an outdoor area and driveway that will be re-imaged to accommodate the outdoor classroom.

To the east of the football stadium the applicant proposes to convert an open grassy area currently used for physical education and multi-purpose recreational uses to a softball field. Currently there is no specific timeline for this conversion. No additional lighting is proposed and no changes/modifications are proposed to be made to the stadium use agreement as a result of the new use.

PRESENT ZONING AND USE:

The property is zoned "R-7.5" Single Family District and is currently home to the Faith Christian School.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and the properties to the north and west were zoned "R-1" Single Family District prior to the 1984 City Rezoning. The property to the east was zoned "R-1" Single Family District, "R-3" Multiple Family District and "SP" Specific Use Permit. The property to the south across the DART right-of-way was zoned "I-2" Heavy Industrial District. This property to the south of the subject site received a conditional use permit at Council's April 18, 2006 meeting to allow for a non-profit educational institution in the "LI" Light Industrial District. The site also received a planned development overlay at that same meeting to allow the height of the light standards for the ball field to exceed the 30-foot height maximum within the district. At a July 18, 2006 meeting a zone change request (Z06-07) and a conditional use permit (CU06-27) were both approved by the City Council rezoning 16.75 acres from "GU" Governmental Use District to "R-7.5" Single Family District and allowing for a non-profit educational institution in the "R-7.5" Single Family District for the Faith Christian School. During the July 15, 2014 meeting, the City Council approved a conditional use request (CU14-29) on the subject property to allow for 4,944 square foot expansion to the existing gymnasium. At the August 19, 2014 meeting, Council approved a conditional use request (CU14-34) on the subject property to allow re-development of the athletic facilities to include a new football field and running track, concessions, stadium seating, restrooms and parking along with the abandonment of Cannon Street. A subsequent conditional use request (CU15-04) and planned development overlay (PD15-01) were approved on the subject property at the March 17, 2015 meeting which allowed

for sports field light standards and outdoor speakers and a deviation to the height requirement to allow for four LED light standards 63 feet in height. Also at the meeting a stadium use agreement was presented detailing the hours of operation, lighting for non-athletic events and special exception provisions.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	“R-7.5” Single Family District, “R-MF-2” Multifamily District and “R-12.5” Single Family District—single family residential development
SOUTH:	DART right-of-way
EAST:	“R-12.5” Single Family District and “R-MF-2” Multifamily District—single family development, apartment complex
WEST:	“R-7.5” Single Family District—single family development

AIRPORT IMPACT:

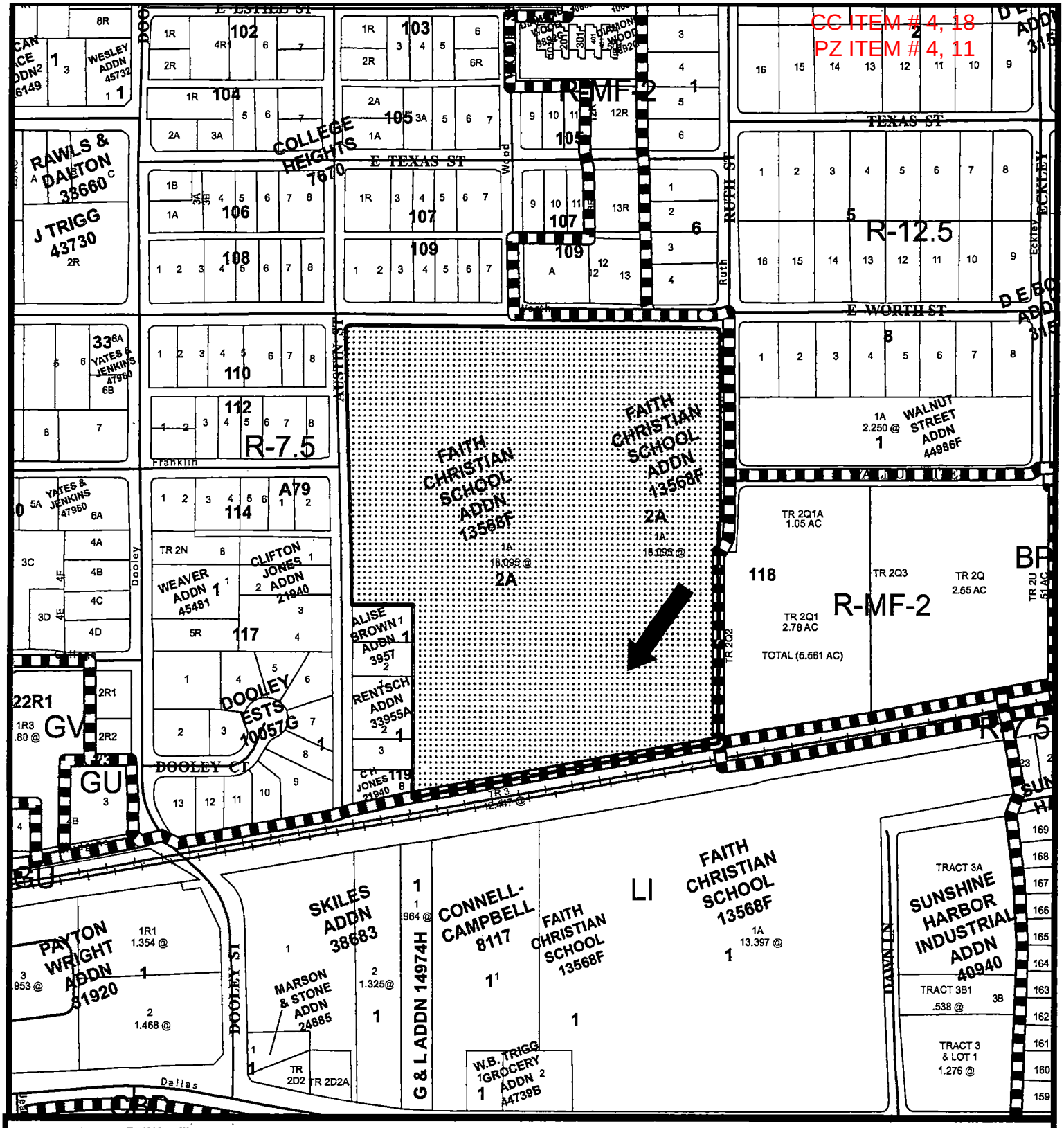
The subject tract is located within "Zone A" zone of minimal effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" map. Few activities will be affected by aircraft sounds in Zone A, except for sound sensitive activities such as auditoriums, churches, schools,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

MASTER PLAN APPLICATION:

The Master Plan designates the subject property as a Governmental Use land use. The applicant’s proposal is not in compliance with the Master Plan.

/rs

CC ITEM # 4, 18
PZ ITEM # 4, 11



CU19-25
Faith Christian School

Date Prepared: 12/3/2019

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.

CC ITEM # 4, 18
PZ ITEM # 4, 11

CU19-25

CITY OF GRAPEVINE
CONDITIONAL USE APPLICATION
Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent:/company/contact
GRAPEVINE FAITH CHRISTIAN SCHOOL c/o SCOTT MILHOLLAND

Street address of applicant / agent:
730 E. WORTH ST.

City / State / Zip Code of applicant / agent:
GRAPEVINE, TX 76051

Telephone number of applicant / agent:
817.442.9144

Fax number of applicant/agent
N/A

Email address of applicant/agent
[redacted]

Mobile phone number of applicant/agent
214.385.7786

PART 2. PROPERTY INFORMATION

Street address of subject property
730 E. WORTH ST.

Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)
Lot 1R Block 2 Addition FAITH CHRISTIAN SCHOOL

Size of subject property
18.095 Acres 387,164 Square footage

Present zoning classification:
R-7.5

Proposed use of the property:
EXISTING SCHOOL CAMPUS

Circle yes or no, if applies to this application
Outdoor speakers (Yes) No OUTDOOR SPEAKERS APPROVED WITH PREVIOUS CUP

Minimum / maximum district size for conditional use request:

Zoning ordinance provision requiring a conditional use:
SEC 15 C1 PUBLIC AND NON PROFIT INSTITUTIONS OF EDUCATIONAL, RELIGIOUS OR CULTURAL

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:
FAITH CHRISTIAN SCHOOL, INC.

Street address of property owner:
730 E. WORTH ST.

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

Telephone number of property owner
817.442.9144

Fax number of property owner:
N/A

RECEIVED
AUG 5 2019
By

CC ITEM # 4, 18
PZ ITEM # 4, 11

- ☑ 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

J Scott Milholland
Print Applicant's Name:

Applicant's Signature:

The State of Texas
County Of Tarrant
Before Me Renee Sal *(notary)* *on this day personally appeared* JScott Milholland *(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 1st *day of* August, *A.D.* 2019.

RENEE SAL
Notary Public, State of Texas
Comm Expires 09-23-2022
Notary ID 128394897

Renee Sal
Notary In And For State Of Texas

J Scott Milholland
Print Property Owners Name:

Property Owner's Signature:

The State Of Texas
County Of Tarrant
Before Me Renee Sal *(notary)* *on this day personally appeared* JScott Milholland *(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 1st *day of* August, *A.D.* 2019.

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Notary ID 128394897

Renee Sal
Notary In And For State Of Texas

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AUG 5 2019
By

CC ITEM # 4, 18
PZ ITEM # 4, 11

ACKNOWLEDGEMENT

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

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

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

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

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

Signature of Applicant _____

Date: 08-01-2018

Signature of Owner _____

Date: 08-01-2018

RECEIVED
AUG 5 2019
By _____

CC ITEM # 4, 18
PZ ITEM # 4, 11

ILLUMINATION PLAN

An illumination plan to include a site photometric (including illuminated signs) and all fixture details shall be submitted as part of the site plan review process. Applications will not be accepted without this requirement.

I hereby acknowledge that an illumination plan has been included as a part of this submittal.

Applicant Signature _____

Date: 08-01-2018

Property Owner Signature _____

Date: 08-01-2018

RECEIVED
AUG 5 2019
By _____

CC ITEM # 4, 18
PZ ITEM # 4, 11

PELOTON
LAND SOLUTIONS

August 5, 2019

Ron Stombaugh
Development Services
Assistant Director
200 South Main Street
Grapevine, TX 76051

Re: Grapevine Faith Christian School
730 E. Worth Street

Mr. Stombaugh:

Attached for your review is an application and supporting site plan to modify the Conditional Use Permit CU 15-04 for the Grapevine Faith Christian School site located at 730 E. Worth Street. The purpose of the application is to show the location of a proposed softball field and outdoor STEAM educational classroom area. Details for these improvements are included with this submittal. No other changes or modifications to the previously approved CUP is requested, but are included as reference in the plan set.

A revised Conditional Use Permit request is required under Section 15 of the Zoning Ordinance and Section 15.C.1 R-7.5 District Regulations for "public and nonprofit institutions of an educational, religious or cultural type".

Please review and provide us with any comments you may have, or you may contact me directly at any time to discuss this in more detail.

Sincerely,

Marc P. Paquette, PE
Project Manager

RECEIVED
AUG 5 2019
By

CC ITEM # 4, 18
PZ ITEM # 4, 11

ORDINANCE NO. 2019-025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU19-25 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU15-26 (ORDINANCE NO. 2015-12) FOR A NON-PROFIT EDUCATIONAL INSTITUTION, SPECIFICALLY TO ALLOW FOR A SOFTBALL FIELD AND AN OUTDOOR EDUCATIONAL (STEAM) CLASSROOM AREA FOR LOT 1R, BLOCK 2, FAITH CHRISTIAN SCHOOL ADDITION (730 EAST WORTH STREET) 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. CU19-25 to amend the previously approved site plan CU15-26 (Ordinance No. 2015-12) for a non-profit educational institution, specifically to allow for a softball field and an outdoor educational (STEAM) classroom area in the following described property: Lot 1R, Block 2, Faith Christian School Addition (730 East Worth Street), 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 17th day of December, 2019.

APPROVED:

_____
William D. Tate
Mayor

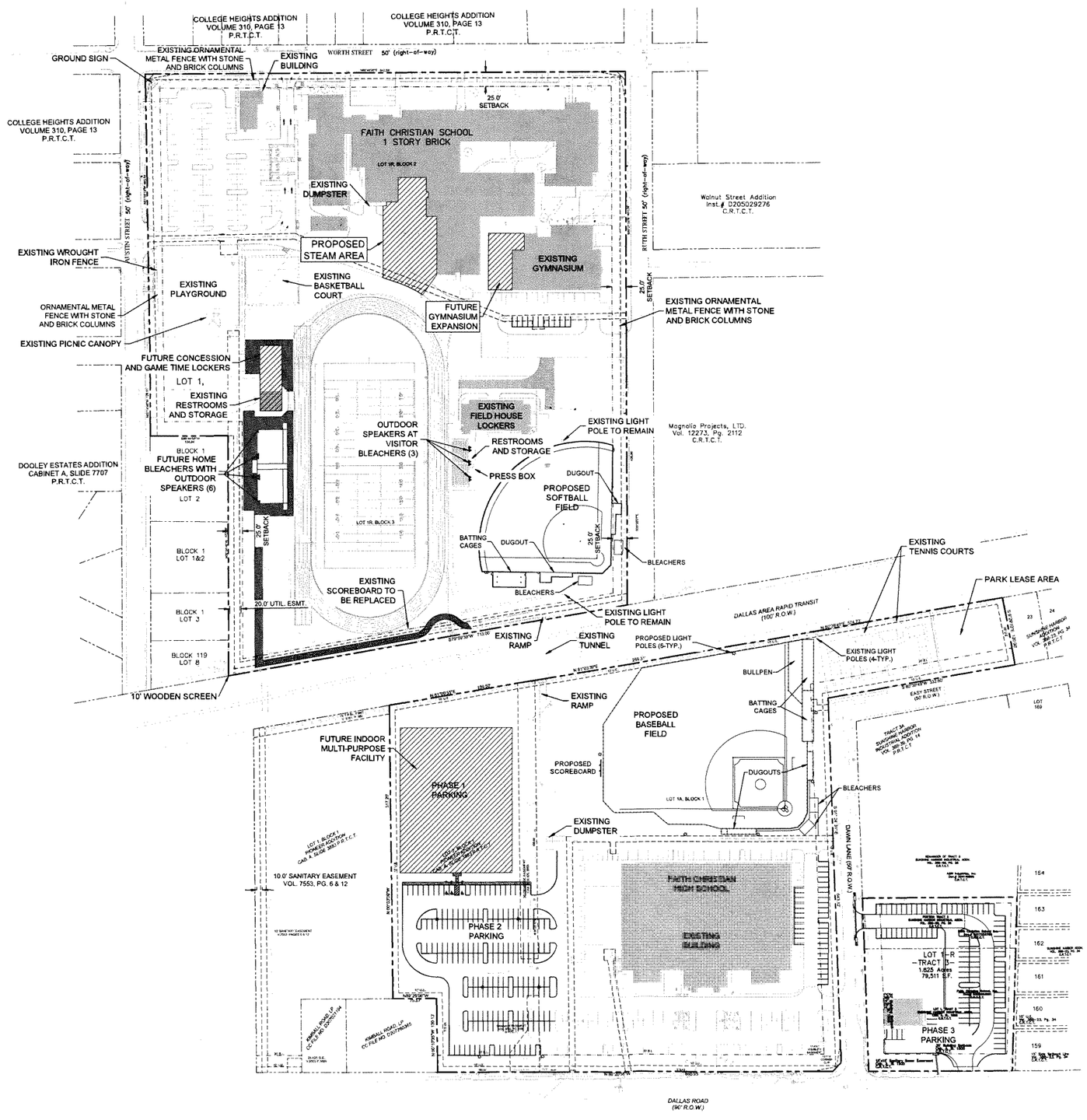
ATTEST:

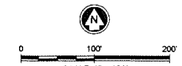
_____
Tara Brooks
City Secretary

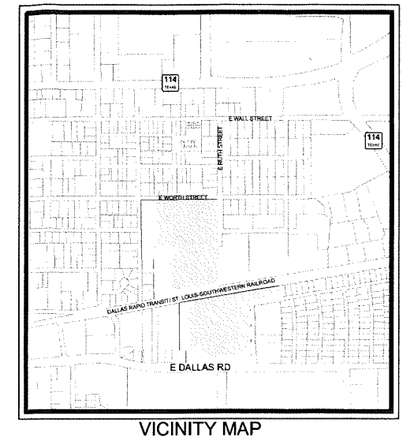
APPROVED AS TO FORM:

_____
City Attorney

CC ITEM # 4, 18
PZ ITEM # 4, 11







VICINITY MAP
SCALE : N.T.S.

LEGEND

- PROPERTY LINE
- EXISTING OVERHEAD ELECTRIC
- CONCRETE SIDEWALK
- FIRE LANE
- EXISTING BUILDING
- PROPOSED BUILDING

CASE NAME: FAITH CHRISTIAN SCHOOL
CASE NUMBER: CU19-25
LOCATION: 730 EAST WORTH STREET
LOT 1R, BLOCK 2, FAITH CHRISTIAN SCHOOL

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: __ OF __

APPOVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

NO.	DATE	REVISION	APPROVAL

PELOTON LAND SOLUTIONS
10875 JOHN W. ELLIOTT DR.
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1900
TX FIRM NO 12207

KEY MAP

CONDITIONAL USE PERMIT

FAITH CHRISTIAN SCHOOL

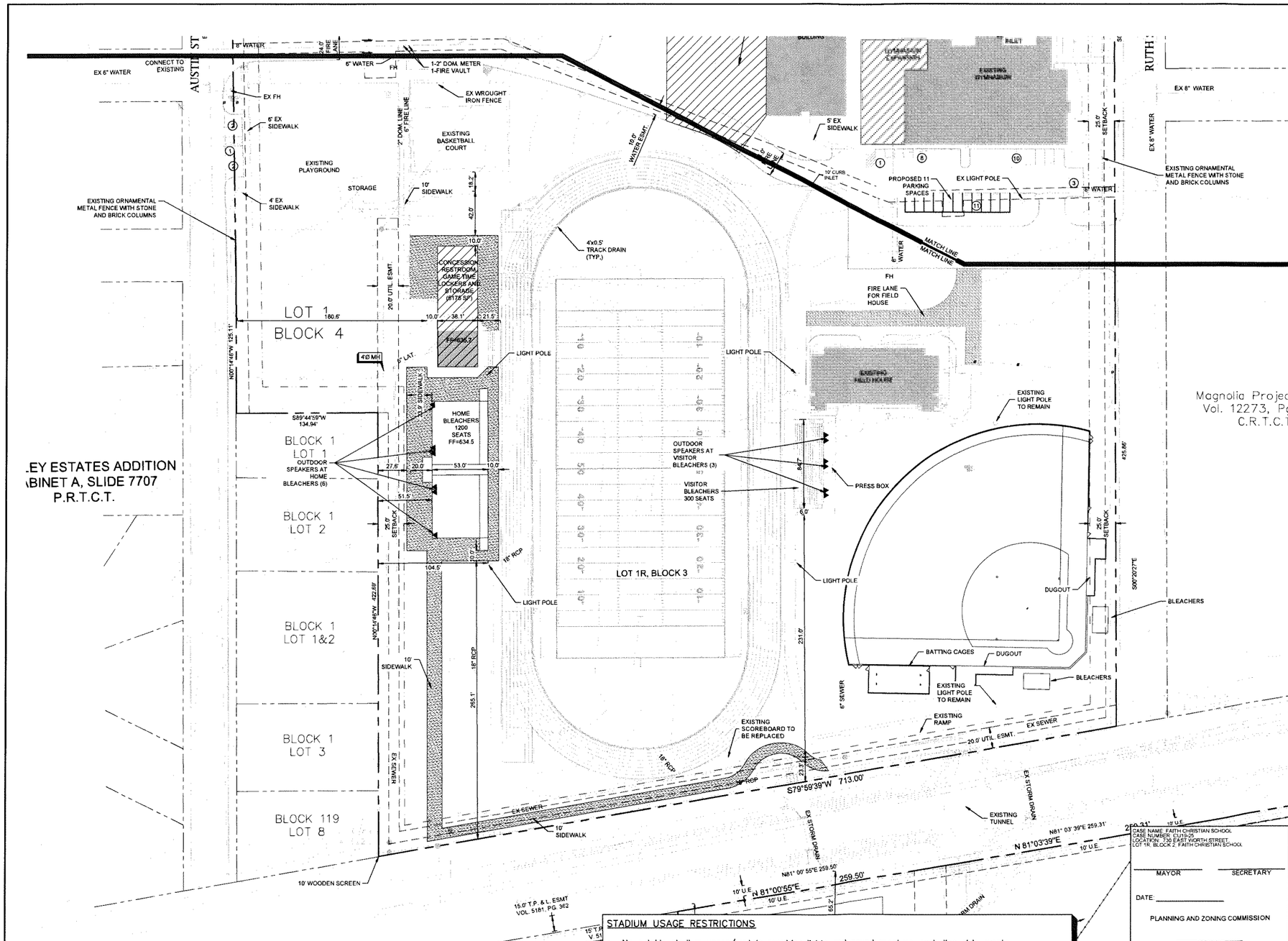
730 EAST WORTH STREET
GRAPEVINE, TEXAS 76051
PHONE: 817-251-5365

DESIGNED BY:	
DRAWN BY:	
EIT / PROJ. MNGR:	
PLS PROJECT #:	
CITY PROJECT #:	

SHEET 1 OF 5

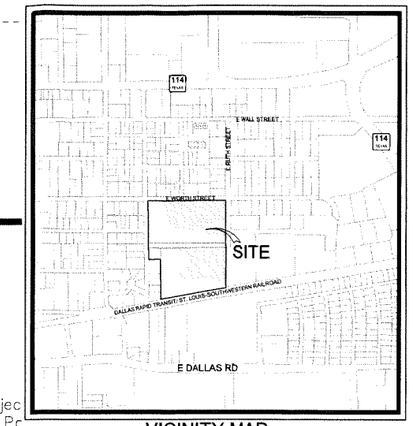
J:\1689FC0001-Faith Christian School\2019-12-4 BASEBALL-SOFTBALL STEAM-PARKING CUP\SOFTBALL-STEAM CUP EXHIBIT\FC0001_SITE PLAN

Drawing: J:\1689FC0001-Faith Christian School\2019-12-4 BASEBALL-SOFTBALL STEAM-PARKING CUP\SOFTBALL-STEAM CUP EXHIBIT\FC0001_SITE PLAN
Last Saved: 12/02/19 1:50 PM
Last Plotted: 12/02/19 1:50 PM
Plot Scale: 1:1 Plot Date: 12/02/19 1:50 PM



RECORD DRAWINGS
THESE DRAWINGS HAVE BEEN MODIFIED TO REFLECT CONSTRUCTION RECORDS PROVIDED TO THE ENGINEER.

SCALE: 1" = 50'



VICINITY MAP
SCALE : N.T.S.

LEGEND

- PROPERTY LINE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- 600 — EXISTING CONTOURS
- 600 / 601 — PROPOSED CONTOURS
- CONCRETE SIDEWALK
- FIRE LANE
- PROPOSED PAVEMENT
- EXISTING TREE TO REMAIN
- (22) PARKING COUNT
- PROPOSED LIGHT POLE
- PROPOSED LIGHT POLE W/OUTDOOR SPEAKER
- PROPOSED OUTDOOR SPEAKER AT BLEACHERS

NOTES

1. CONDITIONAL USE REQUEST CU19-25 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU15-04 (ORD. 15-12) FOR A NON-PROFIT EDUCATIONAL INSTITUTION SPECIFICALLY TO ALLOW FOR A SOFTBALL FIELD AND AN OUTDOOR EDUCATIONAL CLASSROOM AREA.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
4. ALL THE REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

STADIUM USAGE RESTRICTIONS

- No outside stadium usage/rentals requiring lights and sound speakers, excluding civic events
- No stadium usage on Sundays.
- Faith stadium athletic games, lights out by 9:30PM; Varsity football games, lights out by 11:00PM (or 30 minutes after completion of an OT game)
- Faith stadium athletic practices, lights out by 7:00PM
  - Exception of 15 practices that may be later than 7:00PM but still out by 9:30PM
- 5 non-athletic Faith stadium events that require lights and/or sound speakers

CASE NAME: FAITH CHRISTIAN SCHOOL
CASE NUMBER: CU19-25
LOCATION: 730 EAST WORTH STREET
LOT 1R, BLOCK 2, FAITH CHRISTIAN SCHOOL

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET ___ OF ___

APPOVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

SITE DATA SUMMARY

EXISTING ZONING	R-7.5
GROSS ACREAGE	18.095 ac.
NUMBER OF LOTS	3
AREA OF OPEN SPACE	11.342 ac.
AREA OF IMPERVIOUS COVERAGE	6.753 ac.
PERCENTAGE OF OPEN SPACE	62.68 %
PERCENTAGE OF IMPERVIOUS COVERAGE	37.32%
EXISTING SCHOOL AREA (BUILDING FOOTPRINT)	92,959 s.f.
EXISTING GYM AND ADDITION	20,025 s.f.
EXISTING HISTORICAL SCHOOL AREA	2,899 s.f.
PROPOSED CONCESSION, RESTROOM, GAME TIME LOCKERS AND STORAGE AREA	5,175 s.f.
PROPOSED RESTROOM AND STORAGE AREA	1,740 s.f.
PROPOSED HOME BLEACHER SEATING	1200 SEATS
PROPOSED VISITOR BLEACHER SEATING	300 SEATS
NUMBER OF STORIES (PROP.)	1
REQUIRED PARKING	125
PARKING SPACES PROVIDED (INCLUDING 8 HC)	181
REQUIRED HC SPACES	6
PROVIDED HC SPACES	8

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

NO.	DATE	REVISION	APPROVAL

PELOTON LAND SOLUTIONS
10875 JOHN W. ELLIOTT DR.
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1800
TX FIRM NO 12207

SITE PLAN
CONDITIONAL USE PERMIT

FAITH CHRISTIAN SCHOOL

730 EAST WORTH STREET
GRAPEVINE, TEXAS 76051
PHONE: 817-251-5365

DESIGNED BY:
DRAWN BY:
EIT / PROJ. MNGR:
PLS PROJECT #:
CITY PROJECT #:

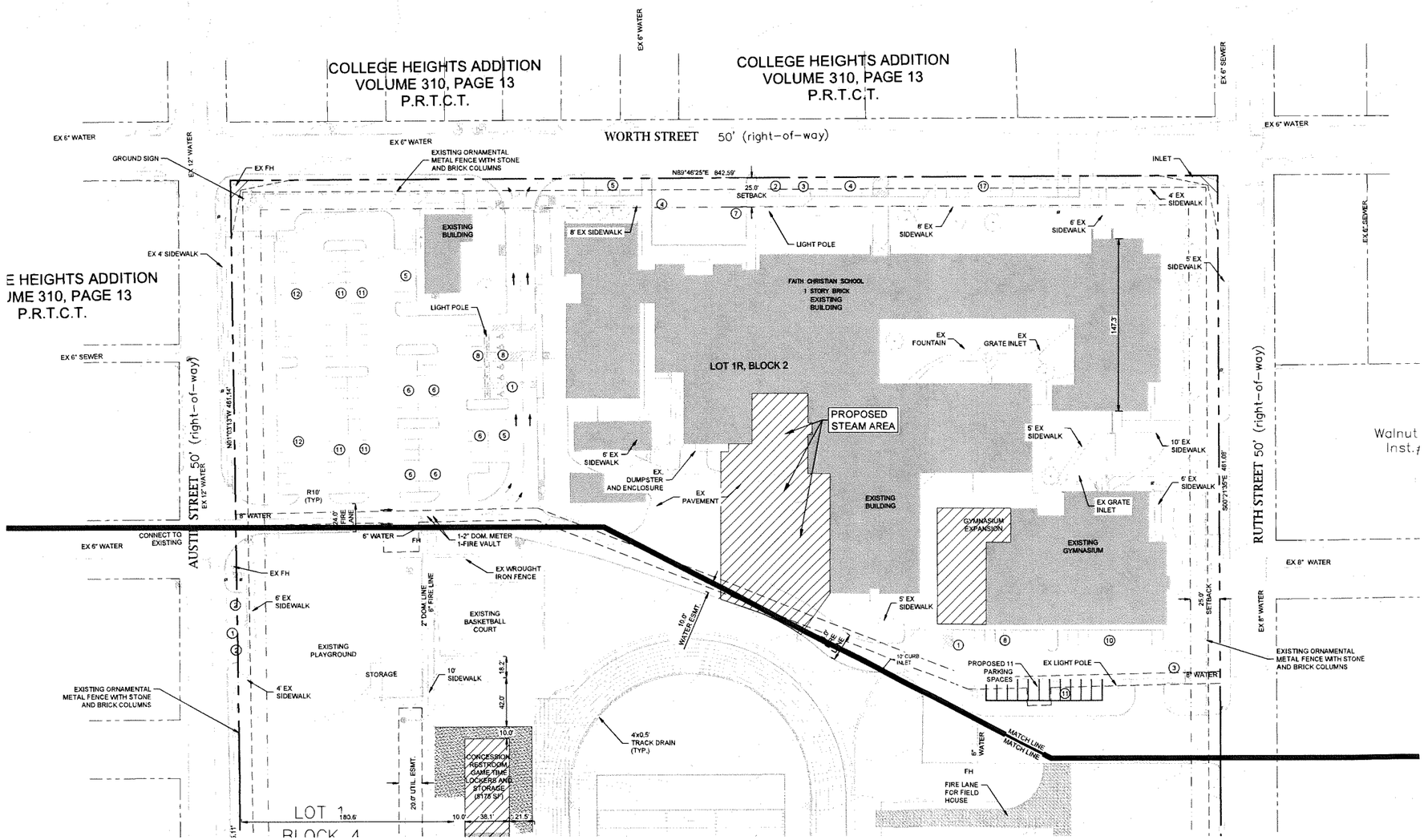
SHEET
2
OF 5

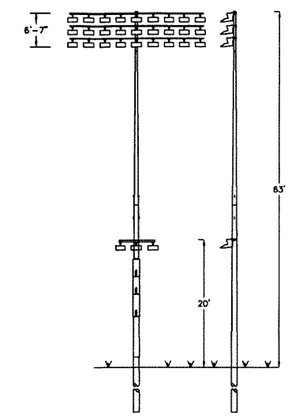
J:\JobFC\2001-Faith Christian School\2019-124 BASEBALL-SOFTBALL STEAM-PARKING CUP\SOFTBALL-STEAM CUP EXHIBIT\SFC2001_SITE PLAN

CC ITEM # 4, 18
PZ ITEM # 4, 11

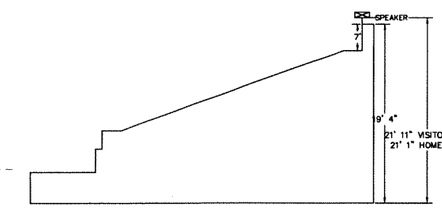
RECORD DRAWINGS
THESE DRAWINGS HAVE BEEN MODIFIED TO REFLECT CONSTRUCTION RECORDS PROVIDED TO THE ENGINEER.

SCALE: 1" = 50'





MUSCO LED 5700K-65CRI FIXTURE
NTS



POLE-MOUNTED SPEAKER AT BLEACHERS
NTS

CASE NAME: FAITH CHRISTIAN SCHOOL
CASE NUMBER: CUP19-25
LOCATION: 730 EAST WORTH STREET
LOT 1R, BLOCK 2 FAITH CHRISTIAN SCHOOL

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET ___ OF ___

APPOVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

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NO.	DATE	REVISION	APPROVAL

PELOTON LAND SOLUTIONS
10875 JOHN W. ELLIOTT DR.
SUITE 400
FRISCO, TX 75033
PHONE: 972.335.3580
TX FIRM NO 12207

SITE PLAN

CONDITIONAL USE PERMIT

FAITH CHRISTIAN SCHOOL
730 EAST WORTH STREET
GRAPEVINE, TEXAS 76051
PHONE: 817-251-5365

DESIGNED BY:	
DRAWN BY:	
EIT / PROJ. MNGR:	
PLS PROJECT #:	
CITY PROJECT #:	

SHEET 3 OF 5

J:\SDEF\CS001\Faith Christian School\2019-1\24 BASEBALL-SOFTBALL STEAM\PARKING CUP\SOFTBALL-STEAM CUP EXHIBIT\FC5001_SITE PLAN

Drawing: J:\SDEF\CS001\Faith Christian School\2019-1\24 BASEBALL-SOFTBALL STEAM\PARKING CUP\SOFTBALL-STEAM CUP EXHIBIT\FC5001_SITE PLAN
User: ryan.ferguson
Last Saved: 12/20/19 1:52 PM
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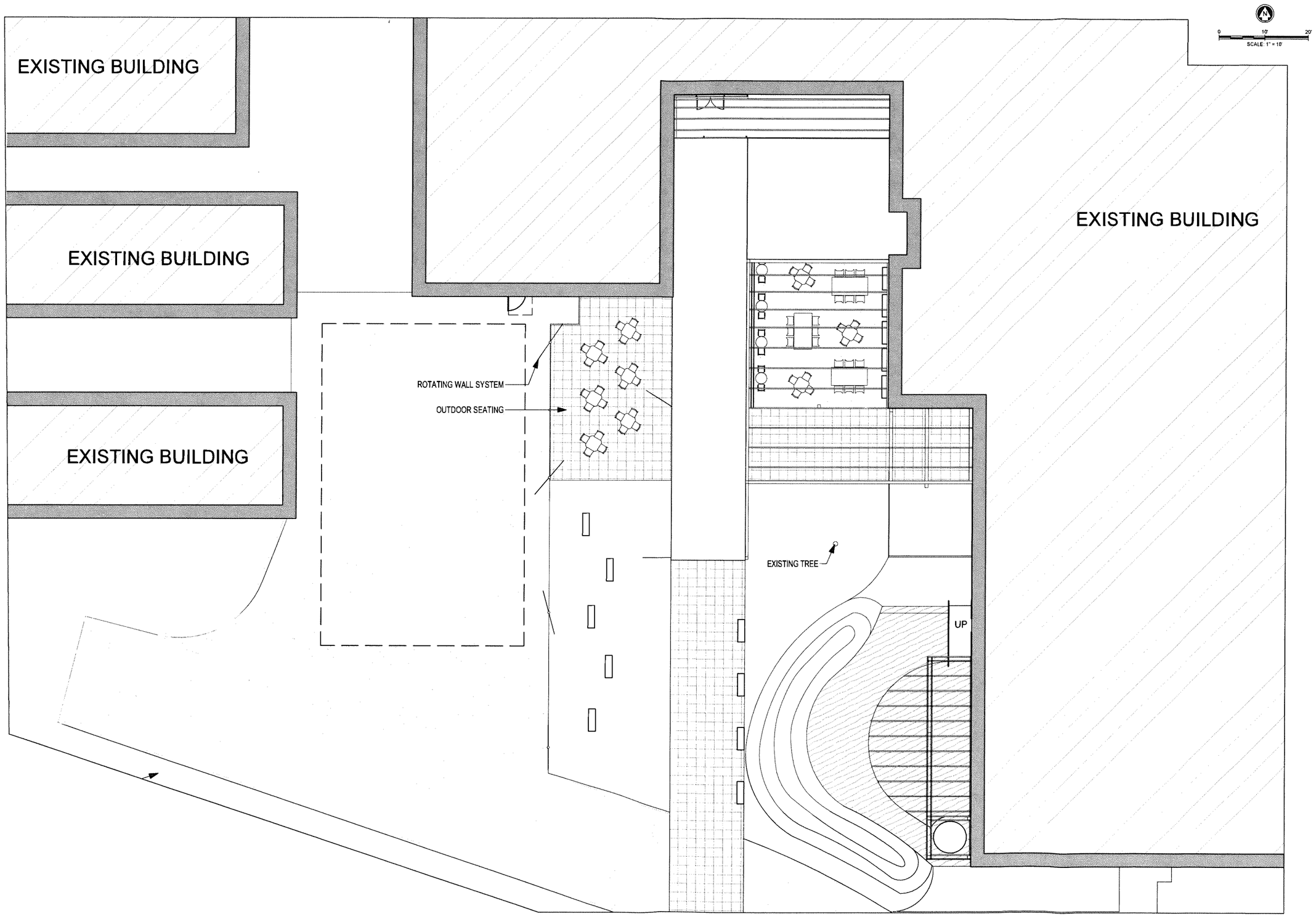
CC ITEM # 4, 18
PZ ITEM # 4, 1



PELOTON LAND SOLUTIONS
10875 JOHN W. ELLIOTT DR.
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1600
TX FIRM NO 12207

STEAM AREA

CONDITIONAL USE PERMIT

FAITH CHRISTIAN SCHOOL
730 EAST WORTH STREET
GRAPEVINE, TEXAS 76051
PHONE: 817-251-5365

DESIGNED BY:	
DRAWN BY:	
EIT / PROJ. MNGR:	
PLS PROJECT #:	
CITY PROJECT #:	

SHEET
4
OF 5

L:\JobFC\5001-Faith Christian School\2019-12-2 BASEBALL-SOFTBALL STEAM PARKING CUP\SOFTBALL-STEAM CUP EXHIBIT\FC5001_Photometric Detail Sheets

Drawing: L:\JobFC\5001-Faith Christian School\2019-12-2 BASEBALL-SOFTBALL STEAM PARKING CUP\SOFTBALL-STEAM CUP EXHIBIT\FC5001_Photometric Detail Sheets
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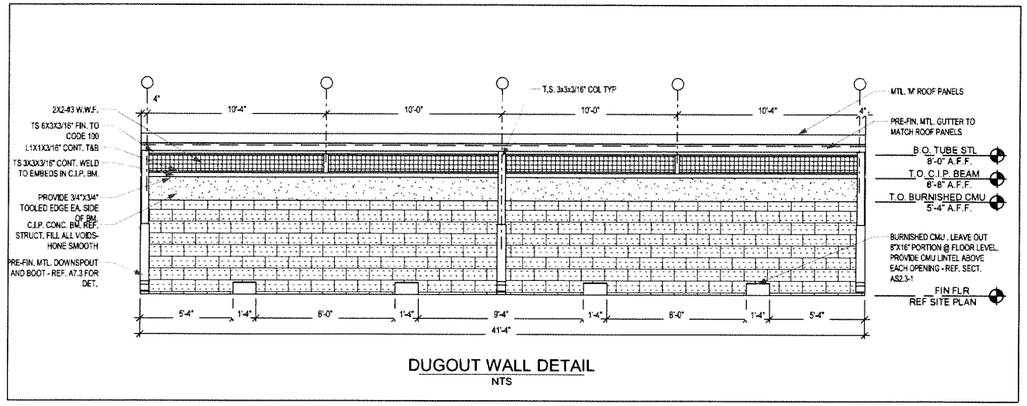
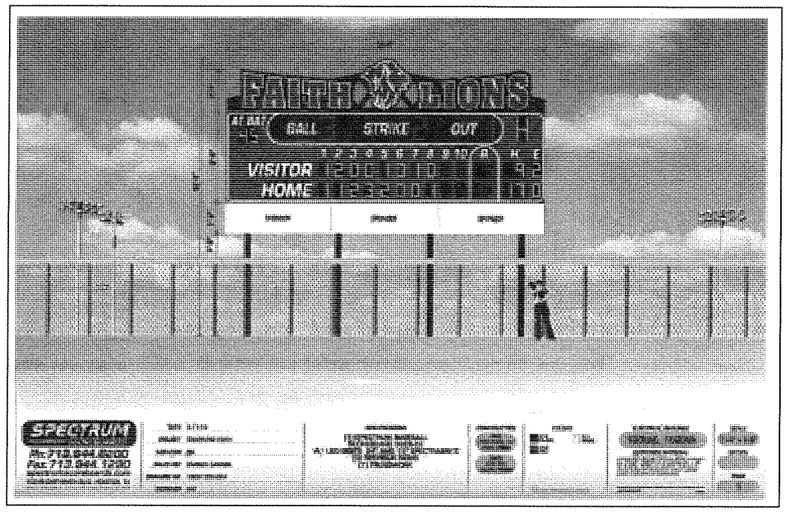
Last Saved: 12/04/2019 2:21 PM
Last Plotted: 12/04/2019 2:21 PM
Plot Scale: 1:1

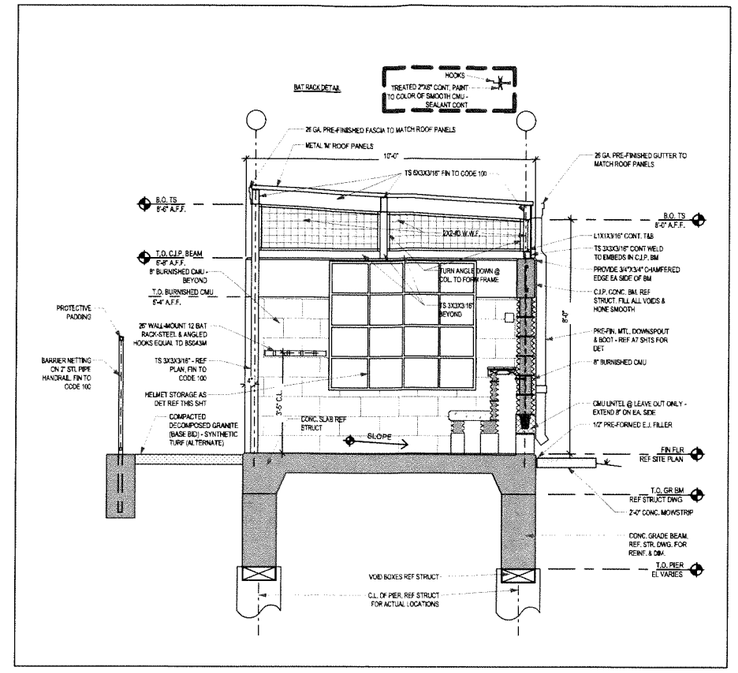
CC ITEM # 4, 18
PZ ITEM # 4, 11



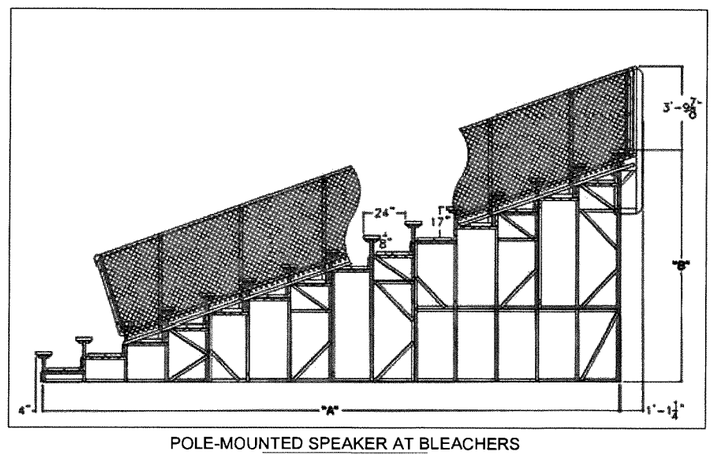
DUGOUT WALL DETAIL
NTS



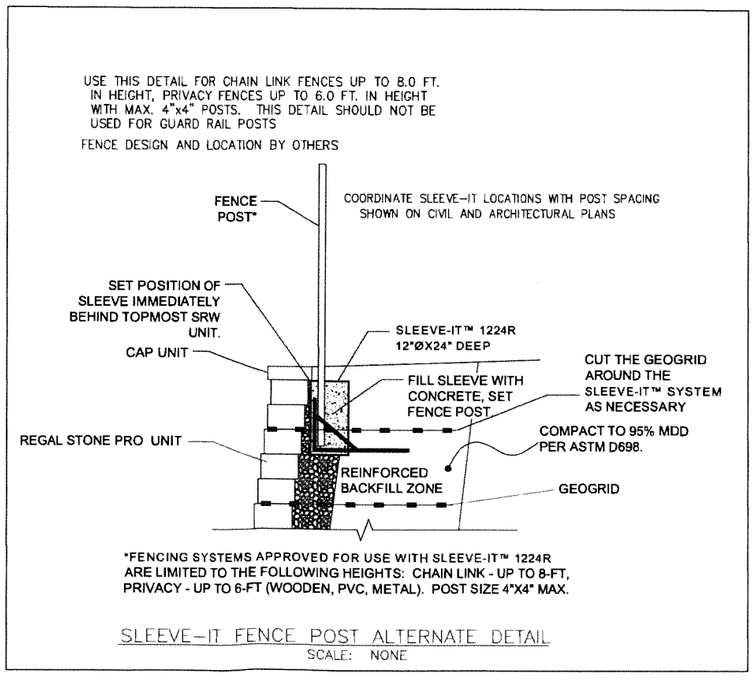
SCOREBOARD
NTS



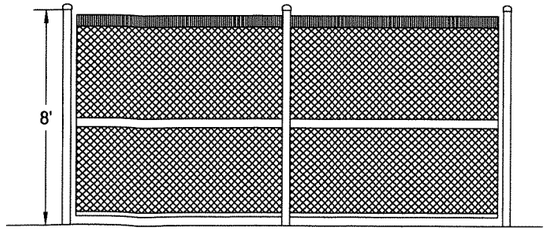
DUGOUT SIDE WALL DETAIL
NTS



POLE-MOUNTED SPEAKER AT BLEACHERS
NTS



SLEEVE-IT FENCE POST ALTERNATE DETAIL
SCALE: NONE



OUTFIELD CHAIN LINK FENCE
NTS

PELOTON LAND SOLUTIONS
10875 JOHN W. ELLIOTT DR.
SUITE 400
FRISCO, TX 75033
PHONE: 469.213.4500
TX FIRM NO 12207

SITE DETAILS

CONDITIONAL USE PERMIT

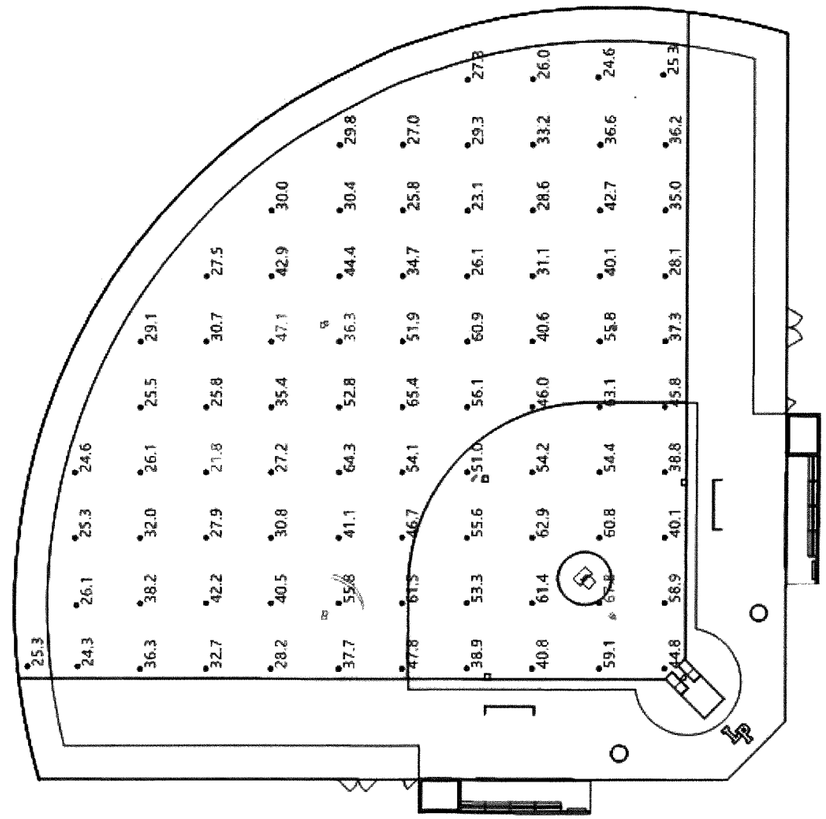
FAITH CHRISTIAN SCHOOL
730 EAST WORTH STREET
GRAPEVINE, TEXAS 76051
PHONE: 817-251-5365

DESIGNED BY:	
DRAWN BY:	
EIT / PROJ. MNGR:	
PLS PROJECT #:	
CITY PROJECT #:	

SHEET
5
OF 5

CC ITEM # 4, 18
PZ ITEM # 4, 11

SPORTSBEAMS



Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Softball - Infield	Fc	51.8	67.8	36.3	1.43	1.87
Softball - Outfield	Fc	31.3	47.1	21.8	1.44	2.16

PROJECT NAME	GFCS ES JH Softball Field	SALES REP.	Russ	DRAWING NO.	US0205A1	Rev.	Date	Comments	SPORTSBEAMS
PROJECT LOCATION		DRAWN BY	Arthur	SCALE					Sportsbeams Lighting, Inc. P.O. Box 2140 Round Rock, TX 78680
PROJECT NO.	US0206	CHECKED BY		DATE	07/23/2019				2019 Sportsbeams Lighting,Inc. All rights reserved.
DRAWING TITLE	Lighting Calculation	APPROVED BY		Page 2 of 3					

SOFTBALL FIELD 50FC/30FC

FOOT CANDLE

LIGHTING DESIGN

CC ITEM # 4, 18
PZ ITEM # 4, 11

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CASE NAME: FAITH CHRISTIAN SCHOOL
CASE NUMBER: CU14-34
LOCATION: 730 EAST WORTH STREET;
BLOCK 2, LOT 1R, FAITH CHRISTIAN SCHOOL ADDITION

MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

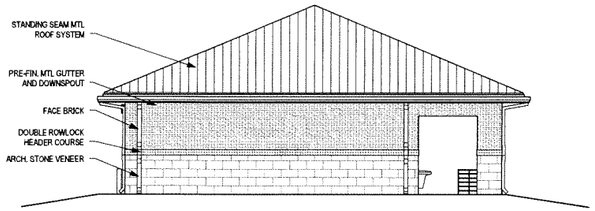
CHAIRMAN

DATE: _____

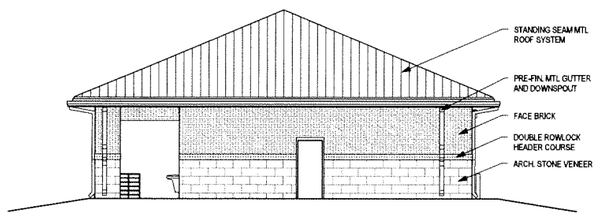
SHEET:___ OF___

APPOVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES



7 A1.01 ELEVATION - CONCESSIONS SOUTH
1/8" = 1'-0"



5 A1.01 ELEVATION - CONCESSIONS NORTH
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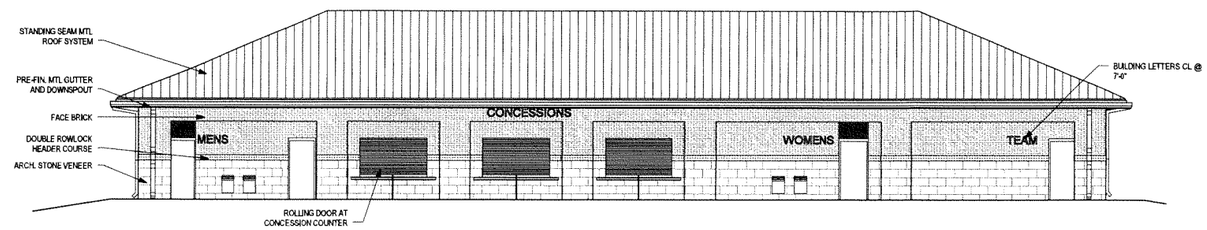
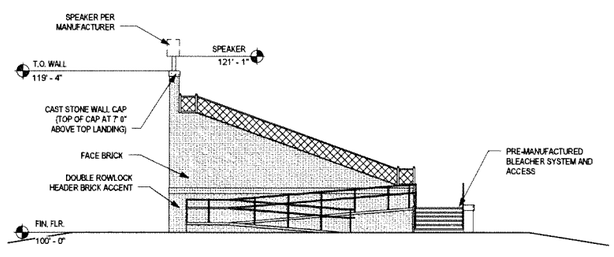
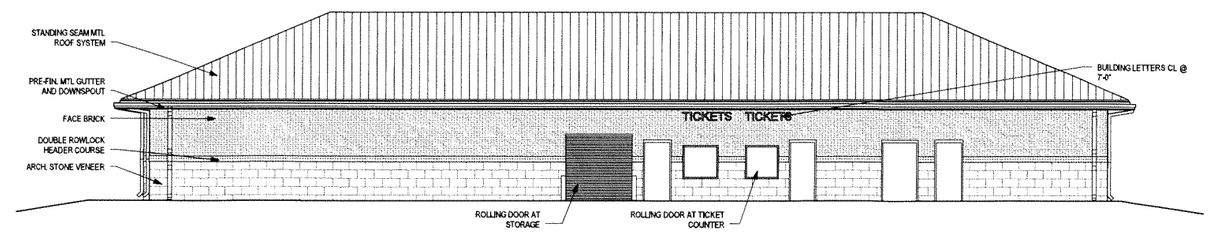


6 A1.01 ELEVATION - CONCESSIONS EAST
1/8" = 1'-0"



3 A1.01 ELEVATION - HOME GRANDSTAND SOUTH
1/8" = 1'-0"



4 A1.01 ELEVATION - CONCESSIONS WEST
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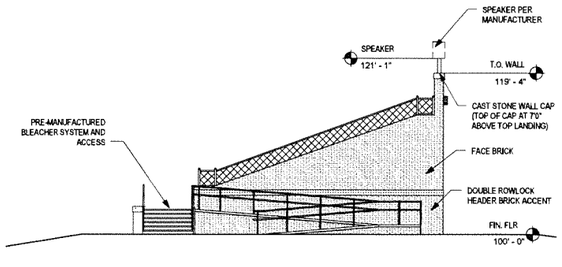
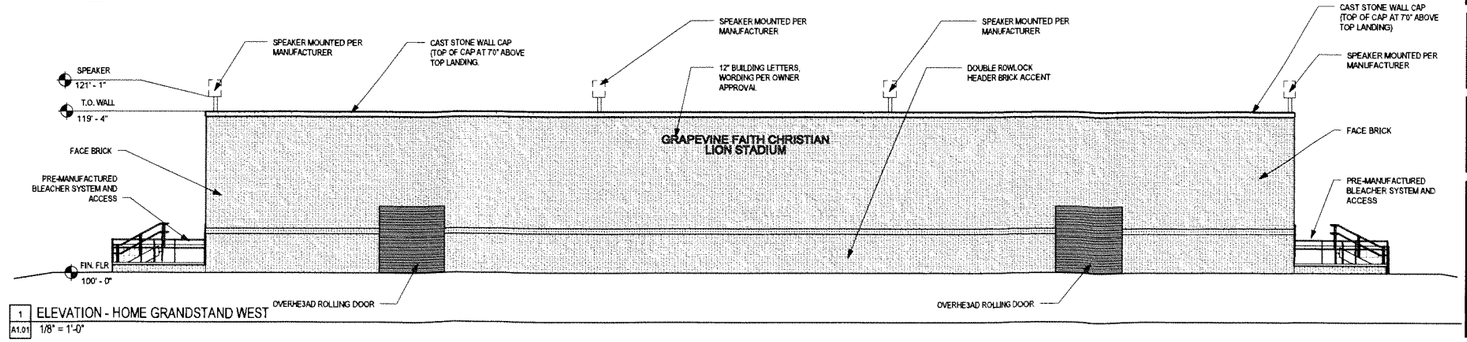


2 A1.01 ELEVATION - HOME GRANDSTAND NORTH
1/8" = 1'-0"



1 A1.01 ELEVATION - HOME GRANDSTAND WEST
1/8" = 1'-0"

Revision / Date

Project:
CAMPUS MASTER PLAN
FOR
GRAPEVINE FAITH CHRISTIAN SCHOOL
GRAPEVINE, TEXAS

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Christopher M. Huckabee
TX 15.154

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512.451.1279

GRAPEVINE FAITH CHRISTIAN SCHOOL - MASTER PLAN STADIUM ELEVATIONS

Job. No.	Sheet No.
1691-01	A1.01
Drawn By: BJ, SK	
Date: MARCH 10, 2015	

Sheet of

CC ITEM # 4, 18
PZ ITEM # 4, 11

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CASE NAME: FAITH CHRISTIAN SCHOOL
CASE NUMBER: CU14-34
LOCATION: 730 EAST WORTH STREET;
BLOCK 2, LOT 1R, FAITH CHRISTIAN SCHOOL ADDITION

MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

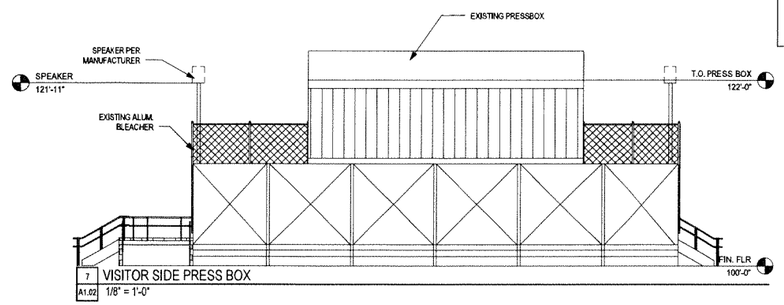
CHAIRMAN

DATE: _____

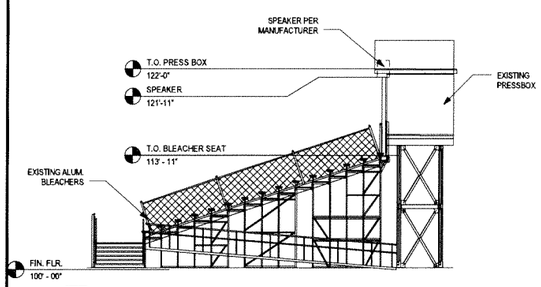
SHEET:___ OF___

APPOVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

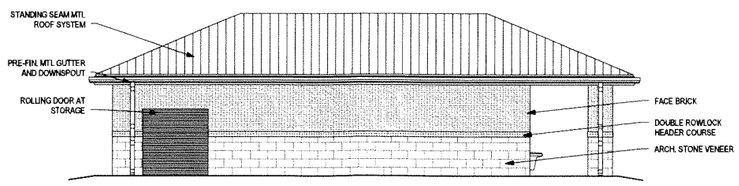
DEPARTMENT OF DEVELOPMENT SERVICES



7 A1.02 VISITOR SIDE PRESS BOX
1/8" = 1'-0"



6 A1.02 VISITOR SIDE PRESS BOX
1/8" = 1'-0"



4 A1.02 ELEVATION - VISITOR RESTROOM EAST
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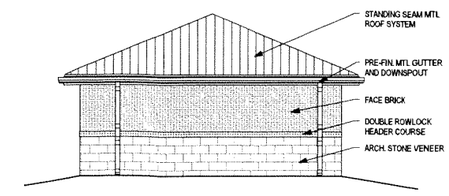
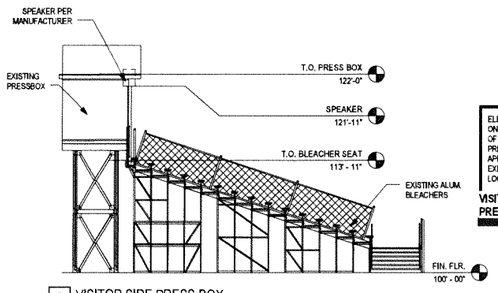


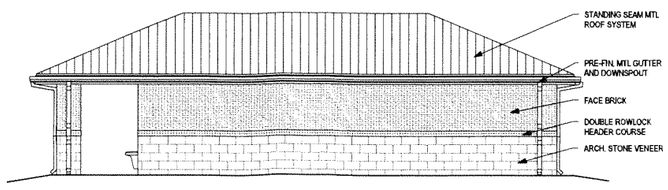
3 A1.02 ELEVATION - VISITOR RESTROOM SOUTH
1/8" = 1'-0"



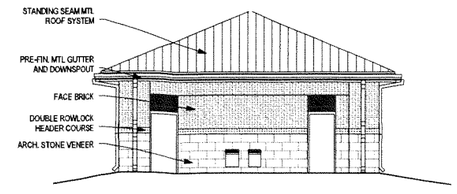
5 A1.02 VISITOR SIDE PRESS BOX
1/8" = 1'-0"

ELEVATIONS HAVE BEEN DRAWN BASED ON THE ASSUMED RECONFIGURATION OF THE EXISTING BLEACHERS AND PRESS BOX.MEASUREMENTS ARE APPROXIMATE AND BASED ON THE EXISTING BLEACHERS IN THE EXISTING LOCATIONS.

VISITOR BLEACHERS AND PRESS BOX



2 A1.02 ELEVATION - VISITOR RESTROOM WEST
1/8" = 1'-0"



1 A1.02 ELEVATION - VISITOR RESTROOM NORTH
1/8" = 1'-0"

Revision / Date

Project:
CAMPUS MASTER PLAN
FOR
GRAPEVINE FAITH CHRISTIAN SCHOOL
GRAPEVINE, TEXAS

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Christopher M. Huckabee
TX 15.194

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GRAPEVINE FAITH CHRISTIAN SCHOOL - MASTER PLAN
STADIUM ELEVATIONS

Job. No. 1501-01	Sheet No.
Drawn By: BG	A1.02
Date: MARCH 10, 2015	

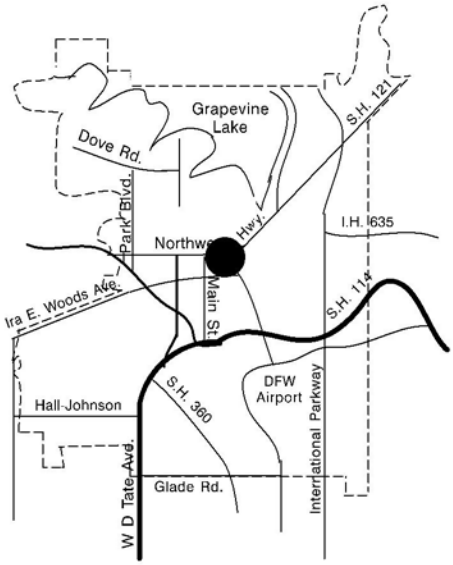
Sheet of

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: DECEMBER 17, 2019

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU19-35 FAITH CHRISTIAN SCHOOL



APPLICANT: Scott Milholland on behalf of Faith Christian School

PROPERTY LOCATION AND SIZE:

The subject property is addressed as 845 Dawn Lane and is proposed to be platted as Lot 1R, Sunshine Harbor Industrial Addition. The property contains approximately 1.83 acres and has approximately 250 feet of frontage along East Dallas Road and 306 feet of frontage along Dawn Lane.

REQUESTED CONDITIONAL USE COMMENTS:

The applicant is requesting a conditional use permit to allow for a non-profit educational institution and also allow parking lot modifications and enhancements for Grapevine Faith Christian School events.

The subject property located at the northeast corner of Dawn Lane and Dallas Road has been occupied by a variety of tenants over the years and is currently occupied by a landscaping company. The property has been purchased by Faith Christian School and will continue to be leased to the current tenant. As the school evolves relative to home football game attendance and construction of the full 1,500 seat home/away bleacher assembly is completed on the main campus and the indoor multi-purpose facility on the adjacent Dallas Road campus to the west is ready for construction, additional parking on

the subject property is proposed beyond what is necessary for the current use to accommodate the anticipated parking needs of the school. These proposed 102 spaces when combined with the parking provided on the Dallas Road campus will total 690 spaces; 500 spaces are required. All parking for school athletic events will be provided for on the Dallas Road campus and this property eliminating the need for any parking/traffic through neighborhood surrounding the main campus on East Worth Street.

The parking area is proposed to be illuminated by a series of light standards 15 feet in height; lighting levels at the property boundary to the east adjacent to the Sunshine Harbor single family subdivision is no greater than 0.2 foot-candles which is the maximum allowed by the zoning ordinance.

PRESENT ZONING AND USE:

The property is currently zoned “LI” Light Industrial District and is developed with a single story structure.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and the property to the north and south were rezoned from “LI” Limited Industrial District to “LI” Light Industrial District during the city-wide rezoning of 1984. The site to the west was rezoned from “I-1" Light Industrial District to “LI” Light Industrial District in the city-wide rezoning of 1984 and is the former site of the Super Shuttle transportation service. On the site to the west at the April 18, 2006 meeting conditional use permit (CU06-06) and planned development overlay (PD06-04) was approved on the subject property establishing the site for the Faith Christian School high school expansion in addition to ball field light standards which exceeded the maximum permitted height within the “LI” District. At the April17, 2007 meeting conditional use permit (CU07-09) was approved on the site to the west to modify the site layout and elevations of the proposed facility. This approval also outlined the applicant’s intention to phase construction under one roof, with the athletic, performing arts facilities and classrooms contained in the first phase and subsequent phases for additional classrooms and a football stadium. At the December 12, 2007 SPRC meeting, conditional use permit (CU07-38) was approved for the addition of two exterior staircases, a porte cochere, plus a condition of approval was added for 85 additional parking spaces to be located due north of the existing building in order to receive a Certificate of Occupancy for the 800 seat auditorium. The property to the east was rezoned from “R-1” Single Family Dwelling District to “R-7.5” Single Family District in the city-wide rezoning of 1984. At the August 19, 2014 meeting the Planning and Zoning Commission and the City Council heard in a public hearing a conditional use request (CU14-33) for an auto and truck rental facility. The Planning and Zoning Commission recommended approval with conditions relative to minimizing the impact of the site lighting on adjacent residential uses; however, a tied vote by the City Council resulted in a denial of the request. A subsequent conditional use request was made on the subject property at the November 18, 2014 meeting for car and

truck rental along with changes to the site lighting; however, the request failed due to the lack of a super-majority vote of the council given over 48 percent of the notification area protested the request.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	"LI" Light Industrial District – burial vault business
SOUTH:	"LI" Light Industrial District – Northfield Distribution Center
EAST:	"R-7.5" Single Family District – Sunshine Harbor residential subdivision
WEST:	"LI" Light Industrial District – Faith Christian School

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 only if appropriate noise attenuation measures are considered and applied during the construction process.

MASTER PLAN APPLICATION:

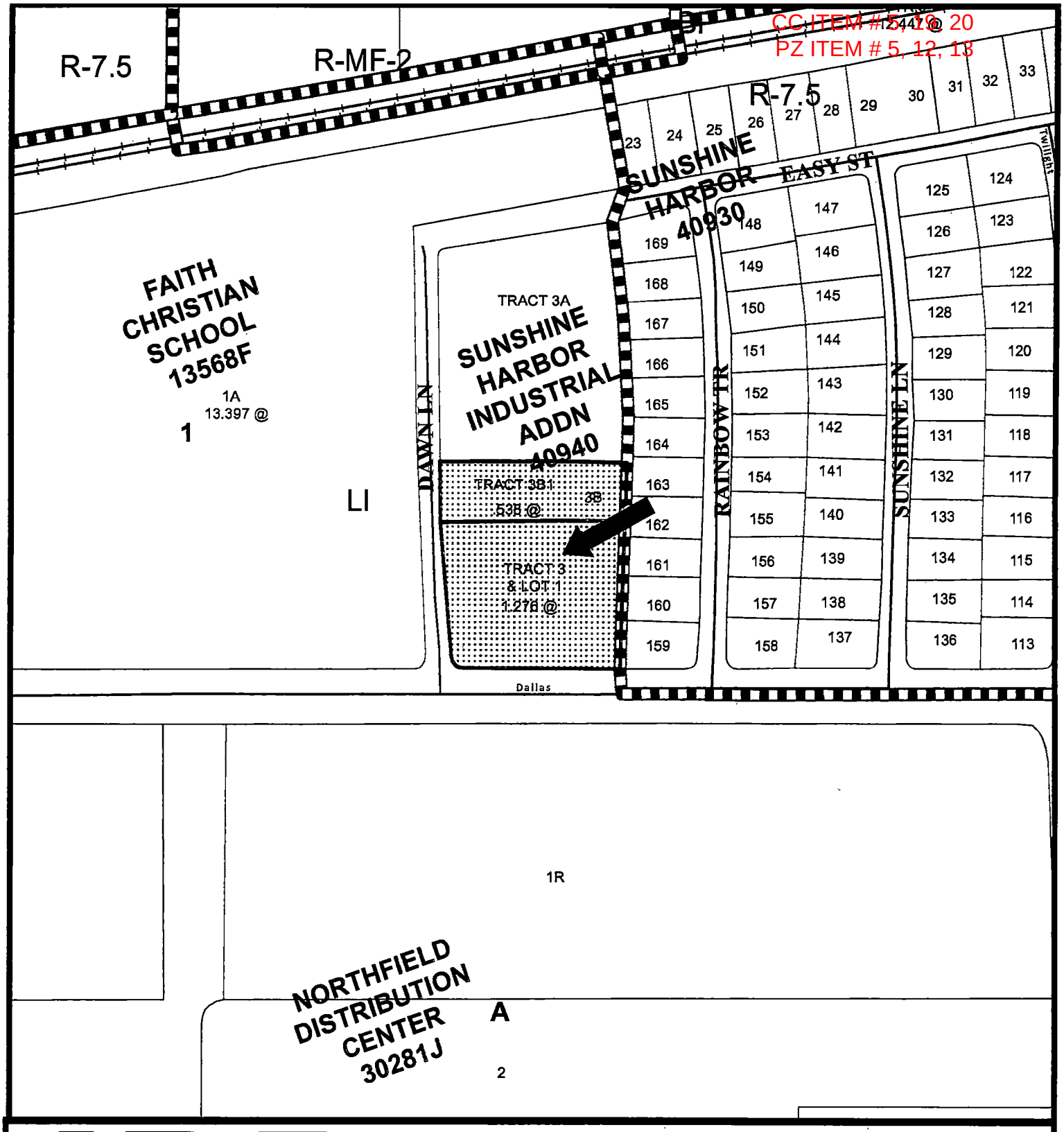
The Master Plan designates the subject property as an Industrial/Commercial land use. The applicant's proposal is in compliance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates Dallas Road as a Type C, Minor Arterial with a minimum 80-foot right-of-way developed as four lanes with a center left turn lane. Dawn Lane is not designated a thoroughfare as shown on the City's Thoroughfare Plan.

/rs

CC ITEM # 5, 19, 20
PZ ITEM # 5, 12, 13



0 100 200 300 400 Feet

CU19-35
Faith Christian School

Date Prepared: 12/3/2019

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.

CC ITEM # 5, 19, 20
PZ ITEM # 5, 12, 13

CU19-35

CITY OF GRAPEVINE
CONDITIONAL USE APPLICATION
Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent:/company/contact
GRAPEVINE FAITH CHRISTIAN SCHOOL c/o SCOTT MILHOLLAND

Street address of applicant / agent:
730 E. WORTH ST.

City / State / Zip Code of applicant / agent:
GRAPEVINE, TX 76051

Telephone number of applicant / agent:
817.442.9144

Fax number of applicant/agent
N/A

Email address of applicant/agent
[redacted]

Mobile phone number of applicant/agent
214.385.7786

PART 2. PROPERTY INFORMATION

Street address of subject property
849 E. DALLAS ROAD & 845 DAWN LANE

Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)
Lot 1, 3B, 3B1 Block 3 Addition SUNSHINE HARBOR

Size of subject property
1.825 Acres 79,497 Square footage

Present zoning classification:
LI

Proposed use of the property:
EXISTING COMMERCIAL w/ PROPOSED NEW PARKING FOR SCHOOL OVERFLOW

Circle yes or no, if applies to this application
Outdoor speakers Yes (No)

Minimum / maximum district size for conditional use request:

Zoning ordinance provision requiring a conditional use:
SEC 31.C.8 PUBLIC AND NONPROFIT INSTITUTIONS OF EDUCATIONAL, RELIGIOUS OR CULTURAL

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:
FAITH CHRISTIAN SCHOOL, INC.

Street address of property owner:
730 E. WORTH ST.

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

Telephone number of property owner:
817.442.9144

Fax number of property owner:
N/A

RECEIVED
NOV 4 2019
By

CC ITEM # 5, 19, 20
PZ ITEM # 5, 12, 13

CU19-35

- ☑ 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

J Scott Milholland
Print Applicant's Name:

Applicant's Signature:

The State of Texas

County Of Tarrant

Before Me Diane Torres (notary) on this day personally appeared J. Scott Milholland (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 4 day of November, A.D. 2019

DIANE TORRES
My Notary ID # 12299586
Expires April 9, 2021

Diane Torres
Notary In And For State Of Texas

J Scott Milholland
Print Property Owners Name:

Property Owner's Signature:

The State Of Texas

County Of Tarrant

Before Me Diane Torres (notary) on this day personally appeared J. Scott Milholland (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 4 day of November, A.D. 2019

DIANE TORRES
My Notary ID # 12299586
Expires April 9, 2021

Diane Torres
Notary In And For State Of Texas

RECEIVED
NOV 4 2019
By

CC ITEM # 5, 19, 20
PZ ITEM # 5, 12, 13
CU19-35

ACKNOWLEDGEMENT

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

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

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

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

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

Signature of Applicant _____

Date: 11-04-2019

Signature of Owner _____

Date: 11-04-2019

RECEIVED
NOV 4 2019
By _____

CC ITEM # 5, 19, 20
PZ ITEM # 5, 12, 13
CU19.35

ILLUMINATION PLAN

An illumination plan to include a site photometric (including illuminated signs) and all fixture details shall be submitted as part of the site plan review process. Applications will not be accepted without this requirement.

I hereby acknowledge that an illumination plan has been included as a part of this submittal.

Applicant Signature _____

Date: 11-04-2019

Property Owner Signature _____

Date: 11-04-2019

RECEIVED
NOV 4 2019
By: _____

CC ITEM # 5, 19, 20
PZ ITEM # 5, 12, 13
CU19-35

PELOTON
LAND SOLUTIONS

November 4, 2019

Ron Stombaugh
Development Services
Assistant Director
200 South Main Street
Grapevine, TX 76051

Re: Grapevine Faith Christian School
849 E Dallas Road & 845 Dawn Lane

Mr. Stombaugh:

Attached for your review is an application and supporting site plan for a Conditional Use Permit for the Grapevine Faith Christian School site located at 849 E Dallas Road. The purpose of the application is to show the location of proposed parking lot modifications and enhancements. The existing on-site commercial use will remain; this expanded parking is intended to support events at the adjacent E. Dallas Road and E. Worth Street school campuses. Details for these improvements are included with this submittal.

A Conditional Use Permit request is required under Section 48 of the Zoning Ordinance and Section 31.C.8 Light Industrial District Regulations for "public and nonprofit institutions of an educational, religious or cultural type".

Please review and provide us with any comments you may have, or you may contact me directly at any time to discuss this in more detail.

Sincerely,

Marc P. Paquette, PE
Project Manager

RECEIVED
NOV 4 2019
By

CC ITEM # 5, 19, 20
PZ ITEM # 5, 12, 13

ORDINANCE NO. 2019-084

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU19-35 TO ALLOW FOR A NON-PROFIT EDUCATIONAL INSTITUTION AND ALSO TO ALLOW PARKING LOT MODIFICATIONS AND ENHANCEMENTS FOR GRAPEVINE FAITH CHRISTIAN SCHOOL EVENTS (FOR PROPOSED LOT 1R, SUNSHINE HARBOR INDUSTRIAL ADDITION LOCATED AT 854 DAWN LANE) 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. CU19-35 to allow for a non-profit educational institution and also allow parking lot modifications and enhancements for Grapevine Faith Christian School events in the following described property: Lot 1R, Sunshine Harbor Industrial Addition (854 Dawn Lane), 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 17th day of December, 2019.

APPROVED:

_____
William D. Tate
Mayor

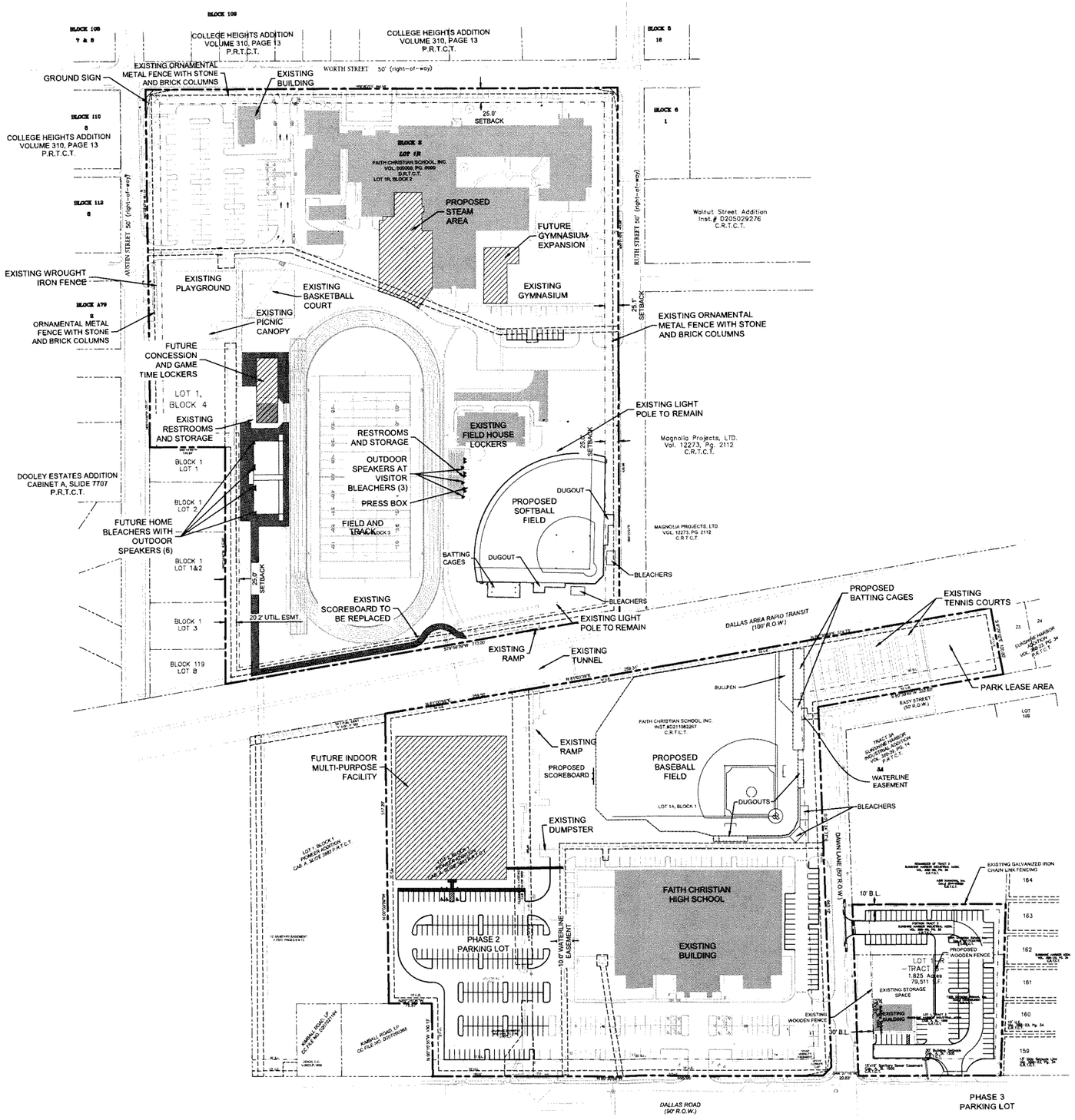
ATTEST:

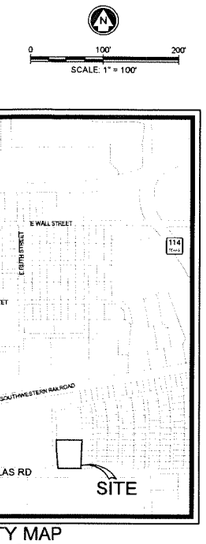
_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
City Attorney

CC ITEM # 5, 19, 20
PZ ITEM # 8, 12, 13





VICINITY MAP
SCALE : N.T.S.

LEGEND

- PROPERTY LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING OVERHEAD POWER
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- FIRE LANE
- EXISTING BUILDING

CASE NAME: FAITH CHRISTIAN SCHOOL
CASE NUMBER: CUP19-35
LOCATION: 845 DAWN LANE
LOT 1R, SUNSHINE HARBOR INDUSTRIAL ADDITION

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: ___ OF ___

APPROVES DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

NO.	DATE	REVISION	APPROVAL

PELOTON LAND SOLUTIONS
10875 JOHN W. ELLIOTT DR.
SUITE 400
FRISCO, TEXAS 75033
PHONE: 214.215.0693
TX FIRM NO 12207

KEY MAP

CONDITIONAL USE PERMIT

FAITH CHRISTIAN SCHOOL
730 EAST WORTH STREET
GRAPEVINE, TEXAS 76051
PHONE: 817-251-5585

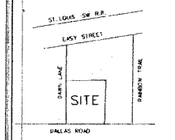
DESIGNED BY:	EQ
DRAWN BY:	RTC
EIT / PROJ. MNGR:	MP
PLS PROJECT #:	FCS001
CITY PROJECT #:	

SHEET
1
1 OF 3

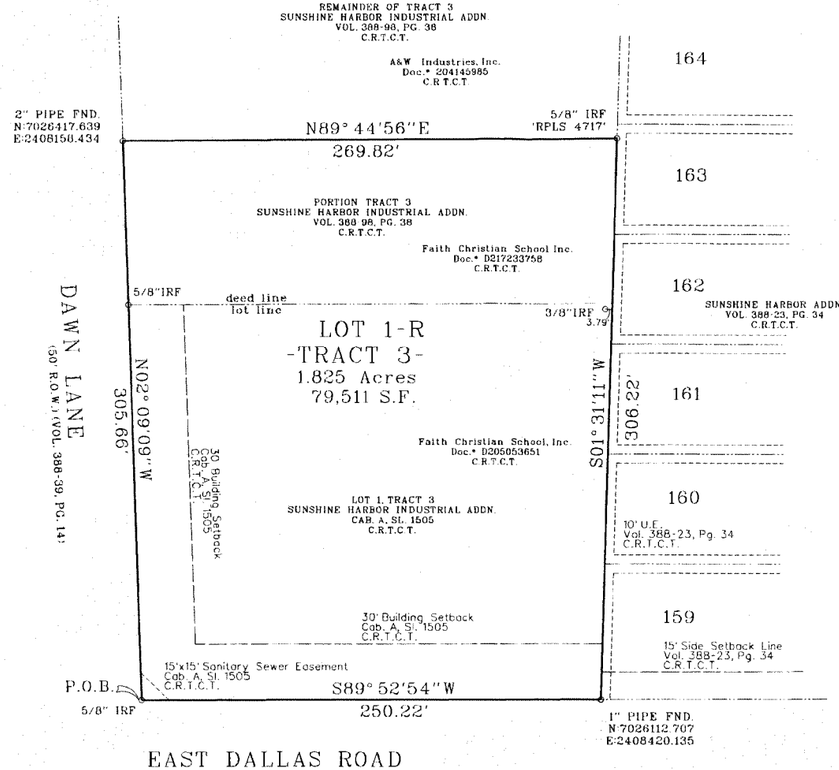
J:\cmp\FCS001-Faith Christian School\2019-12-6 BASEBALL-SOFTBALL STEAM-PARKING CUP\PARKING LOT CUP\FCS000 - CAEY MAP

Drawing: J:\cmp\FCS001-Faith Christian School\2019-12-6 BASEBALL-SOFTBALL STEAM-PARKING CUP\PARKING LOT CUP\FCS000 - CAEY MAP
Last Saved by: Thackaberry
Last Saved: 12/6/2019 3:29 PM
Plot Date/Time: 12/6/2019 3:29 AM

CC ITEM # 5, 19, 20
PZ ITEM # 5, 12, 13



VICINITY MAP



AVIGATION RELEASE

THE STATE OF TEXAS)

COUNTY OF TARRANT)

WHEREAS, Faith Christian School, Inc. (Faith Christian School Inc.), hereinafter called Owner (whether one or more), is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being said property as described as shown on this plat.

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

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

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

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

_____
Faith Christian School, Inc.
Faith Christian School Inc.
The State of Texas

County of Tarrant

Before me _____ on this day personally appeared _____
known to me (or proved to me on the oath of _____

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 _____, AD. 2019.
SEAL

_____
Notary Signature

NOTES:

1. The Basis of Bearing is The Texas State Plane Coordinate System, North Central Zone, NAD83.

2. According to The National Flood Insurance Program's Flood Insurance Rate Map for Tarrant County, Texas as Incorporated areas, Community-Panel Number 48439C0115K, map revised September 25, 2009 no portion of the tract lies within the 100-year floodplain.

AREA:
Net Platted area = 1.825 Ac. (79,511 Sq. Ft.)
Total Platted area = 1.825 Ac

CERTIFICATION

I, TODD A. BRIDGES OF PELOTON LAND SOLUTIONS, 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.

_____
TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4940
PELOTON LAND SOLUTIONS, INC.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" 22 TAC 663.18C
Todd A. Bridges, RPLS 4940
Date: 9/23/2019

OWNER:
FAITH CHRISTIAN SCHOOL, INC.
760 E. WORTH STREET
GRAPEVINE, TEXAS 76051

SURVEYOR/ENGINEER:
PELOTON LAND SOLUTIONS
9800 HILLWOOD PARKWAY
SUITE 250
FORT WORTH, TEXAS 76177
817-562-3350

PLANNING & ZONING COMMISSION
AND CITY COUNCIL APPROVAL BLOCK

PLANNING & ZONING COMMISSION

DATE APPROVED: _____

CHAIRMAN: _____

SECRETARY: _____

GRAPEVINE CITY COUNCIL

DATE APPROVED: _____

MAYOR: _____

CITY SECRETARY: _____

OWNER ACKNOWLEDGEMENT & DEDICATION

STATE OF TEXAS ||

COUNTY OF TARRANT ||

WHEREAS FAITH CHRISTIAN SCHOOL, INC. (FAITH CHRISTIAN SCHOOL INC.) IS THE OWNER OF LOT 1, TRACT 3, SUNSHINE HARBOR INDUSTRIAL ADDITION, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 1505, COUNTY RECORDS, TARRANT COUNTY, TEXAS AND A PORTION OF TRACT 3, SUNSHINE HARBOR INDUSTRIAL ADDITION, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-98, PAGE 38, SAID COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1 AT THE INTERSECTION OF THE NORTH LINE OF EAST DALLAS ROAD (90' R.O.W.) AND THE EAST LINE OF DAWN LANE (50' R.O.W.);

THENCE N 02° 09'09" W, 305.66 FEET, ALONG THE EAST LINE OF SAID DAWN LANE, TO A 2" PIPE FOUND AT THE NORTHWEST CORNER OF SAID FAITH CHRISTIAN SCHOOL TRACT AND THE SOUTHWEST CORNER OF THAT PORTION OF SAID TRACT 3 (VOL. 388-98, PG. 38) DESCRIBED BY DEED TO A&W INDUSTRIES, INC., RECORDED IN INSTRUMENT NO. 204145985, SAID COUNTY RECORDS;

THENCE N 89° 44'56" E, 269.82 FEET, ALONG THE COMMON LINE OF SAID FAITH CHRISTIAN SCHOOL AND A&W INDUSTRIES TRACTS, TO A 5/8" IRON FOUND WITH "RPLS 4717" CAP AT THE NORTHEAST CORNER OF SAID FAITH CHRISTIAN SCHOOL TRACT IN THE WEST LINE OF LOT 16-3, SUNSHINE HARBOR ADDITION, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-23, PAGE 34, SAID COUNTY RECORDS;

THENCE S 01° 31'11" W, 306.22 FEET, ALONG THE COMMON LINE OF SAID FAITH CHRISTIAN SCHOOL TRACT AND SAID SUNSHINE HARBOR ADDITION, TO A 1" PIPE FOUND IN THE NORTH LINE OF SAID EAST DALLAS ROAD;

THENCE S 89° 52'54" W, 250.22 FEET, ALONG THE NORTH LINE OF SAID EAST DALLAS ROAD, TO THE POINT OF BEGINNING AND CONTAINING 79511 SQUARE FEET OR 1.825 ACRES OF LAND MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT FAITH CHRISTIAN SCHOOL, INC. (FAITH CHRISTIAN SCHOOL INC.) AND THROUGH ITS DULY AUTHORIZED OFFICER DOES HEREBY ACCEPT THIS FINAL PLAT DESIGNATING THE HEREIN DESCRIBED LOT 1-R, TRACT 3, SUNSHINE HARBOR INDUSTRIAL ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND EASEMENTS SHOWN THEREON. THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE PURPOSE 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 FRANCHISE UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE OR 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 FRANCHISE UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTING PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AS ANY TIME PROCURING THE PERMISSION OF ANYONE. I HAVE REVIEWED THE CITIES 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.

BY: FAITH CHRISTIAN SCHOOL, INC.
FAITH CHRISTIAN SCHOOL INC.

BY: _____
.....

AGENT FOR FAITH CHRISTIAN SCHOOL, INC.
FAITH CHRISTIAN SCHOOL INC.

STATE OF TEXAS)

COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ....., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY OF _____, 2019.

_____
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

REPLAT
OF
Lot 1-R, TRACT 3
Being a revision of
Lot 1, Tract 3
SUNSHINE HARBOR INDUSTRIAL ADDITION
An Addition to the City of Grapevine, Tarrant County, Texas
According to the Replat recorded in Cabinet A, Slide 1505,
County Records, Tarrant County, Texas
And a portion of Tract 3
SUNSHINE HARBOR INDUSTRIAL ADDITION
An Addition to the City of Grapevine, Tarrant County, Texas
According to the Plat recorded in Volume 388-98, Page 38
County Records, Tarrant County, Texas

Plat prepared September, 2019

ZONING L-1
1.825 ACRES

This plat filed on: _____, _____ Instrument # D _____

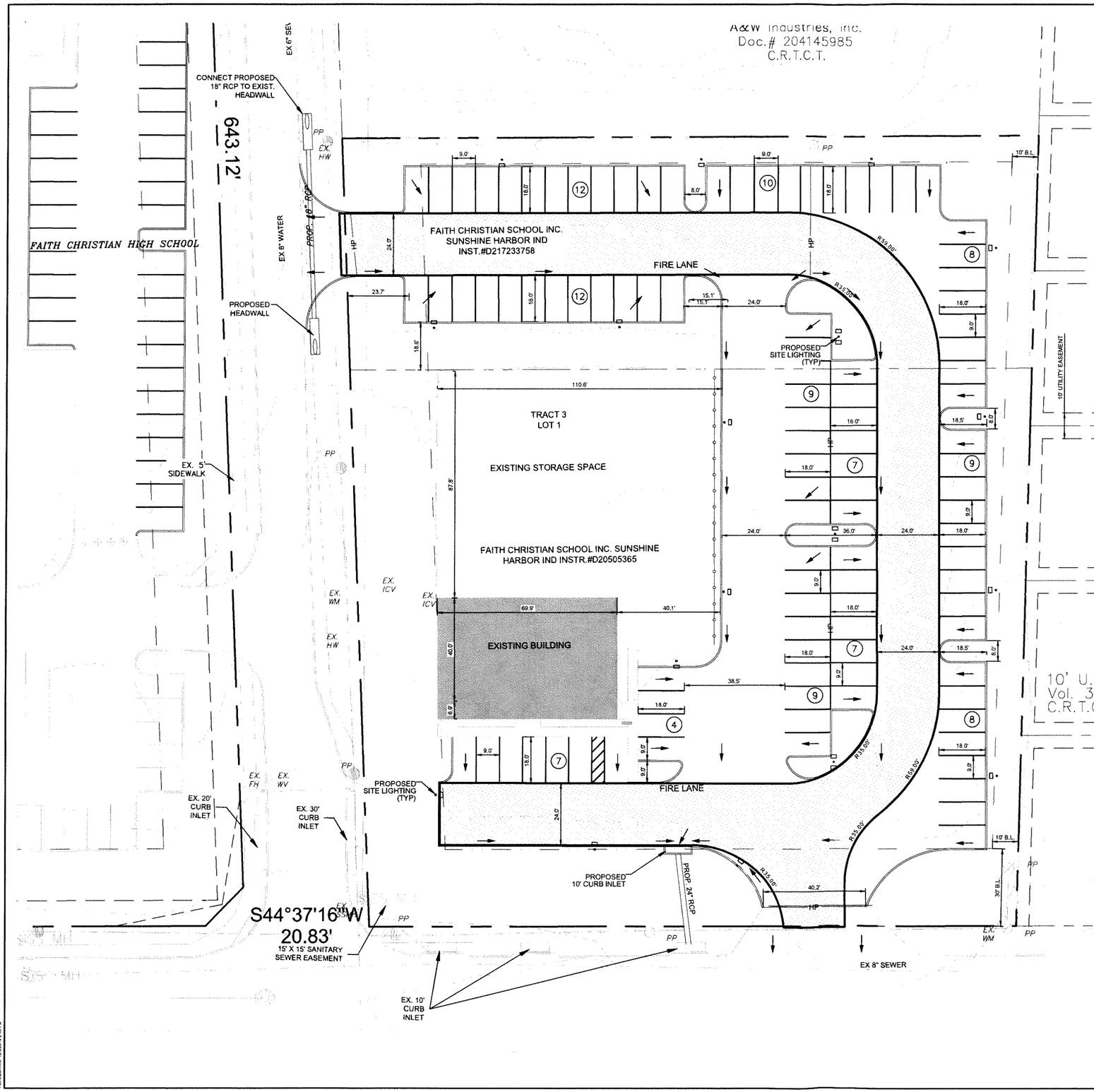
JOB #:	FCS0001
DRAWN BY:	SS
CHECKED BY:	
DATE:	09/18/2019
REVISIONS:	

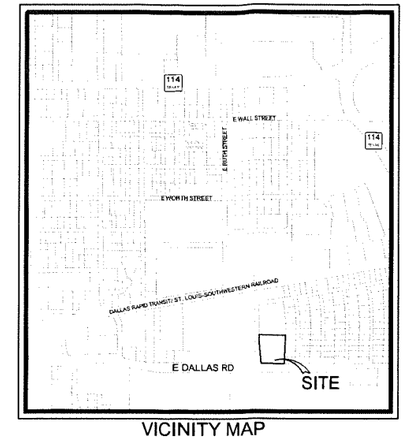
PELOTON LAND SOLUTIONS
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH: # 817-562-3350

SHEET
2
2 OF 3 SHEETS

Copyright © 2019 Peloton Land Solutions, Inc.
TBPLS Firm Reg. No. 10117700
9/23/2019 11:35:06 AM
Default
J:\Jobs\FCS001-Faith Christian School\Sur\FCS001_BN2.dgn

CC ITEM # 5, 19, 20
PZ ITEM # 5.12, 13





VICINITY MAP
SCALE : N.T.S.

SCALE: 1" = 20'

Parking Data		
	Change	Total
Existing	N/A	508
Baseball Field Installation	-94	414
Interim Spaces	+137	551
Ultimate Parking Plan	**+102**	**516**

LEGEND

- PROPERTY LINE
- WATER LINE
- SANITARY SEWER LINE
- OVER HEAD POWER
- EXISTING CONTOURS
- FIRE LANE
- CONCRETE
- (22) PARKING COUNT
- DRAINAGE FLOW
- 76 WATT LIGHTPOLE
- 38 WATT LIGHTPOLE

NOTES

1. CONDITIONAL USE REQUEST CU19-35 IS A REQUEST TO ALLOW FOR A NON-PROFIT EDUCATIONAL INSTITUTION AND ALSO ALLOW PARKING LOT MODIFICATIONS AND ENHANCEMENTS FOR GRAPEVINE FAITH CHRISTIAN SCHOOL EVENTS.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
4. ALL THE REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

SITE DATA SUMMARY	
EXISTING ZONING	U
GROSS ACREAGE	1.83 ac.
NUMBER OF LOTS	1
AREA OF OPEN SPACE	0.56 ac.
AREA OF IMPERVIOUS COVERAGE	1.27 ac.
PERCENTAGE OF OPEN SPACE	30.83 %
PERCENTAGE OF IMPERVIOUS COVERAGE	69.17%
EXISTING BUILDING AREA	2,800 s.f.
EXISTING STORAGE SPACE AREA	10,303 s.f.
PARKING LOT AREA	42,219 s.f.
NUMBER OF STORIES (PROP.)	1
REQUIRED PARKING (1 SPACE/3 SEATS) 1500 SEATS/3 SEATS PER 1 SPACE	100
PARKING SPACES PROVIDED (INCLUDING 2 HC)	102
REQUIRED HC SPACES	2
PROVIDED HC SPACES	2

CASE NAME: FAITH CHRISTIAN SCHOOL
CASE NUMBER: CU19-35
LOCATION: 845 DAWN LANE
LOT 1R, SUNSHINE HARBOR INDUSTRIAL ADDITION

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: ___ OF ___

APPOVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

NO.	DATE	REVISION	APPROVAL

PELOTON LAND SOLUTIONS
10875 JOHN W. ELLIOTT DR.
SUITE 400
FRISCO, TX 75033
PHONE: 469.213.8890
TX FIRM NO 12207

SITE PLAN

CONDITIONAL USE PERMIT

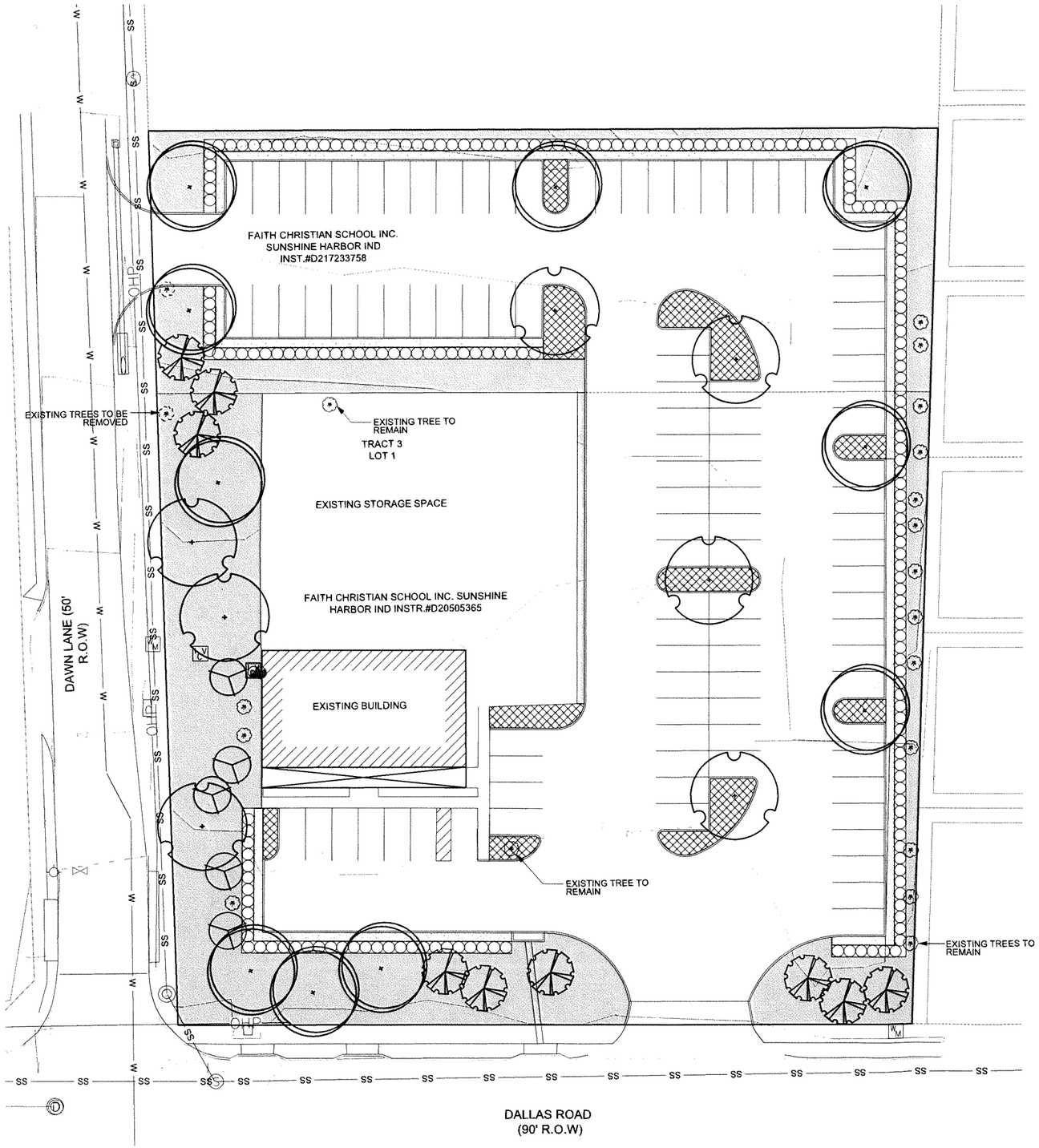
FAITH CHRISTIAN SCHOOL
730 EAST WORTH STREET
GRAPEVINE, TEXAS 76051
PHONE: 817-251-5365

DESIGNED BY:	EQ
DRAWN BY:	RTC
EIT / PROJ. MNGR:	MP
PLS PROJECT #:	FCS001
CITY PROJECT #:	

SHEET
3
3 OF 3

J:\JOB\FCS001-Faith Christian School\2019-1-2-6 BASEBALL-SOFTBALL STEAM-PARKING CUP\PARKING LOT CUP\FCS000 - CUSITE PLAN

CC ITEM # 5, 19, 20
PZ ITEM # 5, 12, 13



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	CONDITION / REMARKS
TREES					
	Quercus buckleyi	Texas Red Oak	7	3" caliper	Container grown, 12' height, 4' spread, 4' branching height, upright growth; full rounded canopy, strong central leader
	Quercus virginiana	Live Oak	10	3" caliper	Container grown, 12' height, 4' spread, 4' branching height, upright growth; full rounded canopy, strong central leader
	Cercis canadensis var texana	Texas Redbud	9	45 gallon	Container grown, 8' height, 4' spread, upright growth; full rounded canopy, strong central leader
	Lagerstroemia indica	Crape Myrtle	5	45 gallon	Container grown, 6' height, 3' spread
SHRUBS					
	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	207	5 Gallon	Container grown, 30" height, 15" spread, 36" spacing on-center typical
GROUNDCOVER / TURF					
	Euonymus fortunei 'Coloratus'	Purple Wintercreeper	945	4" Pots	Container full, minimum (3) 12" runners, spaced at 18" on-center typical
	Cynodon dactylon	Bermuda Grass	± 16,900 square feet		Lawn solid sod, regional, drought tolerant - refer to notes
	Decomposed Granite		± 2,400 square feet		

NOTE:
1. ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
2. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
3. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.
4. ALL EXISTING TREES TO REMAIN UNLESS OTHERWISE SHOWN AND NOTED ON THE PLAN FACE.

GENERAL NOTES

1. Contractor shall provide all materials and labor to complete scope of work as indicated in documents.
2. All work shall be executed in accordance with all federal, state and local regulations, and shall comply with prevailing accessibility requirements. Contractor shall notify owner's representative of any portion of documents which conflict with regulations prior to construction.
3. Contractor is responsible for securing all required permits, approvals and inspections related to scope of work.
4. Reference to "owner's representative" are made in these documents, and refers to the project owner or designated representative. In addition to the owner's representative the contractor shall contact the landscape architect for design clarifications or additional information related to scope of work.
5. Notify owner's representative 48 hours in advance of commencing work to coordinate project inspection schedule.
6. Drawings are based on survey data and design drawings provided by others. It is the contractors responsibility to verify existing conditions and shall notify owner's representative of any discrepancies between documents and actual site conditions prior to construction. Failure to make such conflicts known to the owner's representative will result in the contractor's liability to relocate materials as directed.
7. Do not proceed with any portion of work as indicated in documents if obstructions, discrepancies or unknown conditions are encountered. Notify the owner's representative immediately for direction on how to proceed.
8. Contractor shall coordinate all work with other disciplines.
9. Limits of work indicated on drawings, if any, are general in nature and are intended to define the general vicinity in with the scope of work exists. Actual limits of work shall include all areas necessary to complete scope of design intent.
10. Unless otherwise noted, all existing trees shall be protected. Do not park, drive, operate machinery or store materials within the drtpline of existing trees.
11. The contractor shall locate and verify all existing utility lines prior to planting or construction and shall report any conflicts to the owner's representative. Verify with owner pipe line locations prior to digging. Contractor shall exercise caution when working in the vicinity of underground utilities.
12. Contractor shall provide bid proposal listing unit prices for all material provided.
13. Quantities shown on the plan are for the contractor's convenience only and are not guaranteed to be accurate. In the event of a discrepancy between quantities shown on the plan and quantities shown on the list, the quantities shown on the plan shall apply.

LANDSCAPE NOTES

1. All non-dimensioned plants symbols, edging and bed lines are diagrammadic and shall be scaled from drawings.
2. Stake the location of all proposed trees for approval by the owner's representative prior to commencement of planting. The owner's representative reserves the right to make minor adjustments to locations prior to planting.
3. Paint or string all edging and bed line locations on finish grade for approval by the owner's representative prior to installation. The owner's representative reserves the right to make minor adjustments to locations prior to planting.
4. Refer to details and specifications for plant pit dimensions and backfill requirements.
5. All plant material shall be maintained in a healthy growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days. Unless otherwise approved in writing by the owner or owner's representative.
6. All new plant material shall conform to the minimum guidelines established for nursery stock published by the American association of nurseryman, Inc. In addition, all new plant material for the project shall be of specimen quality.
7. All new plants shall be container- grown, unless otherwise noted on the plant list.
8. The general contractor shall supply all new plant material in quanitities sufficient to complete the plantings shown on the drawings.
9. No trees shall be planted before acceptance of rough grading. Tree shall bear same relationship to finish grade as they bore to previous grade.
10. Contractor shall fine grade areas to achieve final contours as indicated. Planting bed areas to be excavated or left below final finished grade to accommodate for soil amendment / mulch.
11. All planting becs to be tilled to depth of 6" and, backfilled with 4" of organic mulch.
12. All planted areas to be mulched as specified in plan / details.
13. All landscaped areas are to be maintained in accordance with city regulations.
14. All plant varieties must come from a same source supplier in order to maintain a consistent appearance.
15. All container grown material must be of nursery stock conditions, with a well-established root system reaching the sides of the container, to maintain a firm ball when the container is removed, but shall not have excessive root growth encircling the inside of the container.
16. All shrub planting beds and lawn areas to be separated by steel edging unless otherwise noted. No steel to be installed adjacent to sidewalks, curbs or fences.
17. All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and evapotranspiration (et) weather-based controllers and said irrigation system shall be designed by a licensed irrigator.

MAINTENANCE NOTES

1. The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping and irrigation. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of the landscaping. All plant materials shall be maintained in a health and growing condition as is appropriate for the season of the year. All irrigation heads or lines which are broken shall be replaced or repaired to prevent the waste of water.
2. The owner shall be responsible for replacing all plant material, which shows dead branching over 75 percent or more of the normal branching pattern and repair of irrigation systems. Plant materials, which die, shall be replaced with plant material of similar variety and similar initial size.
3. Contractor shall provide a separate bid proposal for one year's maintenance to begin after final acceptance.

GENERAL LAWN NOTES

1. Contractor shall coordinate operations and availability of existing topsoil with on-site construction manager.
2. Contractor shall leave lawn areas 1" below final finished grade.
3. Contractors shall fine grade areas to achieve final contours as indicated on the civil plans. Provide uniform rounding at the top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
4. All lawn areas shall be fine graded, irrigation trenches completely settled and finish grade approved by the owner's construction manager or landscape architect prior to lawn installation.
5. Contractor shall remove all rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. prior to placing topsoil and lawn installation.
6. Contractor shall maintain all lawn areas until final acceptance. This shall include, but not be limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
7. Contractor shall guarantee establishment of acceptable turf area and shall provide replacement from local supply if necessary.

SOLID SOD NOTES

1. Plant sod by hand to cover indicated areas completely. Ensure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
2. Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
3. Water sod thoroughly as sod operation progresses.
4. If installation occurs between September 1 and March 1, all sod areas to be over-seeded with winter ryegrass, at a rate of four (4) pounds per one thousand (1000) square feet.
5. Sod shall be clean and reasonably free of weeds and noxious pest and insects.

IRRIGATION NOTES

1. All areas containing turf, ground cover, shrubs, trees, or other planted material shall be irrigated with a below ground, automatic irrigation system, designed and installed by a licensed irrigator.
2. All irrigation systems shall be installed with rain and frost sensors, and shall meet all applicable state and local regulations.
3. All areas other than turf shall be irrigated using Netafim™ or approved equal subterranean drip.

NORTH

0 20' 40' 60'
GRAPHIC SCALE

NO.	DATE	REVISION	APPROVAL

PELOTON LAND SOLUTIONS
10875 JOHN W. ELLIOTT DR.
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1800
TX FIRM NO 12207

PRELIMINARY LANDSCAPE PLAN

CONDITIONAL USE PERMIT

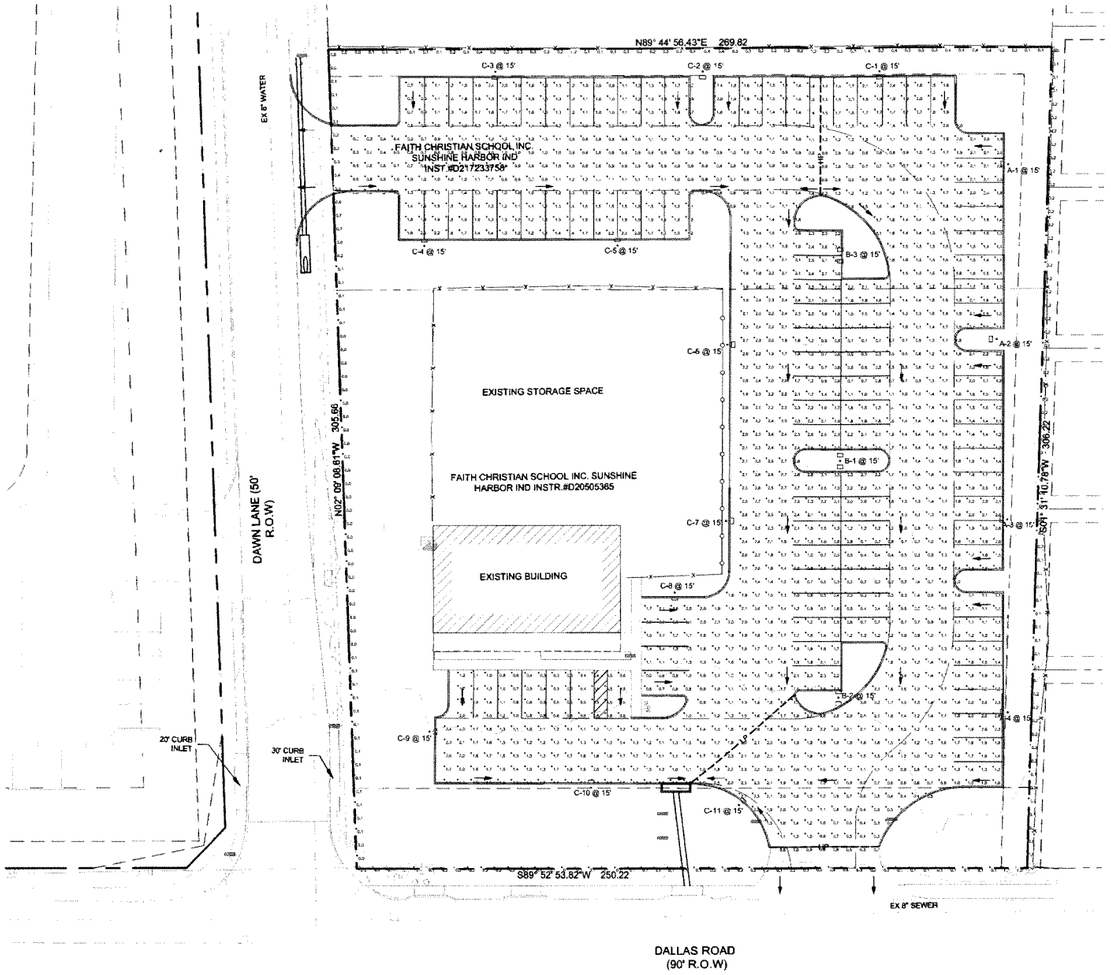
FAITH CHRISTIAN SCHOOL

730 EAST WORTH STREET
GRAPEVINE, TEXAS 76051
PHONE: 817-251-5368

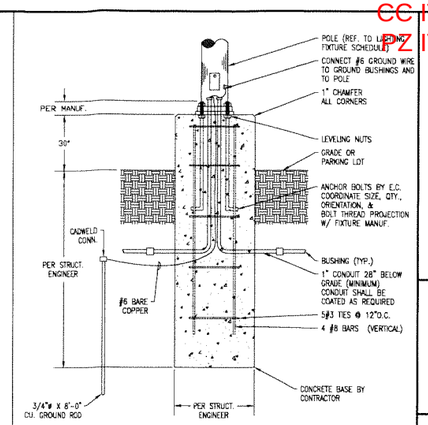
DESIGNED BY:	CK
DRAWN BY:	CK
LA PROJ. MNGR:	JK
PLS PROJECT #:	FCS001
CITY PROJECT #:	

SHEET

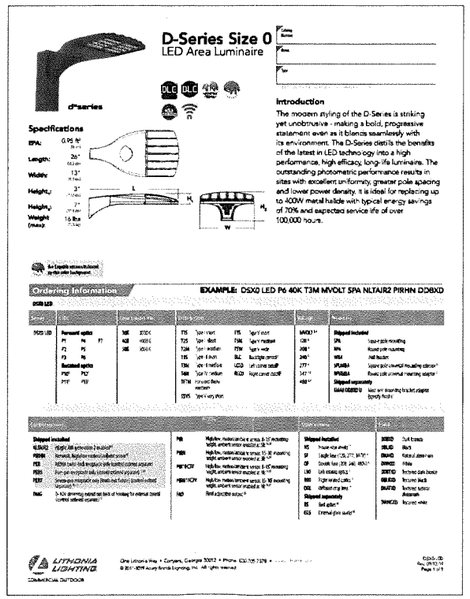
CC ITEM # 5, 19, 20
PZ ITEM # 5, 12, 13



SITE LIGHTING PHOTOMETRIC 1
1" = 20'-0"



TYPICAL PARKING LOT LIGHTING FIXTURE POLE BASE 2
N.T.S.



Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	4	Lithonia Lighting	DSX0 LED P1 40K T3M MVOLT HS	DSX0 LED P1 40K T3M MVOLT with houseside shield	LED	1	DSX0_LED_P1_40K_T3M_MVOLT_HS.ies	3758	0.85	38
	B	3	Lithonia Lighting	DSX0 LED P1 40K T3M MVOLT	DSX0 LED P1 40K T3M MVOLT	LED	1	DSX0_LED_P1_40K_T3M_MVOLT.ies	4576	0.85	76
	C	11	Lithonia Lighting	DSX0 LED P1 40K T3M MVOLT	DSX0 LED P1 40K T3M MVOLT	LED	1	DSX0_LED_P1_40K_T3M_MVOLT.ies	4576	0.85	38

SITE LIGHTING FIXTURES MOUNTED ON 12'-6" POLE WITH 2'-6" CONCRETE BASE. REFER TO DETAIL #2.

PER CITY OF GRAPEVINE CODE OF ORDINANCES, LIGHT FIXTURES SHALL BE MOUNTED NO HIGHER THAN THE HIEST POINT OF THE PRIMARY STRUCTURE ON THE PROPERTY.

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot Lighting	+	1.4 fc	4.2 fc	0.2 fc	21.0:1	7.0:1
Single Family Property Line (0.2 FC)	+	0.2 fc	0.2 fc	0.0 fc	N/A	N/A
Non Residential Property Line (0.2 FC)	+	0.2 fc	0.7 fc	0.0 fc	N/A	N/A

PROPERTY LINE LIGHTING LEVELS PER CITY OF GRAPEVINE CODE OF ORDINANCES FOR SINGLE FAMILY AND NON-RESIDENTIAL.

THIS DRAWING IS THE EXCLUSIVE PROPERTY OF WALKER ENGINEERING AND WAS PREPARED FOR THE EXCLUSIVE USE OF WALKER ENGINEERING, FOR THE SERVICES PERFORMED BY WALKER ENGINEERING. NO USE, REPRODUCTION, OR DUPLICATION OF THIS DRAWING, IN PART OR WHOLE MAY BE MADE WITHOUT WRITTEN PERMISSION OF WALKER ENGINEERING.

WALKER ENGINEERING
1505 WEST WALNUT HILL LANE
IRVING, TX. 75038
WWW.WALKERTX.COM
TEXAS REGISTERED ENGINEERING FIRM F-6337

SEAL

STATE OF TEXAS
JUSTIN DAVIS
87550
10/11/2019

GRAPEVINE FAITH CHRISTIAN SCHOOL
SITE LIGHTING PHOTOMETRICS
845 DAWN LANE
GRAPEVINE, TEXAS 76051

DATE:	NO:	REVISION DESCRIPTION:	DB:	TRADE:	DATE:
				GENERAL CONTR.	
				SIDEWALKS	
				SUBTLEMENG	
				SUB-CONTRACTOR	
				SUBCONTRACT	

THE CLIENT IS HEREBY ADVISED TO NOTIFY WALKER ENGINEERING OF ANY AND ALL DISCREPANCIES

KEY PLAN

DRAWN BY:	BTP
PLOT DATE:	10/11/2019
PLOT SCALE:	AS NOTED
JOB NO.:	

TITLE
SITE LIGHTING PHOTOMETRIC PLAN

SHEET
E1.0

CC ITEM # 5, 19, 20
PZ ITEM # 5, 12, 13

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

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: DECEMBER 17, 2019

SUBJECT: FINAL PLAT APPLICATION
LOTS 1R, TRACT 3, SUNSHINE HARBOR INDUSTRIAL ADDITION (BEING A REPLAT OF LOT 1, TRACT 3, SUNSHINE HARBOR INDUSTRIAL ADDITION AND A PORTION OF TRACT 3)

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

APPLICANT .....Scott Milholland

REASON FOR APPLICATION ..... Platting 1.825 acres into one(1) lot

PROPERTY LOCATION ..... 845 Dawn Lane

ACREAGE..... 1.825

ZONING .....LI: Light Industrial

NUMBER OF LOTS 1

PREVIOUS PLATTING 1993

CONCEPT PLAN .....No

SITE PLAN.....CU19-35

OPEN SPACE REQUIREMENT.....No

AVIGATION RELEASE ..... Yes

PUBLIC HEARING REQUIRED ..... Yes

PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOTS 1R, TRACT 3, SUNSHINE HARBOR INDUSTRIAL ADDITION
(BEING A REPLAT OF LOT 1, TRACT 3, SUNSHINE HARBOR INDUSTRIAL ADDITION AND A PORTION OF TRACT 3, SUNSHINE HARBOR INDUSTRIAL ADDITION)

I. GENERAL:

- The applicant, Scott Milholland is platting the 1.825 acre lot into one (1). The property is located at 845 Dawn Lane.

II. STREET SYSTEM:

- The development has access to Dawn Lane and E. Dallas Road.
- Abutting roads: ☒ on the City Thoroughfare Plan: E. Dallas Road

  ☒ not on the City Thoroughfare Plan: Dawn Lane

☒ Periphery Street Fees are due as follows:
By Code the Developer/Builder/Owner is required to construct the Curb & Gutter and the Sidewalk along Dawn Lane

Type of Roadway	Cost / LF	Length	Cost
☐ Major Arterial (A)	$ 234.57 / LF		
☐ Major Arterial (B)	$ 178.35 / LF		
☐ Minor Arterial (C)	$ 203.06 / LF		
☐ Minor Arterial (D)	$ 170.33 / LF		
☐ Collector (E)	$ 170.33 / LF		
☐ Collector (F)	$ 150.98 / LF		
☒ Sidewalk	$ 25.00 / LF		
☒ Curb & Gutter	$ 15.00 / LF		

☒ Periphery Street Fees are not due: E. Dallas Road

III. STORM DRAINAGE SYSTEM:

- The site drains south into the storm drain system in E. Dallas Road.

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

IV. WATER SYSTEM:

☒ The existing water supply system bordering the subject site is adequate to serve the development.

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

V. SANITARY SEWER SYSTEM:

☒ The existing sanitary sewer collection system bordering the subject site is adequate to serve the development.

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

VI. MISCELLANEOUS:

☒ Water and Wastewater Impact Fees are not required for: Lot 1, Tract 3, Sunshine Harbor Industrial Addition

☐ Water and Wastewater Impact Fees are due prior to the issuance of building permits for:

☐	Single Family Residential	($ 2,414/ Lot)
☐	Multifamily	($ 1,134/ Unit)
☐	Hotel	($ 43,632/ Acre)
☐	Corporate Office	($ 20,523/ Acre)
☐	Government	($ 4,414/ Acre)
☐	Commercial / Industrial	($ 5,739 / Acre)

☒ Open Space Fees are not required for: Lot 1, Tract 3, Sunshine Harbor Industrial Addition

☐ Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for:

☐	R-5.0, R-TH, Zero Lot District	($ 1,416.00 / Lot)
☐	R-7.5, Single Family District	($ 1,146.00 / Lot)
☐	R-12.5, Single Family District	($ 1,071.00 / Lot)

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

☐ Public Hearing Only

☐ Variances were required on the following items:

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

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

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

VII. STATEMENT OF FINDINGS:

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

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

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

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

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

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

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

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

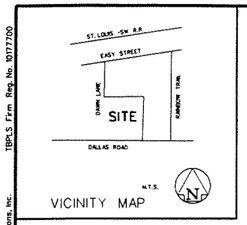
☐ The onsite sidewalk easements are necessary to provide for a sidewalk network to serve the development of this site.

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

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: "Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lot 1R, Tract 3, Sunshine Harbor Industrial Addition."

CC ITEM # 5, 19, 20
PZ ITEM # 5, 12, 13



VICINITY MAP

AVIGATION RELEASE

THE STATE OF TEXAS)

COUNTY OF TARRANT)

WHEREAS, Faith Christian School, Inc. (Faith Christian School Inc.), hereinafter called "Owner" (whether one or more), is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being said property as described as shown on this plat.

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

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

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

EXECUTED at _____, Texas, this___day of _____, 2019.

_____
Faith Christian School, Inc.
Faith Christian School Inc.
The State of Texas

County of Tarrant

Before me _____ on this day personally appeared _____
known to me (or proved to me on the oath of _____

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 _____, AD. 2019.

SEAL

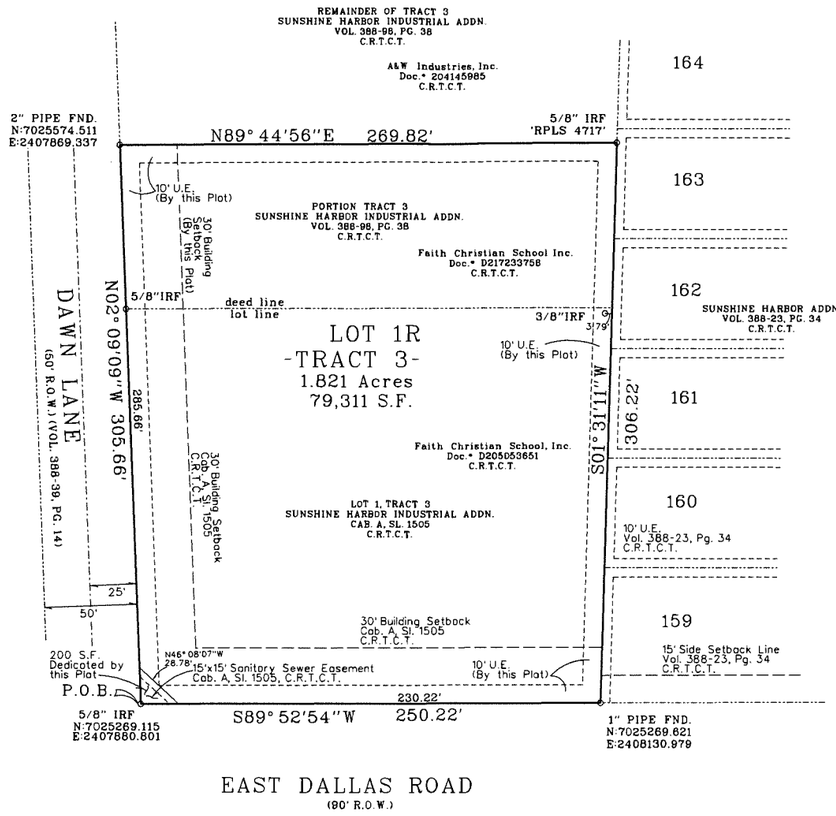
_____
Notary Signature

NOTES:

1. The Basis of Bearing is The Texas State Plane Coordinate System, North Central Zone, NAD83.

2. According to The National Flood Insurance Program's Flood Insurance Rate Map for Tarrant County, Texas as Incorporated areas, Community-Panel Number 48439C0115K, map revised September 25, 2009 no portion of the tract lies within the 100-year floodplain.

AREA:
Net Platted area = 1.825 Ac. (79,511 Sq. Ft.)
Total Platted area = 1.825 Ac



CERTIFICATION

I, TODD A. BRIDGES OF PELOTON LAND SOLUTIONS, 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.

_____
TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4940
PELOTON LAND SOLUTIONS, INC.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" 22 TAC 663.18C
Todd A. Bridges, RPLS 4940
Date: 12/12/2019

N

0 40 80 120
GRAPHIC SCALE IN FEET

Scale: 1" = 40'

OWNER:

FAITH CHRISTIAN SCHOOL, INC.
760 E. NORTH STREET
GRAPEVINE, TEXAS 76051

SURVEYOR/ENGINEER:

PELOTON LAND SOLUTIONS
9800 HILLWOOD PARKWAY
SUITE 250
FORT WORTH, TEXAS 76177
817-562-3350

OWNER ACKNOWLEDGEMENT & DEDICATION

STATE OF TEXAS)(
COUNTY OF TARRANT)(

WHEREAS FAITH CHRISTIAN SCHOOL, INC. (FAITH CHRISTIAN SCHOOL INC.) IS THE OWNER OF LOT 1, TRACT 3, SUNSHINE HARBOR INDUSTRIAL ADDITION, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 1505, COUNTY RECORDS, TARRANT COUNTY, TEXAS AND A PORTION OF TRACT 3, SUNSHINE HARBOR INDUSTRIAL ADDITION, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-98, PAGE 38, SAID COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1 AT THE INTERSECTION OF THE NORTH LINE OF EAST DALLAS ROAD (90' R.O.W.) AND THE EAST LINE OF DAWN LANE (50' R.O.W.);

THENCE N 02° 09' 09" W, 305.66 FEET, ALONG THE EAST LINE OF SAID DAWN LANE, TO A 2" PIPE FOUND AT THE NORTHWEST CORNER OF SAID FAITH CHRISTIAN SCHOOL TRACT AND THE SOUTHWEST CORNER OF THAT PORTION OF SAID TRACT 3 (VOL. 388-98, PG. 38) DESCRIBED BY DEED TO A&W INDUSTRES, INC., RECORDED IN INSTRUMENT NO. 204145985, SAID COUNTY RECORDS;

THENCE N 89° 44' 56" E, 269.82 FEET, ALONG THE COMMON LINE OF SAID FAITH CHRISTIAN SCHOOL AND A&W INDUSTRES TRACTS, TO A 5/8" IRON FOUND WITH "RPLS 4717" CAP AT THE NORTHEAST CORNER OF SAID FAITH CHRISTIAN SCHOOL TRACT IN THE WEST LINE OF LOT 163, SUNSHINE HARBOR ADDITION, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-23, PAGE 34, SAID COUNTY RECORDS;

THENCE S 01° 31' 11" W, 306.22 FEET, ALONG THE COMMON LINE OF SAID FAITH CHRISTIAN SCHOOL TRACT AND SAID SUNSHINE HARBOR ADDITION, TO A 1" PIPE FOUND IN THE NORTH LINE OF SAID EAST DALLAS ROAD;

THENCE S 89° 52' 54" W, 250.22 FEET, ALONG THE NORTH LINE OF SAID EAST DALLAS ROAD, TO THE POINT OF BEGINNING AND CONTAINING 79511 SQUARE FEET OR 1.825 ACRES OF LAND MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT FAITH CHRISTIAN SCHOOL, INC. (FAITH CHRISTIAN SCHOOL INC.) AND THROUGH ITS DULY AUTHORIZED OFFICER DOES HEREBY ACCEPT THIS FINAL PLAT DESIGNATING THE HEREIN DESCRIBED LOT 1R, TRACT 3, SUNSHINE HARBOR INDUSTRIAL ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND EASEMENTS SHOWN THEREON. THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE PURPOSE AS INDICATED. THE UTILITY EASEMENTS SHALL BE OPEN FOR ALL CITY OR FRANCHISE 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 FRANCHISE UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE OR 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 FRANCHISE UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTING PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AS ANY TIME PROCURING THE PERMISSION OF ANYONE. I HAVE REVIEWED THE CITIES 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.

BY: FAITH CHRISTIAN SCHOOL, INC.
FAITH CHRISTIAN SCHOOL INC.

BY:_____
.....
AGENT FOR FAITH CHRISTIAN SCHOOL, INC.
FAITH CHRISTIAN SCHOOL INC.
STATE OF TEXAS)
COUNTY OF TARRANT)
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED **********, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY OF , 2019.

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

PLANNING & ZONING COMMISSION
AND CITY COUNCIL APPROVAL BLOCK

PLANNING & ZONING COMMISSION
DATE APPROVED: _____
CHAIRMAN: _____
SECRETARY: _____
GRAPEVINE CITY COUNCIL
DATE APPROVED: _____
MAYOR: _____
CITY SECRETARY: _____

RECEIVED
DEC 12 2019
BY: .....

FINAL PLAT
OF
Lot 1R, Tract 3
SUNSHINE HARBOR INDUSTRIAL ADDITION
(Being a replat of Lot 1, Tract 3
Sunshine Harbor Industrial Addition
and a portion of Tract 3
Sunshine Harbor Industrial Addition
City of Grapevine, Tarrant County, Texas
December 2019
Zoning L1: Light Industrial
1.825 ACRES

This plat filed on:_____, ____ Instrument # D _____

JOB #:	FCS0001
DRAWN BY:	SS
CHECKED BY:	
DATE:	09/18/2019
REVISIONS:	

PELOTON LAND SOLUTIONS
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

SHEET 1

OF 1 SHEETS

Copyright © 2019 Peloton Land Solutions, Inc.
TBPLS Firm Reg. No. 10177700
12/12/2019 10:41:00 AM
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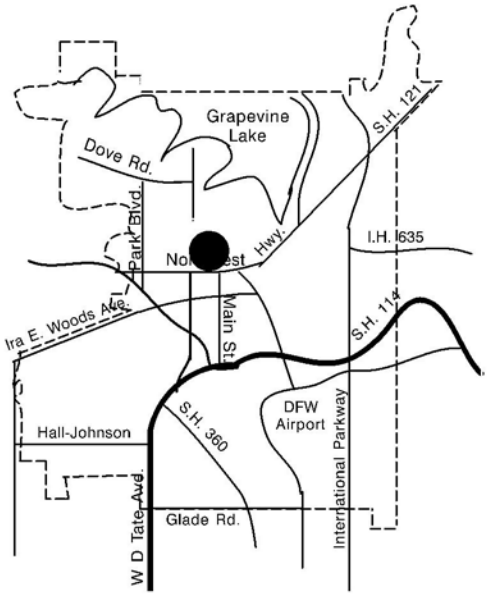
Default

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: DECEMBER 17, 2019

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU19-31, NAPOLI'S ITALIAN KITCHEN AND MARKET



APPLICANT: James Kinzel

PROPERTY LOCATION AND SIZE:

The subject property is located at 309, 309 Suite 100 and 311 South Main Street and is platted as Lots 12 and 13 Block 19, and Lots 1 and 2, Block 20, City of Grapevine Addition. The subject property contains approximately 6,682 square feet and has 77 feet of frontage along South Main Street and along Jenkins Street.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site of CU10-15 (Ord. 2010-34) to allow access, indoor dining, and on-premise alcohol beverage sales (beer, wine, and mixed beverages) in conjunction with a restaurant at 309 South Main Street.

Originally established in May, 2004 as an Italian style restaurant and later expanded to the south in July 2010 with a total 110 seats indoors and 16 outdoor seats, it is the applicant's intent to expand to the north into a current retail space (2,412 s.f.) and provide seating for an additional 62 customers with 24 of those seats contained within a separate room available for private events not normally used for general dining. The applicant intends to create an opening between the adjoining spaces; food and beverage service will be from the adjoining kitchens and bar to the south. With a total occupant load for all three

addressed spaces of 251 people along with 16 outdoor seats, required parking including the expanded restaurant dining area is 89 spaces. There are 15 off-street parking spaces immediately adjacent to the subject property to the north. The applicant proposes that available on-street and off-street parking exists in the immediate vicinity within reasonable walking distance to meet the needs of the restaurant.

PRESENT ZONING AND USE:

The entire subject property is currently zoned “CBD" Central Business District. The property addressed at 309 South Main Street is currently operating as a retail store; the property addressed at 309 South Main Street, Suite 100 and 311 South Main Street operate as a restaurant with on-premise alcohol beverage sales.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and surrounding areas were rezoned in the 1984 City Rezoning from “C-2" Community Business District to “CBD” Central Business District. The subject property is also located within a Historic Overlay District (HL92-03). At the April 19, 2005 meeting, a conditional use request was approved (CU05-12, Ord. 2005-27) for a restaurant with on-premise alcohol beverage sales and consumption at the property addressed at 309 South Main Street, Suite 100. At the July 20, 2010 meeting the Council approved a conditional use permit (CU10-15) on the subject property to allow for a 2,235 square foot expansion to the south for a confectionary. The Site Plan Review Committee at their May 6, 2015 meeting approved a conditional use permit (CU15-17) to allow for minor floor plan changes to the existing restaurant without an increase in seating. At the Site Plan Review Committee’s October 5, 2016 meeting the committee allowed for 16 outdoor seats along Main Street. The city council denied a conditional use request (CU17-15) at the July 18, 2017 meeting on the subject property in which the applicant had proposed expanding the restaurant northward by removing fifteen off-street parking space and adding a second story to the existing restaurant space and providing for outdoor dining in an interior courtyard.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: “CBD” Central Business District—various retail businesses

SOUTH: “CBD” Central Business District—various retail businesses

EAST: “CBD” Central Business District—various retail businesses

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

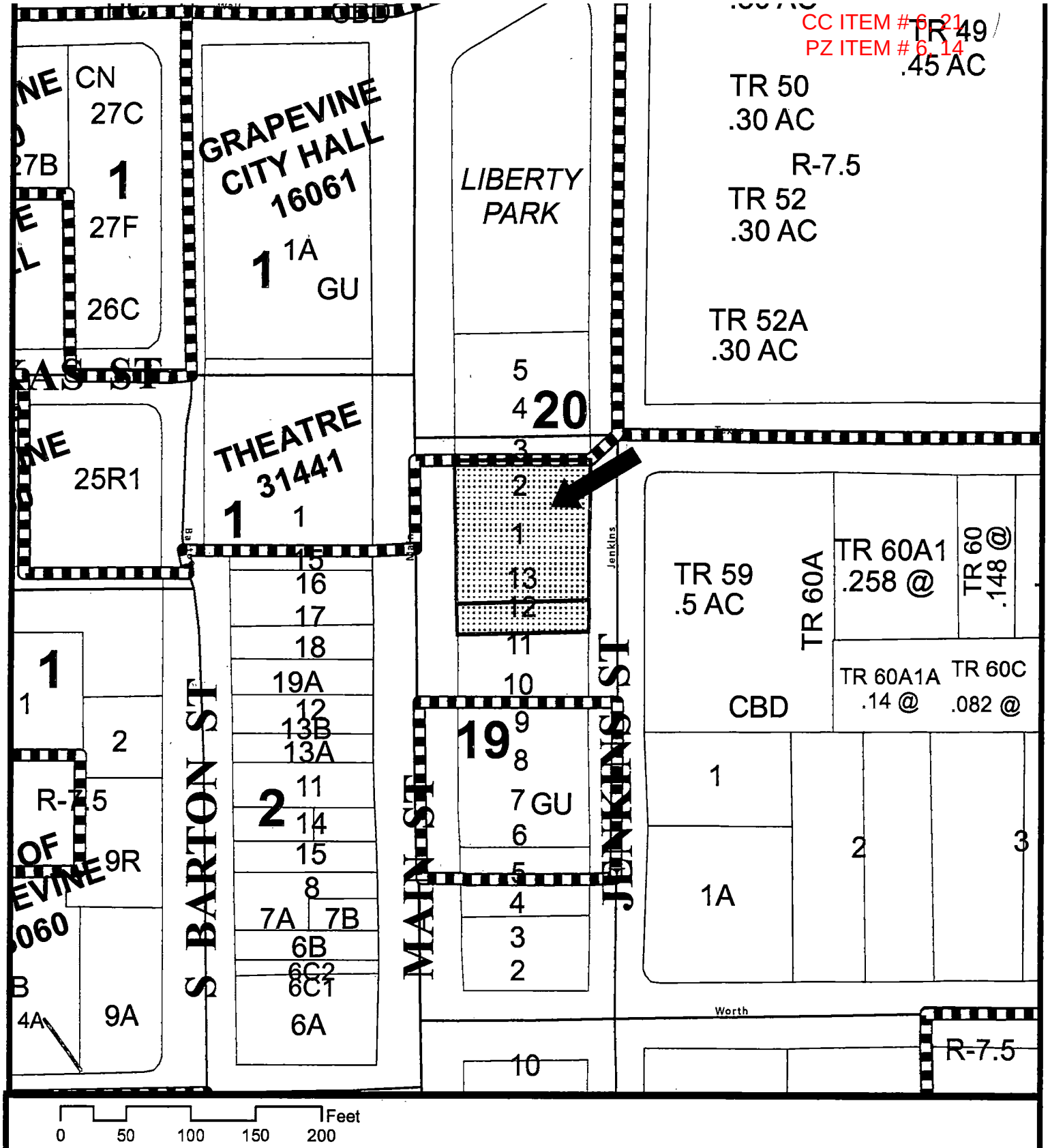
AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

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

/rs



CU19-31
Napoli's Italian Kitchen and Market

Date Prepared: 12/3/2019

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.

CC ITEM # 6, 21
PZ ITEM # 6, 14
CU19-31

CITY OF GRAPEVINE
CONDITIONAL USE APPLICATION
Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent:/company/contact
James B. Kinzel Napolis

Street address of applicant / agent:
309 S. main st.

City / State / Zip Code of applicant / agent:
Grapevine Tx 76051

Telephone number of applicant / agent:
817-310-0385

Fax number of applicant/agent

Email address of applicant/agent
[redacted]

Mobile phone number of applicant/agent
817-253-1324

PART 2. PROPERTY INFORMATION

Street address of subject property
309 S. main st.

Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)
Lot 1-2-5 ½ 3+13 Block 20+19 Addition

Size of subject property
Acres 4449 Square footage

Present zoning classification:
Ret Gen

Proposed use of the property:

Circle yes or no, if applies to this application

Outdoor speakers Yes (No)

Minimum / maximum district size for conditional use request:

Zoning ordinance provision requiring a conditional use:

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:
John L. Hodgkiss

Street address of property owner:
6104 Sunderland Dr.

City / State / Zip Code of property owner:
Colleyville TX 76034

Telephone number of property owner:
214-926-5407

Fax number of property owner:

RECEIVED
OCT 10 2019
By_____

CC ITEM # 6, 21
PZ ITEM # 6, 14
CU19-31

- ☐ *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

James R. Kinzel
Print Applicant's Name:

Applicant's Signature:

The State of Texas
County Of Tarrant
Before Me Shawna Barnes *(notary)* *on this day personally appeared* James Kinzel *(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 1st *day of* October, *A.D.* 2019.

SHAWNA BARNES
Notary Public, State of Texas
Comm. Expires 04-13-2023
Notary ID 13018809-0

Notary In And For State Of Texas

JOHN L. HODGKISS
Print Property Owners Name:

Property Owner's Signature:

The State Of Texas
County Of Tarrant
Before Me Shawna Barnes *(notary)* *on this day personally appeared* John Hodgkiss *(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 1st *day of* October, *A.D.* 2019.

SHAWNA BARNES
Notary Public, State of Texas
Comm. Expires 04-13-2023
Notary ID 13018809-0

Notary In And For State Of Texas

RECEIVED
OCT 10 2019
By

CC ITEM # 6, 21
PZ ITEM # 6, 14
CU19-31

Proposed Plan

Owners, Brett and Lisa Kinzel, of Napoli's would like to combine our two concepts, Napoli's Italian Kitchen and Napoli's Italian Market into one business under the same roof. This is accomplished by creating an opening that will be shared between both spaces. In addition to this we would like to create dining space in the back of our market as well as a private dining room. We will continue to utilize the front third of the space as retail. We believe these changes will make the space more productive and efficient.

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OCT 10 2019
By

CC ITEM # 6, 21
PZ ITEM # 6, 14

ORDINANCE NO. 2019-085

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU19-31 TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU16-12 SPRC, CU15-17 SPRC, AND CU10-15 (ORDINANCE NO. 2010-34) TO ALLOW ACCESS, INDOOR DINING, AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A RESTAURANT LOCATED AT 309 SOUTH MAIN STREET IN A DISTRICT ZONED "CBD" CENTRAL BUSINESS 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. CU19-31 to amend the previously approved site plan of CU16-12 SPRC, CU15-17 SPRC, and CU10-15 (Ordinance No. 2010-34)to allow access, indoor dining, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant at 309 South Main Street, in a district zoned “CBD” Central Business District within the following described property: 309, 309 Suite 100 and 311 South Main Street 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 17th day of December, 2019.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

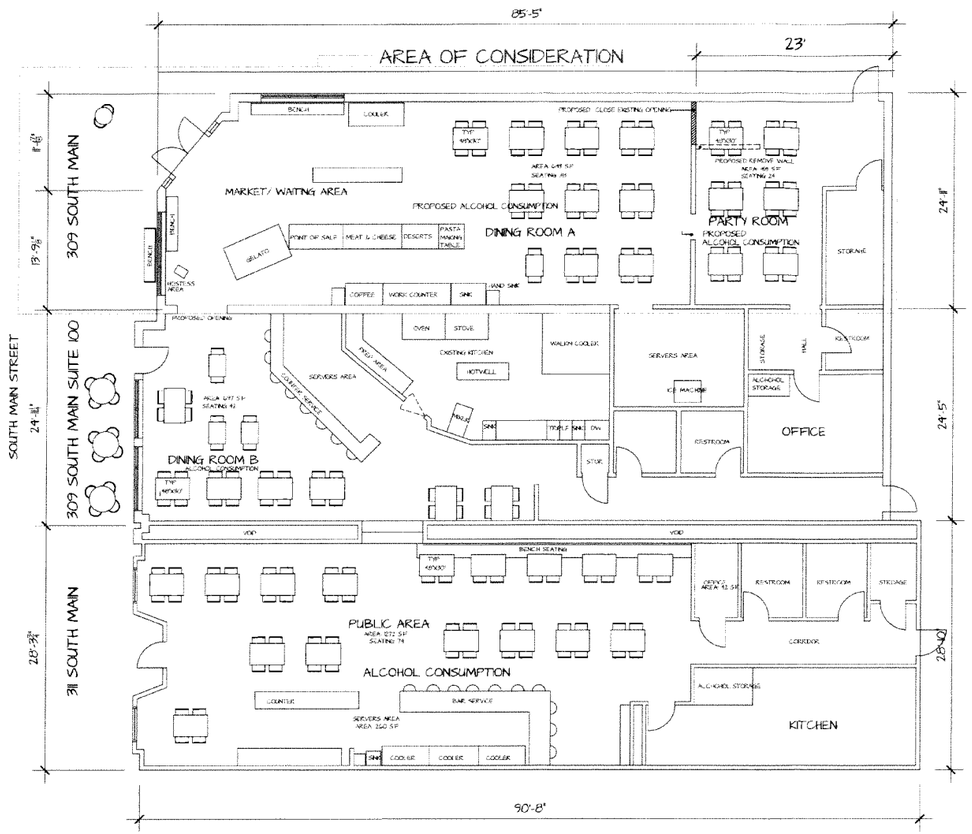
_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
City Attorney

CC ITEM # 6, 21
PZ ITEM # 6, 14

NORTH



FLOOR PLANS 309 SOUTH MAIN, 309 SOUTH MAIN SUITE 100, AND 311 SOUTH MAIN
SCALE 1/8" = 1'-0"

309 SOUTH MAIN BREAK DOWN OF BUILDING AREAS

DINING A SEATING AREA	699	SF
PARTY ROOM AREA	413	SF
SERVERS AREA	296	SF
MARKET AREA	37	SF
WAITING AREA	119	SF
OFFICE AREA	168	SF
RESTROOMS AREA	97	SF
STORAGE AREA	113	SF
HALL AREA	26	SF
MISC. PARTITIONS ETC	159	SF
SPACE USED FROM 309 SOUTH MAIN	1457	SF
TOTAL BUILDING AREA	2297	SF

ALLOWABLE OCCUPANCY LOAD 309 SOUTH MAIN

INDOOR PUBLIC SEATING AREA	1.1 SF / 15 =	74
MARKET AREA	37 SF / 15 =	2
WAITING AREA	119 SF/ 7 =	2
OFFICE AREA	168 SF / 100 = 1.68	2
TOTAL OCCUPANCY LOAD		81

SEATING AS PER LAYOUT 309 SOUTH MAIN

DINING ROOM A	9 TABLES @ 4 EA	36
DINING ROOM A	1 TABLE @ 2 EA	2
PARTY ROOM	6 TABLES @ 4 EA	24
OUTDOOR SEATING		2
TOTAL SEATING PER LAYOUT		64

309 SOUTH MAIN SUITE 100 BREAK DOWN OF BUILDING AREAS

DINING B AREA	697	SF
SERVERS AREA	107	SF
KITCHEN AREA	880	SF
RESTROOMS AREA	104	SF
STORAGE AREA	23	SF
HALL AREA	27	SF
MISC. PARTITIONS ETC	230	SF
AREA USED BY 309 SOUTH MAIN SUITE 100	1487	SF
TOTAL BUILDING AREA	2292	SF

ALLOWABLE OCCUPANCY LOAD 309 SOUTH MAIN SUITE 100

INDOOR PUBLIC SEATING AREA	697 SF / 15 =	46
KITCHEN AREA	880 SF / 200 = 4.9	2
SERVERS AREA	107 SF / 200 = .53	1
TOTAL OCCUPANCY LOAD		50

SEATING AS PER LAYOUT 309 SOUTH MAIN SUITE

DINING ROOM B	7 TABLES @ 4 EA	28
DINING ROOM B	3 TABLES @ 2 EA	6
DINING ROOM B	1 COUNTER TOP @ 8 EA	8
TOTAL INDOOR SEATING PER LAYOUT		42
OUTDOOR SEATING		12
TOTAL SEATING INDOOR AND OUTDOOR PER LAYOUT		54

311 SOUTH MAIN BREAK DOWN OF BUILDING AREAS

INDOOR PUBLIC SEATING AREA	1272	SF
SERVERS AREA	260	SF
KITCHEN AREA	299	SF
OFFICE AREA	42	SF
HALL AREA	142	SF
STORAGE AREA	48	SF
RESTROOMS AREA	124	SF
MISC. PARTITIONS ETC	391	SF
TOTAL BUILDING AREA	2482	SF

311 SOUTH MAIN ALLOWABLE OCCUPANCY LOAD:

INDOOR PUBLIC SEATING AREA	1272 SF/15 =	84
KITCHEN AREA	299 SF/200 = 1.49	1
OFFICE AREA	42 SF/100 = .42	0
TOTAL OCCUPANCY LOAD		85

311 SOUTH MAIN SEATING AS PER LAYOUT:

PUBLIC AREA	16 TABLES @ 4 EA	64
	1 COUNTER TOP @ 10 EA	10
TOTAL SEATING PER LAYOUT		

REQUIRED PARKING:

246 OCCUPANTS / 3 OCCUPANTS =	82 SPACES
14 OUTDOOR SEATING / 3 =	5 SPACES
TOTAL PARKING REQUIRED:	87 SPACES

DEC 12 2019

SCOPE OF WORK

1. NO EXTERIOR RENOVATIONS ARE INVOLVED
2. NO ELECTRICAL WORK INCLUDED
3. NO PLUMBING WORK INCLUDED
4. NO MECHANIAL WORK INCLUDED
5. NO LOAD BEARING ELEMENTS SHALL BE INVOLVED
6. ONLY NON-LOAD BEARING PARTITION WORK SHOWN ON PLANS IS TO BE COMPLETED
7. PAINT TOUCH UPS AS NECESSARY
8. MINOR FLOOR FINISH TOUCH UPS
9. NO CHANGES TO EXITS

LEGEND:
EXISTING WALLS
NEW PARTITIONS

CONDITIONAL USE PERMIT CU 19-31 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU 10-19 (Ord 2010-34) TO ALLOW ACCESS, INFOOR DINING, AND ON-PREMISE ALCOHOL BEVERAGE SALES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A RESTAURANT AT 309 SOUTH MAIN STREET.

OWNER'S SIGNATURE _____
DATE _____ JAMES BRETT KINZEL

CASE NAME: NAPOLIS ITALIANS KITCHEN AND MARKET
CASE NUMBER: CU 19-31
LOCATION: 309 SOUTH MAIN, 309 SOUTH MAIN, SUITE 100 AND 311 SOUTH MAIN

MAYOR _____ SECRETARY _____
DATE _____

PLANNING AND ZONING COMMISSION
CHAIRMAN _____
DATE _____

SHEET ___ OF ___
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

SHEET
1 OF 1

DATE
12.08.2019

REGISTERED ARCHITECT JOHN PEVETO 5269 STATE OF TEXAS

JOHN PEVETO II

PHONE: 469 576 0512

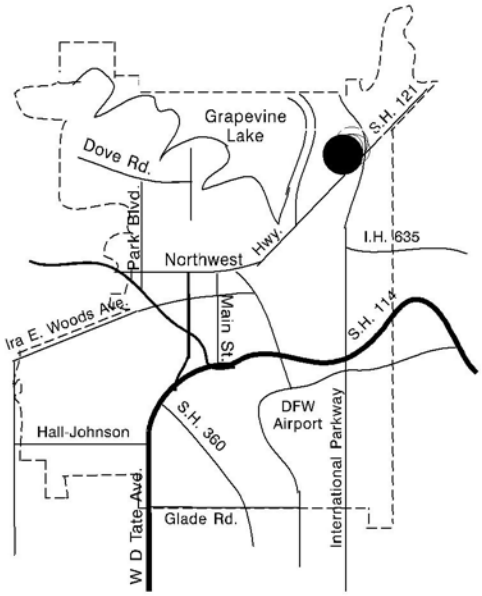
CASE NAME: NAPOLIS ITALIAN KITCHEN AND MARKET
CASE NUMBER: CU 19-31
LOCATION : 309 SOUTH MAIN, 309 SOUTH MAIN, SUITE 100, AND 311 SOUTH MAIN

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: DECEMBER 17, 2019

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU19-33, DAYLIGHT GOLF



APPLICANT: Daylight Golf LLC – Jeffrey Dill

PROPERTY LOCATION AND SIZE:

The subject property is located at 2505 Grapevine Mills Circle East and is platted as Lot 1R, Block 3, Grapevine Mills Addition, Phase 1. The site contains 2.393 acres (104,239 square feet) and has approximately 319 feet of frontage along Grapevine Mills Parkway.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to amend the previously approved site plan of CU09-24 (Ord. 2009-39), for a planned commercial center in excess of 1,000,000 square feet of gross leasable area with the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) specifically, to revise the building elevations and floor plan, allow outdoor speakers, outside dining and five golf simulators in conjunction with a restaurant.

At the September 15, 2009 meeting City Council approved conditional use permit CU09-24 on the subject site for Love and War and in Texas, a restaurant with alcoholic beverages sales, outside dining and outdoor speakers for live music performances. With this request the applicant intends to convert the former restaurant into a Daylight Golf restaurant. Floor plan changes include adding five golf simulators to allow for indoor golf play. In addition to

new exterior paint and new wooded accents, exterior elevation changes include adding a pitched roof feature atop the main entry and faux windows along the east, north and south elevations. The outdoor patio and existing stage will be screened by an eight-foot privacy fence. The stage is proposed to be used for special events and non-amplified live music. Ten speakers and ten televisions are proposed on the patio and covered porch. Seating for 390 patrons is proposed; 316 seats inside and 74 seats outside. Total required parking is 176 parking spaces of which 151 parking spaces are available on site. In order to meet the required parking, the applicant needs an additional 25 parking spaces and proposes utilizing 25 parking spaces located at Discount Tire, which is approximately 240 feet south of the subject site. The parking spaces at Discount Tire are available after 7:00 p.m. Monday through Saturday and Sunday all day. Conditional use permit CU09-24 for Love and War in Texas approved a similar parking agreement wherein the required parking was met by utilizing both on-site and off-site parking, specifically including the use of 25 parking spaces after 6:00 p.m. located at Discount Tire.

PRESENT ZONING AND USE:

The property is currently zoned "CC" Community Commercial District with a Planned Commercial Center in excess of 1,000,000 square feet of gross leasable space designation and is developed as a restaurant.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject and surrounding property were rezoned in the 1984 City Rezoning from "I-1", Light Industrial to "HCO", Hotel/Corporate Office and "PID", Planned Industrial Development. The subject property was rezoned (Z95-13) to "CC", Community Commercial on October 17, 1995. The subject property was granted a Conditional Use Permit CU95-36 for development of a planned commercial center in excess of 1,000,000 square feet of gross leasable area and conditional use pole signs. The public entryway features were approved as an addenda (ADD96-01) to CU95-36 by Resolution 96-34. Conditional Use Permit CU96-26 (Ordinance 96-79) revised the site layout, the ring road configuration and access to residential properties to the west. Conditional Use Permits CU97-05 and CU97-06 (Ordinance 97-09, 97-11) allowed alcoholic beverage sales (Sega Gameworks) and amended the site layout. Special Use Permit SU97-04 (Ordinance 97-10) allowed skill-oriented games in excess of eight (8) machines and two (2) billiard tables. CU97-13 (Ordinance 97-28) allowed for alcoholic beverage sales in conjunction with a restaurant (The American Wilderness Experience). CU97-18 (Ordinance 97-40) also allowed for alcoholic beverage sales in conjunction with a restaurant (Rainforest Cafe). CU97-29 (Ordinance 97-55) was approved by Council at the June 3, 1997 joint public hearing which allowed for signage for the entire Grapevine Mills Mall project including the outparcel areas. CU97-29 was later modified at the July 1, 1997 joint public hearing to provide for an 80 foot entertainment globe (Ordinance 97-61). CU97-25 (Ordinance 97-57) was approved at the June 17, 1997 joint public hearing and allowed for alcoholic beverage sales in conjunction with a restaurant (Tres Hombres) located in the outparcel

area. CU97-36 (Ordinance 97-72) amended the site layout for the development of a retail use in the outparcel area (Michael's). CU97-42 (Ordinance 97-92) was approved at the August 19, 1997 joint public hearing and allowed the development of a retail tire store (Discount Tire) in the outparcel area.

At the November 18, 1997 joint public hearing, a 38.255 acre Phase 2 development was incorporated into the overall Grapevine Mills Planned Commercial Center located to the southeast of the Mall proper across State Highway 26 and bordered also by the southbound service road of State Highway No. 121 and Bass Pro Drive (Bethel Road). Z97-22 (Ordinance 97-125) rezoned 11.825 acres from "PCD" Planned Commerce Development District and 26.43 acres from "HCO" Hotel/Corporate Office District to "CC" Community Commercial District for the development of Bass Pro Shops Outdoor World and Embassy Suites Hotel. CU97-60 (Ordinance 97-126) and CU97-61 (Ordinance 97-127) incorporated Bass Pro Shops Outdoor World and Embassy Suites Hotel into the Grapevine Mills Planned Commercial Center and also allowed for on-premise consumption of alcoholic beverages and seven 40 foot pole signs. The November 18, 1997 joint public hearing also established CU97-62 (Ordinance 97-128) Rooms To Go, a 39,870 square foot retail furniture store; CU97-63 (Ordinance 97-129) Chick-Fil-A, a 3,822 square foot restaurant; and CU97-64 (Ordinance 97-130) which allowed for off-premise consumption of alcoholic beverages (wine only) for a lease space within the Mall proper. CU97-68 (Ordinance 97-147) was approved at the December 16, 1997 joint public hearing which allowed the development of a 3,855 square foot heath care facility (Primacare) in the Phase 1, outparcel area. CU97-75 (Ord. 98-10) was approved at the January 20, 1998 joint public hearing which amended the signage plan for wall signage associated with outparcel tenants. CU97-76 (Ord. 98-11) was also approved at the January 20, 1998 joint public hearing which approved a 10,095 square foot restaurant (Cozymel's) in the Phase 1, outparcel area. CU98-03 (Ordinance 98-17) was approved at the February 3, 1998 joint public hearing, which approved an amended floor plan for Dick Clark's American Bandstand restaurant. CU98-07 (Ord. 98-40) allowed for on-premise consumption of alcoholic beverages in conjunction with a restaurant (Corner Bakery). CU98-21 (Ord. 98-74) was approved at the June 16, 1998 joint public hearing which amended the floor plan for American Wilderness. Also approved with this request was a request by the Mills Corporation to extend to January 15, 1999 the temporary parking areas at Anchor Pads A and B. At the September 15, 1998 joint public hearing CU98-47 (Ord. 98-116) was approved amending the floor plan for Cozymel's in the outparcel area of the Grapevine Mills Mall. CU98-48 (Ord. 98-117) was approved at the same public hearing and established MJ's Chop House/Mason Jar—a dual concept restaurant with alcohol beverage sales in the outparcel area. Also, CU98-49 (Ord. 98-118) was approved at the September 15, 1998 joint public hearing which allowed for canopy extensions over the main entrance and ticket window areas of the AMC Theater complex at Grapevine Mills. CU98-57 (Ord. 98-130) was approved at the October 20, 1998 which allowed for the development of a Black-Eyed Pea restaurant with alcohol beverage sales in the Phase 1, outparcel area. At the November 17, 1998 joint public hearing Council approved CU98-59 (Ord. 98-135) allowing alcoholic beverage sales throughout the premises for "special

events" at Sega Gameworks. CU98-63 (Ord. 98-151) was approved at the December 15, 1998 joint public hearing which allowed for a 6-story, 121-room hotel (AmeriSuites) in the outparcel area. CU98-79 (Ord. 99-17) was approved at the February 2, 1999 joint public hearing which allowed a revision to the floor plan for Sega Gameworks. At the March 23, 1999 joint public hearing, Council approved CU99-12 (Ord. 99-16) which allowed for a revision to Anchor "G" specifically a reduction in square footage from 35,790 square feet to 26,500 square feet for Iguana Ameramex. Council approved at the April 20, 1999 joint public hearing CU99-17 (Ord. 99-61) for a restaurant in the mall proper (Jekyll and Hyde) with on-premise alcoholic beverage sales (beer, wine, and mixed drinks). CU99-27 (Ord. 99-83) was approved at the May 18, 1999 joint public hearing which allowed for the construction of a partial stone wall with trellis along the rear elevation for Cozymel's. At the July 20, 1999 joint public hearing, Council approved CU99-41 (Ord. 99-109) for a 7,189 square foot restaurant (Bennigan's) with on-premise consumption of alcoholic beverages (beer, wine, and mixed drinks) in the Phase 1, outparcel area. Council considered and approved at the November 16, 1999 joint public hearing CU99-60 (Ord. 99-163) for a mall expansion for Anchor "A," CU99-61 (Ord. 99-164) an amendment to the parking layout for Rooms-To-Go, and CU99-63 (Ord. 99-165) a restaurant with on-premise alcohol beverage sales (Trail Dust) in the outparcel area. CU99-71 (Ord. 99-178) was approved by Council at the December 7, 1999 joint public hearing and allowed for the development of a 4-story, 105-room hotel (Hawthorn Suites), in the Phase 1 outparcel area of the Grapevine Mills Mall. Conditional Use Request CU00-16 (Ord. 00-43) was approved at the April 18, 2000 joint public hearing which allowed for changes the exterior elevations of Anchor "A." Special Use Request SU00-07 was approved at the June 20, 2000 joint public hearing allowing for 30 redemption/coin-operated games at the main (Texas) entrance of the Grapevine Mills Mall. Conditional Use Request CU00-21 (Ord. 00-83) was approved August 15, 2000 and allowed for a 114-room four story hotel immediately north of the AmeriSuites Hotel. Conditional Use Requests CU00-67 and CU00-68 were approved at the December 19, 2000 meeting and allowed for the development of a restaurant with a drive-thru window (Steak-n-Shake) and a business services/reproduction facility (Kinko's) in the outparcel area of the Grapevine Mills Mall. Conditional Use Request CU01-38 was approved by Council on July 17, 2001 and allowed for a 32,786 square foot expansion to the mall proper at what was known as the "Texas' entrance, for a Neiman Marcus retail concept known as "Last Call." Conditional Use Request CU01-51 and Special Use Request SU01-07 was approved by Council at their October 16, 2001 meeting which allowed for a restaurant (Chuck-E-Cheese) with video games in excess of eight machines in the outparcel area of the Grapevine Mills Mall. A subsequent minor revision to the site plan for Neiman Marcus relative to the location of a power generator and landscape island was approved by the Site Plan Review Committee at their September 26, 2001 meeting. Conditional Use Request CU02-17 was approved by Council at their May 21, 2002 meeting and allowed for a 20-foot pole sign for Rainforest Café immediately south of Neiman Marcus "Last Call." Conditional Use Request CU02-16 was approved at the June 18, 2002 for and expansion of the mall proper to allow for the development of an indoor and outdoor skating park (ESPN Skate Zone). At that same meeting, Conditional Use Request CU02-21 was approved which allowed for an expansion

of the alcohol consumption area to include the entire floor area within Sega Gameworks. Conditional Use Request CU02-43 was approved at the October 15, 2002 meeting and allowed for a restaurant (Blue Goose) which modified the floor plan associated with the former Black-Eyed-Pea restaurant. Conditional Use Request CU03-14 was approved by Council at the May 20, 2003 meeting which approved modifications for the site plan associated with the Springhill Suites hotel in the outparcel area. Council approved Conditional Use Request CU03-19 at the July 15, 2003 meeting which allowed the development of a tunnel-based aquarium with the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed drinks) in conjunction with a restaurant in the outparcel area of the Grapevine Mills Mall. At the December 16, 2003 meeting Council approved Conditional Use Request CU03-43 and Special Use Request SU03-06 to allow the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant/dance club called Midnight Rodeo/Hondo's Grill and to allow the use of three pool tables. The concept was to be located in the spaces previously occupied by "Just for Feet" and comprised some 20,130 square feet; the request never moved beyond the initial planning stages. Council also approved Conditional Use Request CU03-47 at the December 16, 2003 meeting which allowed for a restaurant (Ritzy's) in the outparcel area of the Grapevine Mills mall. Conditional Use Request CU05-01 was considered and approved at the January 26, 2005 Site Plan Review Committee meeting which allowed minor modifications to the exterior and interior. Conditional Use Request CU05-08 was considered and approved at the March 15, 2005 meeting which allowed for on-premise alcohol beverage sales at the Chuck-E-Cheese restaurant in the outparcel area. At the same March 15, 2005 meeting Council also approved Conditional Use Request CU05-09 to allow an approximate 8,000 square foot expansion (Children's World) near the "Tornado" entrance to the mall. At the July 25, 2006 meeting of the Site Plan Review Committee, CU06-33 was approved to allow for the addition of 1,000 square feet of office space. At the November 7, 2006 meeting CU06-42 (Ord. 2006- 79) was approved for a car wash service, Pronto Wash, adjacent to Neiman Marcus Last Call. At the November 21, 2006 meeting CU06-52 (Ord. 06-83) was approved for a 26,325 square foot retail structure located between Rooms To Go and Chuck E. Cheese in the outparcel area. At the October 21, 2008 meeting CU08-25 (Ord. 08-57) was approved for a restaurant (Daan Sushi) with alcoholic beverage sales between Rooms To Go and Chuck E. Cheese in the outparcel area. At the September 15, 2009 meeting CU09-24 (Ord. 2009-39) was approved for outside dining and outdoor speakers for live music performances in conjunction with an existing restaurant (Love and War in Texas). Council approved at the November 17, 2009 meeting a conditional use permit (CU09-37) to allow for changes to the floor plan and building elevations, as well as adding outdoor dining, in converting the former Bennigan's restaurant to a new Applebee's restaurant. At the August 17, 2010 meeting Council approved CU10-14 (Ord. 10-42) for the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) and outside dining in conjunction with a restaurant/movie theatre (AMC Theatre). Council approved conditional use permit CU10-25 (Ord.10-70) at their December 21, 2010 meeting for a new signage package for Sea Life/Legoland at the Grapevine Mills Mall. At the

January 18, 2011 meeting Council approved CU10-32 (Ord. 11-03) for revisions to the previously approved floor plan and elevations for the new Applebee's restaurant. Also at the January 18, 2011 meeting Council approved CU10-25A (Ord. 11-02) which allowed for a monument style sign with a decorative trellis and landscaping located at the northeast corner of Grapevine Mills Boulevard South and State Highway 26.
On October 6, 2010 the Site Plan Review Committee approved CU10-26, an exterior elevation revision to Ross/VF. Council approved conditional use permit CU11-08 (Ord.2011-21) for a wine tasting room with on and off-premise alcoholic beverage sales. On January 11, 2012 the Site Plan Review Committee approved CU11-36 for a junior driving ride for Legoland. On December 5, 2012 the Site Plan Review Committee approved CU12-46 for exterior elevation revisions to Saks. At the August 20, 2013 meeting Council approved CU13-19 (Ord. 13-39) for revisions to the floor plan for the Chili's Too restaurant. At the August 20, 2013 meeting City Council approved CU13-13 (Ord. 2013-38) to allow outside dining, revise the building elevation and floor plan in conjunction with a restaurant (Chipotle). At the January 21, 2015 meeting City council approved Conditional Use Permit CU13-35 (Ord. 2014-05) to allow an outdoor splash pad. At the July 21, 2015 meeting City Council approved CU15-12 (Ord. 2015-38) to allow on-premise consumption of alcoholic beverages in conjunction with an existing hotel (Springhill Suites). At the August 18, 2015 meeting City Council approved CU15-29/SU15-44 (Ord. 2015-43/2015-44) to allow a bowling alley entertainment complex with video games (Round 1). The Site Plan Review Committee at their November 17, 2015 approved CU15-46 to allow for an updated revised sign package for the mall.

The H/A Grapevine Joint Venture property to the north and northwest of Anderson-Gibson Road was rezoned in 1985 as a part of the "Terra Tract" to "R-MF-1", Multifamily District, "R-MF-2", Multifamily District, "HCO", Hotel/Corporate Office, "LI", Light Industrial, "CC", Community Commercial and "PID", Planned Industrial Development. The property never developed. The same property was recently rezoned (Z95-06); the actual zoning designations changed very little, but the deed restrictions and the letter of agreements changed a great deal. At the August 4, 1999 meeting CU99-28 (Ord. 99-112) was approved for the Cross Creek Apartments. Council approved at the meeting on February 21, 2006 zoning change request Z06-02 (Ord. 06-11) for a recently completed 39-unit townhome development. At the November 18, 2008 meeting CU08-31 (Ord. 2008-65), PD08-04 (Ord. 2008-66) and Z08-10 (Ord. 2008-164) were approved for the Wagon Wheel Apartments on the site of the Cross Creek Ranch. At the November 3, 2009 meeting SU09-06 (Ord. 2009-48) was approved with conditions for the Chesapeake Energy site. On June 2, 2010 the Site Plan Review Committee approved SU10-03 which proposed adding eight more wells for a total of ten to the Chesapeake Energy site. On March 23, 2011 the Site Plan Review Committee approved SU11-01 which proposed enlarging the site for the addition water separation/storage tanks and relocating the masonry screening fence to the Chesapeake Energy site. On June 6, 2012 the Site Plan Review Committee approved SU11-02 which allowed the fresh water pond to remain in place for a period of one year, to expire on June 6, 2013 to the Chesapeake Energy site. On April 24, 2013 the Site Plan Review Committee approved an extension to SU11-02

which allowed the fresh water pond to remain in place for an additional year, to expire on June 6, 2014 to the Chesapeake Energy 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.

City Council approved zone change request Z12-02 (Ord. 2012-19) from "R-MF-2" Multifamily District to "R-MF" Multifamily District and conditional use permit CU12-13 (Ord.2012-20) for a multifamily development at their May 15, 2012 meeting located south of the 39-unit townhome development. At the October 15, 2013 meeting Council approved CU13-20 (Ord. 13-48) for an outdoor commercial amusement west of the mall which never developed. Kriya Hotels office building is developed on the site previously approved for commercial amusement.
To the west City Council at the December 18, 2015 meeting approved CU18-25 (Ord.2018-088) to allow for a 303 room co-branded hotel along with the development of a 275-unit multifamily development.

Approximately 98 acres located to the east and the north (Billingsley tracts) were recently rezoned at the October 21, 1997 joint public hearing (Z97-15 and Z97-16, Ordinance 97-117 and 97-118 respectively) from "HCO" Hotel/Corporate Office District, "PID" Planned Industrial Development District, and "R-20" Single Family Residential to "CC" Community Commercial District and "BP" Business Park District (approximately 20 acres). City Council approved zone change request Z09-05 (Ord.2009-38), approximately 16.06 acres from "CC" Community Commercial District to "MXU" Mixed Use District at their September 15, 2009 meeting for a multi-phase apartment project and a multi-tenant retail/office structure.
City Council at the April 17, 2018 approved CU18-08 (Ord. 2018-037) to establish a master site development plan to include a multi0tenant retail building, two four story multifamily structures, two three story brownstones on the Billingsley tract. Also on the Billingsley tract the City Council approved CU19-02 (Ord. 2019-006) at the February 19, 2019 meeting to include modifications and additions to CU18-08 to include: two retail pad sites to the master site development plan (Lots 1A1 and 2A) relative to the existing NTB (National Tire and Battery) and a proposed 7-Eleven convenience store; Modification and realignment of the main entrance (Baker Street) with Kubota Drive into the retail area from North Grapevine Mills Boulevard; lot configuration adjustments to Lots 3A1 and 3A2 to accommodate an existing transformer for the NTB store; a building adjustment to the future structure proposed on Lot 3A2 which was originally shown as a 3,000 s.f. drive-through restaurant which has now been reduced to 2,346 s.f. with the difference being added to the proposed building No. 4 on Lot 5AR1A increasing from the previously approved 7,200 s.f. to 8,160 s.f.; elevation changes to retail buildings No. 2 and 4 to enhance their appearance, provide additional screening from the sun, improve tenant flexibility and

layout, provide weather protection, prevent water intrusion, and accommodate back-of-the-house utility function/access; a signage package for the entire center to include three, 40-foot pylon signs; the inclusion of a new 7-Eleven convenience store with gasoline sales, and off-premise alcohol beverage sales (beer and wine only).

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "HCO," Hotel/Corporate Office - Chesapeake drilling operation, "R-MF-2," Multifamily - Cross Creek and Terrawood Apartments

SOUTH: "HCO," Hotel/Corporate Office - Hilton Hotel and Austin Ranch

EAST: "CC," Community Commercial - Grapevine Vineyards Shopping Center (retail/restaurants), Fellowship Church (east side of S.H. 121 North)

WEST: CC" Community Commercial – Kriya Hotels office building, "R-TH" Linkside Townhomes, "R-MF-2" Cross Creek Apartments at Grapevine and "R-MF" Multifamily District – Enclave of Grapevine

AIRPORT IMPACT:

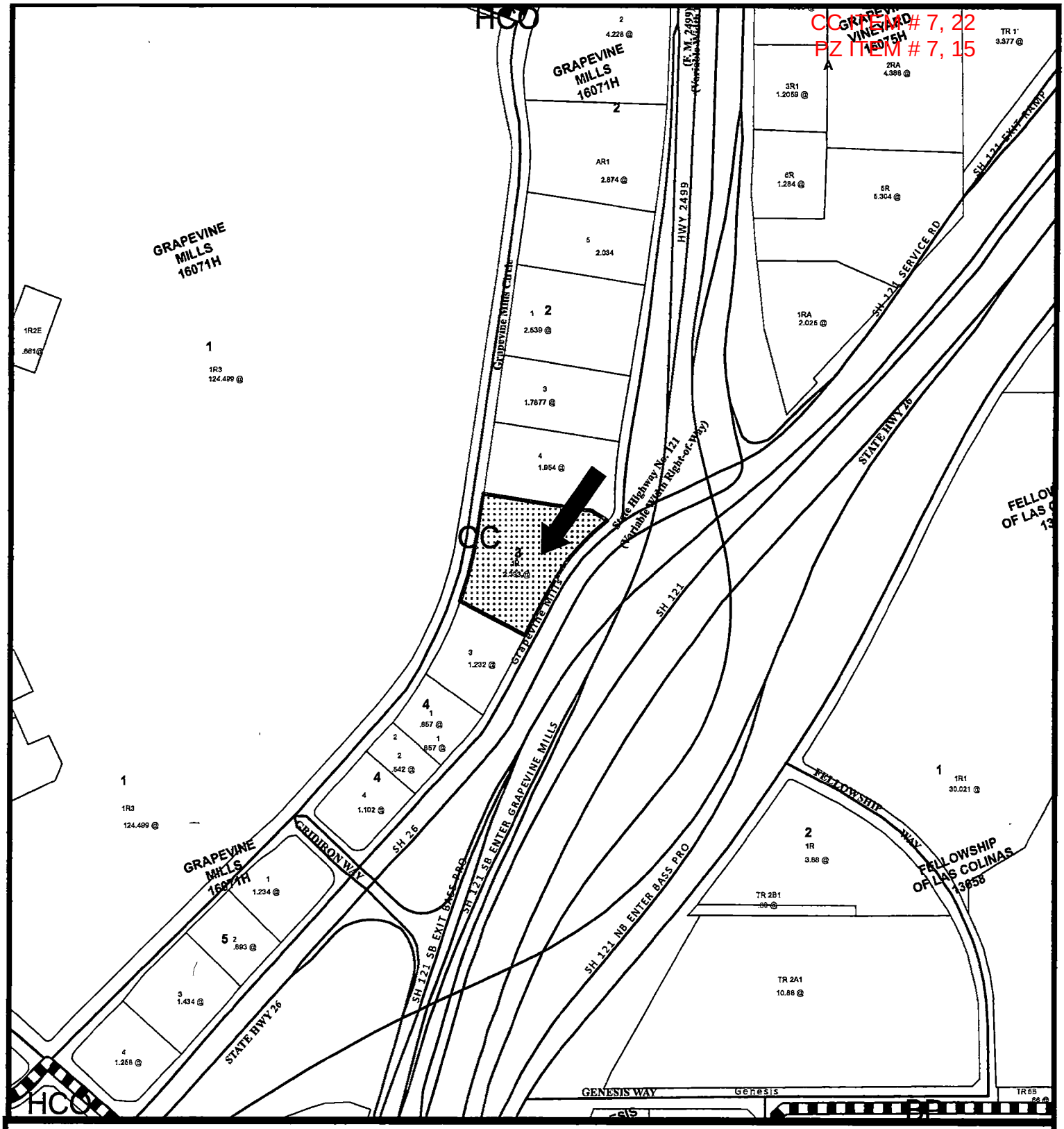
The subject tract is located within "Zone B" Middle Zone of Effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" map. In Zone B, the following uses may be considered only if sound treatment is included in building design: multi family apartments, motels, office 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 a commercial land use. The applicant's proposal is in compliance with the Master Plan.

/at

CC ITEM # 7, 22
PZ ITEM # 7, 15



0 200 400 600 800 Feet

CU19-33
Daylight Golf

Date Prepared: 12/3/2019

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.

CC ITEM # 7, 22
PZ ITEM # 7, 15
CU19-33

CITY OF GRAPEVINE
CONDITIONAL USE APPLICATION
Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent:/company/contact
Daylight Golf LLC / Jeffrey Dill

Street address of applicant / agent:
3528 Dresage Ct.

City / State / Zip Code of applicant / agent:
Flower Mound, Texas 75022

Telephone number of applicant/ agent:
214-435-7720

Fax number of applicant/agent

Email address of applicant/agent
[redacted]

Mobile phone number of applicant/agent
214-435-7720

PART 2. PROPERTY INFORMATION

Street address of subject property
2505 E Grapevine Mills Circle

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

Lot 1 Block 3 Addition

Size of subject property

Acres 104,239 Square footage

Present zoning classification:
CC (Community Commercial)

Proposed use of the property:
Restaurant and Sports Bar with Virtual Golf

Circle yes or no, if applies to this application

Outdoor speakers (Yes) No

Minimum / maximum district size for conditional use request:

Zoning ordinance provision requiring a conditional use:

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:
CJK Grapevine Properties, LLC

Street address of property owner:
4144 187th Ave SE,

City / State / Zip Code of property owner:
Issaquah, WA 98027

Telephone number of property owner:
425-455-2144

Fax number of property owner:

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NOV 4 2019
By

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CU19-33

- ☐ *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

Jeffrey Dill
Print Applicant's Name:

Jeffrey Dill
Applicant's Signature:

The State of Texas

County Of Denton

Before Me Larissa Marie Balderas *(notary)* *on this day personally appeared* Arthur Dill *(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 4th *day of* November, *A.D.* 2019

LARISSA MARIE BALDERAS NOTARY PUBLIC STATE OF TEXAS NOTARY ID 129976501-1 MY COMM. EXP. 11-26-2022

Notary In And For State Of Texas

X
Print Property Owners Name:

X
Property Owner's Signature:

The State Of _____

County Of _____

Before Me _____ *(notary)* *on this day personally appeared* _____ *(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 _____ *day of* _____, *A.D.* _____.

Notary In And For State Of Texas

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By _____

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CU19-33

ACKNOWLEDGEMENT

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

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

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

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

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

Signature of Applicant Jeffrey Dill

Date: 11-4-2019

Signature of Owner X

Date: _____

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NOV 4 2019
By _____

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CC ITEM # 7, 22
PZ ITEM # 7, 15
CU19-33

Daylight Golf
Conditional Use Permit Application
Business Description Letter

Daylight Golf is proposed as a unique entertainment venue with virtual golf, televised sports, and great food and beverage to operate at the 2505 Grapevine Mills Circle address in Grapevine, Texas.

The business will feature five state of the art golf simulators in exciting and comfortable environment where 40+ large TV screens keep the guests up to date on all major sporting events. A full menu of food and beverages will satisfy the taste buds of a wide variety of patrons.

A remodel of the exterior of the building along with the existing patio is proposed to enhance the property. The landscaping will be upgraded to increase curb appeal for the property and the neighborhood.

This Conditional Use Permit Application requests approval for the above improvements. Also requested is the approval for the sale of alcoholic beverages, outdoor dining, and outdoor speakers.

The business will offer the following for golfers and those who would like to learn:

- Play golf on the most realist simulators at 25 of the most famous courses around the world
- Play a variety of golf games
- Tournaments and leagues for competitions
- Professional Golf Lessons and Range Practice with video swing analysis
- Golf club fitting
- Private and Charity Golf Events

In addition to golf, Daylight Golf will feature the following:

- Great food and drink to appeal to customers, whether they are golfers, sports fans, or just hungry and thirsty
- At least 40 Large TV screens with multiple views of sporting events from every location
- Corporate Events and Private Parties

We anticipate that this venue will improve the value of surrounding properties and attract additional business to the neighborhood and to Grapevine.

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NOV 4 2019

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PZ ITEM # 7, 15

C419-33

HALLE PROPERTIES, L.L.C.

An Arizona Limited Liability Company

20225 N. Scottsdale Road, Scottsdale, Arizona 85255
(480) 606-6000

November 25, 2019

RE: Daylight Golf, L.L.C.
c/o Jeff Dill
3528 Dresage Ct.
Flower Mount, TX 75022

RE: **Surface Parking Agreement**
Discount Tire #TXD 36 – 2405 Grapevine Mills Circle, Grapevine, TX

To Whom it May Concern,

This letter serves of verification that Halle Properties, L.L.C., as owner of the property referenced above, has an agreement in principle with Daylight Golf, L.L.C., for the use of up to twenty-five (25) parking spaces Monday through Saturday after 7pm (local time) and all-day Sundays.

Please be advised that this agreement is dependent on a fully executed Surface Parking Agreement by and between both parties, which said agreement is currently in process.

Should you have any questions, please feel free to contact me at (480) 606-7025.

Sincerely,

HALLE PROPERTIES, LLC

Daniel De La Cerda
Real Estate Department
(480) 606-7025 (P)
(480) 606-4372 (F)
[redacted]

ORDINANCE NO. 2019-086

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU19-33 TO AMEND PREVIOUSLY APPROVED SITE PLAN CU09-24 (ORDINANCE NO. 2009-39) AS AMENDED, FOR A PLANNED COMMERCIAL CENTER ALLOWING 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 AND GOLF SIMULATORS IN CONJUNCTION WITH A RESTAURANT FOR LOT 1R, BLOCK 3, GRAPEVINE MILLS ADDITION, PHASE 1 (2505 GRAPEVINE MILLS CIRCLE EAST) BY GRANTING CONDITIONAL USE PERMIT CU19-33 IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL 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, an 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 CU19-33 to amend previously approved site plan CU09-24 (Ordinance No. 2009-39) for a planned commercial center allowing 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 and five golf simulators in conjunction with a restaurant (Daylight Golf) in a district zoned “CC” Community Commercial District within the following described property: Lot 1R, Block 3, Grapevine Mills Addition, Phase 1 (2505 Grapevine Mills Circle East) 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. That 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. 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 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. 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 17th day of December, 2019.

APPROVED:

_____
William D. Tate
Mayor

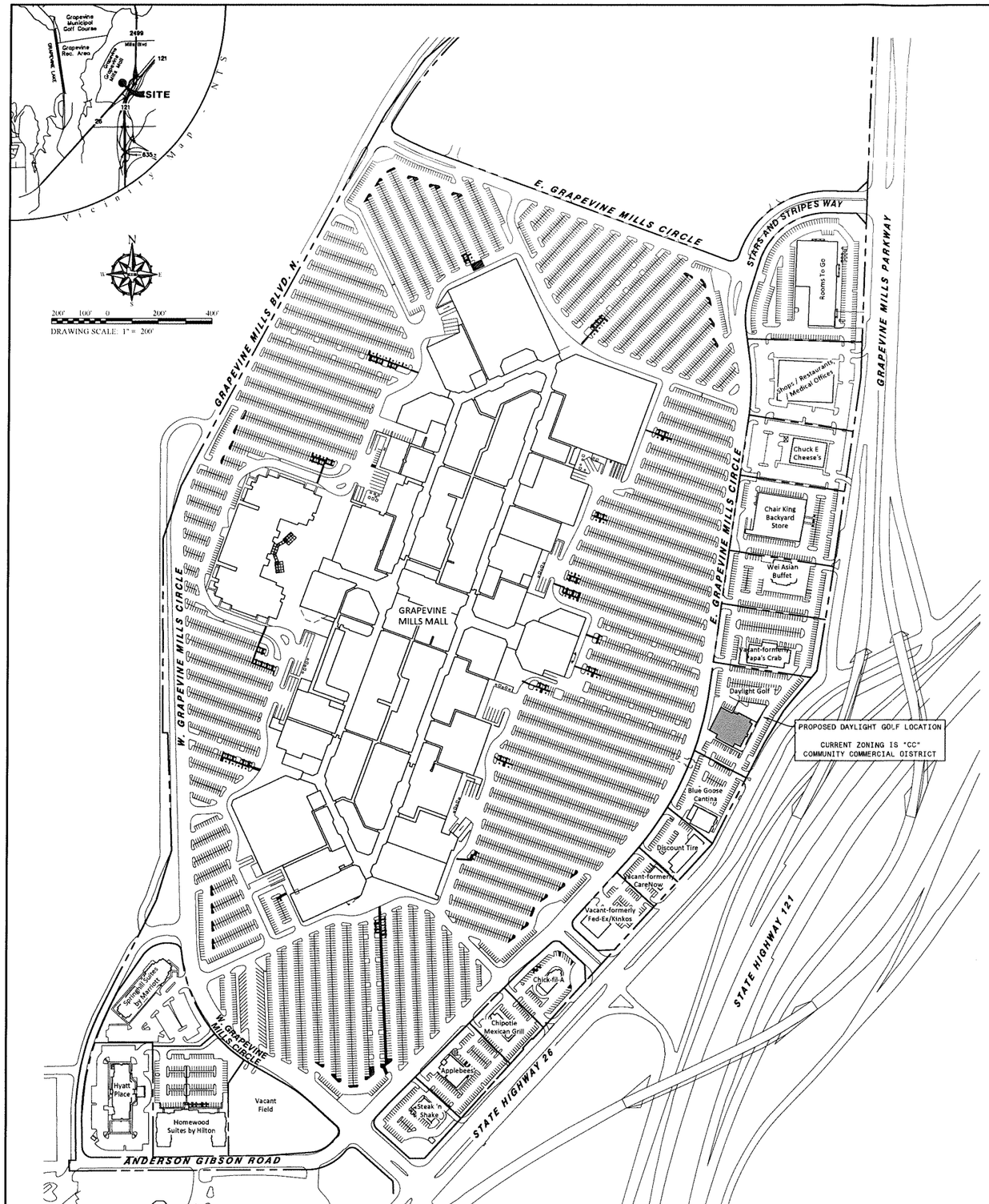
ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
City Attorney

CC ITEM # 7, 22
PZ ITEM # 7, 15



ZONING CASE HISTORY

CU95-36 (Ord. No. 9608) - Establish a planned commercial center over 1,000,000 square feet of gross leasable area.

Addendum 96-01 (Presolution No. 95-34) - Approval of (8) public entryway elevations for Grapevine Mills Mall.

Addendum 95-26 (Ord. No. 96-79) - Amend the site layout.

CU97-05 (Ord. No. 97-09) - Conditional use request (Sega Gameworks) for alcoholic beverage sales to include beer, wine and mixed beverages.

SU97-09 (Ord. No. 97-10) - Special use request skill oriented games in excess of eight machines and two billiard tables.

Addendum 97-06 (Ord. No. 97-11) - Amend the site layout (AMC Theater).

CU97-13 (Ord. No. 97-25) - Conditional use request (The American Wilderness Experience) for alcoholic beverage sales to include beer, wine and mixed beverages.

CU97-18 (Ord. No. 97-40) - Conditional use request (Rainforest Café) for alcoholic beverage sales to include beer, wine and mixed beverages.

Cu97-25 (Ord. No. 97-25) - Conditional use request (Tres Hombres) for alcoholic beverage sales to include beer, wine and mixed beverages.

CU97-29 (Ord. No. 97-56) - Conditional use request for mall signage and an 80 foot entertainment globe (Ord. No. 97-61).

CU97-36 (Ord. No. 97-72) - Amend the site layout (Michaels).

Cu97-39 (Ord. No. 97-99) - Conditional use request to amend the landscaping plan and provide three 50 foot, and two 40 foot out-parcel signs.

CU97-40 (Ord. No. 97-90) - Conditional use request (Chili's Too) for alcoholic beverage sales to include beer, wine and mixed beverages.

CU97-41 (Ord. No. 97-91) - Conditional use request (Dick Clark's Restaurants) for alcoholic beverage sales to include beer, wine and mixed beverages.

CU97-42 (Ord. No. 97-92) - Amend the site layout (Discount Tire).

CU97-82 (Ord. No. 97-128) - Conditional use request (Rooms To Go) to amend the site layout (Phase 1).

CU97-83 (Ord. No. 97-129) - Conditional use request (Chick-Fil-A) to amend the site layout (Phase 1).

CU97-84 (Ord. No. 97-130) - Conditional use request (Baxters Aficionado Collections) for off-premises consumption of alcoholic beverage (wine only, Phase 1).

CU97-65 (Ord. No. 97-147) - Conditional use request (Primacare) to amend the site layout (Phase 1).

CU97-75 (Ord. No. 96-10) - Amend the mall signage plan for out-parcel tenant wall signs (Phase 1).

CU97-76 (Ord. No. 96-11) - Conditional use request (Cozymel's) to amend the site layout (Phase 1).

CU97-77 (Ord. No. 96-12) - Amend the floor plan for alcohol beverage sales at Sega Gameworks (Phase 1).

CU98-03 (Ord. No. 96-12) - Amend the floor plan for alcohol beverage sales at Dick Clark's Restaurants (Phase 1).

ZONING CASE HISTORY

CU98-07 (Ord. No. 96-40) - Amend the floor plan for alcohol beverage sales at Corner Bakery R-1 (Phase 1).

CU98-03 (Ord. No. 96-12) - Amend the floor plan for alcohol beverage sales at American Wilderness (Phase 1).

CU98-47 (Ord. No. 96-118) - Amend the floor plane at Cozymel's (Phase 1).

CU98-48 (Ord. No. 97-60) - Conditional use request (Mason Jar / MJ's Chop House) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).

CU98-48 (Ord. No. 97-90) - Amend the site layout plan (AMC Theater) to include a canopy adjacent to the existing ticket booths (Phase 1).

CU98-57 (Ord. No. 96-130) - Conditional use request (Black-Eyed Pea) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).

CU98-59 (Ord. No. 96-135) - Conditional use request (Sega Gameworks) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).

CU98-79 (Ord. No. 99-17) - Conditional use request (Amerisuites) for a 125 room 8 story hotel.

CU98-78 (Ord. No. 99-15) - Conditional use request (American Wilderness) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).

CU98-79 (Ord. No. 99-17) - Conditional use request (Sega Gameworks) for the installation of sale counter, game software sales display and one pair of additional doors.

CU98-79 (Ord. No. 99-17) - Conditional use request (Iguana Ameramex) to amend the site layout.

CU99-17 (Ord. No. 99-51) - Conditional use request (Jekyll and Hyde) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).

CU98-79 (Ord. No. 99-17) - Conditional use request (Cozymel's) to amend the site layout.

CU99-41 (Ord. No. 99-) - Conditional use request (Bennigan's) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).

CU09-37 (Ord. No. 2009-51) - Conditional use request (Applebee's) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).

CU10-32 (Ord. No.) - Conditional use request (Applebee's) for alcoholic beverage sales to include beer, wine and mixed beverages (Phase 1).

CU11-08 (Ord. No. 2011-21) - Conditional use request for on-premise alcoholic beverage sales and consumption for a wine tasting room.

CU13-19 (Ord. No. 2014-05) - Conditional use request (Chili's Too) to revise the floor plan.

CU13-35 (Ord. No. 2014-05) - Conditional use request (Legoland) for an outdoor splash pad.

CU13-13 Conditional use request (Chipotle) for use of a drive through and alcoholic beverage sales to include beer, wine and mixed beverages.

CU15-29 Conditional use request (Round 1) for alcoholic beverage sales to include beer, wine and mixed beverages and skill oriented games.

CU15-46 Conditional use request for mall signage.

CU15-48 Conditional use request to amend the previously approved site plan of CUD5-27 SPRC, CU02-43 (Ord. 2002-79) for a planned commercial in excess of 1,000,000 square feet of gross leasable space with the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), specifically to revise the building elevations, floor plan, allow outside dining and outdoor speakers in conjunction with a restaurant.

SITE DATA

LOT NUMBER	LOT SIZE	BUILDING COVERAGE	DENSITY	BUILDING HEIGHT	PAVED AREA	OPEN SPACE	TOTAL BLDG, PATIO & PAVED AREA	PARKING REQUIRED	PARKING PROVIDED
	SF	SF	%		SF	SF - (%)	SF		
APPLEBEE'S - LOT 3, BLOCK 5	62,485	7,189	11.51	22'-8"	39,870	15,405 - (24.66)	47,060	79	101
VACANT - LOT 2, BLOCK 4	23,598	3,855	18.30	25-0"	13,014	6,729 - (28.50)	18,889	25	25
CHICK-FIL-A - LOT 1, BLOCK 5	53,768	3,822	7.11	25'-0"	31,337	18,810 - (34.80)	35,159	37	47
CHIPOTLE MEXICAN GRILL - LOT 2, BLOCK 5	38,898	3,457	8.89	24'-0"	21,977	13,144 - (33.80)	25,754	29	42
CHUCK E. CHEESE'S - LOT 5, BLOCK 2	88,581	6,600	13.51	20'-2"	62,274	14,358 - (16.21)	74,223	146	147
WEI ASIAN BUFFET - LOT 3, BLOCK 3	77,755	8,429	12.10	30'-0"	49,481	19,045 - (24.50)	58,690	126	126
DISCOUNT TIRE - LOT 1, BLOCK4	37,346	7,700	20.62	50'-0"	20,170	9,478 - (25.40)	57,570	19	27
VACANT - LOT 4, BLOCK 2	85,135	10,345	12.15	77'-0"	58,413	15,275 - (17.90)	69,858	126	147
GRAPEVINE MILLS MALL - LOT 1R, BLOCK 81	5,964,147	1,868,952					5,363,842	7,489	8,467
HOMEWOOD SUITES - LOT 2, BLOCK 6	119,335	14,604	14.01	69'-8"	45,101	46,772 - (39.19)	68,063	128	128
HYATT PLACE - LOT 1, BLOCK 6	108,488	5,903	11.01	21'-11"	58,322	36,615 - (33.80)	71,873	126	130
VACANT - LOT 4, BLOCK 4	47,899	3,880	7.08	64'-1"	20,522	25,571 - (53.38)	27,122	42	38
PROPOSED DAYLIGHT GOLF - LOT 1, BLOCK 3	104,239	14,604	14.01	31'-0"	67,248	22,387 - (21.48)	81,852	176	176
VARIOUS BUSINESSES - LOT 1, BLOCK 2	110,581	28,742	24.18		56,104	17,735 - (16.00)	92,546	139	139
ROOMS TO GO - LOT 2, BLOCK 2	184,171	39,870	21.85	25'-8"	90,000	54,301 - (29.50)	128,870	205	228
BLUE GOOSE - LOT 3, BLOCK 4	53,676	5,903	11.01	21'-11"	33,071	12,054 - (22.50)	38,980	66	88
SPRINGHILL SUITES - LOT 3, BLOCK 6	101,244	22,962	19.24		51,287	33,085 - (32.68)	68,159	114	114
STEAK-N-SHAKE - LOT 4, BLOCK 5	54,791	16,872	16.66		33,827	17,084 - (31.18)	37,707	45	54
TOTAL	7,316,137	2,073,689					6,366,217	9,117	10,224

Site Data table was prepared using data listed on the Overall Site Plan for Grapevine Mills Mall prepared for case number: CU15-29/SU15-03 - Round 1 Bowling & Amusement, approved 8-18-15. Site Data table was updated for Lot 1, Block 3 to reflect existing and proposed conditions.

General Notes:

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2. The entire site is the premises.

RECEIVED
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By

CASE NAME: DAYLIGHT GOLF
CASE NUMBER: CU19-33
LOCATION: 2505 Grapevine Mills Circle, Grapevine, Texas 76051

MAYOR SECRETARY

DATE:

PLANING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 1 OF 6

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

DEPARTMENT OF DEVELOPMENT SERVICES

DAYLIGHT GOLF
2505 GRAPEVINE MILLS CIRCLE
GRAPEVINE, TX 76051

BAIRD, HAMPTON & BROWN, INC.
ENGINEERING & SURVEYING
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817-251-8550
www.bhbinc.com
TBPE Firm F-44 TBPLS Firm 10011302
mail@bhbinc.com
BHB Project # 2019.734.000

AMENDED	DESCRIPTION	DATE:
FIELD CREW:	DRAWN: BHB / CHECKED: KB	11/26/2019

MASTER SITE PLAN

DAYLIGHT GOLF
2505 E. GRAPEVINE MILLS CIRCLE
GRAPEVINE, TEXAS 76051

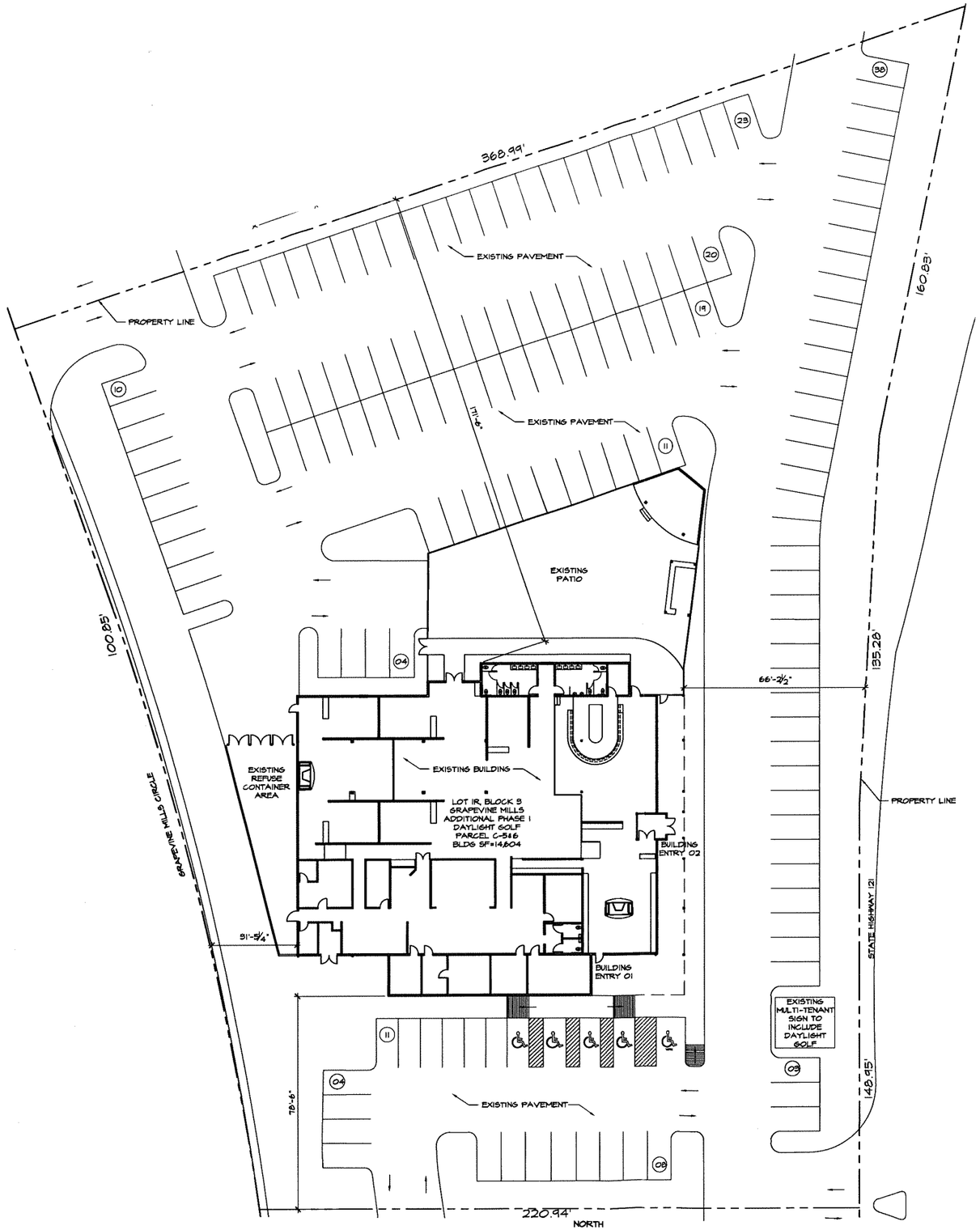
STATE OF TEXAS
KONSTANTINE BAKINTAS
67022
REGISTERED PROFESSIONAL ENGINEER
11/26/19

BHB PROJECT NO: 2019.734.000

SHEET NO: 1 OF 6

DRAWING FILE: E:\2019.000.000\2019.734.000 - Daylight Golf Master Site Plan - Grapevine\01 CADD\04 Civil\Master Site Plan_11-25-19.dwg | Layout1

CC ITEM # 7, 22
PZ ITEM # 7, 15



01 DIMENSIONAL CONTROL SITE PLAN
SCALE: 1"=20'

PARKING ANALYSIS:

INTERIOR OCCUPANCY LOAD:	452
PATIO SEATS:	74
PARKING REQUIRED: 1 PER 3 OCCUPANTS	
INTERIOR REQUIRED PARKING:	151
PARKING REQUIRED: 1 PER 3 SEATS	
PATIO REQUIRED PARKING:	25
PARKING REQUIRED TOTAL:	176

PARKING PROVIDED

HANDICAP SPACES:	4
VAN ACCESSIBLE SPACES:	1
STANDARD SPACES:	146
TOTAL DAYLIGHT GOLF SPACES:	151
DISCOUNT TIRE:	25
(OVERFLOW AFTER 7:00PM MONDAY-SATURDAYS, & ALL DAY ON SUNDAYS)	
TOTAL PARKING SPACES PROVIDED:	176

General Notes:

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CASE NAME: DAYLIGHT GOLF
CASE NUMBER: CU19-33
LOCATION: 2505 Grapevine Mills Circle, Grapevine, Texas 76051

MAYOR SECRETARY

DATE:

PLANING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 2 OF 6

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

DEPARTMENT OF DEVELOPMENT SERVICES

DAYLIGHT GOLF
VIRTUAL GOLF - REAL SPORTS BAR

2505 Grapevine Mills Circle,
Grapevine, Texas 76051

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ISSUE:

11/04/2019	CUP SUBMISSION
11/27/2019	CUP FINAL SUBMISSION

REVISIONS:

1.
2.
3.
4.

DATE: 11/04/2019
DRAWN BY: HEATHER SMITH
PROJECT #: 104

REGISTERED ARCHITECT STATE OF TEXAS
11-27-19

SHEET NAME
DIMENSIONAL CONTROL SITE PLAN

SHEET:
A0.0

CC ITEM # 7, 22
PZ ITEM # 7, 15

NOTES:
1. REFERENCE LANDSCAPE PLAN FOR ALL LANDSCAPING SCOPE.

APPLICABLE CODES:

-BUILDING CODE	2006 IBC
-MECHANICAL CODE	2006 IMC
-PLUMBING CODE	2006 IPC
-ELECTRICAL CODE	2005 NEC
-FIRE CODE	2015 IFC
-LIFE SAFETY CODE	2006 IBC
-ACCESSIBILITY CODE	2012 TAS
-ENERGY CODE	2006 IEC
-SPRINKLED	EXISTING
-BUILDING TYPE	TYPE II
-OCCUPANCY TYPE	A2

BUILDING AREA SUMMARY BY OCCUPANCY	
INTERIOR	
STANDING/WAITING TOTAL	110 SF.
ASSEMBLY UNCONCENTRATED (TABLES AND CHAIRS)	5,765 SF.
BUILT IN BOOTH SEATING LENGTH TOTAL	48'-0"
KITCHEN COMMERCIAL	3,625 SF.
RESTROOMS	455 SF.
STORAGE	1,272 SF.
EXTERIOR PATIO (UNCOVERED)	9,100 SF.
REMAINING GROSS SPACE	5,347 SF.
TOTAL INTERIOR AREA	14,604 SF.
TOTAL PATIO AREA	6,000 SF.
EGRESS CALCULATIONS	
STANDING/WAITING OCCUPANCY LOAD= (110 N.S.F/3 SF. PER OCCUPANT)=	22
ASSEMBLY OCCUPANCY LOAD= (5,765 N.S.F/15 SF. PER OCCUPANT)=	384
ASSEMBLY OCCUPANCY LOAD= (48'/2' PER OCCUPANT)=	24
KITCHEN COMMERCIAL OCCUPANCY LOAD= (3625 G.S.F/200 SF. PER OCCUPANT)=	18
STORAGE OCCUPANCY LOAD= (1272 G.S.F/500 SF. PER OCCUPANT)=	4
PATIO OCCUPANCY LOAD= (1 SEAT PER PERSON)=	74
OCCUPANCY TOTALS	
TOTAL OCCUPANCY INTERIOR=	452
MINIMUM EGRESS REQUIRED= (No. OF OCCUPANTS X .15)	70"
EGRESS PROVIDED =	224"

HOURS OF OPERATION:

	OPEN	CLOSE
MONDAY	9:00AM	12:00AM
TUESDAY	9:00AM	12:00AM
WEDNESDAY	9:00AM	12:00AM
THURSDAY	9:00AM	12:00AM
FRIDAY	9:00AM	2:00AM
SATURDAY	9:00AM	2:00AM
SUNDAY	9:00AM	12:00AM

SPEAKER/TV LEGEND

- SPEAKER (TOTAL OF 10 ON PATIO & PORCH AREA)
- TV/MONITOR (TOTAL OF 10 ON PATIO)
- P POINT OF SALES (TOTAL OF 6)

- OUTDOOR SPEAKERS TO BE EPISODE ES-500-AW-B OR EQUAL.
- SPEAKER AND TV OPERATION IS INTENDED TO OPERATE DURING ALL HOURS OF RESTAURANT OPERATION
- PURPOSE OF ALL SPEAKERS INDOOR, ON PATIO, AND AT PORCH COVERING IS FOR BACKGROUND MUSIC, SPORTS AUDIO, AND ANNOUNCEMENTS.

ALCOHOLIC BEVERAGE LEGEND

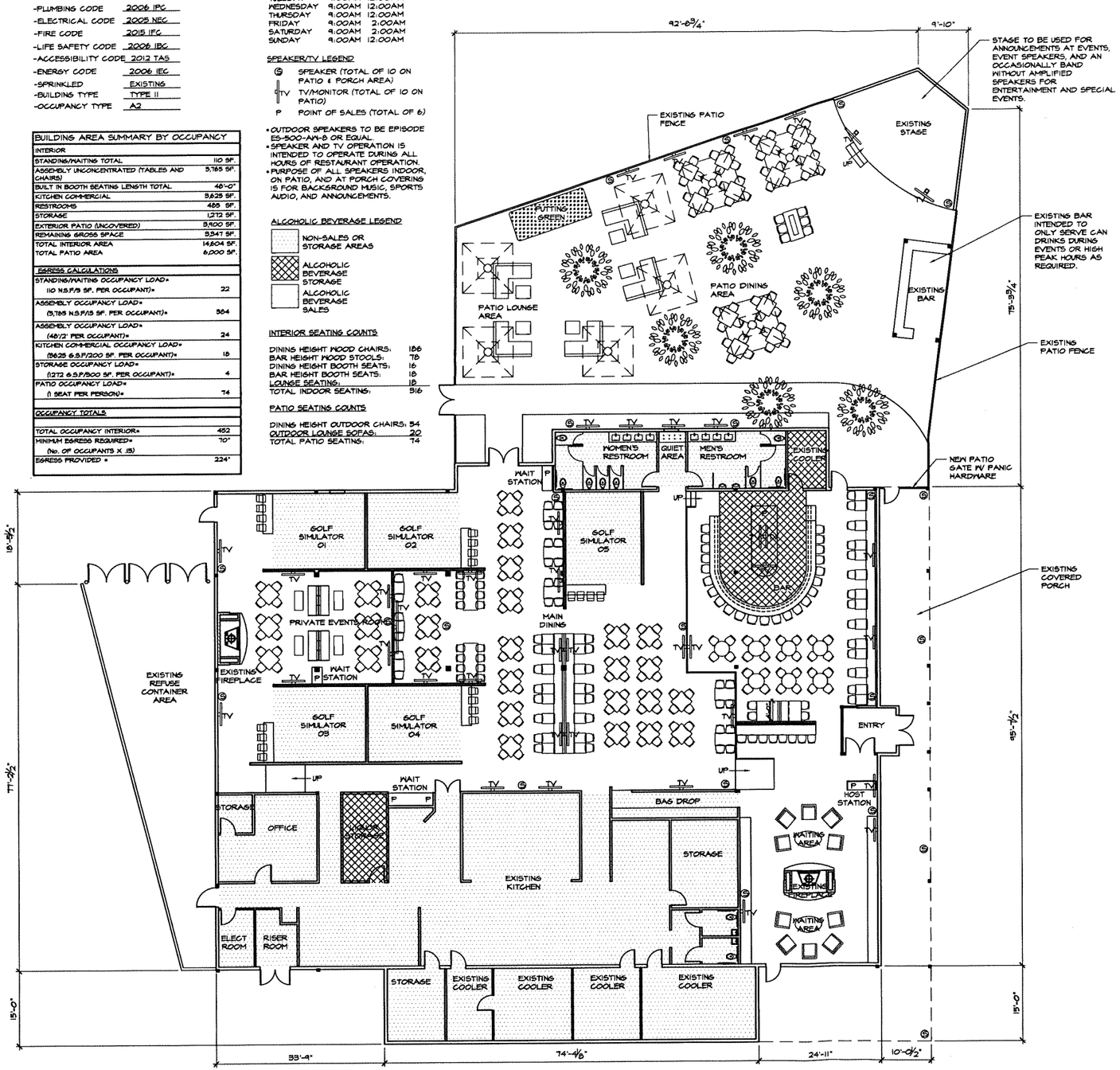
- NON-SALES OR STORAGE AREAS
- ALCOHOLIC BEVERAGE STORAGE
- ALCOHOLIC BEVERAGE SALES

INTERIOR SEATING COUNTS

DINING HEIGHT WOOD CHAIRS:	186
BAR HEIGHT WOOD STOOLS:	78
DINING HEIGHT BOOTH SEATS:	16
BAR HEIGHT BOOTH SEATS:	18
LOUNGE SEATING:	18
TOTAL INDOOR SEATING:	316

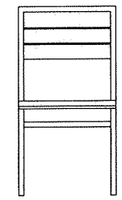
PATIO SEATING COUNTS

DINING HEIGHT OUTDOOR CHAIRS:	54
OUTDOOR LOUNGE SOFAS:	20
TOTAL PATIO SEATING:	74

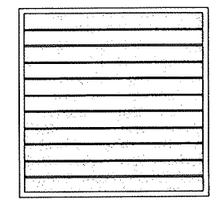


01 FLOOR PLAN
SCALE: 3/32" = 1'-0"

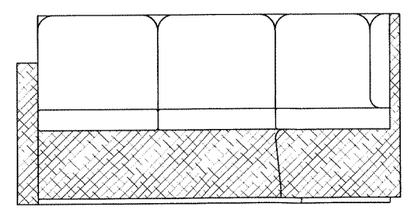
PATIO FURNITURE:



PATIO DINING CHAIRS (NOT TO SCALE):
- Poly lumber is made from 45% certified recycled materials
- Spacious arm rests with poly lumber on top
- Safe for commercial and residential use
- Black powder coated aluminum frame
- Reinforced legs and back
- #316 stainless steel hardware
- Stackable for easy storage
- Foot rest so your feet don't dangle
- For outdoor use only
- Slats will not retain moisture or fade from the sun



PATIO DINING TABLES (NOT TO SCALE):
- Durable poly lumber material does not hold moisture
- Safe for commercial and residential use
- Resistant to insects, fungi, and salt spray
- Matte black powder coat finish adds classic touch
- Color is throughout the poly lumber to disguise nicks or chips
- Poly lumber will not retain moisture or fade from sun exposure
- #316 stainless steel hardware to prevent rust and corrosion
- 20+ poly lumber colors available to choose from
- Will not splinter, crack, peel, or rot



PATIO LOUNGE SOFAS (NOT TO SCALE):
- Constructed using a fully-welded aluminum extrusion that is Powder Coated and wrapped in our proprietary Duraweave fiber Powder Coated Aluminum Frame.
- Espresso Duraweave/Wicker
- Standard outdoor Upholstery Foam
- Outdoor Upholstery Fabric Cushion

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CASE NUMBER: CU19-33
LOCATION: 2505 Grapevine Mills Circle, Grapevine, Texas 76051

MAYOR _____ SECRETARY _____

DATE: _____

PLANING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 3 OF 6

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

DEPARTMENT OF DEVELOPMENT SERVICES

DAYLIGHT GOLF
VIRTUAL GOLF - REAL SPORTS BAR

2505 Grapevine Mills Circle,
Grapevine, Texas 76051

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ISSUE:

11/04/2019	CUP SUBMISSION
11/27/2019	CUP FINAL SUBMISSION

REVISIONS:

1 _____
2 _____
3 _____
4 _____

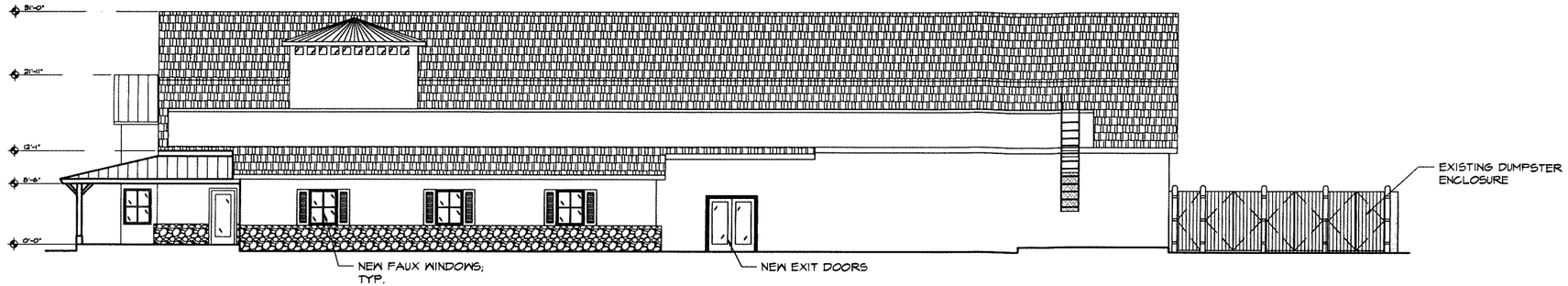
DATE: 11/04/2019
DRAWN BY: HEATHER SMITH
PROJECT #: 104

REGISTERED ARCHITECT HEATHER SMITH 12095 STATE OF TEXAS
11-27-19

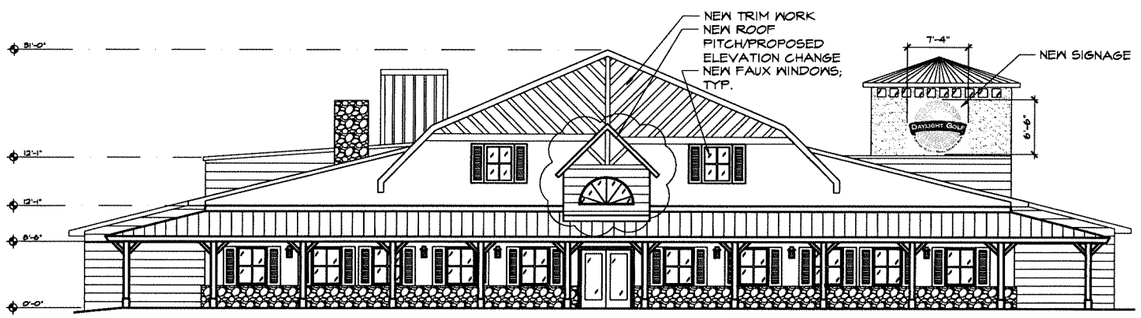
SHEET NAME
FLOOR PLAN

SHEET:
A1.0

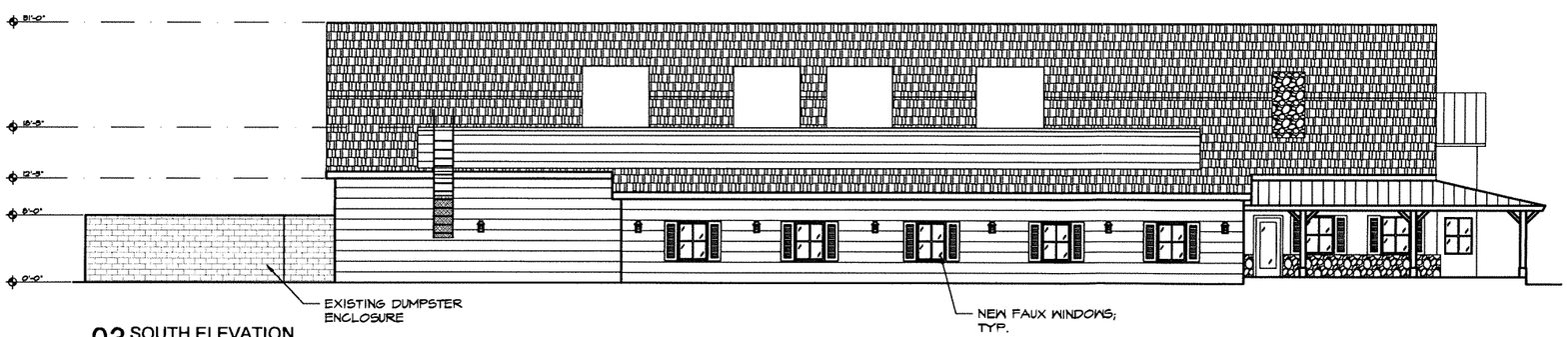
CC ITEM # 7, 22
PZ ITEM # 7, 15



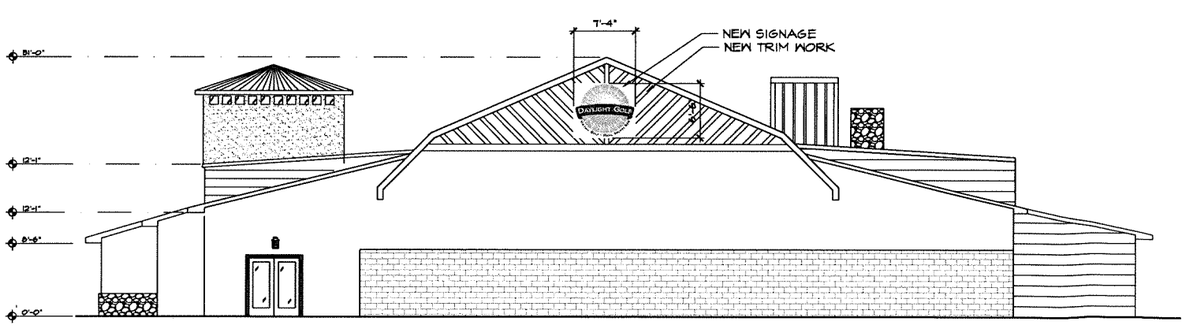
01 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



02 EAST ELEVATION
SCALE: 1/8" = 1'-0"



03 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



04 WEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

- SHINGLE ROOFING
- METAL STANDING SEAM ROOF
- BRICK
- WHITE STONE
- PAINTED WOOD SIDING
- PAINTED STUCCO
- PAINTED WOOD TRIM W/ STUCCO BEHIND
- STAINED WOOD FENCE
- EXISTING METAL PANELS

FACADE OTHER:	2,478 SQ FT (24%)
FACADE MASONRY:	7,154 SQ FT (70%)
WINDOWS:	465 SQ FT (4.5%)
DOORS	165 SQ FT (1.5%)
TOTAL FACADE:	10,262 SQ FT

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CASE NUMBER: CU19-33
LOCATION: 2505 Grapevine Mills Circle, Grapevine, Texas 76051

MAYOR SECRETARY

DATE:

PLANING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 4 OF 6

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

DEPARTMENT OF DEVELOPMENT SERVICES

DAYLIGHT GOLF
VIRTUAL GOLF ~ REAL SPORTS BAR

2505 Grapevine Mills Circle,
Grapevine, Texas 76051

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11/04/2019	CUP SUBMISSION
11/27/2019	CUP FINAL SUBMISSION

REVISIONS:

1
2
3
4

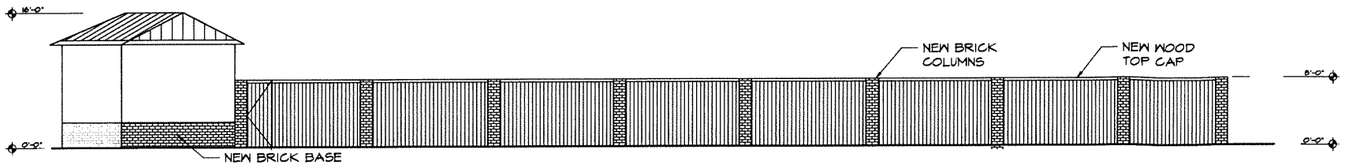
DATE: 11/04/2019
DRAWN BY: HEATHER SMITH
PROJECT #: 104

REGISTERED ARCHITECT STATE OF TEXAS
11-27-19

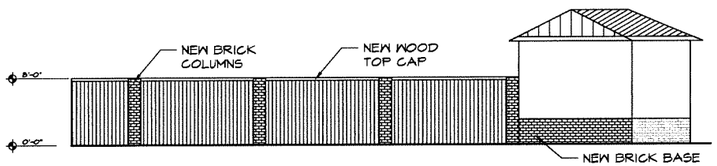
SHEET NAME
EXTERIOR ELEVATIONS

SHEET:
A2.0

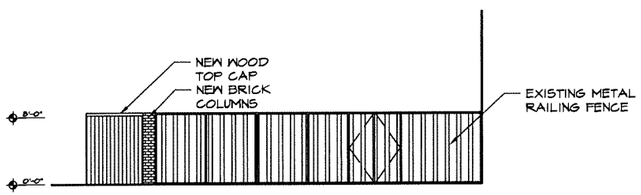
CC ITEM # 7, 22
PZ ITEM # 7, 15



01 NORTH PATIO FENCE ELEVATION
SCALE: 1/8" = 1'-0"



02 EAST PATIO FENCE ELEVATION
SCALE: 1/8" = 1'-0"



03 WEST PATIO FENCE ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

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- METAL STANDING SEAM ROOF
- BRICK
- WHITE STONE
- PAINTED WOOD SIDING
- PAINTED STUCCO
- PAINTED WOOD TRIM W/ STUCCO BEHIND
- STAINED WOOD FENCE
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CHAIRMAN

DATE:

SHEET: 5 OF 6

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

DEPARTMENT OF DEVELOPMENT SERVICES

DAYLIGHT GOLF
VIRTUAL GOLF ~ REAL SPORTS BAR

2505 Grapevine Mills Circle,
Grapevine, Texas 76051

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ARCHITECT OF RECORD

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(817) 731-9022
www.FranzArchitects.com

DESIGN CONSULTANT

HALO STUDIO DESIGN
(469)595-1791
HSmith@HaloStudioDesigns.com
Ph (469)595-1791

ISSUE:

11/04/2019	CUP SUBMISSION
11/27/2019	CUP FINAL SUBMISSION

REVISIONS:

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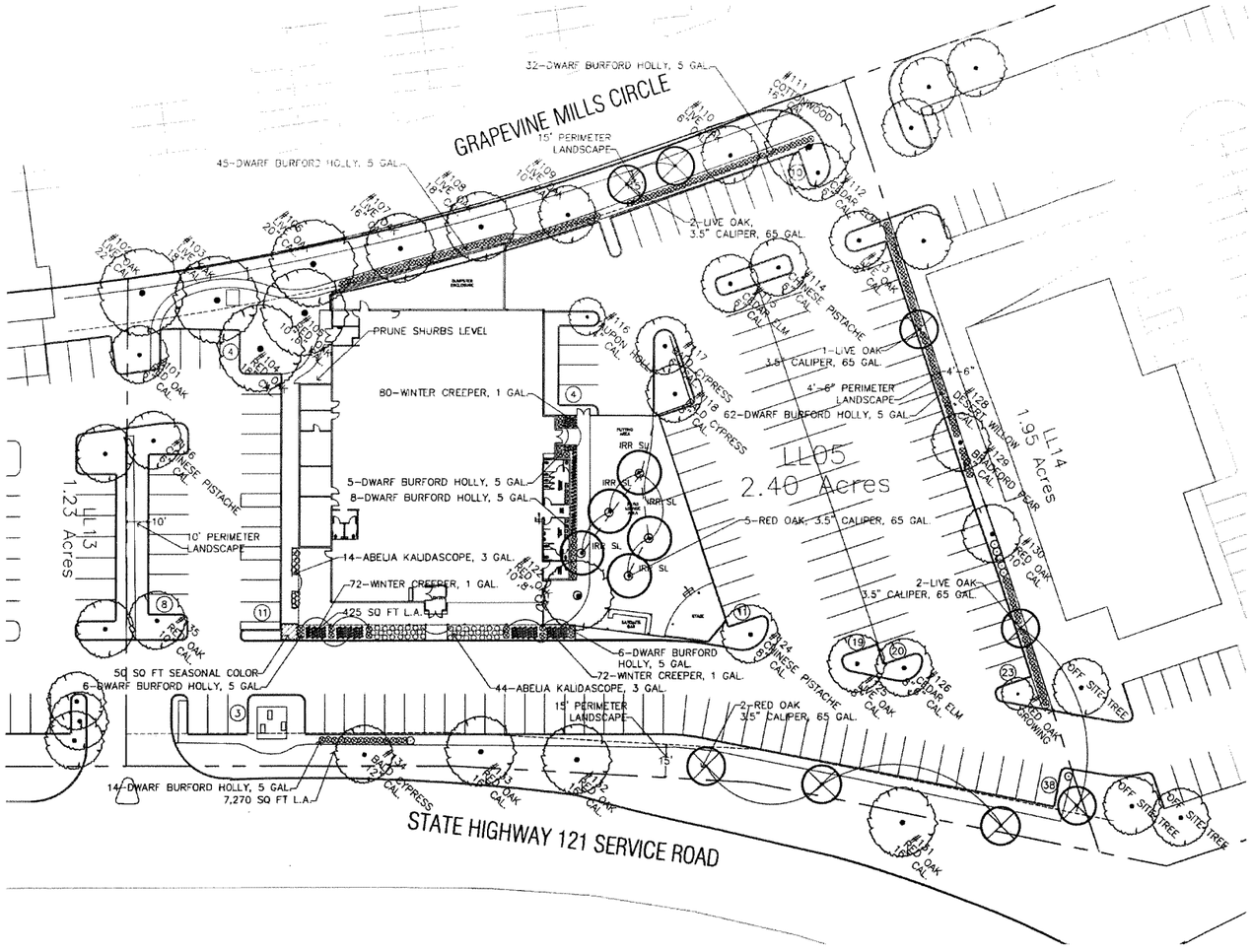
DATE: 11/04/2019
DRAWN BY: HEATHER SMITH
PROJECT #: 104

REGISTERED ARCHITECT STATE OF TEXAS
11-27-19

SHEET NAME
EXTERIOR ELEVATIONS

SHEET:
A2.1

CC ITEM # 7, 22
PZ ITEM # 7, 15



GRAPEVINE, LANDSCAPE MINIMUM REQUIREMENTS	REQUIRED	PROVIDED
THE EXISTING SITE PLAN AND PARKING LAYOUT DO NOT ALLOW THE CITY OF GRAPEVINE INTERIOR LANDSCAPING. THE MINIMUM OF (10) TEN PERCENT OF THE GROSS PARKING AREAS ARE NOT DEVOTED TO LIVING LANDSCAPE. GROSS AREA 55,023 SQ FT	YES 5,502 SQ FT	YES 5,590 SQ FT
INTERIOR LANDSCAPE AREAS SHALL BE PROTECTED WITH CONCRETE CURBS	YES	YES
THERE SHALL BE ONE (1) TREE PLANTED FOR EACH (400) FOUR HUNDRED SQ FT OF REQUIRED INTERIOR LANDSCAPE AREA TOTAL GROSS PARKING ARE IS 55,020 SQ FT. 10%=5,502	14 TREES	22 TREES
INTERIOR PARKING LOT ISLANDS MUST BE LOCATED NO FURTHER THAN TWELVE (12) PARKING SPACES AND AT TERMINUS OF ALL ROWS OF PARKING.	YES	NOT IN EXISTING PARKING LOT NORTH SIDE
MINIMUM SIZE OF PLANTER ISLANDS SHALL BE (9') BY (18')	YES	YES
PERIMETER LANDSCAPING		
ALL PARKING LOTS SHALL BE SCREENED FROM ABUTTING PROPERTIES AND RIGHTS-OF-WAY WITH A HEDGE	YES	YES
WHENEVER AN OFF-STREET PARKING OF VEHICULAR USE AREA ABUTS A PUBLIC RIGHTOF-WAY A PERIMETER LANDSCAPE AREA OF AT LEAST (15) FIFTEEN FEET IN DEPTH SHALL BE MAINTAINED	YES	YES ON WEST YES ON EAST
WHENEVER AN OFF-STREET PARKING OF VEHICULAR USE AREA ABUTS AN ADJACENT PROPERTY A PERIMETER LANDSCAPE AREA OF AT LEAST (10) TEN FEET IN DEPTH SHALL BE MAINTAINED	YES	YES ON SOUTH NO ON NORTH
PERIMETER LANDSCAPED ARES SHALL CONTAIN AT LEAST ONE (1) TREE FOR EACH FIFTY (50) LINEAR FEET OF PERIMETER AREA SOUTH EDGE PERIMETER 220 LN FT = EAST EDGE PERIMETER 443 LN FT = NORTH EDGE PERIMETER 369 LN FT = WEST EDGE PERIMETER 336 LN FT =	4 TREES 9 TREE 7 TREES 7 TREES	4 TREES 9 TREES 7 TREES 7 TREES
LANDSCAPING IN NON-VEHICULAR OPEN SPACE		
IN ALL NON-RESIDENTIAL ZONING DISTRICTS, A MINIMUM OF (15) FIFTEEN PERCENT OF THE TOTAL SITE AREA SHALL BE DEVOTED OR FEATURE LANDSCAPING TOTAL LOT AREA 104,239 SQ FT	15,636 SQ FT	20,210 SQ FT
WITH NOT LESS THAN FIFTY (50) PERCENT OF THE LANDSCAPING BEING LOCATED IN THE REQUIRED FRONT YARD.	7,818 SQ FT	14,615 SQ FT.

SITE DATA

TOTAL BUILDING AREA	14,604 SQ FT	
TOTAL LOT AREA	104,239 SQ FT	
TOTAL IMPERVIOUS AREA	81,852 SQ FT	78.52 %
TOTAL PERVIOUS AREA	22,387 SQ FT	21.47 %

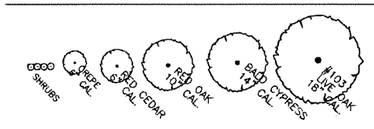
CITY MAINTENANCE NOTE:

MAINTENANCE: The owner, tenant and their agent, if any shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, irrigation systems, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping. All plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size. Automatic in-ground irrigation system with rain and freeze sensory capability shall be provided for all required landscape.

IRRIGATION AFFIDAVIT

1. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPO-TRANSPORATIVE (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY LICENSED IRRIGATOR.
2. ALL BEDDING AREAS TO BE INSTALLED AS BE DRIP-LINE IRRIGATION SYSTEM.
3. ALL GRASS AREAS TO USE MP ROTOR NOZZLE, LARGEST 15' ARCH. 10' NOZZLES AT BACK OF CURBS. DO NOT THROUGH OVER WALKS. BETWEEN BACK FO CURB AND SIDEWALK AND ALL AREAS LESS THAN 5 FEET WIDE DRIPP IRRIGATION IS REQUIRED, PER TCEQ THE STATE LAW.

LANDSCAPE PLAN LEGEND



EXISTING PROTECTED TREES ON SITE
NOTED BY SIZE AND TYPE TO REMAIN ON SITE
SEE PLAN AND NOTES AND TREE SURVEY CHART SHEET TS-1
AND PROTECT AND MAINTAIN TREES AS SHOWN PER NOTES ON THE TREE PROTECTION PLAN TS-2.
CITY OF GRAPEVINE, TEXAS PERMIT REQUIRED FOR ANY TREE REMOVAL.

PERIMETER TREE LARGE TREE 3.0" CALIPER. MIN. 12 FT CANOPY
INCLUDE 2" HARDWOOD MULCH IN NEW TREES
MODIFY SPRAY IRRIGATION TO INSTALL 0.5 GAL AN HOUR BUBBLER ON EACH NEW TREE.

SITE TREE LARGE TREE 3.0" CALIPER. MIN. 12 FT CANOPY
INCLUDE 2" HARDWOOD MULCH IN EACH ISLAND WITH NEW TREES.
MODIFY SPRAY IRRIGATION TO 0.5 GAL AN HOUR BUBBLER ON EACH NEW TREE.

PARKING LOT TREE LARGE TREE 3.0" CALIPER. MIN. 12 FT CANOPY
INCLUDE 2" HARDWOOD MULCH IN EACH ISLAND WITH NEW TREES.
MODIFY SPRAY IRRIGATION TO 0.5 GAL AN HOUR BUBBLER ON EACH NEW TREE.

SHRUBS. EVERGREEN 5 GAL.

SHRUBS 3 GAL.

GROUND COVER, 1 GAL.

SEASONAL COLOR, SELECTED BY LANDSCAPE ARCHITECT AT TIME OF PLANTING INSTALL IN 2'-6" WIDE BED, WITH 6" MIRACAL GROW POTTING SOIL MIX IN SQ FT NOTED IN EACH BED.

ZOYZIA GRASS, SHADE TOLERANT SOLID SOD, INSTALL WITH TIGHT JOINTS, LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING 100% COVERAGE IN ALL EXISTING GRASS AREAS ON SITE OR SHOWN OR NOTED ON THE LANDSCAPE PLANS

IRR SL — IRRIGATION SLEEVE REQUIRED LOCATIONS
PROVIDE (1) 2" AND 4" SCH 80 PVC AT ALL LOCATION SHOWN

T.H.Pritchett / Associates
LANDSCAPE ARCHITECTS
1218 CAMINO LAGO
IRVING, TEXAS 75039
214-697-2580
tom@tlanddesignplan.com

REGISTERED LANDSCAPE ARCHITECT — THOMAS H. PRITCHETT — 2115 — STATE OF TEXAS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A. NO. 2115 ON 12/02/2019

General Notes:

1. Conditional use request CU19-33 is a request to amend the previously approved site plan of CU09-24 (Ord. 2009-38) for a planned commercial center with the possession, storage, retail sales 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 and five golf simulators in conjunction with a restaurant.
2. The entire site is the premises.

CASE NAME: DAYLIGHT GOLF
CASE NUMBER: CU19-33
LOCATION: 2505 Grapevine Mills Circle, Grapevine, Texas 76051

MAYOR — SECRETARY

DATE:

PLANING AND ZONING COMMISSION

CHARMAN

DATE:

SHEET: 6 OF 6

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

DEPARTMENT OF DEVELOPMENT SERVICES

DAYLIGHT GOLF — VIRTUAL GOLF · REAL SPORTS BAR

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ARCHITECT OF RECORD

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ISSUE:

11/04/2019	CUP SUBMISSION
11/27/2019	CUP SUBMISSION
12/02/2019	PER CITY COMMENTS

REVISIONS:

1.
2.
3.
4.

DATE: 11/26/2019
DRAWN BY: T H PRITCHETT
PROJECT #: 104

SHEET NAME
LANDSCAPE PLAN

SHEET:
LA-1

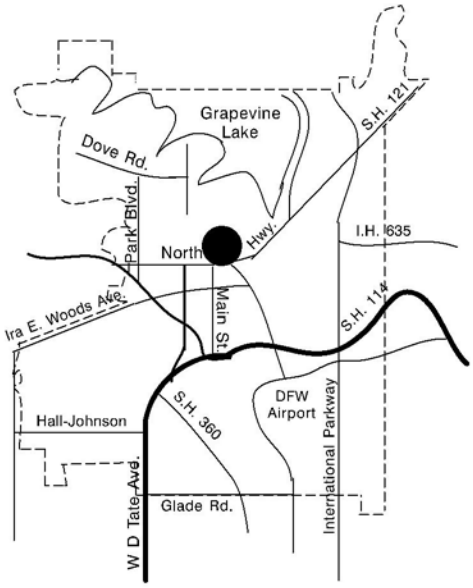
CC ITEM # 8, 23, 24
PZ ITEM # 8, 16, 17

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: DECEMBER 17, 2019

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF PLANNED DEVELOPMENT OVERLAY PD19-02, 411 TURNER ROAD



APPLICANT: Troy L. Burchfield

PROPERTY LOCATION AND SIZE:

The subject property is located at 411 Turner Road and proposed to be platted as Lot 1R and Lot 2R, 411 Turner Addition. The addition contains 0.3212 acres. The property has approximately 161 feet of frontage along Turner Road.

REQUESTED PLANNED DEVELOPMENT OVERLAY AND COMMENTS:

The applicant is requesting a planned development overlay on the subject property to deviate from but not be limited to the rear yard setback, and depth of lot.

The applicant intends to develop two residential lots on the subject tract that are 6,338 and 7,500 square feet in size. The average lot size is 6,919 square feet and density is 6.22 units per acre; minimum lot size in the "R-5.0" Zero Lot Line District is 5,000 square feet and maximum density is eight dwelling units per gross acre. To facilitate development of the project the applicant is seeking a planned development overlay to deviate from the following ordinance requirements:

- Rear yard setback: the ordinance requires a 25-foot rear yard setback—the applicant is seeking a reduction of seven feet to this requirement to allow a rear

yard setback of 18-feet from the property line for the two proposed lots.

- Depth of lot: the ordinance requires a lot depth of 100-feet—the applicant is seeking a lot depth at its narrowest portion of 84 feet for Lot 1R (sixteen foot reduction), and 79 feet for Lot 2R (21 foot reduction).

The Board of Zoning Adjustment on February 5, 2018 denied a variance request on the subject site to allow the subdivision of the property into two lots similar to this request both of which did not meet the lot depth requirement. The Board determined there was no special condition to grant the request and the applicant's hardship relative to subdividing the property into two lots was self-imposed. The Board did approve two variance requests at their April 2, 2018 meeting to allow a rear yard setback of 18-feet and to allow a lot depth of 79-feet at its narrowest portion for a single lot on the subject property.

PRESENT ZONING AND USE:

The property is currently zoned "R-5.0" Zero-Lot-Line District and is undeveloped.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject and surrounding properties to the north, south and west were rezoned from "R-1" Single Family Dwelling District to "R-5.0" Zero-Lot-Line District in the 1984 City-wide rezoning. The property to the east was rezoned from "C-2" Community Business to "R-5.0" Zero-Lot-Line District in the 1984 City-wide rezoning.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	"R-5.0" Zero-Lot-Line District-undeveloped
SOUTH:	"R-5.0" Zero-Lot-Line District-single family residence
EAST:	"R-5.0" Zero-Lot-Line District-single family residence
WEST:	"R-5.0" Zero-Lot-Line District-single family residence

AIRPORT IMPACT:

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

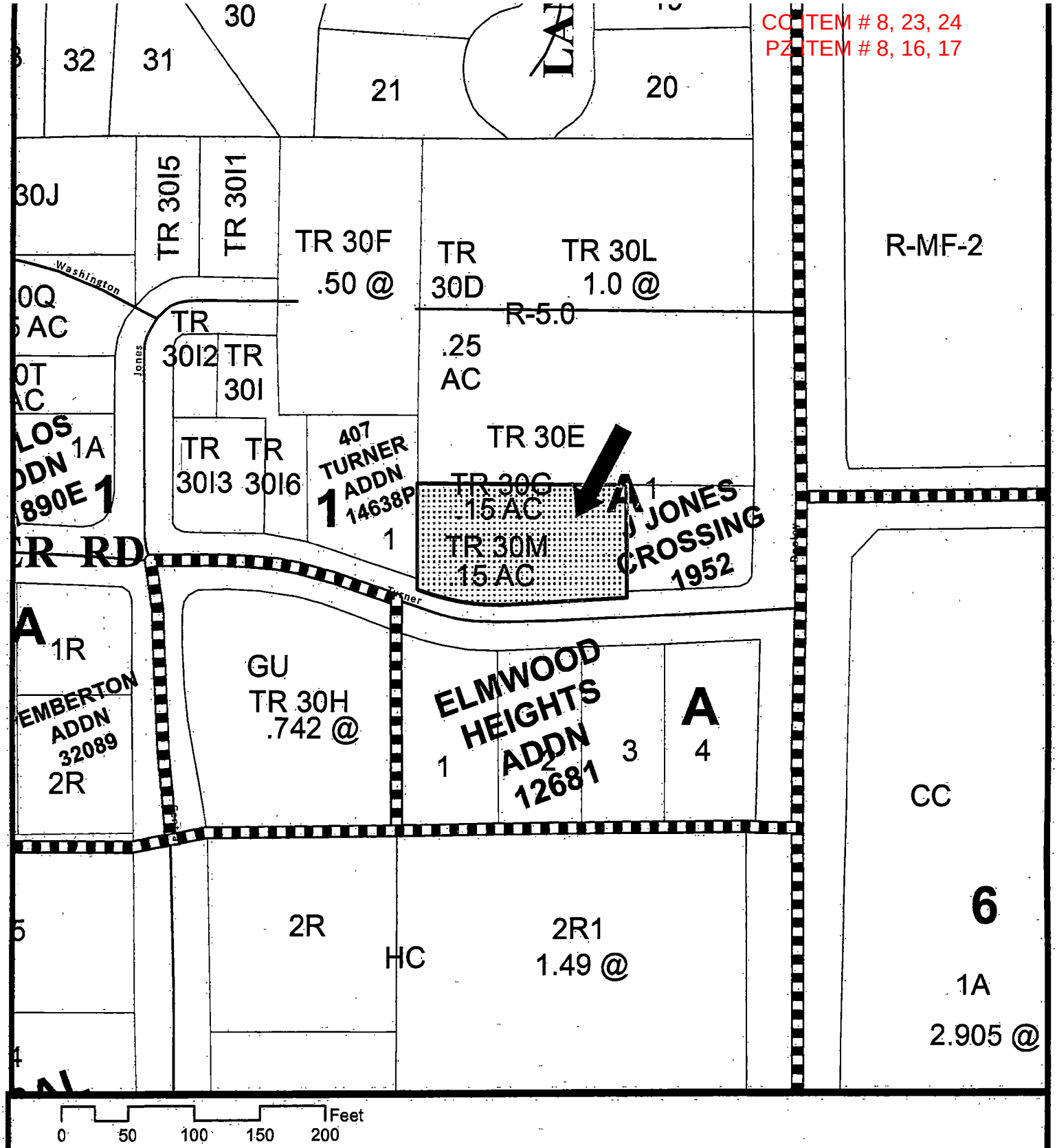
MASTER PLAN APPLICATION:

The Master Plan designates the subject property as a Residential Medium Intensity land use. The applicant's proposal is in compliance with the Master Plan.
THOROUGHFARE PLAN APPLICATION:

Turner Road Drive is not a designated thoroughfare as shown on the City of Grapevine's Thoroughfare Plan.

/at

CC ITEM # 8, 23, 24
PZ ITEM # 8, 16, 17



0 50 100 150 200 Feet

PD19-02
411 Turner Road

Date Prepared: 12/3/2019

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.

CC ITEM # 8, 23, 24
PZ ITEM # 8, 16, 17
PD19-02

CITY OF GRAPEVINE
PLANNED DEVELOPMENT OVERLAY APPLICATION

PART 1. APPLICANT INFORMATION

Name of applicant / agent:/company/contact Troy L Burchfield

Street address of applicant / agent: 705 N. Main St.

City / State / Zip Code of applicant / agent: Grapevine, TX. 76051

Telephone number of applicant / agent: (817) 715-3285

Fax number of applicant / agent:

Email address of applicant / agent [redacted]

Mobile phone number of applicant / agent (817) 715-3285

Applicant's interest in subject property: Owner

PART 2. PROPERTY INFORMATION

Street address of subject property 411 Turner Rd. Grapevine, TX. 76051

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

Lot 1 *Block* 1 *Addition* 411 Turner Addition

Size of subject property

Acres- 0.3212 13, 992 *Square*

Present zoning classification: R-5

Proposed use of the property: (2) Single Family Residential Dwellings

Minimum / maximum district size for request:

Zoning ordinance provision requesting deviation from: 100 ft. lot depth. 25 ft. rear yard

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner: Troy L Burchfield

Street address of property owner: 705 N. Main St.

City / State / Zip Code of property owner: Grapevine, TX. 76051

Telephone number of property owner: (817) 715-3285

Fax number of property owner:

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By

CC ITEM # 8, 23, 24
PZ ITEM # 8, 16, 17
PD19-02

- U Submit a letter describing the proposed Planned Development and note the request on the site plan document.
- U Describe any special requirements or conditions that require deviation of the zoning district regulations.
- U Describe whether the proposed overlay will, or will not cause substantial harm to the value, use or enjoyment of other property in the neighborhood.
- U Describe how the proposed planned development will add to the value, use or enjoyment of other property in the neighborhood.
- U The site plan submission shall meet the requirements of Section 47, Site Plan Requirements.

- U All planned development overlay 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.
- U 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.
- U Any changes to a site plan (no matter how minor or major) approved with a planned development overlay can only be approved by city council through the public hearing process.
- U I have read and understand all the requirements as set forth by the application for planned development overlay and acknowledge that all requirements of this application have been met at the time of submittal.

PART 4. SIGNATURE TO AUTHORIZE PLANNED DEVELOPMENT OVERLAY REQUEST AND PLACE A PLANNED DEVELOPMENT OVERLAY REQUEST SIGN ON THE SUBJECT PROPERTY

TROY L. BURCHFIELD — Troy L Burchfield

Print Applicant's Name: **Applicant's Signature:**

The State Of

County Of

Before Me (notary) on this day personally appeared (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 day of , A.D. .

Notary In And For State Of Texas

TROY L BURCHFIELD — Troy L Burchfield

Print Property Owners Name: **Property Owner's Signature:**

The State Of Texas

County Of Tarrant

Before Me Deborah S. Wood (notary) on this day personally appeared Troy L. Burchfield (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 4th day of November , A.D. 2019.

Deborah S. Wood

Notary In And For State Of Texas

DEBORAH S. WOOD
Notary Public, State of Texas
Comm. Expires 06-01-2022
Notary ID 1123844-9

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By

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PZ ITEM # 8, 16, 17

PD19-02

ACKNOWLEDGEMENT

All Planned Development Overlay 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 planned development overlay can only be approved by city council through the public hearing process.

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

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

Signature of Applicant

Date: 11/04/2019

Troy L Burkhart

Signature of Owner

Date: *11/04/2019*

Troy L Burkhart

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By

CC ITEM # 8, 23, 24
PZ ITEM # 8, 16, 17

11-04-2019

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DEC 10 2019
By

City of Grapevine
Planning Division
200 S. Main St.
Grapevine, TX. 76051

RE: City of Grapevine Planned Development Overlay Application- Troy L Burchfield
Address: 411 Turner Rd., Grapevine, TX. 76051
Property Legal Description: Lot 1, Block 1, 411 Turner Addition

Dear Planning Division,

I, Troy L. Burchfield as owner of the referenced property submit the attached Planned Development Overlay Application. The basis of this request is that my lot size of 13,992 square feet is out of character in the R-5.0 zone. As a single lot, my lot would by far be the largest lot in the R-5.0 vicinity. A PD would allow me to create (2) lots in excess of R-5.0 zoning requirements and other existing R-5.0 lots in the immediate area. There is new development presently under way at 409 N. Dooley St. that comprises (10) lots of approximately 5,000-5,500 square feet each. My request to divide 411 Turner Rd. into an approximately 7,500 square foot and a 6,400 square foot lot keeps with the current lot sizes in proximately to my property. The proposed site plan and proposed revised plat shows a rear yard exception to the 25 foot ordinance. We request an 18 foot rear yard.

Accompanying this letter is the preliminary plan of the residential development presently underway at 409 N. Dooley St. in Grapevine, which borders the north boundary of 411 Turner Rd. The planned lots are presently marked with stakes. Lots 7, 8, 9 and 10 of the new development all back up to my one lot. This is the best example of why my property should not be limited to a single residential lot. Please notice on this plan, I have attached photographs of the residences on the east, west and south sides of 411 Turner Rd.

I do not feel that the planned development presents any negative conditions. Here is what we perceive to be benefits of our planned development:

CC ITEM # 8, 23, 24
PZ ITEM # 8, 16, 17

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- The two homes built will have attractive architectural features consistent with other homes in the proximity.
- The two new homes will be valued at above $200 per square foot. In August of 2019, the home directly across the street on Turner Rd. sold for $161 per square foot.
- The square foot footage of the two homes will be at or above most of the home sizes in the proximity.
- The proposed lot widths will be approximately 85' and 74', which we believe enhances the street view of the proposed homes.

Thank you for your consideration of our application. Please let me know if you need anything additional.

Respectfully,

Troy L Burchfield

CC ITEM # 8, 23, 24
PZ ITEM # 8, 16, 17

ORDINANCE NO. 2019-087

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING PLANNED DEVELOPMENT OVERLAY PD19-02 TO INCLUDE BUT NOT BE LIMITED TO DEVIATION FROM LOT DEPTH AND REAR YARD SETBACK REQUIREMENTS IN THE "R-5.0" ZERO-LOT-LINE DISTRICT RELATIVE TO A TWO LOT RESIDENTIAL DEVELOPMENT (FOR LOT 1R AND LOT 2R, 411 TURNER ADDITION (411 TUNER ROAD) ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS PLANNED DEVELOPMENT OVERLAY PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application was made requesting issuance of a planned development overlay 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 planned development overlay 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 planned development overlay 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 41 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 planned development overlay, 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 planned development overlay 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 planned development overlay 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 planned development overlay 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 planned development overlay in accordance with Section 41 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 Planned Development Overlay No. PD19-02 to include, but not be limited to ,deviation from the lot depth and rear yard setback requirements in the “R-5.0” Zero-Lot-Line District relative to a two lot single family development within the following described property: Lot 1R and Lot 2R, 411 Turner Addition (411 Tuner Road) 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 December, 2019.

APPROVED:

_____
William D. Tate
Mayor

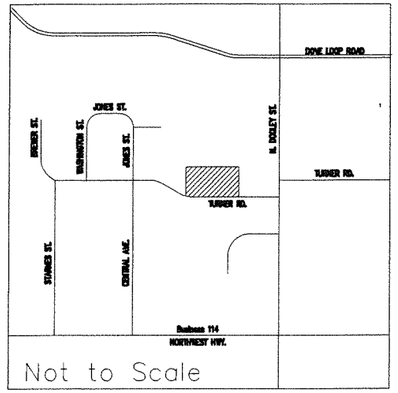
ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
City Attorney

CC ITEM # 8, 23, 24
PZ ITEM # 8, 16, 17



VICINITY MAP

1R LOT COVERAGE

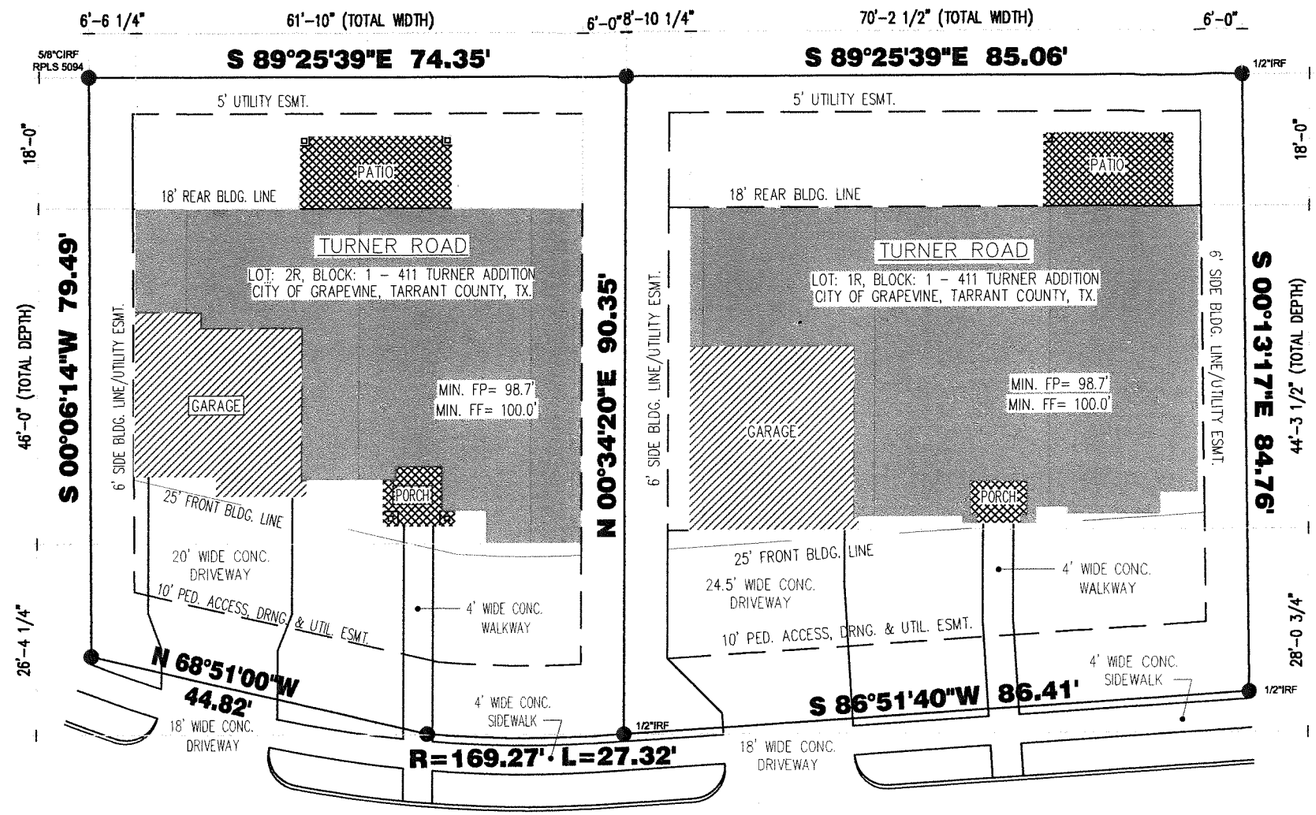
LOT SIZE:	7,500 sq. ft.
TOTAL LOT COVERAGE:	3,000 sq. ft.
LOT COVERAGE %:	40.0%
TOTAL IMPERVIOUS:	722 sq. ft.
TOTAL HOUSE/IMPERVIOUS %:	49.63%
TOTAL HOUSE/IMPERVIOUS:	3,722 sq. ft.

"R-5.0" ZERO-LOT-LINE DISTRICT

2R LOT COVERAGE

LOT SIZE:	6,338 sq. ft.
TOTAL LOT COVERAGE:	2,535 sq. ft.
LOT COVERAGE %:	39.98%
TOTAL IMPERVIOUS:	648 sq. ft.
TOTAL HOUSE/IMPERVIOUS %:	50.23%
TOTAL HOUSE/IMPERVIOUS:	3,183 sq. ft.

"R-5.0" ZERO-LOT-LINE DISTRICT



Turner Road

Variable Width ROW

PLANNED DEVELOPMENT OVERLAY PD19-02 IS A REQUEST TO DEVIATE FROM BUT NOT BE LIMITED TO THE REQUIRED LOT DEPTH AND THE REQUIRED REAR YARD SETBACK FOR A RESIDENTIAL DEVELOPMENT.

CASE NAME:
CASE NUMBER: PD19-02
LOCATION: 411 TURNER RD.

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

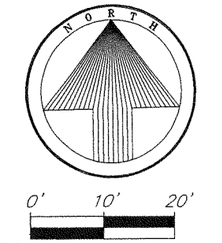
CHAIRMAN _____

DATE: _____

SHEET 1 of 1

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

DEPARTMENT OF DEVELOPMENT SERVICES



BEARINGS BASED ON GRID NORTH, NAD 83, NORTH CENTRAL TEXAS ZONE.

SITE PLAN NOTES

NOTE #1: ALL PLANS ARE DRAWN IN ACCORDANCE WITH THE 2006 IRC.

NOTE #2: NOTIFY THE ARCHITECT IN THE EVENT OF INCONSISTENCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS.

NOTE #3: ALL CONSTRUCTION TO COMPLY WITH APPLICABLE BUILDING CODES, DEED RESTRICTIONS, AND RELATED REGULATIONS.

NOTE #4: VERIFY LOCATION OF ALL UTILITIES SERVING THE SITE.

NOTE #5: ALL EXTERIOR YARD LIGHTING TO BE ON A PHOTO-CELL SYSTEM.

NOTE #6: ALL FENCING TO BE PERMITED SEPERATELY FROM BUILDING PERMIT.

NOTE #7: ALL PERIMETER DRAIN SYSTEMS ARE TO BE TIED TO A SUMP PUMP UNLESS THE NATURAL GRADE PERMITS A SLOPED DRAIN TO DAYLIGHT.

NOTE #8: DRAINAGE WILL NOT ADVERSELY IMPACT THE ADJOINING LOTS.

RECEIVED
DEC 9 2019

Michael B.H. Davis
R.P.L.S. No. 5094
Texas Firm Registration
Certificate Number: 10135300

12-5-19

STATE OF TEXAS
REGISTERED
MICHAEL B.H. DAVIS
5094
PROFESSIONAL
LAND SURVEYOR

SITE PLAN

Lot 1, Block 1
411 Turner Addition
D218146176
Plat Records, Tarrant County, Texas
411 Turner Road

ALPHA LAND SURVEYING, INC.
969 Elkin Lane
KELLER, TEXAS 76262-4941
Phone (817) 614-8017
Fax (817) 379-5696

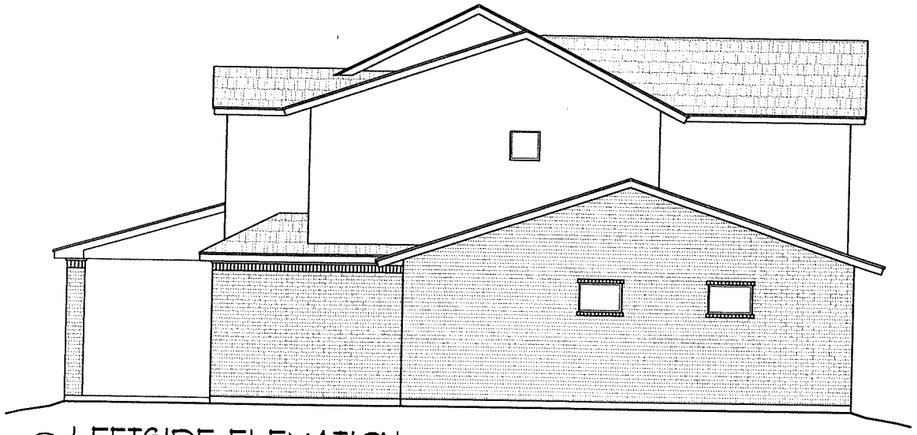
SURVEY DATE: December 4, 2019
mbd7@gte.net
Revised: December 5, 2019

C:\MBD_RPLS3\411 Turner Rd\411 Turner Site_Working4.dwg modified by mbd at Dec 05, 2019 - 10:10am

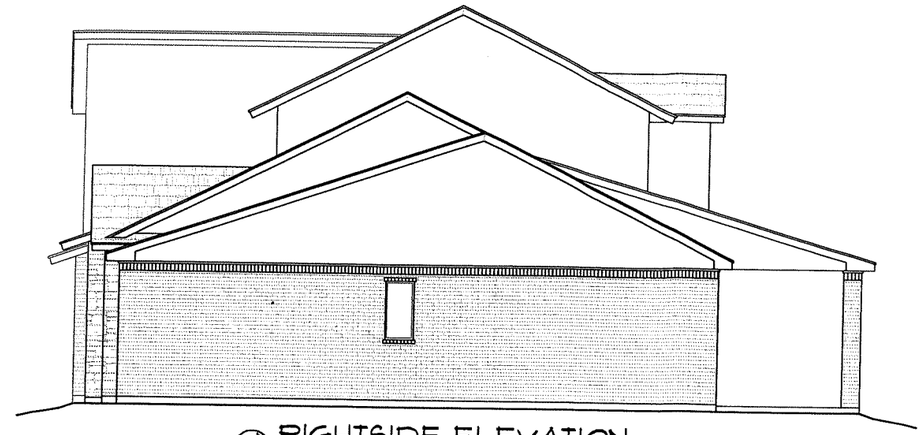
NOTE: THIS SURVEY DRAWING IS PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES & NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THIS ORIGINAL TRANSACTION.

© Copyright 2019 Michael B Davis/Alpha Land Surveying, Inc.

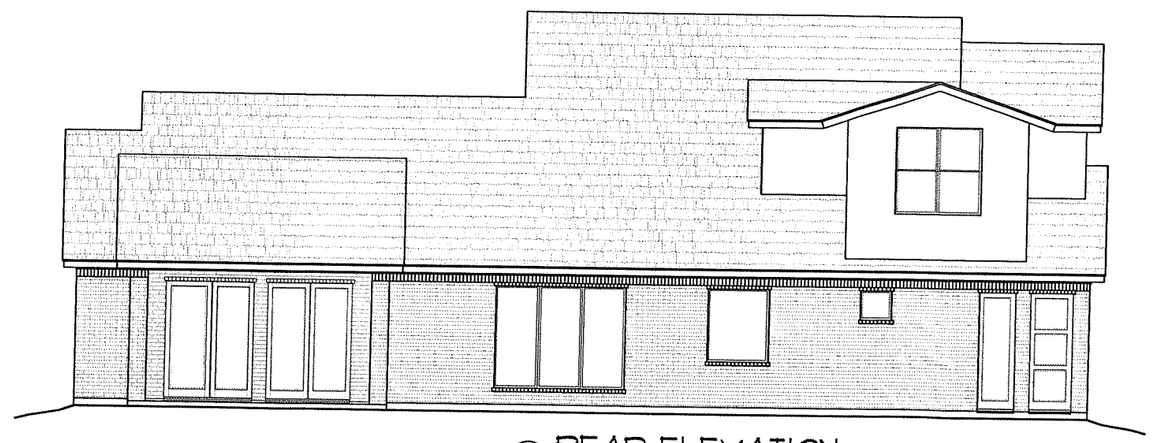
CC ITEM # 8, 23, 24
PZ ITEM # 8, 16, 17



3 LEFTSIDE ELEVATION
SCALE: 1/4"=1'-0"
PLAN NORTH



4 RIGHTSIDE ELEVATION
SCALE: 1/4"=1'-0"
PLAN NORTH



2 REAR ELEVATION
SCALE: 1/4"=1'-0"
PLAN NORTH

1 FRONT ELEVATION
SCALE: 1/4"=1'-0"
PLAN NORTH

© DESIGN CONSULTANTS INC.

SCALE:
1/4"=1'-0"

PROJECT NO.
DC3015

DATE:
11/4/2019

DESIGNER:
MTT

REVISON:
#1-x/x/20xx

TURNER ROAD PROJECT 1R

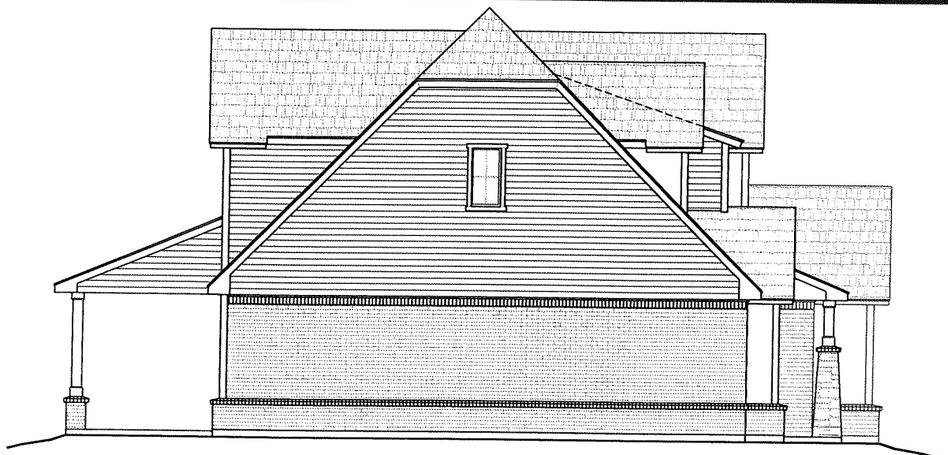
TURNER RD. - LOT: 1R, BLOCK: 1 - 411 TURNER ADDITION
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

PROJECT:

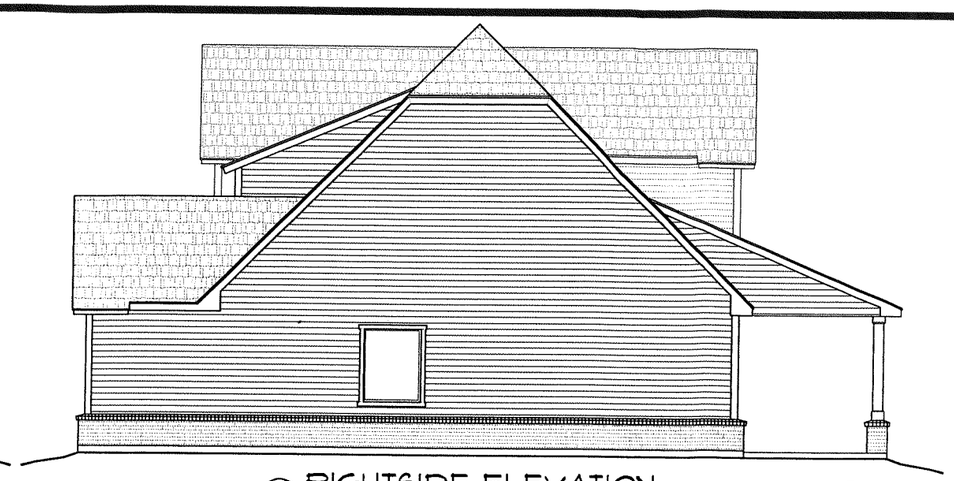
Design Consultants Inc.
RESIDENTIAL & COMMERCIAL DESIGNERS - SPACE PLANNING
771 E. SOUTHLAKE BLVD. STE 213 - SOUTHLAKE, TEXAS
VOICE (817) 905-7374 - FAX (682) 393-3090

SHEET
A1.0

CC ITEM # 8, 23, 24
PZ ITEM # 8, 16, 17



3 LEFTSIDE ELEVATION
SCALE: 1/4"=1'-0"
PLAN NORTH



4 RIGHTSIDE ELEVATION
SCALE: 1/4"=1'-0"
PLAN NORTH

2 REAR ELEVATION
SCALE: 1/4"=1'-0"
PLAN NORTH

1 FRONT ELEVATION
SCALE: 1/4"=1'-0"
PLAN NORTH

© DESIGN CONSULTANTS INC.

SCALE:
1/4"=1'-0"

PROJECT NO.
DC3015

DATE:
11/4/2019

DESIGNER:
MTT

REVISON:
#-x/x/20xx

TURNER ROAD PROJECT 2R
TURNER RD. - LOT: 2R, BLOCK: 1 - 411 TURNER ADDITION
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

PROJECT:

Design Consultants Inc.
RESIDENTIAL & COMMERCIAL DESIGNERS - SPACE PLANNING
771 E. SOUTHLAKE BLVD. STE 213 - SOUTHLAKE, TEXAS
VOICE (817) 905-7374 - FAX (682) 323-3090

SHEET
A1.0

CC ITEM # 8, 23, 24
PZ ITEM # 8, 16, 17

CASE NAME: PD19-02 Troy L Burchfield
CASE ADDRESS: 411 Turner Rd.
CURRENT PROPOSED LEGAL DESCRIPTION: Block 1 Lots 1 and 2

SECTION	REGULATION	PROPOSED DEVIATION	EXPLAINATION
16G 2	Depth of rear yard, feet - 25	Lot 1: Depth of rear yard feet – 18 Lot 2: Depth of rear yard feet- 18	The single lot is presently platted with 18' rear yard.
16G 5	Depth of lot, feet - 100	Depth of lot, feet- Lot 1: 90.35' west- 84.75' east Lot 2: 90.35' east- 79.49' west	Lot 1R provides 7,500 sq. ft. Lot 2R provides 6,338 sq. ft. The proposed lot sizes well exceed the R-5 zoning requirements. Lot 1R will accommodate a 3,000 sq. ft. home Lot 2R will accommodate a 2,535 sq. ft. home Lots 1R and 2R site plans meet the impervious cover requirements.

CC ITEM # 8, 23, 24
PZ ITEM # 8, 16, 17

PD1902

RECEIVED
NOV 4 2019

CC ITEM # 8, 23, 24
PZ ITEM # 8, 16, 17

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

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: DECEMBER 17, 2019

SUBJECT: FINAL PLAT APPLICATION
LOTS 1R AND 2R, BLOCK 1, 411 TURNER ADDITION
(BEING A REPLAT OF LOT 1, BLOCK 1, TURNER ADDITION)

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

APPLICANT .....Troy Burchfield

REASON FOR APPLICATION ..... Subdividing lot into two (2) lots

PROPERTY LOCATION .....411 Turner Road

ACREAGE..... 0.3177

ZONING R-5.0

NUMBER OF LOTS 2

PREVIOUS PLATTING .....May 2018

CONCEPT PLAN .....No

SITE PLAN..... PD19-02

OPEN SPACE REQUIREMENT..... Yes

AVIGATION RELEASE ..... Yes

PUBLIC HEARING REQUIRED ..... Yes

PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOTS 1R AND 2R, BLOCK 1, 411 TURNER ADDITION
(BEING A REPLAT OF LOT 1, BLOCK 1, 411 TURNER ADDITION)

I. GENERAL:

- The applicant, Troy Burchfield is platting the 0.3177 acre lot into two (2) residential lots. The property is located at 411 Turner Road.

II. STREET SYSTEM:

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

  ☒ not on the City Thoroughfare Plan:

☒ Periphery Street Fees are due as follows: By Code the Developer/Builder is required to construct the Curb & Gutter and the Sidewalk along Tuner Road.

Type of Roadway	Cost / LF	Length	Cost
☐ Major Arterial (A)	$ 234.57 / LF		
☐ Major Arterial (B)	$ 178.35 / LF		
☐ Minor Arterial (C)	$ 203.06 / LF		
☐ Minor Arterial (D)	$ 170.33 / LF		
☐ Collector (E)	$ 170.33 / LF		
☐ Collector (F)	$ 150.98 / LF		
☒ Sidewalk	$ 25.00 / LF		
☒ Curb & Gutter	$ 15.00 / LF		

☐ Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

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

IV. WATER SYSTEM:

☒ The existing water supply system bordering the subject site is adequate to serve the development.

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

V. SANITARY SEWER SYSTEM:

☒ The existing sanitary sewer collection system bordering the subject site is adequate to serve the development.

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

VI. MISCELLANEOUS:

☐ Water and Wastewater Impact Fees are not required for:

☒ Water and Wastewater Impact Fees are due prior to the issuance of building permits for: Lots 1R & 2R, Block 1, 411 Turner Addition

☒	Single Family Residential	($ 2,414/ Lot)
☐	Multifamily	($ 1,134/ Unit)
☐	Hotel	($ 43,632/ Acre)
☐	Corporate Office	($ 20,523/ Acre)
☐	Government	($ 4,414/ Acre)
☐	Commercial / Industrial	($ 5,739 / Acre)

☐ Open Space Fees are not required for:

☒ Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for: Lots 1R & 2R, Block 1, 411 Turner 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 (BZA 18-04: allowed 79' lot depth at narrowest portion)
- ☐ 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 10' pedestrian, access, drainage and utility easement throughout the development.
- ☐ 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.

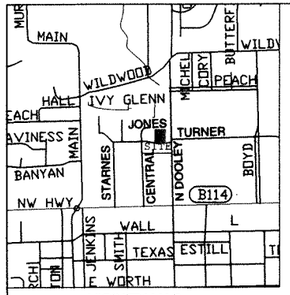
☒ The onsite sidewalk easements are necessary to provide for a sidewalk network to serve the development of this site.

☒ 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 1R & 2R, Block 1, 411 Turner Addition."

CC ITEM # 8, 23, 24
PZ ITEM # 8, 16, 17



VICINITY MAP
1"=1000'

0' 10' 20'
SCALE: 1" = 20'

Basis of Bearings:
Assumed North

SURVEYORS NOTES:

1. ALL LOT CORNERS WILL BE 5/8"IRON RODS WITH A BLUE CAP STAMPED "RPLS 5094" UNLESS NOTED OTHERWISE.

2. ACCORDING TO THE FLOOD INSURANCE RATE MAP, DATED SEPTEMBER 25, 2009, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0105K, THIS TRACT IS NOT IN A FLOOD HAZARD AREA. TRACT IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN. This determination is only accurate on the date of the Above Flood Insurance Rate Map.

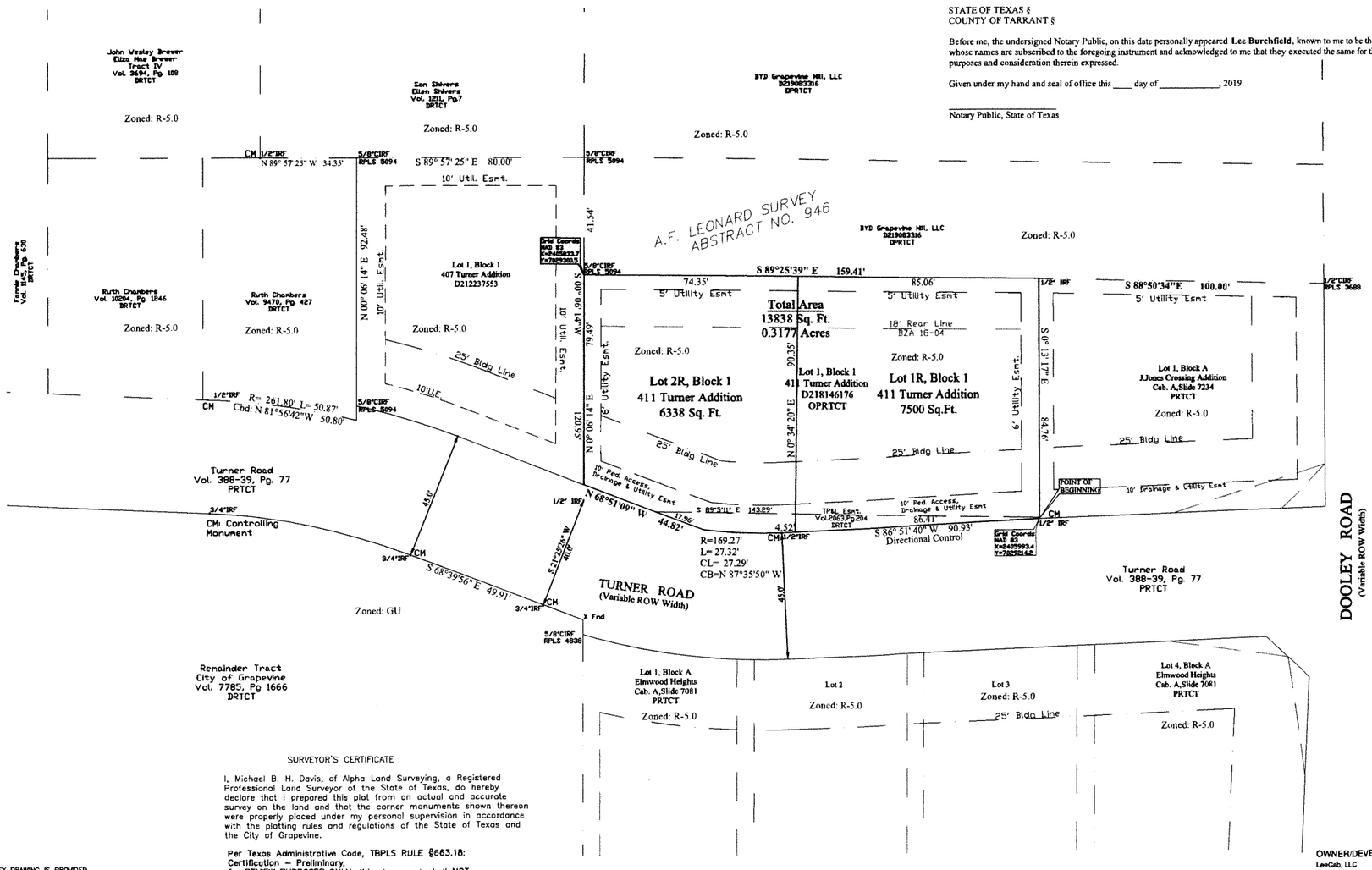
3. The Zoning information & Flood Zone information noted on this plat is only accurate on the date this data was compiled.

BOARD OF ZONING ADJUSTMENT CASE #BZA18-04:

Section 16.G. 2, The Board approved a variance allowing a rear yard setback of 18-feet for a proposed lot.

Section 16. G. 5, The Board approved a variance allowing a lot depth of 79-feet at its narrowest portion for a proposed lot.

Total Platted Area:	13,838 Sq. Ft.
Net Platted Area:	13,838 Sq. Ft.
Right-of-Way Dedication Area:	0 Sq. Ft.
Easement Dedication Area:	0 Sq. Ft.



C:\MBD_RPLS3\411 Turner Rd\411 Turner Rd_Working Replat2.dwg modified by mbd at Dec 11, 2019 - 9:18am

AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, LeeCab, LLC, hereinafter called "Owner" (whether one or more), is the owner of Lot 1, Block 1, 411 Turner Addition, situated in the City of Grapevine, Tarrant County, Texas, being more particularly described as shown on this plat.

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

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

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

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

_____ _____
Title

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned Notary Public, on this date personally appeared **Lee Burchfield**, known to me to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

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

_____
Notary Public, State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

Whereas, LeeCab, LLC is the owner of LOT 1, BLOCK 1, 411 TURNER ADDITION recorded as D218146176 Official Public Records, Tarrant County, Texas (OPRTCT) and the deed recorded as 219031994 OPRTCT and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the southwest corner of Lot 1, Block A, J. Jones Crossing Addition per the plat recorded in Cabinet A, Slide 7234, Plat Records, Tarrant County, Texas (PRTCT), and being on the northerly line of Turner Road per the plat recorded in Volume 388-39, Page 77, PRTCT;

THENCE South 86° 51' 40" West, with the northerly line of Turner Road a distance of 90.93 feet to a 1/2" iron rod found for the beginning of a non-tangent curve to the right having a Radius of 169.27 feet and a Chord Bearing North 87° 35' 50" West with a Chord Length of 27.29 feet;

THENCE Northwesterly with said curve to the right, an Arc distance of 27.32 feet to a 5/8" iron rod with a blue cap stamped RPLS 5094 set for the end of said non-tangent curve;

THENCE North 49° 56' 09" West, with the present north line of Turner Road, a distance of 44.81 feet to a 1/2" iron rod found for the southeast corner of Lot 1, Block 1, 407 Turner Addition per the plat recorded as D212237553, OPRTCT;

THENCE North 0° 06' 14" East, with the east line of said Lot 1, 407 Turner Addition, a distance of 79.49 feet to a 5/8" iron rod with a cap stamped RPLS 5094 found for a corner;

THENCE South 89° 25' 39" East, with the common line between said LeeCab, LLC tract and a tract of land conveyed to BYD Grapevine Hill, LLC per the deed recorded as D219083316, OPRTCT, a distance of 159.41 feet;

THENCE South 0° 13' 17" East, with the west line of said Lot 1, J. Jones Crossing Addition a distance of 84.76 feet to the **POINT OF BEGINNING** and containing a calculated area of 13,838 Square Feet or 0.3177 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, that LeeCab, LLC does hereby adopt this plat of Lots 1R & 2R, Block 1, **411 Turner 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.

_____ _____
Name Title

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned Notary Public, on this date personally appeared Lee Burchfield, known to me to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

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

_____
Notary Public, State of Texas

PLANNING & ZONING COMMISSION

Date Approved: _____

Chairman: _____

Secretary: _____

RECEIVED
GRAPEVINE CITY COUNCIL
DEC 10 2019
BY: _____

Date Approved: _____

Mayor: _____

City Secretary: _____

For REVIEW PURPOSES ONLY, this document shall NOT be recorded for any purpose.

FINAL PLAT
of
LOTS 1R & 2R, BLOCK 1
411 TURNER ADDITION
being a replat of
Lot 1, Block 1
411 Turner Addition'
out of the
A.F. Leonard Survey
Abstract No. 946
Grapevine, Tarrant County, Texas
0.3177 Acres, Zoned R-5.0
2 Lots
Resubmitted December 11, 2019

This Plat Filed as Document No. _____, Date _____

SURVEYOR'S CERTIFICATE

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

Per Texas Administrative Code, TBPLS RULE §663.18: Certification – Preliminary, for REVIEW PURPOSES ONLY, this document shall NOT be recorded for any purpose.

_____
Michael B.H. Davis
Texas R.P.L.S. Number 5094
Firm Registration Certificate Number: 10135300

NOTE: THIS SURVEY DRAWING IS PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES & NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THIS ORIGINAL TRANSACTION.

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OWNER/DEVELOPER
LeeCab, LLC
745 Trials End Circle
Hurst, Texas 76054
Contact: Lee Burchfield
Phone: 817-715-3285

LAND SURVEYOR
Michael B. Davis,RPLS
Alpha Land Surveying, Inc.
869 Elkin Lane
Keller, Texas 76262-4941
Phone: 817.614.8017
Fax: 817-379-5696
mbd7@gte.net

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: DECEMBER 17, 2019

SUBJECT: APPROVAL FOR THE PURCHASE OF AUTOMATED PARKING STATIONS FOR LAKE PARKS BOAT RAMPS

RECOMMENDATION: City Council to consider approval for the purchase of automated parking stations for Lake Parks boat ramps from Mitchell Time & Parking for the Parks and Recreation Department.

FUNDING SOURCE: Fundind for this purchase is currently available in the Lakes Park Fund 119 for a total amount not to exceed $53,160.

BACKGROUND: This purchase is to replace the old and outdated "honor vault" pay system at Grapevine Parks and Recreation managed boat ramps on Grapevine Lake. The current cash handling system does not meet current cash handling protocols. The proposed automated pay stations will eliminate the need and risk associated with cash pick-up removing the chance of theft, reduce human error, expedite reconciliation reports and better integrates monitoring efforts between Finance, Police, and Parks and Recreation. The automated parking stations are solar powered so there is no added cost to run power or additional electricity fees.

This purchase will be made in accordance with an existing interlocal agreement with the Region 14 Education Service Center in Texas through the National Cooperative Purchasing Alliance (NCPA) Program as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

Bids were taken by the cooperative and a contract was awarded to Mitchell Time & Parking. The Parks and Recreation Department and Purchasing staff reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product, service and pricing for meeting the needs of the City.

Staff recommends approval.

RS/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: DECEMBER 17, 2019

SUBJECT: APPROVAL OF FIRE DEPARTMENT RESOURCE ALLOCATION STUDY CONTRACT

RECOMMENDATION: City Council to consider a contract to review current Fire Department operations with Fitch and Associates.

FUNDING SOURCE: Funding for this contract is available in account 100-44540-120-001 (Professional Services / Non-Departmental) in the amount of $49,995.

BACKGROUND: Fitch and Associates will conduct a review of current fire department operations to determine effectiveness, efficiency and long-term sustainability in order to insure that we continue providing quality fire and emergency medical services to our residents and visitors.

Tasks to be completed include:

Comprehensive quantitative data analysis report
Comprehensive geographic Information Systems Analysis report
High level community risk assessment
Fire department staffing/deployment strategies
Fire department scheduling strategies
Apparatus and reserve replacement strategies
Final report

The project is expected to take approximately four months to complete and will cost $49,995 which includes travel expenses.

Staff looked at several different firms that do similar work and determined that Fitch and Associates best meets our needs at this time because of their broad experience in providing these services to Fire and EMS providers including current studies for the cities of Dallas and Houston. The consultant team has extensive public sector experience, including as firefighters, paramedics, various command roles and as a Fire Chief.

Staff recommends approval.

CC ITEM # 11

FITCH & ASSOCIATES

20 October 2019

Via email: dbrown@grapevinetexas.gov

Darrell Brown
Fire Chief
City of Grapevine
1007 Ira E. Woods Avenue
Grapevine, TX 76051

Dear Chief Brown:

Thank you for your inquiry and considering Fitch & Associates to work with the City of Grapevine's Fire Department and to chart a future course. We are pleased to be able to provide information to allow you to better understand our consulting approach and value.

Per our conversation, your goal is to objectively review current operations and provide future oriented considerations for greater effectiveness, efficiency, and long-term sustainability. The evaluation will include identifying opportunities for improvement that may include alternatives to current structures, operations, and deployment. As an objective third-party expert, one of the specific questions to be answered is the validity and efficacy of internal plans related to the redistribution of human and capital resources towards emergency medical services. The key deliverable for the project is to be a clearly written executive summary report outlining our conclusions and actionable recommendations. In addition, a professional presentation will be developed and presented.

Fitch & Associates is the leading system review and system design consulting firm in North America. For over 35 years, we have worked with clients ranging from large urban fire systems to smaller volunteer and combination services. We have extensive experience in fire-based programs and within the State of Texas. The approach we use blends your team's intimate knowledge of the area with our broad experience working with diverse Fire and EMS models.

Per our brief discussion, we offer the following scope of work for your project:

- Meet with key leaders to frame the objectives of the review and desired outcomes.
- Review the representative fire agency to understand the current operations, existing efficiencies and best practices.
- Onsite data collection and interactions with key stakeholders.
- Complete a review of operational, deployment, and associated administrative policies.
- Identify strategies for long-term sustainability, improved response capacity, effectiveness, and efficiency.
- Develop an implementation strategy, including the identification of potential issues and high-level strategies to mitigate those issues.
- Prepare a summary report outlining current state and key improvement recommendations. We will conduct an executive briefing on site.
- Deliver a formal presentation of the findings.

From a high level, the project will include the delivery of the following :

- Comprehensive Quantitative Data Analysis Report
- Comprehensive GIS Analysis Report
- High level community risk assessment
- Fire department staffing strategies
- Fire department scheduling strategies
- Fire Department deployment strategies
- Apparatus, capital, and reserve for replacement strategies
- Executive summary style report with PPT presentation slide deck

Figure 1 --- Project Approach, Timeframes, Activities and Deliverables

TIMEFRAME	Month 1	Month 1-2	Month 2-3	Month 3-4
ACTIVITIES	Teleconference Kickoff Data Request Tool Provided	On-site Visit Stakeholder Interviews	Formation of Potential Alternatives	Assimilation of all information into formal presentation of findings.
DELIVERABLES	Scope Confirmation	Site Visit Scheduled	Initial Findings Briefing	Delivery of Presentation to Council/Stakeholder Group

One of the Firm's partners is involved in every project. I will serve as the partner on this project. The other key staff members supporting your project will be Chief Ian Womack and Chief Bruce Moeller. I have provided a brief synopsis of our backgrounds. More information on the staff and the Firm is available at our website http://www.fitchassoc.com.

Our clients, in their own words, best describe our commitment to your success. Several brief video clips are available at http://www.fitchassoc.com/our---customers.html. Additional client references are available upon request.

The total professional service fees will be $49,995. This is a fixed price proposal inclusive of travel and expenses. The completion time is three to four months. I hope this information is helpful to you in considering Fitch & Associates for your important project.

Additional information, including copies of public reports, articles, and research we routinely conduct for the *Journal of Emergency Medical Services* is available on our website. Please contact me if we can answer any questions or offer additional information about scheduling next steps. Thank you again for allowing us to present this proposal for your consideration.

Sincerely,

Steven Knight

Steven Knight, PhD
Partner

FITCH

Proposed Project Staff

Three key team members will be working on the project. They include:

Chief Steven Knight (Ret.), PhD, Partner Project Oversight. Dr. Knight has nearly 25 years of experience and recently retired as the Assistant Fire/EMS Chief for the City of St. Petersburg, Florida. He is a subject matter expert for both the National Fire Academy and the Center for Public Safety Excellence (CPSE). He has also served as a team leader and peer assessor for the Commission on Fire Accreditation International (CFAI) and has held multiple faculty appointments in Fire Science and EMS. Dr. Knight previously served the International City and County Management Association (ICMA), as the Senior Manager for Fire and EMS.

Dr. Knight holds a PhD from the University of South Florida in Curriculum and Instruction and a Minor in Research and Measurement, a Master's degree in Public Administration from Troy University and a Bachelor's in Fire & Safety Engineering from the University of Cincinnati. Chief Knight is also a graduate of and faculty for the Executive Fire Officer Program (EFO) through the U.S. Fire Administration, Federal Emergency Management Agency. Knight is an accredited Chief Fire Officer (CFO) through the Center for Professional Credentialing. Knight also served as an adjunct professor at St. Petersburg College and the State College of Florida in their Fire Science and Public Safety Administration Programs, is the former program director for Emergency Medical Services at the Manatee Technical Institute and is an affiliate faculty with the University of Central Florida's College of Medicine.

Bruce J. Moeller, PhD – Senior Consultant. Dr. Moeller joined the firm last year. He most recently served as Executive Director for Safety & Emergency Services in Pinellas County, Florida and as Interim Chief of Staff for the County. Pinellas County is a community of almost 1 million residents; his areas of responsibility include 9-1-1, EMS &Fire Administration, Justice & Consumer Services, Radio & Technology, Emergency Management and Animal Services. Prior to his current role, Dr. Moeller served as city manager in Sunrise, Florida. Moeller's background includes 30+ years of public safety service, culminating as Chief of Department for several fire-rescue agencies, including Broward County, Florida.

Dr. Moeller is active in fire service and public management organizations, having served in committee and leadership roles for the International City County Management Association (ICMA), National Fire Protection Association (NFPA), and International Association of Fire Chiefs (IAFC). He is also an active member of the International Chiefs of Police (IACP).

Ian Womack – Senior Consultant
Chief Womack has over 16 years of experience in fire and emergency services and is currently serving as a Division Chief for St. Petersburg Fire & Rescue, an ISO Class 1 and internationally accredited department. SPF&R serves more than 260,000 residents and responds to over 60,000 emergency incidents annually from thirteen fire stations. Chief Womack currently oversees the department's Rescue Division, which delivers EMS services to the community with 22 ALS Units. Chief Womack has cutting edge experience with fire-based EMS system design, resource allocation/utilization and service delivery contracts. Ian has also helped multiple urban agencies develop standards of cover, strategic plans, and deployment strategies that employed cutting edge best practice.

Ian earned a degree with honors in Fire Science and a BAS summa cum laude in Public Safety Administration

from St. Petersburg College. He is also a graduate of the Eckerd College Management Development Institute's Leadership Development program and the St. Petersburg Chamber of Commerce Leadership St. Pete program.

Teresa Johnson, PhD – Senior Consultant – Quantitative Analytics and Clinical Research. Dr. Teresa R. Johnson served as the Director of the Office of Assessment and Evaluation at the Johns Hopkins University School of Medicine (JHUSOM). In this role, she is responsible for designing and launching initiatives related to the assessment of students and the evaluation of programs in undergraduate, graduate, and continuing medical education, graduate biomedical education, and post-doctoral training. She establishes strong partnerships with faculty members and program administrators to ensure that assessment and program evaluation activities align with learner needs, program goals, accreditation standards, and evidence-based best practices. Dr. Johnson is also an Assistant Professor of Health Sciences Informatics at JHUSOM and serves as a capstone advisor for the Master of Education in Health Professions program. In both the Director and Assistant Professor roles, she collaborates with other faculty members on educational research projects and provides consultation to faculty members as a managing board member of the Institute for Excellence in Education.

Prior to joining JHUSOM in November of 2015, Dr. Johnson served as an Assistant Professor of Medical Education at the University of Central Florida College of Medicine (UCFCOM), where she taught statistics and research methods to first- and second-year undergraduate medical students. She also served as a mentor and advisor in the Focused Inquiry and Research Experience (FIRE) module at UCFCOM, assisting hundreds of medical students through a two-year research project required in the M.D. program. Dr. Johnson was also responsible for developing a research program as an independent researcher and in conjunction with other medical education faculty, particularly as it related to evaluating the effectiveness of alternative pedagogical approaches (e.g., game-based learning), technological innovations (e.g., mobile applications for real-time evaluation), and assessment methods in medical education (e.g., through use of virtual patients).

Dr. Johnson completed her M.S. and Ph.D. degrees in Educational and Sport Psychology at Florida State University (FSU) in Tallahassee, FL. During her graduate studies, she worked as a Sport Psychology Consultant for the FSU NCAA Division I women's softball and men's golf teams and taught undergraduate sections of Sport Psychology and Classroom Applications of Educational Psychology.

Brian McGrath – Senior Consultant – GIS and Mapping Analyst. Brian McGrath serves as President of CAD North Inc. His responsibilities include Administration, Marketing, Software Development and Business Analysis/Requirements Documentation. He brings over 18 years' experience in Information Systems management and development in the public safety industry including 10+ years Business and Systems Analysis in public safety software development. He has exceptional ability at requirements capture, analysis and documentation and is fully conversant with all aspects of the software product development and implementation lifecycle. He is an experienced software developer of public safety dispatch applications including software development using TriTech's RAPTOR API. He possesses excellent communications and interpersonal skills, is comfortable at all organizational levels and has a solid base of operational experience in public safety communications.

Best Practices and Relevant Project References

We are pleased to provide references for any of the more than 1,000 projects the firm has conducted. For your convenience, the following are several entities that would be pleased to speak with you about their experiences with the firm. Additional references are available on our website.

Best Practices Utilized by Fitch & Associates

FITCH remains on the cutting edge of best practices in the fire and emergency medical services. Our consultants are intimately involved with many state and national associations and are frequent presenters at international conferences:

- National Forum for Black Public Administrators Conference (NFBPA)
- Fire Rescue International by the International Association of Fire Chiefs (IAFC)
- Firehouse World
- Excellence Conference by the Center for Public Safety Excellence and the Commission on Fire Accreditation International (CPSE/CFAI)
- Volunteer Chiefs Association (VCOS)
- Canadian EMS Chiefs Conference
- International City/County Management Association (ICMA)
- Navigator - International Academies of Emergency Dispatch (IAED)
- EMS World

Additionally, your proposed team has presented at the following state associations in the last five years:

- Texas Fire Chiefs Education Conference
- California League of Cities
- Florida Fire Chiefs Association
- Louisiana Fire Chiefs Association
- Illinois Fire Chiefs Association
- Washington Fire Chiefs Association
- Nevada Fire Chiefs Association (Nevada Fire Show)
- Connecticut Fire Chiefs Association
- Georgia EMS Conference

Finally, *FITCH* hosts its own conference on Fire/EMS best practices titled Pinnacle Leadership. All of these efforts assist *FITCH* in maintaining our best practices approach to consulting and advising. For example, a proprietary process is utilized to develop a temporal and demand based geographic marginal utility model that is leading edge in designing fire and EMS systems in a manner that best articulates and describes both return on investment of resource allocation and the assumption of risk by the community.

References and Demonstrated Experience

In addition to the intuitive strengths derived from leadership in the emergency services field and more than three decades of consulting, *FITCH* also offers specific expertise gained from multiple projects that required similar expertise to the one proposed. *FITCH* has evaluated numerous communities' needs and provided leadership in a variety of projects that involved collaboration by many different agencies for the common

good. We have an ability to keep focused on the final result while keeping the planning process moving.

FITCH is uniquely qualified to conduct this review. *FITCH* specializes in public safety consulting and has direct experience with assignments similar to yours. Below are several projects that demonstrate our experience developing community risk assessments and standards of coverage documents for public fire agencies.

Snohomish Fire District #7, Washington

FITCH was originally contracted only to complete a Standards of Cover process for the Fire District. *FITCH* was retained to facilitate the establishment and adoption of risk-based deployment strategies. Prior to completing the project, the client requested additional assistance with an organizational efficiency study. The completed study provided 13 strategic recommendations to the agency that would provide more efficiency within the administrative and operational divisions. Within two years 12 of the 13 recommendations were implemented with positive results.

Additionally, the District once again retained Fitch & Associates to update and consolidate their Standards of Cover document to include a newly merged fire district.

The contact for the Fire District is Battalion Chief Ryan Lundquist, project manager/accreditation manager. He can be reached at rlundquist@snofire7.org.

The project demonstrates the firm's experience with Standard of Response Coverage Development.

City of St. Petersburg, Florida

The City of St. Petersburg contracted with the firm to assist the agency with an update of their Standards of Cover as they prepare for their 4th re-accreditation. *FITCH* completed comprehensive data and GIS analyses that the Department could utilize to update their existing standards of coverage document. In addition, St. Petersburg Fire & Rescue received the SAFER Grant designed to open a 14th station in the NW area of the City. *FITCH* assisted with recommendations for optimized station locations as well as reviewed multiple sites identified by the City. The review assisted the City while maintaining consideration for the internationally accredited status and ISO PPC of 1. This project was completed in January 2017.

The contact for this project is Division Chief Ian Womack. He can be reached at 727-893-7664 or ian.womack@ppesoftware.com.

The project demonstrates the firm's experience with Standard of Response Coverage Development, comprehensive quantitative data analyses, station location studies, and GIS analyses that balance local policy with NFPA, CFAI, and ISO guiding documents within the local fiscal and political environment.

City of Cape Coral, FL

FITCH was contracted to complete a Standards of Cover process for the City. *FITCH* was retained to facilitate the establishment and adoption of risk-based deployment strategies. The review identified and quantified risks and provided the operational and fiscal impacts to alternatives to the current service delivery model that best aligns risk, demand, and both human and capital resource allocations.

Subsequently, the City hired *FITCH* to facilitate and develop a Strategic Planning process. The projects were

completed and presented to city council in April 2019.

The contact for the City of Cape Coral is Fire Chief Ryan Lamb. He can be reached at 239-574-0501 or rlamb@capecoral.net.

The project demonstrates the firm's experience with Community Risk Assessment and Standards of Response Coverage Development and Staffing Optimization and Payroll considerations, as well as the facilitation of a 5-year Strategic Planning process.

City of Vancouver Fire Department, Vancouver, WA

FITCH was retained to complete a review of the City's EMS program and its relationship with the County and EMS District 2. The City made the decision to withdraw and not participate in the upcoming ambulance transport procurement prior to the consultation. In determining the optimal structure for the system, *FITCH* developed a strategy approved by both agencies to reverse roles and have the City lead the procurement process enabling the enhancements the City sought but preserving the economic advantages of procuring a single transport provider and maintaining service availability throughout the City and County. The firm subsequently analyzed coverage requirements, prepared detailed specifications and conducted a national procurement process. This project was concluded in 2014.

Subsequently, *FITCH* was contracted to complete a Standards of Cover that focuses efforts towards outcomes and deemphasizing response time...this will be completed in July of 2019. Additionally, the City has asked *FITCH* to complete a compliance evaluation for the ambulance service contract they manage and will begin in May/June 2019.

The contact for this project is Chief Joe Molina. He can be reached at 360.487.7201, by cell at 360.553.5385, or Joe.Molina@cityofvancouver.us.

The relevance of the Vancouver procurement project is the engagement demonstrates the breadth of our consulting practice, familiarity with a labor environment and our ability to work with multiple agencies with divergent objectives.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: DECEMBER 17, 2019

SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR NEWSBANK SERVICES

RECOMMENDATION: City Council to consider the renewal of an annual contract for NewsBank services with NewsBank, Inc. for the Library.

FUNDING SOURCE: Funding for this contract is currently available in account 100-42282-313-001 (General Fund - Library & Audiovisual Supplies) in the amount of $22,251.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for consolidated current and archived information from thousands of newspapers and other publications for the Library. The NewsBank, Inc. company has been a premier information provider for more than forty-five years and provides excellent customer service which meets the diverse needs of public library customers.

This procurement will be made in accordance with Local Government Code Chapter 252, Subchapter B, § 252.022. General Exemptions (B) (E), library materials.

Staff recommends approval.

RC/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: DECEMBER 17, 2019

SUBJECT: APPROVAL FOR THE AWARD OF ANNUAL CONTRACTS FOR RFB 492-2020 FOR HOT MIX ASPHALT

RECOMMENDATION: City Council to consider approval of annual contracts for hot mix asphalt with Austin Asphalt, Reynolds Asphalt and Sunmount Paving for the Public Works Department.

FUNDING SOURCE: Funding for these contracts is currently available in account 174-43301-415-090 (Street Maintenance/Capital Replacement/Transportation Infrastructure Maintenance) for an annual estimated amount of $400,000.

BACKGROUND: The purpose of this contract is to establish fixed indefinite quantity annual pricing for hot mix asphalt. The Public Works Street Department will use this material for street repairs and road construction projects. Material will be picked up at the plant or delivered to jobsite locations on an as-needed basis.

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The bid advertisement was posted in the Fort Worth Star Telegram on October 24, 2019 and October 31, 2019. RFB 492-2019 was issued through the City eBid system with 769 invitations sent out. Sixteen vendors viewed and downloaded the RFB and three bids were received. The bid was opened electronically and publicly on November 14, 2019 at 2 pm. The contract will be for an initial one-year period, with four one-year renewal options available.

Based on the evaluation of the bid by the Public Works Department and Purchasing it was determined that a non-exclusive award be made to all responsible and responsive bids meeting specifications to ensure availability of materials without interruption of road projects.

Staff recommends approval.

KH/LW

CC ITEM # 13

Event Number	RFB 492-2020	**Organization**	Grapevine TX Purchasing
Event Title	Hot Mix Asphalt	**Workgroup**	Grapevine TX Purchasing
Event Description	The City of Grapevine is soliciting sealed bid	**Event Owner**	Lance Wright
Event Type	Request for Bid	**Email**	lwright@grapevinetexas.gov
Issue Date	10/24/2019 10:23:56 AM (CT)	**Phone**	(817) 4103336
Close Date	11/14/2019 02:00:00 PM (CT)	**Fax**	(817) 4103066

Responding Supplier	City	State	Response Submitted	Lines Responded	Response Total
Sunmount Paving (Eurovia Atlan	Justin	TX	11/14/2019 12:08:58 PM (CT)	5	$488,180.00
Austin Asphalt, LP	Irving	TX	11/14/2019 09:31:41 AM (CT)	4	$492,532.40
Reynolds Asphalt & Constructio	Euless	TX	11/11/2019 02:27:54 PM (CT)	4	$495,113.00

Please note: Lines Responded and Response Total only includes responses to specification. No alternate response data is included.

"TABULATION STATEMENT"

ALL BIDS SUBMITTED ARE REFLECTED ON THIS BID TAB SHEET. **HOWEVER, THE LISTING OF A BID ON THIS SHEET SHOULD NOT BE CONSTRUED AS A COMMENT ON THE RESPONSIVENESS OF SUCH BID OR AS ANY INDICATION THAT THE CITY ACCEPTS SUCH BID AS RESPONSIVE.** THE CITY WILL MAKE A DETERMINATION AS TO THE RESPONSIVENESS OF BIDS SUBMITTED BASED UPON COMPLIANCE WITH ALL APPLICABLE LAWS, CITY OF GRAPEVINE PURCHASING GUIDELINES, AND PROJECT DOCUMENTS, INCLUDING BUT NOT LIMITED TO THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS. THE CITY WILL NOTIFY THE SUCCESSFUL BIDDER UPON AWARD OF THE CONTRACT AND, ACCORDING TO LAW, ALL BIDS RECEIVED WILL BE AVAILABLE FOR INSPECTION AT THAT TIME.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: DECEMBER 17, 2019

SUBJECT: CITY COUNCIL TO CONSIDER THE SECOND AMENDMENT TO THE CONTRACT FOR CONSTRUCTION MATERIALS AND ENGINEERING SERVICES

RECOMMENDATION: City Council to consider the second amendment to the contract for construction materials and engineering services with Terracon Consultants, Inc

FUNDING SOURCE: Funding for this is available in the participating departments in an amount not to exceed $500,000.

BACKGROUND: A contract was awarded to Terracon Consultants, Inc. in the amount of $250,000 on February 20, 2018. The purpose of this contract was to establish third party support for construction materials and engineering services required by the City for capital projects on an as-needed basis. These services included geotechnical testing, materials testing, asbestos materials testing, environmental testing, and inspection services. Staff anticipated the $250,000 fee originally approved by Council, would support services for two years.

Since the award of the contract, 24 task orders have been created appropriating over $200,000 of the original amount. The task orders included material, environmental, and geotechnical testing for Public Works (Roads – Boyd, Nolen, Nash and Berry intersection and Shadybrook; Utilities - I&I and WWTP projects), Bond Program (Fire Stations 1, 2, 3 and 4, Animal Control and Golf Course), Police (Gun Range cleanup), CVB (Palace Theater),Parks (softball facility, Green Ribbon, Bessie Mitchell House and Dog Park).

An additional, $250,000 was awarded on June 4, 2019 that created 10 new task orders. They included substantial allocations for construction materials testing for Fire Stations 2 and 3 and the Golf Course Clubhouse and the Animal Shelter.

Staff recommends an additional $500,000 be awarded to Terracon Consultants, Inc. for future construction materials and engineering services. Staff intends to continue to use this contract in support of specific currently authorized capital facility, roadway, parks, storm drain, and utility projects. This contract will also be used for small-scale projects where testing is required.

Staff recommends approval.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: DECEMBER 17, 2019

SUBJECT: APPROVAL TO ABANDON A 10-FOOT WIDE UTILITY EASEMENT AT 625 EAST WALL STREET

RECOMMENDATION: City Council to consider adopting an ordinance abandoning a 10-foot wide utility easement on Lot 6, Block 1, Wall Street Township located at 625 East Wall Street.

FUNDING SOURCE:

BACKGROUND: The property owner located at 625 East Wall Street has requested the City to abandon a 10-foot wide utility easement that was never occupied. The utility easement was originally dedicated from the Adams Addition plat in January 2015.

Staff recommends approval.

ORDINANCE NO. 2019-081

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ABANDONING AND VACATING A 10-FOOT WIDE UTILITY EASEMENT LOCATED ON LOT 6, BLOCK 1, WALL STREET TOWNSHIP TO THE CITY OF GRAPEVINE, TEXAS AS HEREINAFTER DESCRIBED

WHEREAS, the property owner of Lot 6, Block 1, Wall Street Township located at 625 East Wall Street, City of Grapevine, Tarrant County, Texas has requested that a 10-foot wide utility easement of said lot, as herein after described, be abandoned and vacated; and

WHEREAS, this easement was originally dedicated to the City as a 10-foot wide utility easement on the plat of Lot 1, Block 1, Adams Addition according to Instrument #D210042447; and

WHEREAS, the applicant has received signatures from all public franchise utility companies and the easement is not needed for public use and will not be needed in the future for public use; and

WHEREAS, abandoning and vacating the said easement will relieve the City of Grapevine, Texas from the cost and expense of maintaining said property; 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 0.02 acres utility easement located on Lot 6, Block 1, Wall Street Township as show in Exhibits “1” and “2”, attached hereto and incorporated herein for all purposes, is hereby abandoned and vacated for public use and the same is hereby abandoned and vacated insofar as all public right, title, interest in and to said right of way is concerned.

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. The fact that the easement is no longer needed by the public for public usage and would create a hardship or burden upon the City of Grapevine to keep open and maintain such easement creates an urgency and an emergency for the immediate preservation of the public health, safety, and general welfare which requires that this ordinance shall take effect immediately from and after its passage and it is accordingly so ordained.

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

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
City Attorney

Application for Abandonment of
A Public Right-of-Way/Easement

Address: 625 East Wall Street

Legal Description: Lot 6, Block 1, Wall Street Township

EXHIBIT NO. 1

Attached is one sealed copy of the metes and bounds description of the public right-of-way/easement situated in Lot 6, Block 1, Wall Street Township Addition/Subdivision to the City of Grapevine, Tarrant County, Texas, sought to be abandoned.

Description for a portion of Lot 6, Block 1, WALL STREET TOWNSHIP, an addition to the City of Grapevine, Tarrant County, Texas, according to Instrument No. D216119938, Real Property Records, Tarrant County, Texas, and being a ten feet (10') wide Utility Easement shown on said plat and also being a portion of a ten feet (10') wide Utility Easement shown on the plat of Lot 1A, Block 1, ADAMS ADDITION, an addition to the City of Grapevine, Tarrant County, Texas, according to Instrument No. D21502247, Real Property Records, Tarrant County, Texas, and being described by metes and bounds as follows:

Commencing at a 1/2" iron pin found for a northwest corner of Lot 6, and for the southeast corner of Lot 2A, in Block 1, and said Adams Addition; Thence S 00°19'35" E a distance of 6.00 feet along the east line of said 10' Utility Easement to the Point of Beginning of the tract herein described.

Thence S 00°19'35" E a distance of 91.98 feet along the east line of said easement;

Thence S 89°40'44" W a distance of 10.03 feet;

Thence N 00°19'26" W a distance of 91.98 feet;

Thence N 89°39'40" E a distance of 10.03 feet to the Point of Beginning, said described tract containing 0.02 of an acre of land.

STATE OF TEXAS
REGISTERED
ROGER W. HART
4484
PROFESSIONAL
LAND SURVEYOR

Prepared from previous survey 10/17/16
Bearings based on the Texas State Plane Coordinate System, North Central Zone and were obtained by GPS observations using the Texas Real Time Kinetic Network.
A drawing should accompany this description.

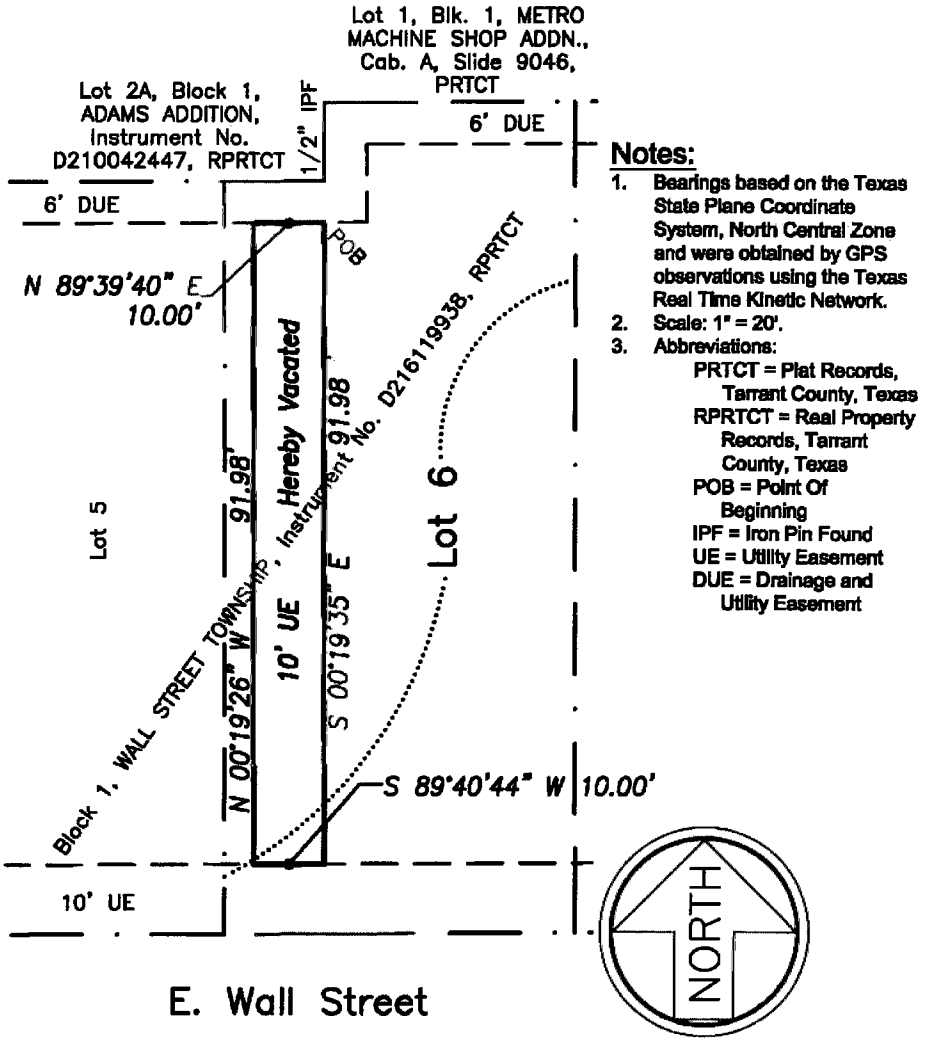
Application for Abandonment of
A Public Right-of-Way/Easement

Address: 625 East Wall Street

Legal Description: Lot 6, Block 1, Wall Street Township

EXHIBIT NO. 2

Attached is one copy of a plat or detailed sketch of the public right-of-way/easement sought to be abandoned in the above mentioned application, showing the surrounding area to the nearest streets in all directions, abutting lots, the block or blocks in which the portion of the public right-of-way/easement sought to be vacated is situated, and the addition or subdivision in which the portion of the public right-of-way/easement sought to be vacated is situated, and the addition or subdivision in which the portion of the public right-of-way/easement sought to be abandoned is situated.



Notes:

1. Bearings based on the Texas State Plane Coordinate System, North Central Zone and were obtained by GPS observations using the Texas Real Time Kinetic Network.
2. Scale: 1" = 20'.
3. Abbreviations:
   - PRTCT = Plat Records, Tarrant County, Texas
   - RPRTCT = Real Property Records, Tarrant County, Texas
   - POB = Point Of Beginning
   - IPF = Iron Pin Found
   - UE = Utility Easement
   - DUE = Drainage and Utility Easement

CC ITEM # 15

12/10/2019

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 3rd day of December, 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 7:01 p.m.

Item 1. Executive Session

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

A. Real property relative to deliberation 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.

The City Council recessed to the City Council Conference Room and began the closed session at 7:04 p.m. The closed session ended at 7:21 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to Sections 551.072 or 551.087. City Manager Bruno Rumbelow stated there was none.

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

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

REGULAR MEETING

Item 2. Invocation

Mayor Pro Tem Darlene Freed delivered the invocation.

Item 3. Posting of the Colors and Pledges of Allegiance

Boy Scout Troop 28 posted the colors and led the Pledges of Allegiance.

Item 4. Citizen Comments

John Sheppard, 1885 Cimarron Court, Grapevine, requested Council consider Rich DeOtte for the Tarrant Appraisal District Board of Directors. He also requested Council consider a different nomination process.

PRESENTATIONS

Item 5. Chief Financial Officer to present Fiscal Services department update.

Chief Financial Officer Greg Jordan presented the Fiscal Services department update and answered questions from Council. Mr. Jordan described the accomplishments of the different divisions within Fiscal Services and how they assist internal and external customers.

NEW BUSINESS

Item 6. Consider **Resolution No. 2019-034** authorizing an application for the submission of and receipt of a grant through the Solid Waste Pass-Through Grant Program from the Texas Commission of Environmental Quality and through the North Central Texas Council of Governments, and take any necessary action.

Emergency Management Coordinator Matt Feryan presented this item to Council. This grant will be used in conjunction with the Cities of Bedford, Colleyville, Euless and Hurst to develop a comprehensive disaster debris removal program.

Motion was made to approve Resolution No. 2019-034 authorizing an application for submission of the grant proposal through the North Central Texas Council of Governments for the solid Waste Pass-Through Grant Program.

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

RESOLUTION NO. 2019-034

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPLICATION FOR THE SUBMISSION OF AND RECEIPT OF A GRANT, THE SOLID WASTE PASS - THROUGH GRANT PROGRAM FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) THROUGH THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG), FOR FUNDING TO DEVELOP A DISASTER DEBRIS MANAGEMENT PLAN FOR THE CITIES OF BEDFORD, COLLEYVILLE, EULESS, GRAPEVINE, AND HURST, WITH A TOTAL GRANT VALUE OF NO LESS THAN $125,000 THAT IS FULLY FUNDED AND DOES NOT REQUIRE A CITY MATCH; AND AUTHORIZING THE CITY OF EULESS TO EXECUTE ALL DOCUMENTS IN REGARD TO THE REQUESTED FUNDS, WHICH INCLUDES THE POWER TO APPLY FOR, ACCEPT, REJECT, ALTER OR TERMINATE THE GRANT; AND PROVIDING FOR AN EFFECTIVE DATE

CONSENT AGENDA

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

Council Member Rogers requested Item 7 be removed from the consent agenda. This item was considered following the vote on the remaining consent items.

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

Item 8. Consider a one-year extension of Entertainment and Attraction Overlay **EA18-01** (Stand Rock Hotel and Waterpark) to include, but not be limited to, a hotel and water park with on-premise alcohol beverage sales (beer, wine, and mixed beverages), skill and coin

operated machines in excess of eight machines, building height in excess of 50 feet and three plyon-type signs set to expire on December 18, 2020.

Development Services Director Scott Williams recommended approval of the extension of the Entertainment and Attraction Overlay request that was approved on December 18, 2018. This request will extend the validity of the approval to December 18, 2020.

Motion was made to approve the consent agenda as presented.
Motion: Slechta
Second: Rogers
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Item 9. Consider the renewal of an annual contract for utility bill printing, mailing and offset printing services with DataProse, Inc.

Chief Financial Officer Jordan recommended approval of the annual contract for utility bill printing, mailing and offset printing services for a total estimated amount of $90,000.

Motion was made to approve the consent agenda as presented.
Motion: Slechta
Second: Rogers
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Item 10. Consider the purchase of hardware and software maintenance for the Public Safety Building Data Center from General Datatech, L.P.

Chief Technology Officer Tessa Allberg recommended approval of the purchase of hardware and software maintenance for the network switching equipment located in the data center for an amount not to exceed $91,127.

Motion was made to approve the consent agenda as presented.
Motion: Slechta
Second: Rogers
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Item 11. Consider the renewal of an annual contract for emergency medical continuing education with Best EMS.

Fire Chief Darrell Brown recommended approval of the renewal of the contract for emergency medical continuing education for an amount not to exceed $23,634.

Motion was made to approve the consent agenda as presented.
Motion: Slechta
Second: Rogers
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Item 12. Consider the purchase of fire hose and nozzles from Casco Industries.

Fire Chief Brown recommended approval of purchase of fire hose and nozzles that have reached end of life for an amount not to exceed $18,097.

Motion was made to approve the consent agenda as presented.
Motion: Slechta
Second: Rogers
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Item 13. Consider the renewal of an annual contract for in-car video recording solution and associated digital management services from Axon Enterprise, Inc.

Police Chief Mike Hamlin recommended approval of annual contract for in-car video recording solution and associated digital management services for an estimated amount of $47,842.

Motion was made to approve the consent agenda as presented.
Motion: Slechta
Second: Rogers
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Item 14. Consider the renewal of an annual contract for dedicated server hosting with BIS Consulting.

Public Works Director Bryan Beck recommended approval for dedicated server hosting with BIS Consulting for an amount of $16,800. BIS Consulting provides the host servers for Public Works' ArcGIS and Cartegraph OMS Web applications and softwares.

Motion was made to approve the consent agenda as presented.
Motion: Slechta
Second: Rogers
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Item 15. Consider an Interlocal Agreement with Tarrant County for the asphalt overlay work on Boyd Drive from Turner Drive to Northwest Highway.

Public Works Director Beck recommended approval of the agreement for asphalt overlay work on Boyd Drive for an amount not to exceed $200,000.

Motion was made to approve the consent agenda as presented.
Motion: Slechta
Second: Rogers
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 pavement leveling services with Nortex Concrete Lift & Stabilization.

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

Motion was made to approve the consent agenda as presented.
Motion: Slechta
Second: Rogers
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Item 17. Consider the minutes of the November 19, 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: Slechta
Second: Rogers
Ayes: Tate, Freed, Rogers, Coy, O'Dell, Slechta and Leal
Nays: None
Approved: 7-0

Item 7. Consider **Resolution No. 2019-035** casting all votes for John Fegan on behalf of the City for the Tarrant Appraisal District Board of Directors.

City Manager Rumbelow presented this item to Council and described the nomination process and recommended appointing John Fegan for the Tarrant Appraisal District Board of Directors. Mr. Rumbelow answered questions from Council.

Council discussed this item.

Motion was made to approve the resolution casting all votes for John Fegan to the Tarrant Appraisal District Board of Directors.

Motion: Freed
Second: Coy
Ayes: Tate, Freed, Rogers, Coy, O'Dell, and Slechta
Nays: Leal
Approved: 6-0-1

RESOLUTION NO. 2019-035

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS CASTING VOTES FOR THE ELECTION OF A CANDIDATE TO SERVE ON THE TARRANT APPRAISAL DISTRICT BOARD OF DIRECTORS AND PROVIDING AN EFFECTIVE DATE

ADJOURNMENT

Motion was made to adjourn the meeting at 8:15 p.m.

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

Passed and approved by the City Council of the City of Grapevine, Texas on this the 17th day of December, 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 1R, BLOCK 1, GLADE CROSSING RETAIL CENTER

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

APPLICANT ..... Lara Tafel, USAI, LP

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

PROPERTY LOCATION ..... Northwest corner of Euless-Grapevine & Glade Roads

ACREAGE..... 1.175

ZONING ..... CC: Community Commercial

NUMBER OF LOTS 1

PREVIOUS PLATTING .....No

CONCEPT PLAN .....No

SITE PLAN..... SP19-01

OPEN SPACE REQUIREMENT.....No

AVIGATION RELEASE ..... Yes

PUBLIC HEARING REQUIRED .....No

PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOT 1R, BLOCK 1, GLADE CROSSING RETAIL CENTER

I. GENERAL:

- The applicant, Lara Tafel with USAI, LP is platting the 1.178 acre tract of land into one (1) lot for a retail center. In April 1984, the property was platted as Lot 1, Block A, Glade Crossing Retail Center and six (6) years later in September 1991 a vacation plat was taken to City Council that left the right-of- way dedication for Euless- Grapevine and Glade Roads only. The property is located at 1000 W. Glade Road.

II. STREET SYSTEM:

- The development has access to Glade and Euless- Grapevine Roads.
- Abutting roads: ☒ on the City Thoroughfare Plan: Glade and Euless-Grapevine Roads

  ☐ not on the City Thoroughfare Plan:

☐ Periphery Street Fees are due as follows:

Type of Roadway	Cost / LF	Length	Cost
☐ Major Arterial (A)	$ 234.57 / LF		
☒ Major Arterial (B)	$ 178.35 / LF		
☐ Minor Arterial (C)	$ 203.06 / LF		
☒ Minor Arterial (D)	$ 170.33 / LF		
☐ Collector (E)	$ 170.33 / LF		
☐ Collector (F)	$ 150.98 / LF		
☐ Sidewalk	$ 25.00 / LF		
☐ Curb & Gutter	$ 15.00 / LF		

☒ Periphery Street Fees are not due: Both roadways are improved to Thoroughfare Plan standard.

III. STORM DRAINAGE SYSTEM:

- The site drains east.

- 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 1R, Block 1, Glade Crossing Retail Center

☐	Single Family Residential	($ 2,414/ Lot)
☐	Multifamily	($ 1,134/ Unit)
☐	Hotel	($ 43,632/ Acre)
☐	Corporate Office	($ 20,523/ Acre)
☐	Government	($ 4,414/ Acre)
☒	Commercial / Industrial	($ 5,739 / Acre)

☒ Open Space Fees are not required for: Lot 1R, Block 1, Glade Crossing Retail Center

☐ Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for:

☐	R-5.0, R-TH, Zero Lot District	($ 1,416.00 / Lot)
☐	R-7.5, Single Family District	($ 1,146.00 / Lot)
☐	R-12.5, Single Family District	($ 1,071.00 / Lot)
☐	R-20.0, Single Family District	($ 807.00 / Lot)

☐ Public Hearing Only

☐ Variances were required on the following items:

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

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

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

VII. STATEMENT OF FINDINGS:

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

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

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

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

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

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

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

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

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

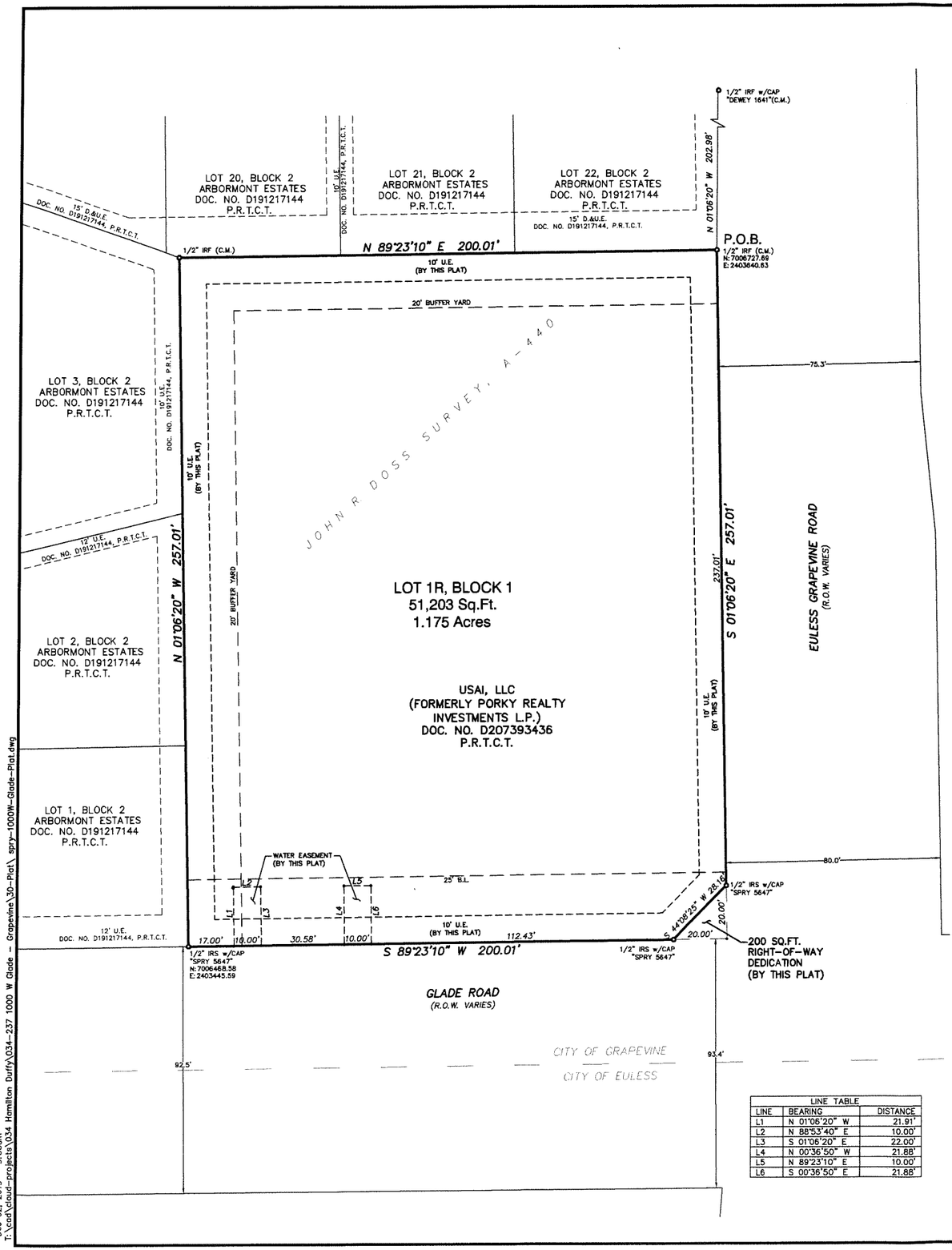
☐ The onsite sidewalk easements are necessary to provide for a sidewalk network to serve the development of this site.

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

VIII. RECOMMENDATION:

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

CC ITEM # 25
PZ ITEM # 18



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°06'20" W	21.91'
L2	N 88°53'40" E	10.00'
L3	S 01°06'20" E	22.00'
L4	N 00°36'50" W	21.88'
L5	N 89°23'10" E	10.00'
L6	S 00°36'50" E	21.88'

NOTES

1. USAI, LP previously known as Porky Realty Investments, L.P. is the owner of the hereon shown property per the deed recorded in Document Number D207393436, in the Public Records of Tarrant County, Texas. Porky Realty Investments, L.P. officially changed their name with the Office of the Secretary of State Filing Number 800697472.
2. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
3. All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
4. Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".
5. The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
6. The surveyed property is subject to the Dallas–Fort Worth Regional Airport Ordinance No. 71–100, recorded in Volume 7349, Page 1106, in the Public Records of Tarrant County, Texas.
7. Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
8. According to the Flood Insurance Rate Map No. 48439C0115K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100–year flood.
9. On the issue date of this survey the surveyed property shown hereon is zoned CC (Community Commercial) according to the City of Grapevine's online zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.
10. The surveyed property is out of Lot 1, Block A, Glade Crossing Retail Center, recorded in Volume 388–176, Page 2 P.R.T.C.T., vacated by Vacation Plat recorded in Cabinet A, Page 824 (Document Number D191116399) P.R.T.C.T.
11. All coordinates shown hereon are based on the City of Euless City Monuments E17 (Reset) and E24.

AVIGATION RELEASE
STATE OF TEXAS
COUNTY OF TARRANT

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

NOW THEREFORE, in consideration of the sum of ONE AND 00/100 ($1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise and quitclaim to the City of Grapevine, Tarrant County, Texas, the Dallas–Fort Worth International Airport Board, the Cities of Dallas, Texas and Fort Worth, Texas, their successors and assigns, hereinafter called "Cities", for the use and benefit of the public and its agencies, any and all claims for damages of any kind to persons or property that Owner may suffer by reason of the passage and flight of all aircraft in the air space above Owner's property above the height restriction as presently established by Ordinance No. 73–50 for the City of Grapevine, known as the Airport Zoning Ordinance of the Dallas–Fort Worth International Airport, to an infinite height above same, whether such damage shall originate from noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that my be caused by the operation of aircraft, landing at, or taking off from, or operating at or on the Dallas–Fort Worth International Airport.
This instrument does not release the owners or operators of aircraft from liability for damage to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel, and lubricant particles.

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

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

_____ _____
OWNER

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name is subscribed to the above and foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration expressed and in the capacity therein stated, and as the act and deed therein stated.

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

_____ Notary Stamp:
Notary Signature

_____ _____
Printed Name Commission Expires

OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, USAI, LLC, formerly Porky Realty Investments, L.P., is the owner of all that certain 1.180 acres of land, by virtue of the deed recorded in Document Number D207393436 in the Public Records of Tarrant County, Texas (P.R.T.C.T.), in the John R. Doss Survey, A–440, City of Grapevine, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)
BEGINNING at a 1/2" iron rod found for the northeast corner of the herein described tract, common to southeast corner of Lot 22, Block 2, of Arbormont Estates as recorded in Document Number D191217144, P.R.T.C.T., in the west right–of–way of Euless–Grapevine Road (variable width right–of–way), from which a found 1/2" iron rod with a cap stamped "DEWEY 1641" found bears North 01° 06'20" West – 202.98';
THENCE South 01° 06' 20" East – 257.01' along the west right–of–way of said Euless–Grapevine Road to the southeast corner of the herein described tract, at the intersection of east right–of–way line of said Euless–Grapevine Road and the north right–of–way line of Grod Road (variable width right–of–way);
THENCE South 89° 23'10" West – 200.01' along the north right–of–way of said Glade Road, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southwest corner of the herein described tract, common to the southeast corner of Lot 1, Block 2, of said Arbormont;
THENCE North 01° 06' 20" West – 257.01' along the east line of said Block 2, Arbormont Estates to a 1/2" iron rod found for the northwest corner of the herein described tract, common to the northeast corner of Lot 3, Block 2, of said Arbormont Estates;
THENCE North 89° 23'10" East – 200.01' along the south line of said Block 2, Arbormont Estates to the POINT OF BEGINNING and containing 1.180 acres of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS,

THAT **USAI, LLC.** does hereby adopt this plat of **Lot 1R, Block 1, Glade Crossing Retail Center**, 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 _____ 20____.

_____ _____
Signature of Owner Title

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name is subscribed to the above and foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration expressed and in the capacity therein stated, and as the act and deed therein stated.

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

_____
Notary Signature Notary Stamp:

_____ _____
Printed Name Commission Expires

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Grapevine, Texas.

This document shall not be recorded for any purpose. This drawing shall be used for

REVIEW PURPOSES ONLY

David Carlton Lewis
R.P.L.S. No. 5647

Date: December 2, 2019

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC
8241 Mid Cities Blvd Ste 102
North Richland Hills, TX 76182

STATE OF TEXAS
REGISTERED
DAVID CARLTON LEWIS
5647
PROFESSIONAL
LAND SURVEYOR

RECEIVED
DEC 0 5 2019
BY: .....

Graphic Scale in Feet
0 20' 40' 60'
SCALE: 1"=20'

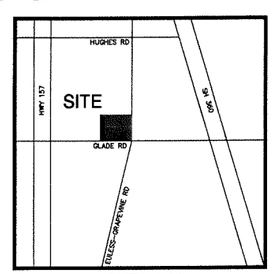
LEGEND NOT TO SCALE
BOUNDARY CORNER

ABBREVIATIONS

N.T.S.	NOT TO SCALE
U.N.O.	UNLESS NOTED OTHERWISE
P.R.T.C.T.	PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
R.O.W.	RIGHT–OF–WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT

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

Total Platted Area: 1.180 Acres
Net Platted Area: 1.175 Acres
ROW Dedication: 200 Square Feet
Easement Dedication: 0.2038 Acre



VICINITY MAP
NOT TO SCALE

SURVEYOR: Spry Surveyors, LLC
8241 Mid–Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817–776–4049
Firm Reg. No. 10112000

ENGINEER: Hamilton Duffy, P.C.
E.S.&C.M., Inc.
8241 Mid–Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817–268–0408

OWNER: USAI, LLC
1550 Edison Street, Suite 105
Dallas, Texas, 75207–3705

A FINAL PLAT OF
LOT 1R, BLOCK 1

GLADE CROSSING RETAIL CENTER

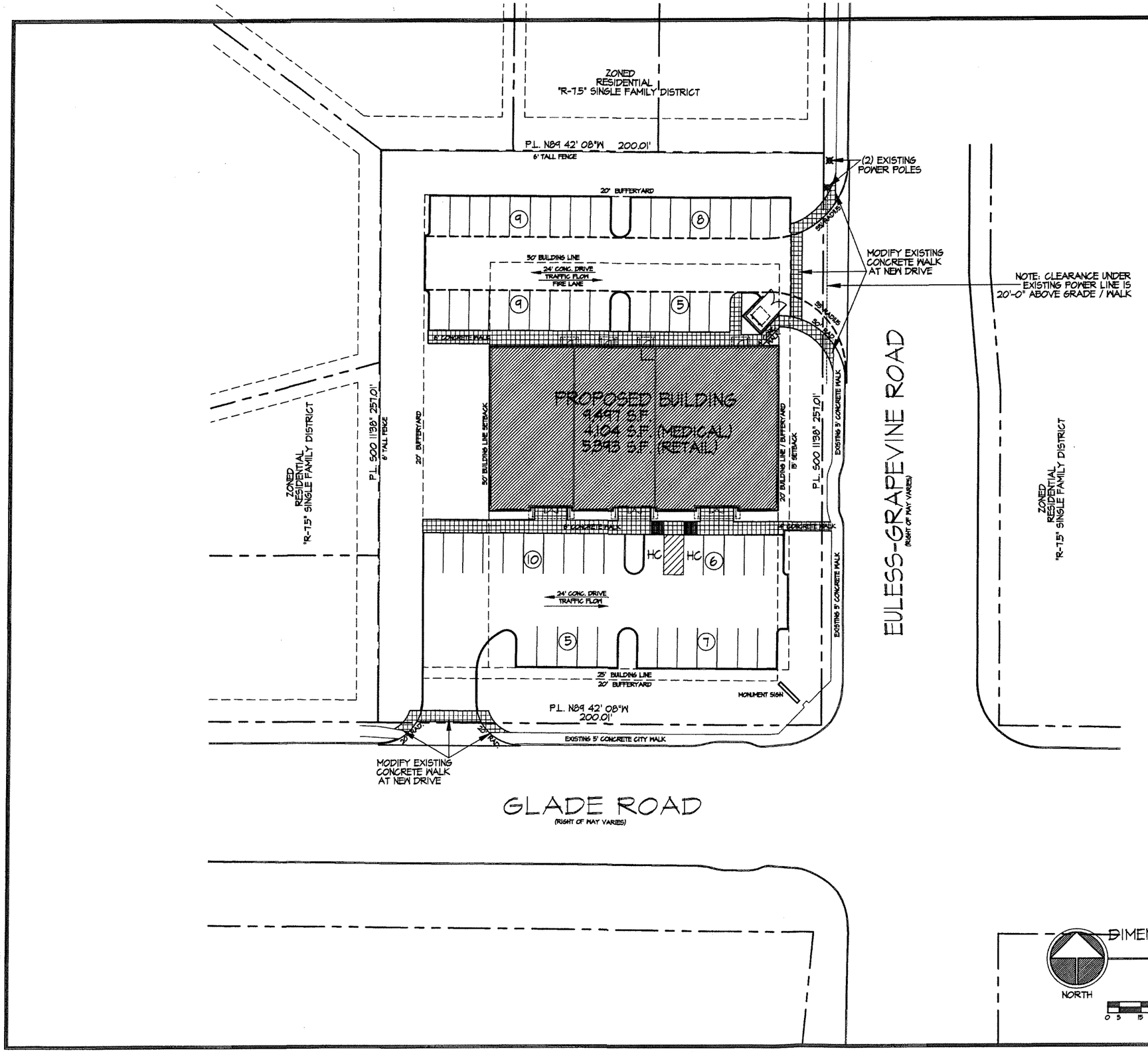
AN ADDITION TO THE CITY OF GRAPEVINE, WHICH IS 1.180 ACRES
IN THE JOHN R DOSS SURVEY, A – 440
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
ZONING: CC

SPRY PROJECT NO. 034–237–50
DATE: DECEMBER 2019

THIS PLAT FILED FILED ON _____ DOCUMENT NO. D_____

Dec 02, 2019 – 9:33am
T:\cad\cloud-projects\034 Hamilton Duffy\034-237 1000 W Glade – Grapevine\30-Plat\ spry-1000W-Glade-Plat.dwg

CC ITEM # 25
BC ITEM # 18



ALL THE REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE BE MET DURING THE PERIOD OF CONSTRUCTION.

ALL ON SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.

MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED AND OPERATED TO MINIMISE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

LIGHTING SHALL BE DESIGNED TO REFLECT AWAY FROM ANY ADJACENT RESIDENTIAL AREA.

A WALL, FENCE OR BERM AT LEAST 6' IN HEIGHT IS REQUIRED ADJACENT TO THE WEST AND NORTH PROPERTY LINES TO EFFECTIVELY SCREEN THE AUTOMOBILE PARKING AREA FROM THE ADJACENT RESIDENTIAL AREA.

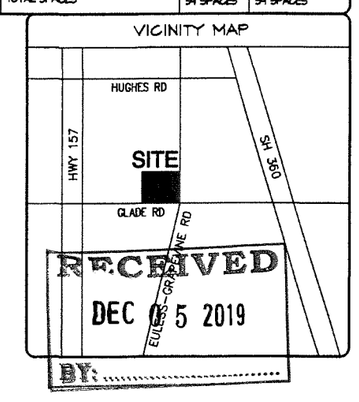
PROJECT SIGNS REQUIRE A SEPARATE PERMIT.

SCREENING FENCES WILL REQUIRE A SEPARATE PERMIT.

SITE DATA SUMMARY CHART

CURRENT ZONING	"CC" COMMUNITY COMMERCIAL DISTRICT		
		REQUIRED	PROVIDED
DENSITY	(1) MAXIMUM FLOOR AREA RATIO	1.0	0.19
	(2) MINIMUM LOT SIZE	51,403 SF	51,403 SF
	(3) MINIMUM OPEN SPACE (LANDSCAPED AREA)	20%	14,656 SF (38%)
	(4) MAXIMUM BUILDING COVERAGE (FOOTPRINT)	60%	9,596 SF (19%)
	(5) MAXIMUM IMPERVIOUS SURFACE (BUILDING AND PAVED AREA)	80%	31,745 SF (62%)
AREA	(1) MINIMUM LOT WIDTH	120'	200.01'
	(2) MINIMUM LOT DEPTH	120'	257.01'
	(3) FRONT YARD	25'	25'
	(4) SIDE YARD	20' & 50'	20' & 50'
	(5) REAR YARD	50'	50'
BUFFER AREA	BUFFER STRIP ADJACENT TO RESIDENTIAL	20'	20'
HEIGHT	MAXIMUM BUILDING HEIGHT	25 FT.	25 FT.
PARKING	MEDICAL OFFICE	4,104 SF / 150 = 27 SPACES	5 SPACES
	RETAIL OFFICE	5,393 SF / 200 = 27 SPACES	
	TOTAL SPACES	54 SPACES	54 SPACES

VICINITY MAP



RECEIVED
DEC 05 2019
BY:

CASE NUMBER: SP19-01

SITE PLAN
CITY OF GRAPEVINE
APPROVED

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

PLANNER

October 28, 2019
DATE

SHEET 1 OF 3

DEPARTMENT OF DEVELOPMENT SERVICES

DIMENSION CONTROL
SITE PLAN
SCALE: 1"=20'-0"

NORTH

0 5 15 50

JOB #1814-SITE-K (10-22-19) JB

10.22.2019

22/OCT/2019	JOB #1814
19/AUG/2019	17/JAN/2019
10/JULY/2019	07/MAR/2019
27/JUNE/2019	25/MAR/2019
05/JUNE/2019	19/APRIL/2019

BLAKE ARCHITECTS
1202 S. White Chapel Blvd. Suite A
Southlake, Texas 76092 • 817-488-9397

RECEIVED
OCT 23 2019

TAFEL OFFICE BUILDING

1000 W. GLADE RD. GRAPEVINE, TEXAS

SHEET 1 OF 3 SHEETS

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 19th day of November 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:

Z19-05	VCT Capital Partners
CU19-29	Cross Creek Apartments
Z19-06	Summit Climbing Gym

HL19-02 212 East Texas Street

Chairman Oliver closed the Briefing Session at 7:16 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 2-6 of the Joint Public Hearings was held in the City Council Chambers. The Planning and Zoning Commission recessed to the Planning and Zoning Conference Room, Second Floor to consider published agenda items.

PLANNING AND ZONING COMMISSION REGULAR SESSION

Call to Order

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

Item 7. Citizen Comments

There was no one wishing to speak during citizen comments.

Item 8. Zone Change Application Z19-05 – VCT Capital Partners

First for the Commission to consider and make recommendation to City Council was zone change application Z19-05 submitted by VCT Capital Partner for property licated at 2701 North Grapevine Mills Boulevard and proposed to be platted as Lot 2, Block 1, Mills Run Addition. The applicant was requesting to rezone 2.70 acres from R-MF-2" Multifamily District to "CC" Community Commercial District for the development of an office/retail building.

In the Commission's deliberation session, Monica Hotelling moved to approve zone change application Z19-05. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

Item 9. Conditional Use Application CU19-29 – Cross Creek Apartments

Next for the Commission to consider and make recommendation to the City Council was conditional use application CU19-29 submitted by VCT Capital Partners for property located at 2701 North Grapevine Mills Boulevard and proposed to be platted as Lot 1R1, Block 1, Mills Run Addition. The applicant was 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.

In the Commission's deliberation session, B J Wilson moved to approve conditional use application CU19-29. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

Item 10. – Final Pat Application – Lots 1R2 and 2, Block 1, Mills Run Addition

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 1R1 and 2, Block 1, Mills Run Addition. The applicant was final platting 35.47 acres to subdivide the property into two lots.

In the Commission's deliberation session, Dennis Luers moved to approve the Statement of Findings and Final Plat Application of Lots 1R1 and 2, Block 1, Mills Run Addition. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

Item 11. Zone Change Application Z19-06 – Summit Climbing Gym

Next for the Commission to consider and make recommendation to the City Council was zone change application Z19-06 submitted by Timothy Carroll for property located at 3105 William D Tate Avenue and platted as Lot 2, Block 1, Classic Collision Addition. The applicant was requesting 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.

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 12. Historic Landmark Subdistrict Application HL19-02 – 212 East Texas Street

Next for the Commission to consider and make recommendation to the City Council was historic landmark subdistrict HL19-02, submitted by City of Grapevine for property located at 212 East Texas Street and platted as Lot 1, Block 36, City of Grapevine. 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 HL19-02. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

Item 13. Final Plat Application - Lot 1, Block 1, Cate Addition

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 1, Block 1, Cate Addition. The applicant was final platting 0.878 acres for the development of a single family structure.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 1R1 and 2, Block 1, Mills Run Addition. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

Item 14. Final Plat Application – Lots 1A1, 3A1, 3A2, 5AR1 And 5AR2, Block A, Grapevine Mills Crossing

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 1A1, 3A1, 3A2, 5AR1 And 5AR2, Block A, Grapevine Mills Crossing. The applicant was final platting 14.1108 acres for the development of retail/restaurant sites.

In the Commission's deliberation session, Monica Hotelling moved to approve the Statement of Findings and Final Plat Application of Lots 1A1, 3A1, 3A2, 5AR1 And 5AR2, Block A, Grapevine Mills Crossing. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar and Luers

Nays: None

Item 15. Consider the minutes of the October 20, 2019 Planning and Zoning Commission Meeting

Next for the Commission to consider were the minutes of the October 20, 2019, Planning and Zoning Public Hearing.

B J Wilson moved to approve the October 20, 2019 Planning and Zoning Public Hearing minutes. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

Item 16. AM19-04 - Section 42, Supplementary District Regulations

Next for the Commission to consider was proposed amendments to Section 42, Supplementary District Regulations relative to play structures.

Staff 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 eight foot 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. The proposed amendments would establish minimum setback requirements for any play structure over eight feet in height, requiring them to be placed in the rear yard, and to be a minimum of six foot from any property line.

In the Commission deliberation session, discussion was held regarding the structure height should be measured from grade. B J Wilson moved to hold a public hearing regarding zoning ordinance amendment AM19-04. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

Adjournment

With no further business to discuss, Dennis Luers moved to adjourn the meeting at 8:12 p.m. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

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

APPROVED:

_____
CHAIRMAN

ATTEST:

_____
PLANNING TECHNICIAN