



CITY OF GRAPEVINE, TEXAS  
REGULAR JOINT MEETING OF  
CITY COUNCIL AND PLANNING AND ZONING COMMISSION  
TUESDAY, OCTOBER 20, 2020

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

In accordance with Orders of the Office of the Governor of the State of Texas, the Grapevine City Council and Planning and Zoning Commission will conduct the meeting scheduled at 7:30 pm on October 20, 2020 in the Council Chambers at 200 South Main Street, by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). The Mayor, Members of City Council and Planning and Zoning Commission Members may attend this meeting in person.

**There will be no public access to the location described above. The meeting will be livestreamed on the City’s website at [www.grapevinetexas.gov](http://www.grapevinetexas.gov).**

This supplemental written notice, the meeting agenda, and the agenda packet are posted online at [www.grapevinetexas.gov](http://www.grapevinetexas.gov).

The public toll-free dial-in number to participate in the telephonic meeting is 1-210-469-4097. The audio conference PIN is 772 742 806#.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. Starting at 5:00 pm on Monday, October 19, citizens can submit a Citizen Appearance request form from the City’s website at <https://www.grapevinetexas.gov/89/Agendas-Minutes>. During the meeting, the names of those that have submitted a form will be called on to speak in the order the forms were received. The deadline to submit requests will be 5:00 pm on Tuesday, October 20.

**Written comments can also be submitted via email to Susan Batte at [sbatte@grapevinetexas.gov](mailto:sbatte@grapevinetexas.gov). All comments will be provided to City Council and the Planning and Zoning Commission and made part of the record.**

A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

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7:00 p.m.	Dinner – City Council Conference Room
7:30 p.m.	Joint Regular Meeting – City Council Chambers

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1. CALL TO ORDER: 7:30 p.m. – City Council Chambers

2. Invocation and Pledge of Allegiance: Commissioner Jim Fechter

### JOINT PUBLIC HEARINGS

3. Zoning Change Application **Z20-03**, Conditional Use Permit **CU20-21**, Planned Development Overlay **PD20-031** (Elan Grapevine, The Preserve Phase II) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by CRP-GREP Elan Grapevine Owner, LP requesting to rezone approximately 47 acres from “PCD” Planned Commerce Development District to “R-MF” Multifamily District for the development of a multifamily apartment complex. The applicant is also requesting a conditional use permit to increase the building height, reduce required parking, and front yard setback and a planned development overlay to deviate from, but not limited to, building separation. The subject property is located at 4501 State Highway 360.

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

4. 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.

### 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.

5. Consider the purchase of acoustical panels from Rice Drywall for the Animal Services Facility. Police Chief recommends approval.
6. Consider the purchase of an LED lighting package from Horn Electric for the Animal Services Facility. Police Chief recommends approval.

7. Consider a professional services contract for medical physicals with Huguley Assessment Center. Fire Chief recommends approval.
8. Consider the renewal of an annual contract for enterprise sourcing services with Ion Wave Technologies, Inc. Chief Financial Officer recommends approval.
9. Consider the emergency purchase of a bypass pump for the wastewater treatment plant from Global Pump Solutions. Public Works Director recommends approval.
10. Consider the award of an informal request for quote for vehicle lighting and equipment from Wildfire Truck and Equipment Sales. Public Works Director recommends approval.
11. Consider **Ordinance No. 2020-050** abandoning a 10-foot wide utility easement on Lot 1A1, Block 1, The Bluffs at Grapevine Addition located at 1776 State Highway 26. Public Works Director recommends approval.
12. Consider **Ordinance No. 2020-051** abandoning a 10-foot wide utility easement on Lot 1A1, Block 1, The Bluffs at Grapevine Addition located at 1776 State Highway 26. Public Works Director recommends approval.
13. Consider **Ordinance No. 2020-052** abandoning a 30-foot wide public access easement on Lots 1A1, 1A2 and 1A3, Block 1, The Bluffs at Grapevine Addition located at 1776 State Highway 26 and Bass Pro Drive. Public Works Director recommends approval.
14. Consider changing the start time of the November 3, 2020 regular Council meeting to 6:00 pm to allow City Council to attend Meeting Professionals International (MPI) – World Education Congress (WEC) Grapevine. City Secretary recommends approval.
15. Consider the minutes of the October 6, 2020 Regular City Council meeting. City Secretary recommends approval.

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

#### PLANNING AND ZONING COMMISSION RECOMMENDATIONS

16. Zoning Change Application **Z20-03** (Elan Grapevine, The Preserve Phase II) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-053**, if applicable, and take any necessary action.

17. Conditional Use Permit **CU20-21** (Elan Grapevine, The Preserve Phase II) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-054**, if applicable, and take any necessary action.
18. Planned Development Overlay **PD20-031** (Elan Grapevine, The Preserve Phase II) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2020-055**, if applicable, and take any necessary action.

## ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on October 16, 2020 by 5:00 p.m.

*Tara Brooks*

Tara Brooks, TRMC, CRM  
City Secretary



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

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



CITY OF GRAPEVINE, TEXAS  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, OCTOBER 20, 2020

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

In accordance with Orders of the Office of the Governor of the State of Texas, the Grapevine City Council and Planning and Zoning Commission will conduct the meeting scheduled at 7:30 pm on October 20, 2020 in the Council Chambers at 200 South Main Street, by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). The Mayor, Members of City Council and Planning and Zoning Commission Members may attend this meeting in person.

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**Written comments can also be submitted via email to Susan Batte at [sbatte@grapevintexas.gov](mailto:sbatte@grapevintexas.gov). All comments will be provided to City Council and the Planning and Zoning Commission and made part of the record.**

A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

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

**BRIEFING SESSION**

***The public toll-free dial-in number to participate in the briefing session telephonic meeting is 1-210-469-4097. The audio conference PIN is 978 580 154#.***

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**

***The public toll-free dial-in number to participate in the joint telephonic meeting is 1-210-469-4097. The audio conference PIN is 772 742 806#.***

2. Invocation and Pledge of Allegiance: Commissioner Jim Fechter

**JOINT PUBLIC HEARINGS**

3. Zoning Change Application **Z20-03**, Conditional Use Permit **CU20-21**, Planned Development Overlay **PD20-031** (Elan Grapevine, The Preserve, Phase II) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by CRP-GREP Elan Grapevine Owner, LP requesting to rezone approximately 47 acres from “PCD” Planned Commerce Development District to “R-MF” Multifamily District for the development of a multifamily apartment complex. The applicant is also requesting a conditional use permit to increase the building height, reduce required parking, and front yard setback and a planned development overlay to deviate from, but not limited to, building separation. The subject property is located at 4501 State Highway 360.

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

***The public toll-free dial-in number to participate in the briefing session telephonic meeting is 1-210-469-4097. The audio conference PIN is 978 580 154#.***

**CITIZEN COMMENTS**

4. 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**

5. Zoning Change Application **Z20-03** (Elan Grapevine, The Preserve, Phase II) – Consider the application and make a recommendation to City Council.
6. Conditional Use Permit **CU20-21** (Elan Grapevine, The Preserve, Phase II) – Consider the application and make a recommendation to City Council.
7. Planned Development Overlay **PD20-031** (Elan Grapevine, The Preserve, Phase II) – Consider the application and make a recommendation to City Council.

8. Consider the minutes of the September 15, 2020 Regular Planning and Zoning Commission meetings.

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

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on October 16, 2020 by 5:00 p.m.

*Tara Brooks*

Tara Brooks, TRMC, CRM  
City Secretary

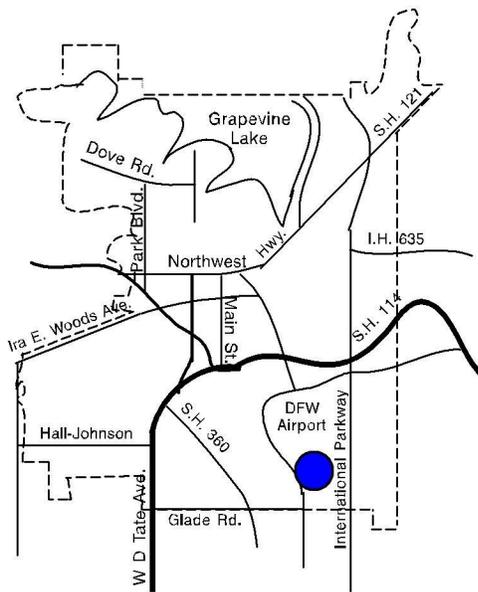


TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE PLANNING AND ZONING COMMISSION

FROM: BRUNO RUMBELOW, CITY MANAGER <sup>BR</sup>  
RON STOMBAUGH, ASSISTANT DIRECTOR, DEVELOPMENT SERVICES

MEETING DATE: OCTOBER 20, 2020

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF ZONE CHANGE APPLICATION Z20-03, CONDITIONAL USE APPLICATION CU20-21, AND PLANNED DEVELOPMENT OVERLAY PD20-03, ELAN GRAPEVINE, THE PRESERVE PHASE II



APPLICANT: CRP-GREP Elan Grapevine, LP

PROPERTY LOCATION AND SIZE:

The subject property is addressed at 4501 State Highway 360, and is platted as Lot 2, Block A, Glade/360 Addition. The subject property is comprised of 47.35 acres and has approximately 3,750 feet of frontage along the northbound State Highway 360 service road and 527 feet along Eules-Grapevine Road.

REQUESTED ZONE CHANGE, CONDITIONAL USE, PLANNED DEVELOPMENT OVERLAY AND COMMENTS:

The applicant is requesting a zone change to rezone 47.35 acres from "PCD" Planned Commerce Development District to "R-MF" Multi-Family District for the development of a 324-unit multi-family project. The applicant is also seeking a conditional use permit to exceed the height regulations, vary from the parking requirements, and allow for a reduction in the front yard setback relative to the flexible design standards in the "R-MF" Multi-Family District. A planned development overlay is also being requested to deviate from the building separation requirements in the "R-MF" Multi-Family District.

At the February 20, 2018 meeting the applicant received approval for a zoning change, conditional use request, and planned development overlay on the subject property immediately adjacent to the south. Specifically, 14.34 acres zoned "LI" Light Industrial District and 6.07 acres zoned "PCD" Planned Commerce Development District were rezoned to "R-MF" Multi-Family District for the development of a 399-unit multi-family project. The conditional use permit allowed for increased height, reduced parking and a reduction in the front yard setback relative to the flexible design standards in the "R-MF" Multi-Family District and the planned development overlay was used to deviate from the building separation requirements in the "R-MF" Multi-Family District.

With this request, it is the applicant's intent to develop a second phase of the previously approved project from 2018, specifically, a 324 unit, gated, multi-family complex on approximately 47.35 acres beginning at the northern terminus of The Preserve and continuing northward approximately 3,750 feet along the S.H. 360 service road to Eules-Grapevine Road. This project, consisting of 324-units (6.84 dwelling units/acre) will have two controlled points of access along the northbound State Highway 360 service road and an additional point of joint access from the existing multi-family complex immediately adjacent to the south.

This development will consist of 220, one bedroom units ranging from 705-1,117 square feet in size; 92, two bedroom units ranging from 1,100-1,332 s.f. in size; and four, three bedroom units 1,354 s.f. in size. Also as part of this project the applicant intends to develop eight, single story cottage-style apartments with accompanying garages; contained within two buildings of four units each, these three bedroom units will be 1,693 s.f. in size.

The flexible design standards within the conditional use section of the "R-MF" Multi-Family District allows through the conditional use process consideration of height in excess of the two-story, 35 feet maximum as stated in the district as well as a reduction in the required parking and reduction of the front yard setback. All of the structures in this project other than the clubhouse and the cottages will be three stories and no greater than 40-feet in height. Total required parking for this project is 648 spaces; the applicant has conducted a parking study which recommends a ratio of 1.60 spaces/unit (519 total spaces). The applicant is providing 533 spaces in the form of 313 surface spaces, 73 carport spaces, 100 garages spaces, and 49 tandem spaces (behind garages). Relative to the reduced front yard setback, buildings 1, 10, 14, 15 and garage 4 have slight encroachments into the 40-foot front yard setback ranging from a maximum of approximately 10 feet to a minimum of less than two feet for very small portions of these referenced structures. Given that the site is compromised by a large portion of it being contained within unbuildable floodplain and further inhibited by a TRA Regional Sanitary Sewer Easement 50 feet in width, the resulting narrowness of the site and the need to comply with the district specific design standards creates the need for the encroachments.

The "R-MF" Multi-Family District regulations require a minimum building separation of 50 feet for structures that are arranged face-to-face or back-to-back and a minimum separation of 20 feet or the height of the structure for buildings arranged end-to-end.

Relative to the face-to-face separation requirement, the applicant is seeking a planned development overlay to slightly reduce this separation to 44.5 feet between buildings 5 and 6 and a separation of 35.5 feet between buildings 6 and 7. Regarding the end-to-end separation, a number of structures throughout the development are separated less than the 40 feet required; however, no apartment structure in the applicant's proposal is separated less than 25 feet. This reduced separation is necessary in order to provide a more efficient arrangement of the structures on the site relative to the existing topography and narrowness of the site.

Usable recreational open space provided by the applicant in the form of hiking trails, nature preserve areas, a dog park, and pool area is in excess of 500,000 square feet—81,000 square feet is required.

The hiking/biking trail that was approved with the first phase of this project in early 2018 and accessible to the public along with parking for trail visitors contained within the phase 1 property will be continued along the eastern edge of the property to Euless-Grapevine Road. The applicant is intending to enter into an agreement with the City's Parks and Recreation Department to dedicate the trail and a portion of land to the City to be used as public open space.

Contained in your packet along with the site specific exhibits is an affidavit of compliance signed and sealed by the project architect stating the project is in compliance with the recently adopted Design Standards Manual for Multi-Family and Vertical Mixed Use Development. Specifically, this project is located within District 1, State Highway 360/Airport District. This district has ten, district specific standards which the affidavit and accompanying checklist demonstrate compliance along with the general standards required of all districts. Along with the affidavit and checklist is a set of exhibits that graphically demonstrate compliance with specific elements of the design standards.

#### PRESENT ZONING AND USE:

The property is currently zoned "PCD" Planned Commerce Development District and is undeveloped.

#### HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was zoned "I-2" Heavy Industrial District prior to the 1984 City Rezoning. The property to the north was zoned "R-1" Single Family District prior to the 1984 City Rezoning. At a February 3, 1997 meeting the Council approved a zone change (Z97-20) and a conditional use permit (CU97-73) on the subject site rezoning approximately 14.34 acres from "PCD" Planned Commerce Development District to "LI" for outside storage in conjunction with an office/warehouse development that never materialized. At the September 15, 2015 meeting the Council considered and denied a zoning change and a conditional use permit to rezone approximately 68 acres from "LI" Light Industrial District and "PCD" Planned Commerce Development District to "R-MF" Multi-Family District for a

two-phase multi-family project on the subject site comprised of 714 total units.

At the February 20, 2018 meeting, the Council approved a zoning change (Z18-0), conditional use permit (CU18-02), and a planned development overlay (PD18-01) on the property immediately adjacent to the south. The zone change rezoned 14.34 acres from "LI" Light Industrial District and 6.07 acres from "PCD" Planned Commerce Development District to "R-MF" Multi-Family District for the development of a 399-unit multi-family project. The conditional use permit allowed for increased height, reduced parking and a reduction in the front yard setback relative to the flexible design standards in the "R-MF" Multi-Family District. The planned development overlay was used to deviate from the building separation requirements in the "R-MF" Multifamily district.

#### SURROUNDING ZONING AND EXISTING LAND USE:

- NORTH: "R-TH" Townhouse District and D/FW International Airport—"The Reserve" townhouse project currently under development and vacant undeveloped airport property
- SOUTH: "R-MF" Multifamily District—completed, phase 1 of "The Preserve" multifamily project
- EAST: D/FW International Airport—vacant undeveloped airport property
- WEST: State Highway 360 right-of-way

#### AIRPORT IMPACT:

A portion of the subject tract is not located within any of the noise zones as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" map and an approximate equal portion of the 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 Commercial/Mixed Use land use. The applicant's proposal is not in compliance with the Master Plan.

#### THOROUGHFARE PLAN APPLICATION:

Although no access will be taken from Euless-Grapevine Road, it is designed a Type D, Minor Arterial, with a minimum 75 feet of right-of-way developed as four lanes.





CC ITEM # 3, 16, 17, 18  
PZ ITEM # 3, 5, 6, 7

# CITY OF GRAPEVINE

## ZONE CHANGE APPLICATION

### PART 1. APPLICANT INFORMATION

Applicant Name:	CRP-GREP Elan Grapevine Owner, L.P. c/o Andrew Ord		
Applicant Address:	600 E Las Colinas Blvd		
City/State/Zip	Irving, Texas 75039		
Phone No.	972-444-2197	Fax No.	
Email Address		Mobile Phone	858-864-8521
Applicant's interest in subject property	Purchaser		

### PART 2. PROPERTY INFORMATION

Street Address of subject property	4501 STATE HWY		
Legal Description: Lot	2	Block	A Addition GLADE 360 ADDITION
Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)			
Size of subject property: acres	+/- 47	square footage	+/- 2,047,320
Present zoning classification	PCD Planned Commerce Developr	Requested zoning district	R-MF-2 Multifamily District
Present use of property	Vacant/Undevelopmed		
Proposed use of property	Multifamily Development		
The applicant understands the master plan designation and the most restrictive zone that would allow the proposed use is	R-MF Multifamily District		
Minimum/Maximum District size for requested zoning	2 Acres. See 22.F.2.		

### PART 3. PROPERTY OWNER INFORMATION

Property Owner	(Multiple owners, see attached)		
Prop Owner Address			
City/State/Zip			
Phone No.		Fax No.	

SEP 8 2020



# CITY OF GRAPEVINE

## ZONE CHANGE APPLICATION

### PART 1. APPLICANT INFORMATION

Applicant Name: \_\_\_\_\_

Applicant Address: \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Phone No. \_\_\_\_\_ Fax No. \_\_\_\_\_

Email Address \_\_\_\_\_ Mobile Phone \_\_\_\_\_

Applicant's interest in subject property \_\_\_\_\_

### PART 2. PROPERTY INFORMATION

Street Address of subject property \_\_\_\_\_

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Addition \_\_\_\_\_

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

Size of subject property: acres \_\_\_\_\_ square footage \_\_\_\_\_

Present zoning classification \_\_\_\_\_ Requested zoning district \_\_\_\_\_

Present use of property \_\_\_\_\_

Proposed use of property \_\_\_\_\_

The applicant understands the master plan designation and the most restrictive zone that would allow the proposed use is \_\_\_\_\_

Minimum/Maximum District size for requested zoning \_\_\_\_\_

### PART 3. PROPERTY OWNER INFORMATION

Property Owner \_\_\_\_\_ Gardner 360 WLC Partnership West c/o Paul A. Gardner

Prop Owner Address \_\_\_\_\_ 17480 Dallas Parkway, Suite 127

City/State/Zip \_\_\_\_\_ Dallas, TX 75289

Phone No. \_\_\_\_\_ 972-669-9955 Fax No. \_\_\_\_\_ 972-669-9977

SEP 8 2020



Z20-03

# CITY OF GRAPEVINE

## ZONE CHANGE APPLICATION

### PART 1. APPLICANT INFORMATION

Applicant Name: \_\_\_\_\_

Applicant Address: \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Phone No. \_\_\_\_\_ Fax No. \_\_\_\_\_

Email Address \_\_\_\_\_ Mobile Phone \_\_\_\_\_

Applicant's interest in subject property \_\_\_\_\_

### PART 2. PROPERTY INFORMATION

Street Address of subject property \_\_\_\_\_

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Addition \_\_\_\_\_

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

Size of subject property: acres \_\_\_\_\_ square footage \_\_\_\_\_

Present zoning classification \_\_\_\_\_ Requested zoning district \_\_\_\_\_

Present use of property \_\_\_\_\_

Proposed use of property \_\_\_\_\_

The applicant understands the master plan designation and the most restrictive zone that would allow the proposed use is \_\_\_\_\_

Minimum/Maximum District size for requested zoning \_\_\_\_\_

### PART 3. PROPERTY OWNER INFORMATION

Property Owner \_\_\_\_\_ Grapevine Holdings LTD c/o Paul A. Gardner

Prop Owner Address \_\_\_\_\_ 17480 Dallas Parkway, Suite 127

City/State/Zip \_\_\_\_\_ Dallas, TX 75289

Phone No. \_\_\_\_\_ 972-669-9955 Fax No. \_\_\_\_\_ 972-669-9977

SEP 8 2020

- All Zone Change Requests are assumed to be completed when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.
- All public hearings will be opened and testimony given by applicants and interested citizenry. Public hearings may be continued to the next public hearing. Public hearings will not be tabled.
- Any changes to a concept plan approved with a zone change request can only be approved by city council through the public hearing process.
- I have read and understand all the requirements as set forth by the application for zone change request and acknowledge that all requirements of this application have been met at the time of submittal.

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

CRP-GREP Elan Grapevine Owner, L.P. c/o Andrew Ord  
Print Applicant's Name

*Andrew Ord*  
Applicant's Signature

The State of Texas  
County of Dallas

Before me (notary) Wendy Coker on this day personally appeared (applicant) Andrew Ord

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 2nd day of September, A.D. 2020



Wendy Coker  
Notary In and For State of Texas

Print Property Owner's Name

Property Owner'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





**ACKNOWLEDGEMENT**

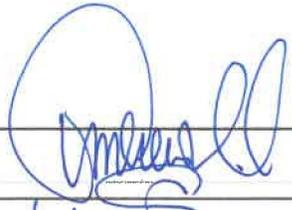
**All Zone Change Request are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.**

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

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

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

Signature of Applicant



Date

9/3/20

Signature of Property Owner

Date

SEP 8 2020

**ACKNOWLEDGEMENT**

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

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

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

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

Signature of Applicant

---

Date

---

Signature of Property Owner

*Paul A. Jordan G.P.*

Date

*9-1-2020*

**ACKNOWLEDGEMENT**

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

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

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

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

Signature of Applicant \_\_\_\_\_

Date \_\_\_\_\_

Signature of Property Owner San G. Bauder Co. P.

Date 9.1.2020



# CITY OF GRAPEVINE

## CONDITIONAL USE APPLICATION

### Form "A"

**PART 1. APPLICANT INFORMATION**

<i>Name of applicant / agent/company/contact</i> <b>CRP-GREP Elan Grapevine Owner, L.P. c/o Andrew Ord</b>	
<i>Street address of applicant / agent:</i> <b>600 E Las Colinas Blvd</b>	
<i>City / State / Zip Code of applicant / agent:</i> <b>Irving, Texas 75039</b>	
<i>Telephone number of applicant / agent:</i> <b>972-444-2197</b>	<i>Fax number of applicant/agent</i>
<i>Email address of applicant/agent</i> [REDACTED]	<i>Mobile phone number of applicant/agent</i> <b>858-864-8521</b>

**PART 2. PROPERTY INFORMATION**

<i>Street address of subject property</i> <b>4501 STATE HWY</b>	
<i>Legal description of subject property (metes &amp; bounds must be described on 8 1/2" x 11" sheet)</i> <b>Lot 2 Block A Addition GLADE 360 ADDITION</b>	
<i>Size of subject property</i> <b>+/-47 Acres +/- 2,047,320 Square footage</b>	
<i>Present zoning classification:</i> <b>PCD</b>	<i>Proposed use of the property:</i> <b>R-MF Multifamily District</b>
<i>Circle yes or no, if applies to this application</i> <b>Outdoor speakers Yes No</b>	
<i>Minimum / maximum district size for conditional use request:</i> <b>2 Acres. See 22.F.2.</b>	
<i>Zoning ordinance provision requiring a conditional use:</i> <b>Sec. 22.I.1 (3 stories and 44 feet); Sec. 22.J (1.60 per unit); Sec. 22.G.1 (encroach on front setback)</b>	

**PART 3. PROPERTY OWNER INFORMATION**

<i>Name of current property owner:</i> <b>(Multiple Owners, see attached)</b>	
<i>Street address of property owner:</i>	
<i>City / State / Zip Code of property owner:</i>	
<i>Telephone number of property owner:</i>	<i>Fax number of property owner:</i>

SEP 8 2020

CUAO-21



# CITY OF GRAPEVINE

## CONDITIONAL USE APPLICATION

### Form "A"

**PART 1. APPLICANT INFORMATION**

<i>Name of applicant / agent: company/contact</i>	
<i>Street address of applicant / agent:</i>	
<i>City / State / Zip Code of applicant / agent:</i>	
<i>Telephone number of applicant / agent:</i>	<i>Fax number of applicant/agent</i>
<i>Email address of applicant/agent</i>	<i>Mobile phone number of applicant/agent</i>

**PART 2. PROPERTY INFORMATION**

<i>Street address of subject property</i>		
<i>Legal description of subject property (metes &amp; bounds must be described on 8 1/2" x 11" sheet)</i>		
<i>Lot</i>	<i>Block</i>	<i>Addition</i>
<i>Size of subject property</i>		
	<i>Acres</i>	<i>Square footage</i>
<i>Present zoning classification:</i>	<i>Proposed use of the property:</i>	
<i>Circle yes or no, if applies to this application</i>		
<i>Outdoor speakers Yes No</i>		
<i>Minimum / maximum district size for conditional use request:</i>		
<i>Zoning ordinance provision requiring a conditional use:</i>		

**PART 3. PROPERTY OWNER INFORMATION**

<i>Name of current property owner:</i>	
Grapevine Holdings LTD .c/o Paul A. Gardner	
<i>Street address of property owner:</i>	
17480 Dallas Parkway, Suite 127	
<i>City / State / Zip Code of property owner:</i>	
Dallas, TX 75289	
<i>Telephone number of property owner:</i>	<i>Fax number of property owner:</i>
972-669-9955	972-669-9977

SEP 8 2020



# CITY OF GRAPEVINE

## SITE PLAN APPLICATION

### Form "B"

#### PART 1. APPLICANT INFORMATION

Name of applicant / agent/company/contact

Street address of applicant / agent:

City / State / Zip Code of applicant / agent:

Telephone number of applicant / agent:

Fax number of applicant / agent:

Email address of applicant/agent

Mobile phone number of applicant/agent

Applicant's interest in subject property:

#### PART 2. PROPERTY INFORMATION

Street address of subject property

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

Lot Block Addition

Size of subject property

Acres

Square footage

Present zoning classification:

Proposed use of the property:

Give a general description of the proposed use or uses for the proposed development:

Zoning ordinance provision requiring a conditional use:

#### PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:

Grapevine Holdings LTD c/o Paul A. Gardner

Street address of property owner:

17480 Dallas Parkway, Suite 127

City / State / Zip Code of property owner:

Dallas, TX 75289

Telephone number of property owner:

972-669-9955

Fax number of property owner:

972-669-9977

SEP 8 2020

- 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**

CRP-GREP Elan Grapevine Owner, L.P. c/o Andrew Ord  
Print Applicant's Name:

*Andrew Ord*  
Applicant's Signature

The State of Texas

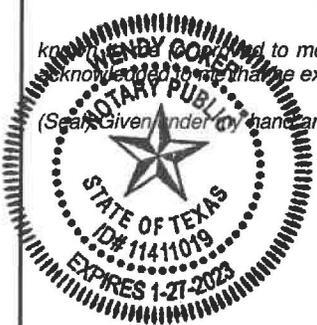
County Of Dallas

Before Me Wendy Coker  
(notary)

on this day personally appeared Andrew Ord  
(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 2nd day of September, A.D. 2020



Wendy Coker  
Notary In And For State Of Texas

Print Property Owners Name:

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

CU20-21

- 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.
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- Any changes to a site plan (no matter how minor or major) approved with a conditional use or conditional use permit can only be approved by city council through the public hearing process.
- I have read and understand all the requirements as set forth by the application for conditional use or conditional use permit and acknowledge that all requirements of this application have been met at the time of submittal.

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

Print Applicant's Name: \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_

The State of \_\_\_\_\_

County Of \_\_\_\_\_

Before Me \_\_\_\_\_ on this day personally appeared \_\_\_\_\_  
(notary) (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

Grapevine Holdings LTD c/o Paul A. Gardner

Print Property Owners Name: \_\_\_\_\_

Property Owner's Signature: \_\_\_\_\_

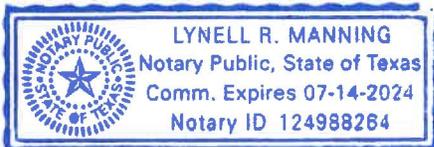
The State Of TEXAS

County Of DALLAS

Before Me LYNELL R. MANNING on this day personally appeared Paul A. Gardner  
(notary) (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 SEPTEMBER, A.D. 2020



Notary In And For State Of Texas

SEP 8 2020

CA 20-21

- Attach a final plat, or replat, of the approved subdivision by city council showing property boundary lines, dimensions, easements, roadways, rail lines, and public rights-of way crossing and adjacent to the tract ( 1 blueline copy)
- If a master development plan is required, attach a statement showing the proposed use substantially conforms to the master development plan.
- Submit a site plan showing all information required by Section 47.E., Site Plan review requirements (see attached requirements).
- Provide all required information demonstrating compliance with all conditions imposed on any conditional use, site plan zoning, or conditional use zoning.
- All site plans must conform to the approved concept plan. Any changes to a site plan, approved with a conditional use or a conditional use, can only be approved by city council through the public hearing process.

**PART 4. SIGNATURE TO AUTHORIZE FILING OF A FINAL SITE PLAN**

Print Applicant's Name: \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_

The State Of \_\_\_\_\_

County Of \_\_\_\_\_

Before Me \_\_\_\_\_ on this day personally appeared \_\_\_\_\_  
(notary) (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

Grapevine Holdings LTD c/o Paul A. Gardner

Print Property Owners Name: \_\_\_\_\_

Property Owner's Signature \_\_\_\_\_

The State Of TEXAS

County Of DALLAS

Before Me LYNELL R. MANNING on this day personally appeared Paul A. Gardner  
(notary) (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 SEPTEMBER, A.D. 2020



Notary In And For State Of Texas

**ACKNOWLEDGEMENT**

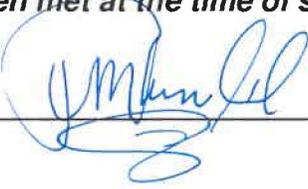
***All Conditional Use and Special Use Applications are assumed to be complete when filed and will be placed on the agenda for public hearing at the discretion of the staff. Based on the size of the agenda, your application may be scheduled to a later date.***

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

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

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

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

**Signature of Applicant**  \_\_\_\_\_

**Date:** 9/3/20

**Signature of Owner** \_\_\_\_\_

**Date:** \_\_\_\_\_

**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:** \_\_\_\_\_

**Signature of Owner** Paul G. Brander G.P. \_\_\_\_\_

**Date:** 9.1.2020 \_\_\_\_\_

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**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:** \_\_\_\_\_

**Signature of Owner**  \_\_\_\_\_

**Date:** 9-1-2020

SEP 8 2020



# CITY OF GRAPEVINE

## SITE PLAN APPLICATION

### Form "B"

**PART 1. APPLICANT INFORMATION**

<i>Name of applicant / agent:/company/contact</i> <b>CRP-GREP Elan Grapevine Owner, L.P. c/o Andrew Ord</b>	
<i>Street address of applicant / agent:</i> <b>600 E Las Colinas Blvd</b>	
<i>City / State / Zip Code of applicant / agent:</i> <b>Irving, Texas 75039</b>	
<i>Telephone number of applicant / agent:</i> <b>972-444-2197</b>	<i>Fax number of applicant / agent:</i>
<i>Email address of applicant/agent</i> [REDACTED]	<i>Mobile phone number of applicant/agent</i> <b>858-864-8521</b>
<i>Applicant's interest in subject property:</i> <b>Purchaser</b>	

**PART 2. PROPERTY INFORMATION**

<i>Street address of subject property</i> <b>4501 STATE HWY</b>	
<i>Legal description of subject property (metes &amp; bounds must be described on 8 1/2" x 11" sheet)</i> <b>Lot 2 Block A Addition GLADE 360 ADDITION</b>	
<i>Size of subject property</i> <b>+/-47 Acres +/- 2,047,320 Square footage</b>	
<i>Present zoning classification:</i> <b>PCD</b>	<i>Proposed use of the property:</i> <b>R-MF Multifamily District</b>

*Give a general description of the proposed use or uses for the proposed development:*  
**Multifamily Development**

*Zoning ordinance provision requiring a conditional use:*  
**Sec. 22.I.1 (3 stories and 44 feet); Sec. 22.J (1.60 per unit); Sec. 22.G.1 (encroach on front setback)**

**PART 3. PROPERTY OWNER INFORMATION**

<i>Name of current property owner:</i> <b>(Multiple Owners, see attached)</b>	
<i>Street address of property owner:</i>	
<i>City / State / Zip Code of property owner:</i>	
<i>Telephone number of property owner:</i>	<i>Fax number of property owner:</i>

SEP 8 2020

CUAB-21



# CITY OF GRAPEVINE

## CONDITIONAL USE APPLICATION

### Form "A"

**PART 1. APPLICANT INFORMATION**

Name of applicant / agent/company/contact

Street address of applicant / agent:

City / State / Zip Code of applicant / agent:

Telephone number of applicant / agent:

Fax number of applicant/agent

Email address of applicant/agent

Mobile phone number of applicant/agent

**PART 2. PROPERTY INFORMATION**

Street address of subject property

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

Lot                                      Block                                      Addition

Size of subject property

Acres

Square footage

Present zoning classification:

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:

Gardner 360 WLC Partnership West c/o Paul A. Gardner

Street address of property owner:

17480 Dallas Parkway, Suite 127

City / State / Zip Code of property owner:

Dallas, TX 75289

Telephone number of property owner:

972-669-9955

Fax number of property owner:

972-669-9977

SEP 8 2020

CUAB-21



# CITY OF GRAPEVINE

## SITE PLAN APPLICATION

### Form "B"

**PART 1. APPLICANT INFORMATION**

<i>Name of applicant / agent:/company/contact</i>	
<i>Street address of applicant / agent:</i>	
<i>City / State / Zip Code of applicant / agent:</i>	
<i>Telephone number of applicant / agent:</i>	<i>Fax number of applicant / agent:</i>
<i>Email address of applicant/agent</i>	<i>Mobile phone number of applicant/agent</i>
<i>Applicant's interest in subject property:</i>	

**PART 2. PROPERTY INFORMATION**

<i>Street address of subject property</i>	
<i>Legal description of subject property (metes &amp; bounds must be described on 8 1/2" x 11" sheet)</i>	
<i>Lot</i>	<i>Block</i>
<i>Size of subject property</i>	
	<i>Acres</i>
<i>Present zoning classification:</i>	<i>Square footage</i>
<i>Proposed use of the property:</i>	
<i>Give a general description of the proposed use or uses for the proposed development:</i>	
<i>Zoning ordinance provision requiring a conditional use:</i>	

**PART 3. PROPERTY OWNER INFORMATION**

<i>Name of current property owner:</i>	
Gardner 360 WLC Partnership West c/o Paul A. Gardner	
<i>Street address of property owner:</i>	
17480 Dallas Parkway, Suite 127	
<i>City / State / Zip Code of property owner:</i>	
Dallas, TX 75289	
<i>Telephone number of property owner:</i>	<i>Fax number of property owner:</i>
972-669-9955	972-669-9977

SEP 8 2020

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- Attach a final plat, or replat, of the approved subdivision by city council showing property boundary lines, dimensions, easements, roadways, rail lines, and public rights-of way crossing and adjacent to the tract ( 1 blueline copy)
- If a master development plan is required, attach a statement showing the proposed use substantially conforms to the master development plan.
- Submit a site plan showing all information required by Section 47.E., Site Plan review requirements (see attached requirements).
- Provide all required information demonstrating compliance with all conditions imposed on any conditional use, site plan zoning, or conditional use zoning.
- All site plans must conform to the approved concept plan. Any changes to a site plan, approved with a conditional use or a conditional use, can only be approved by city council through the public hearing process.

**PART 4. SIGNATURE TO AUTHORIZE FILING OF A FINAL SITE PLAN**

CRP-GREP Elan Grapevine Owner, L.P. c/o Andrew Ord

Print Applicant's Name:

Applicant's Signature:

The State Of Texas

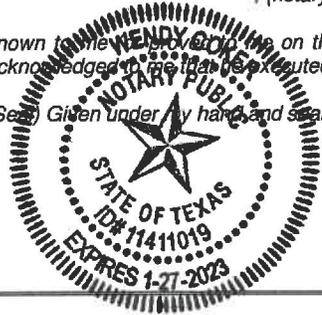
County Of Dallas

Before Me Wendy Coker  
(notary)

on this day personally appeared Andrew Ord  
(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 2nd day of September, A.D. 2020.



Wendy Coker  
Notary In And For State Of Texas

Print Property Owners Name:

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

SEP 8 2020

2020.21

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

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

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

Print Applicant's Name: \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_

The State of \_\_\_\_\_

County Of \_\_\_\_\_

Before Me \_\_\_\_\_ on this day personally appeared \_\_\_\_\_  
(notary) (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

Gardner 360 WLC Partnership West c/o Paul A. Gardner

Print Property Owners Name: \_\_\_\_\_

*Paul A. Gardner*  
Property Owner's Signature: \_\_\_\_\_

The State Of TEXAS

County Of DALLAS

Before Me LYNELL R. MANNING on this day personally appeared Paul A. Gardner  
(notary) (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 SEPTEMBER, A.D. 2020.



*Lynell Manning*  
Notary In And For State Of Texas

SEP 8 2020

- Attach a final plat, or replat, of the approved subdivision by city council showing property boundary lines, dimensions, easements, roadways, rail lines, and public rights-of way crossing and adjacent to the tract ( 1 blueline copy)
- If a master development plan is required, attach a statement showing the proposed use substantially conforms to the master development plan.
- Submit a site plan showing all information required by Section 47.E., Site Plan review requirements (see attached requirements).
- Provide all required information demonstrating compliance with all conditions imposed on any conditional use, site plan zoning, or conditional use zoning.
- All site plans must conform to the approved concept plan. Any changes to a site plan, approved with a conditional use or a conditional use, can only be approved by city council through the public hearing process.

**PART 4. SIGNATURE TO AUTHORIZE FILING OF A FINAL SITE PLAN**

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

The State Of \_\_\_\_\_

County Of \_\_\_\_\_

Before Me \_\_\_\_\_ on this day personally appeared \_\_\_\_\_  
(notary) (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

Gardner 360 WLC Partnership West c/o Paul A. Gardner  
Print Property Owners Name: \_\_\_\_\_

*Paul A. Gardner*  
Property Owner's Signature

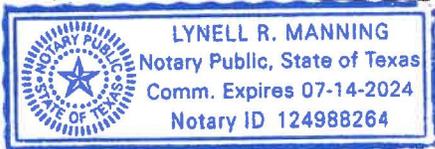
The State Of TEXAS

County Of DALLAS

Before Me LYNELL R. MANNING on this day personally appeared Paul A. Gardner  
(notary) (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 1<sup>st</sup> day of SEPTEMBER, A.D. 2020.



*Lynell R. Manning*  
Notary In And For State Of Texas

SEP 8 2020

ADDO-03



# CITY OF GRAPEVINE

## PLANNED DEVELOPMENT OVERLAY APPLICATION

**PART 1. APPLICANT INFORMATION**

<i>Name of applicant / agent: company/contact</i>	
<b>CRP-GREP Elan Grapevine Owner, L.P. c/o Andrew Ord</b>	
<i>Street address of applicant / agent:</i>	
<b>600 E Las Colinas Blvd</b>	
<i>City / State / Zip Code of applicant / agent:</i>	
<b>Irving, Texas 75039</b>	
<i>Telephone number of applicant / agent:</i>	<i>Fax number of applicant / agent:</i>
<b>972-444-2197</b>	
<i>Email address of applicant / agent</i>	<i>Mobile phone number of applicant / agent</i>
[REDACTED]	<b>858-864-8521</b>
<i>Applicant's interest in subject property:</i>	
<b>Purchaser</b>	

**PART 2. PROPERTY INFORMATION**

<i>Street address of subject property</i>	
<b>4501 STATE HWY</b>	
<i>Legal description of subject property (metes &amp; bounds must be described on 8 1/2" x 11" sheet)</i>	
Lot <b>2</b> Block <b>A</b> Addition <b>GLADE 360 ADDITION</b>	
<i>Size of subject property</i>	
<b>+/- 47</b> Acres	<b>+/- 2,047,320</b> Square footage
<i>Present zoning classification:</i>	<i>Proposed use of the property:</i>
<b>PCD</b>	<b>R-MF Multifamily District</b>
<i>Minimum / maximum district size for request:</i>	
<b>2 Acres. See 22.F.2</b>	
<i>Zoning ordinance provision requesting deviation from:</i>	
<b>Sec. 22.M.6 (Building separations)</b>	

**PART 3. PROPERTY OWNER INFORMATION**

<i>Name of current property owner:</i>	
<b>(Multiple owners, see attached)</b>	
<i>Street address of property owner:</i>	
<i>City / State / Zip Code of property owner:</i>	
<i>Telephone number of property owner:</i>	<i>Fax number of property owner:</i>

SEP 8 2020



# CITY OF GRAPEVINE

## PLANNED DEVELOPMENT OVERLAY APPLICATION

### PART 1. APPLICANT INFORMATION

<i>Name of applicant / agent: / company / contact</i>	
<i>Street address of applicant / agent:</i>	
<i>City / State / Zip Code of applicant / agent:</i>	
<i>Telephone number of applicant / agent:</i>	<i>Fax number of applicant / agent:</i>
<i>Email address of applicant / agent</i>	<i>Mobile phone number of applicant / agent</i>
<i>Applicant's interest in subject property:</i>	

### PART 2. PROPERTY INFORMATION

<i>Street address of subject property</i>		
<i>Legal description of subject property (metes &amp; bounds must be described on 8 1/2" x 11" sheet)</i>		
<i>Lot</i>	<i>Block</i>	<i>Addition</i>
<i>Size of subject property</i>		
	<i>Acres</i>	<i>Square footage</i>
<i>Present zoning classification:</i>	<i>Proposed use of the property:</i>	
<i>Minimum / maximum district size for request:</i>		
<i>Zoning ordinance provision requesting deviation from:</i>		

### PART 3. PROPERTY OWNER INFORMATION

<i>Name of current property owner:</i> Gardner 360 WLC Partnership West c/o Paul A. Gardner	
<i>Street address of property owner:</i> 17480 Dallas Parkway, Suite 127	
<i>City / State / Zip Code of property owner:</i> Dallas, TX 75289	
<i>Telephone number of property owner:</i> 972-669-9955	<i>Fax number of property owner:</i> 972-669-9977

SEP 8 2020

PP20.03



# CITY OF GRAPEVINE

## PLANNED DEVELOPMENT OVERLAY APPLICATION

**PART 1. APPLICANT INFORMATION**

<i>Name of applicant / agent: /company/contact</i>	
<i>Street address of applicant / agent:</i>	
<i>City / State / Zip Code of applicant / agent:</i>	
<i>Telephone number of applicant / agent:</i>	<i>Fax number of applicant / agent:</i>
<i>Email address of applicant / agent</i>	<i>Mobile phone number of applicant / agent</i>
<i>Applicant's interest in subject property:</i>	

**PART 2. PROPERTY INFORMATION**

<i>Street address of subject property</i>		
<i>Legal description of subject property (metes &amp; bounds must be described on 8 1/2" x 11" sheet)</i>		
<i>Lot</i>	<i>Block</i>	<i>Addition</i>
<i>Size of subject property</i>		
	<i>Acres</i>	<i>Square footage</i>
<i>Present zoning classification:</i>	<i>Proposed use of the property:</i>	
<i>Minimum / maximum district size for request:</i>		
<i>Zoning ordinance provision requesting deviation from:</i>		

**PART 3. PROPERTY OWNER INFORMATION**

<i>Name of current property owner:</i>	
Grapevine Holdings LTD c/o Paul A. Gardner	
<i>Street address of property owner:</i>	
17480 Dallas Parkway, Suite 127	
<i>City / State / Zip Code of property owner:</i>	
Dallas, TX 75289	
<i>Telephone number of property owner:</i>	<i>Fax number of property owner:</i>
972-669-9955	972-669-9977

SEP 8 2020

PD 20-03

- Submit a letter describing the proposed Planned Development and note the request on the site plan document.
- Describe any special requirements or conditions that require deviation of the zoning district regulations.
- Describe whether the proposed overlay will, or will not cause substantial harm to the value, use or enjoyment of other property in the neighborhood.
- Describe how the proposed planned development will add to the value, use or enjoyment of other property in the neighborhood.
- The site plan submission shall meet the requirements of Section 47, Site Plan Requirements.
- 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.
- 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**

CRP-GREP Elan Grapevine Owner, L.P. c/o Andrew Ord  
Print Applicant's Name:

*Andrew Ord*  
Applicant's Signature:

The State Of Texas

County Of Dallas

Before Me Wendy Coker  
(notary)

on this day personally appeared Andrew Ord  
(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 2nd day of September, A.D. 2020



Wendy Coker  
Notary In And For State Of Texas

Print Property Owners Name:

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

The State Of \_\_\_\_\_

County Of \_\_\_\_\_

Before Me \_\_\_\_\_ on this day personally appeared \_\_\_\_\_  
(notary) (applicant)

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(Seal) Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_.

\_\_\_\_\_  
Notary In And For State Of Texas

Gardner 360 WLC Partnership West c/o Paul A. Gardner  
Print Property Owners Name: \_\_\_\_\_

*Paul A. Gardner*  
Property Owner's Signature: \_\_\_\_\_

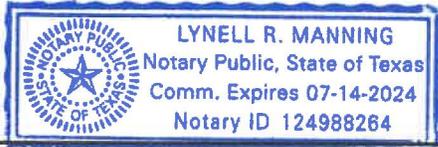
The State Of TEXAS

County Of DALLAS

Before Me LYNELL R. MANNING on this day personally appeared Paul A. Gardner  
(notary) (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 1<sup>st</sup> day of SEPTEMBER, A.D. 2020



*Lynell R. Manning*  
Notary In And For State Of Texas

FD-20-03

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

The State Of \_\_\_\_\_

County Of \_\_\_\_\_

Before Me \_\_\_\_\_ on this day personally appeared \_\_\_\_\_  
(notary) (applicant)

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(Seal) Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_.

Notary In And For State Of Texas

Grapevine Holdings LTD c/o Paul A. Gardner  
Print Property Owners Name: \_\_\_\_\_

*Paul A. Gardner*  
Property Owner's Signature: \_\_\_\_\_

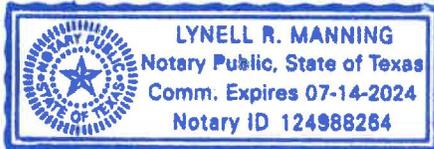
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County Of DALLAS

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(notary) (property owner)

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(Seal) Given under my hand and seal of office this 1<sup>st</sup> day of SEPTEMBER, A.D. 2020



*Lynell R. Manning*  
Notary In And For State Of Texas

SEP 8 2020

**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.**

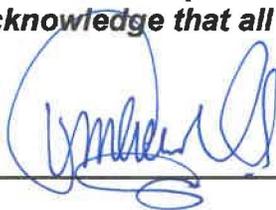
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**Any changes to a site plan (no matter how minor or major) approved with a planned development overlay can only be approved by city council through the public hearing process.**

**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:** \_\_\_\_\_

9/3/20

**Signature of Owner** \_\_\_\_\_

**Date:** \_\_\_\_\_

PS 20:03

**ACKNOWLEDGEMENT**

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**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:** \_\_\_\_\_

**Signature of Owner** Sam G. Gardner G.P.

**Date:** 9-1-2020

PD20-03

**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.**

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**Signature of Applicant** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Signature of Owner** Paul A. Gardner G.P.

**Date:** 9-1-2020

PD20.03

### PLATTING VERIFICATION

This verification statement must be signed prior  
To the submittal of this planned development overlay application

\_\_\_\_\_ It has been determined that the property described below does **require platting or replatting** and the applicant has been instructed on this procedure.

  X   It has been determined that the property described below is **currently platted or does not require platting or replatting** at this time.

Address of subject property 4501 STATE HWY

Legal description of subject property GLADE 360 ADDITION, Block A, Lot 2

John D Robertson  
Public Works Department

09/03/2020  
Date

**This form must be signed by the public works department and submitted along with a completed application to the planning and zoning department**



**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:** 9/3/20

**Property Owner Signature** \_\_\_\_\_

**Date:** \_\_\_\_\_

PS20-03

**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:** \_\_\_\_\_

**Property Owner Signature** Samuel W. Gardner G.P.

**Date:** 9-1-2020

SEP 8 2020

**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:** \_\_\_\_\_

**Property Owner Signature** Samuel Gardner G.P.

**Date:** 9-1-2020

SEP 8 2020

## "ZONING DESCRIPTION"

### LOT 2, BLOCK A – GLADE 360 ADDITION

**BEING** a tract of land situated in the Elijah C. Clary Survey, Abstract No. 323 and the Green West Minter Survey, Abstract No. 1083, City of Grapevine, Tarrant County, Texas and being all of Lot 2, Block A of Glade 360 Addition, an addition to the City of Grapevine, Texas, according to the plat thereof recorded in Instrument No. D219025558, Official Public Records, Tarrant County, Texas and being more particularly described as follows:

**BEGINNING** at the southwest corner of said Lot 2, Block A, same being the northwest corner of Lot 1, Block A of said Glade 360 Addition, and being in the northeast right-of-way line of State Highway 360 (A variable width right-of-way);

**THENCE** with said northeast right-of-way line, the following courses and distances:

North 25°10'36" West, a distance of 1,508.52 feet;

North 25°09'27" West, a distance of 1,325.10 feet to the beginning of a non-tangent curve to the left having a central angle of 16°41'47", a radius of 1,939.85 feet, a chord bearing and distance of North 33°31'42" West, 563.29 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 565.29 feet;

North 41°52'35" West, a distance of 50.00 feet to the beginning of a tangent curve to the right having a central angle of 41°47'08", a radius of 320.00 feet, a chord bearing and distance of North 20°59'09" West, 228.24 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 233.37 feet;

North 0°05'35" West, a distance of 68.58 feet;

North 89°17'09" West, a distance of 21.89 feet to the intersection of said northeast right-of-way line with the east right-of-way line of Euless-Grapevine Road (a variable width right-of-way);

**THENCE** with said east right-of-way line, the following courses and distances:

North 14°16'31" West, a distance of 126.04 feet;

North 0°32'19" West, a distance of 286.88 feet;

North 6°59'09" East, a distance of 62.50 feet to the northwest corner of said Lot 2, Block A;

North 0°08'35" East, a distance of 51.65 feet in the approximate centerline of Bear Creek;

**THENCE** along said approximate centerline of Bear Creek, the following courses and distances:

South 65°26'08" East, a distance of 325.18 feet;  
South 5°58'30" East, a distance of 155.70 feet;  
South 24°02'30" East, a distance of 163.50 feet;  
South 45°26'30" East, a distance of 49.50 feet;  
South 65°14'30" East, a distance of 93.90 feet;  
South 12°58'30" East, a distance of 138.30 feet;  
South 5°53'30" West, a distance of 135.80 feet;  
South 44°39'30" East, a distance of 258.10 feet;  
South 33°24'30" East, a distance of 220.50 feet;  
South 50°22'30" East, a distance of 287.50 feet;  
North 71°31'30" East, a distance of 268.20 feet;  
South 11°40'30" East, a distance of 154.00 feet;  
South 17°59'30" West, a distance of 53.80 feet;  
South 9°58'30" East, a distance of 145.00 feet;  
South 38°11'30" East, a distance of 129.00 feet;  
South 40°53'30" East, a distance of 115.60 feet;  
South 8°02'30" West, a distance of 67.70 feet;  
South 49°56'30" West, a distance of 271.30 feet;  
South 20°44'30" West, a distance of 85.80 feet;  
South 49°26'30" East, a distance of 263.70 feet;  
South 73°47'30" East, a distance of 101.20 feet;  
South 42°36'12" East, a distance of 146.00 feet;  
South 29°26'25" West, a distance of 100.00 feet;  
South 20°23'40" West, a distance of 54.55 feet;

South 40°58'41" East, a distance of 130.10 feet;

South 14°34'30" East, a distance of 99.40 feet;

South 21°54'48" East, a distance of 222.15 feet;

South 44°08'29" East, a distance of 375.19 feet;

South 39°37'45" East, a distance of 95.97 feet;

South 65°07'45" East, a distance of 176.46 feet;

South 20°43'45" East, a distance of 212.81 feet;

South 48°50'35" East, a distance of 105.62 feet to the southeast corner of said Lot 2, Block A and being in the north line of said Lot 1, Block A;

**THENCE** with the common line of said Lots 1 and 2, Block A, the following courses and distances:

North 89°31'47" West, a distance of 449.09 feet;

South 18°59'34" West, a distance of 5.93 feet;

South 25°10'36" East, a distance of 99.74 feet;

South 64°49'24" West, a distance of 346.30 feet to the **POINT OF BEGINNING** and containing a computed area of 47.35 acres of land, more or less.

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

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



CU2021

# Kimley»Horn

SEP 8 2020

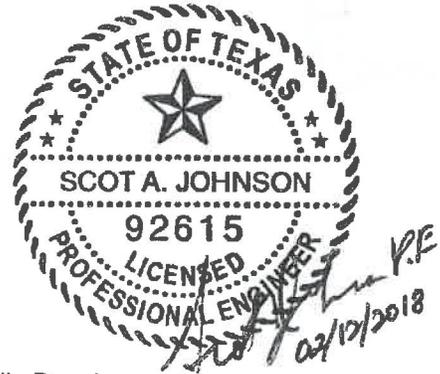
## MEMORANDUM

To: Andrew Ord  
Greystar

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

Date: February 12, 2018

Subject: The Preserve  
Parking Demands in Comparable Multifamily Developments



### Introduction

Greystar Residential is proposing to build The Preserve, a high-end multifamily development on the east side of State Highway 360 in Grapevine, Texas. This memorandum documents the two lines of inquiry which were investigated to support the proposed 1.60 spaces per unit parking rate: national research and local observations of parking occupancy at comparable sites.

Careful sizing of parking areas to specific uses will prevent the waste of space and building materials that is caused by providing parking that is rarely if ever used. Excessive parking also has negative impacts on often-hidden issues like walkable design, storm water runoff, and urban heat island effects.

### Parking Research

ITE publishes *Parking Generation*, a compendium of parking demand research at sites across the country. ITE provides more information on each base parking demand rate than do most other sources, although the number of observations is still limited. The ITE data do not contain any significant amount of mixed-use or TOD-influenced observations, but do track suburban and urban differences. **Table 1** shows the average rates for some multifamily uses which are similar to the proposed site.

**Table 1 – ITE Parking Generation Observed Demand**

Use – ITE Classification	Unit	Average Parking Demand
Low/Mid-Rise Apartment Suburban, Weekday	Unit	1.23
Low/Mid-Rise Apartment Urban, Weekday	Unit	1.20
Low/Mid-Rise Apartment Urban, Saturday	Unit	1.03

**Local Observations**

To make empirical observations of actual parking usage, comparable multifamily sites were found in the City of Grapevine. Observations were accomplished at eight sites, as some potential sites could not be accessed for observations. The average occupancy of the sites was 95%, or typical for the market average. Parking occupancy observations were made overnight, at 10 PM or later. The exact number of occupied parking spaces and enclosed garages were counted during the observations. It should be noted that each enclosed garage is treated as an occupied parking space for the purposes of the occupancy study. Since some of the garage spaces are empty or used as storage, this means that the observed parking demand is artificially high. Many of the sites also had some trailers, boats, and other vehicle-related objects located in parking spaces, and these were counted as occupied spaces as well. Since all of the sites had ample unused parking spaces, these objects did not impede the normal parking operation of the sites. Attached to the end of this report is a parking data table listing the results of the data collection. The following tables show the details of each site and the observations:

**Table 2 – Weekday Parking Demand at 6 Local Sites (7 Observations)**

Study Site	Dwelling Units	Bedrooms	Observed Parking Demand (Including Enclosed Garages)	Observed Demand Per Unit	Observed Demand Per Bedroom
			Overnight		
Royal St. Moritz	336	528	467	1.39	0.88
Terrawood	291	401	400	1.37	1.00
Twenty-Four 99	348	486	452	1.30	0.93
Marquis at Silver Oaks	480	732	703	1.46	0.96
Montelena (Tuesday 1/23)	256	400	323	1.26	0.81
Montelena (Wednesday 1/24)	256	400	330	1.29	0.83
Wildwood Creek	344	524	344	1.00	0.66
<b>Weekday 6-Site Totals:</b>	<b>2311</b>	<b>3471</b>	<b>3019</b>	<b>1.31</b>	<b>0.87</b>
<b>Weekday 6-Site Averages:</b>	<b>330</b>	<b>496</b>	<b>431</b>		

**Table 3 – Saturday Parking Demand at 7 Local Sites**

Study Site	Dwelling Units	Bedrooms	Observed Parking Demand (Including Enclosed Garages)	Observed Demand Per Unit	Observed Demand Per Bedroom
			Overnight		
Royal St. Moritz	336	528	448	1.33	0.85
Cross Creek	392	544	444	1.13	0.82
Terrawood	291	401	397	1.36	0.99
Twenty-Four 99	348	486	443	1.27	0.91
Marquis at Silver Oaks	480	732	735	1.53	1.00
Montelena	256	400	290	1.13	0.73
Wildwood Creek	344	524	331	0.96	0.63
<b>Saturday 7-Site Totals:</b>	<b>2447</b>	<b>3615</b>	<b>3088</b>	<b>1.26</b>	<b>0.85</b>
<b>Saturday 7-Site Averages:</b>	<b>350</b>	<b>516</b>	<b>441</b>		

The weekday observed parking demand including garages across the six sites averaged 1.31 vehicles per unit with a range of 1.00 to 1.46 spaces per unit. The average number of vehicles per bedroom was calculated to be 0.87, ranging from 0.66 to 1.00.

The Saturday observed parking demand including garages across the six sites averaged 1.26 vehicles per unit with a low observation of 0.96 and a high of 1.36. The Saturday average demand was observed to be 0.85 vehicles per bedroom, varying from 0.63 to 1.00.

Four of the study sites included garages on the property. Residents often park in the “driveway” of their garages, which leads to double counting since the garage is counted as occupied, and the vehicle is counted again as being on the site. Since the “driveways” do not count as parking spaces, this results in an artificially high ratio of parked vehicle to units or bedrooms. Even with this assumption that enclosed garages skew the occupancy of the sites to be higher than reality, the highest observed parking rate was 1.53 vehicles per unit and 1.00 vehicles per bedroom, both of which are below the 1.60 spaces per unit and 1.13 spaces per bedroom that are proposed for the Preserve.

**Summary**

Observations of comparable local and suburban sites show that the effective parking demand of 1.31 occupied spaces per unit is slightly higher than ITE averages. This observed number is known to be somewhat high due to the assumption of garage spaces being occupied. A comparison of the national ITE rates, observed parking rates, and provided parking supply can be found in the summary table below:

**Table 4 – Summary Table**

	ITE Average			Observed		Preserve Proposed
	Suburban, Weekday	Urban, Weekday	Urban, Weekend	Weekday	Saturday	
Parking Demand per Unit	1.23	1.20	1.03	1.31	1.26	1.60
Parking Demand per Bedroom	-	-	-	0.87	0.85	1.13

The proposed supply of 1.60 spaces per unit for the Preserve will provide the right balance of available parking while preserving the nature oriented design of the site.

**END**

Attached: Parking Count Data Summary Table

Apartment Complex	No. of Dwelling Units	Observed Parking Demand per Dwelling Unit	Observed Parking Demand per Bedroom	Tuesday 1/23/2018	Wednesday 1/24/2018	Saturday 1/27/2018
				Vehicles + Garages Counted	Vehicles + Garages Counted	Vehicles + Garages Counted
Colonial Village 2300 Grayson Drive	58 Efficiency	0.64	0.41	251	286	253
	208 One Bedroom					
	117 Two Bedroom					
	67 Three Bedroom					
	<b>450 Total D.U.</b>					
	<b>701 Total Bedrooms</b>			Outlier - Count not included	Outlier - Count not included	Outlier - Count not included
Grayson Square 2100 Grayson Drive	N/A Efficiency	N/A	N/A	332	361	326
	N/A One Bedroom					
	N/A Two Bedroom					
	N/A Three Bedroom					
	<b>N/A Total D.U.</b>			No Room Data - Data not included	No Room Data - Data not included	No Room Data - Data not included
	<b>N/A Total Bedrooms</b>					
Royal St. Moritz 2050 Grayson Drive	0 Efficiency	1.39	0.88	N/A	467	448
	152 One Bedroom					
	176 Two Bedroom					
	8 Three Bedroom					
	<b>336 Total D.U.</b>			Unable to enter complex Gate		
	<b>528 Total Bedrooms</b>					
Cross Creek 2701 Grapevine Mills Blvd N	0 Efficiency	1.13	0.82	N/A	N/A	444
	240 One Bedroom					
	152 Two Bedroom					
	0 Three Bedroom					
	<b>392 Total D.U.</b>			Could not count North half of property - Gated	Could not count North half of property - Gated	
	<b>544 Total Bedrooms</b>					
Terrawood 3225 Grapevine Mills Blvd N	0 Efficiency	1.37	1.00	N/A	400	397
	193 One Bedroom					
	86 Two Bedroom					
	12 Three Bedroom					
	<b>291 Total D.U.</b>			Unable to enter complex Gate		
	<b>401 Total Bedrooms</b>					
Twenty-Four 99 3601 Grapevine Mills Parkway	0 Efficiency	1.30	0.93	N/A	452	443
	222 One Bedroom					
	114 Two Bedroom					
	12 Three Bedroom					
	<b>348 Total D.U.</b>			Unable to enter complex Gate		
	<b>486 Total Bedrooms</b>					
Marquis at Silver Oaks 3701 Grapevine Mills Parkway	0 Efficiency	1.53	1.00	N/A	703	735
	264 One Bedroom					
	180 Two Bedroom					
	36 Three Bedroom					
	<b>480 Total D.U.</b>			Unable to enter complex Gate		
	<b>732 Total Bedrooms</b>					
Montelena 501 Turner Road	0 Efficiency	1.29	0.83	323	330	290
	128 One Bedroom					
	112 Two Bedroom					
	16 Three Bedroom					
	<b>256 Total D.U.</b>					
	<b>400 Total Bedrooms</b>					
Wildwood Creek 820 E Dove Loop Road	0 Efficiency	0.81	0.53	N/A	277	259
	188 One Bedroom					
	132 Two Bedroom					
	24 Three Bedroom					
	<b>344 Total D.U.</b>			Unable to enter complex Gate		
	<b>524 Total Bedrooms</b>					



October 14, 2020

Mr. Ron Stombaugh  
Assistant Director, Planning and Zoning Department  
City of Grapevine  
200 S. Main St.  
Grapevine, TX 76051

Re: Proposed Additional Townhome Project  
Northwest Corner of Euless Grapevine Road and Hwy 360

Dear Mr. Stombaugh,

Dallas Fort Worth International Airport would like to comment on the proposal by Greystar to build "Elan Grapevine," an additional property located at the northwest corridor of Euless/Grapevine Rd and Highway 360. The proposed project is located adjacent to the previously approved apartment project called "The Preserve", to which on February 19, 2018, we had previously commented to the proposal. This proposed project is also located immediately adjacent to DFW International Airport property and thus we would like to inform you of what residents can expect, should the City approve the proposed project:

- The property is proximate to but located just outside the 65 dB Day-Night Level (DNL) noise contour, which was promulgated by the North Central Texas Council of Governments to the cities surrounding DFW Airport and adopted by the City of Grapevine in Ordinance 78-2.
- The property is adjacent to DFW's west diagonal runway, Runway 13R/31L being approximately 0.60 mile from the runway centerline and would be subject to aircraft arrival and departure noise from this runway:
  - The runway is currently used for arrivals by all type aircraft in south winds (South Flow), which occurs 70% of the year on average. The runway currently receives 75-100 daily aircraft arrivals at present but can accommodate approximately 150 arrivals per day.
  - The runway is also used for an average of 10 daily turboprop departures in north winds (north flow) which occurs 30% of the year on average. During the current Runway 18R/36L Rehabilitation project, the runway is currently seeing approximately 100-250 daily jet departures.
- The property is also in close proximity to DFW's main north/south runways on the west side being approximately one mile from the runway centerlines. In south winds, aircraft departures may be heard from the proposed development as well as an average of 10 daily turboprop departures that turn west upon departures, some of which may fly over or near the proposed development.

Dallas Fort Worth  
International Airport  
P.O. Box 619428  
DFW Airport, TX 75261-9428



- The property would also be subject to ground-related airport effects from thrust reverse from jet arrivals as well as noise from proximate DFW facilities, including aircraft maintenance operations and DFW Department of Public Safety testing and training facilities.
- While operations are currently reduced due to the impacts of COVID-19, DFW is expected to recover in time and forecast to continue to grow its air operations benefitting Grapevine and the local DFW Region, which could bring additional air traffic in the future.

DFW Airport urges the City to consider these facts in its decision to approve the proposed expansion on this property and recommends:

1. Design and construction of the buildings sufficient to achieve a noise reduction of at least 25 dB outdoor to indoor in order to reduce interior noise levels. It should be noted that the level of noise reduction recommended may not be adequate to negate the vibration associated with the low-frequency rumble of jet departures.
2. Dedication of an avigation easement to the City of Grapevine, the Dallas-Fort Worth International Airport Board, and the Cities of Dallas and Fort Worth.
3. Full disclosure of the proximate industrial activities to all first time and subsequent potential residents.
4. Implementation of sustainable stormwater drainage design by complying with iSWM to maintain existing discharge quantity and velocities into Big Bear Creek.

Should you have any questions, please feel free to contact me at 972-973-5573. Thank you for your consideration.

Sincerely,

*Sandy J. Lancaster*

Sandy Lancaster, C.M.  
Environmental Program Manager  
DFW International Airport  
972-973-5573  
[slancaster@dfwairport.com](mailto:slancaster@dfwairport.com)

cc: R. Horton, VP DFW Environmental Affairs  
P. Tomme, DFW Legal Counsel  
S. Tan, DFW Environmental Affairs  
A. Ord, Greystar

## City of Grapevine: The Preserve and Elan



ORDINANCE NO. 2020-053

AN ORDINANCE of the City Council of the City of Grapevine AMENDING ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE OF GRAPEVINE, TEXAS, GRANTING ZONING CHANGE Z20-03 ON A TRACT OF LAND OUT OF THE S. CLARY SURVEY, ABSTRACT 323 AND THE G. MINTER SURVEY, ABSTRACT 1083 being Lot 2, Block A, Glade/360 Addition (4501 State Highway 360), DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PCD" PLANNED COMMERCE DEVELOPMENT DISTRICT TO "R-MF" MULTI-FAMILY DISTRICT; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

Section 1. That the City of Grapevine Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, be, and the same is hereby amended and changed by Zoning Application Z20-03 to rezone the following described property to-wit: being a 47.35 acre tract of land out of the S. Clary Survey, Abstract 323 and the G. Minter Survey, Abstract 1083, Tarrant County, Texas (Lot 2, Block A, Glade/360 Addition (4501 State Highway 360), more fully and completely described in Exhibit "A", attached hereto and made a part hereof, which was previously zoned "PCD" Planned Commerce Development District Regulations, respectively, is hereby changed to "R-MF" Multi-Family District Regulations, all in accordance with Comprehensive Zoning Ordinance No. 82-73, as amended.

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 20th day of October, 2020.

APPROVED:

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

ATTEST:

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

APPROVED AS TO FORM:

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

ORDINANCE NO. 2020-054

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE ISSUING CONDITIONAL USE PERMIT CU20-21, TO EXCEED THE HEIGHT REGULATIONS, VARY FROM PARKING REQUIREMENTS, AND ALLOW FOR A REDUCTION IN THE FRONT YARD SETBACK IN A DISTRICT ZONED "R-MF" MULTI-FAMILY DISTRICT FOR LOT 2, BLOCK A, GLADE/360 ADDITION (4501 STATE HIGHWAY 360), 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. CU20-21 to exceed the height regulations, vary from the parking requirements, and allow for a reduction in the front yard setback, in a district zoned "R-MF" Multi-Family District Regulations within the following described property: Lot 2, Block A, Glade/360 Addition (4501 State Highway 360) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 20th day of October, 2020.

APPROVED:

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

ATTEST:

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

APPROVED AS TO FORM:

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

ORDINANCE NO. 2020-055

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE ISSUING PLANNED DEVELOPMENT OVERLAY PD20-03 TO DEVIATE FROM, BUT NOT BE LIMITED TO, THE BUILDING SEPARATION REQUIREMENTS RELATIVE TO THE "R-MF" MULTIFAMILY DISTRICT FOR LOT 2, BLOCK A, GLADE/360 ADDITION (4501 STATE HIGHWAY 360) 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 PD20-03 to deviate from, but not be limited to, the building separation requirements relative to the "R-MF" Multifamily District within the following described property: Lot 2, Block A, Glade/360 Addition (4501 State Highway 360) 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 planned development overlay.

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 20th day of October, 2020.

APPROVED:

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

ATTEST:

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

APPROVED AS TO FORM:

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

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

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

**MEETING DATE:** OCTOBER 20, 2020

**SUBJECT:** APPROVAL OF OWNER-FURNISHED AGREEMENT WITH RICE DRYWALL

**RECOMMENDATION:** City Council to consider approval of the purchase of acoustical panels from Rice Drywall for the Animal Services Facility.

**FUNDING SOURCE:** Funds are available in the Capital Equipment Fund 325 for an estimated amount of \$32,370.

**BACKGROUND:** This purchase is part of the overall budget from the November 7, 2017 Bond Election. These are owner-furnished acoustical panels planned for the Animal Services Facility. The acoustical panels will provide for significant noise reduction and an improved quality of life for the animals in the kennel area. The project scope and budget provided for the acquisition of several owner-furnished/owner-installed items as a way to reduce total project costs.

Staff recommends approval.

JB

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

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

**MEETING DATE:** OCTOBER 20, 2020

**SUBJECT:** APPROVAL OF OWNER-FURNISHED AGREEMENT WITH HORN ELECTRIC

**RECOMMENDATION:** City Council to consider approval of the purchase of a LED lighting package from Horn Electric for the Animal Services Facility.

**FUNDING SOURCE:** Funds are available in the Capital Equipment Fund 325 for an estimated amount of \$49,600.

**BACKGROUND:** This purchase is part of the overall project budget from the November 7, 2017 Bond Election. The efficiency of the owner-furnished LED lighting package will provide for maintenance and electrical savings over the life of the facility. The project scope and budget provided for the acquisition of several owner-furnished/owner-installed items as a way to reduce total project costs.

Staff recommends approval.

JB

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

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

**MEETING DATE:** OCTOBER 20, 2020

**SUBJECT:** APPROVAL FOR A PROFESSIONAL SERVICES CONTRACT FOR MEDICAL PHYSICALS FOR THE FIRE DEPARTMENT

**RECOMMENDATION:** City Council to consider approval for a professional services contract with Huguley Assessment Center for the Fire Department.

**FUNDING SOURCE:** Funds are available in the General Fund, Professional Services for an amount not to exceed \$50,000.

**BACKGROUND:** The Huguley medical physical provides each sworn member of the fire department with a comprehensive annual physical that complies with the intent of National Fire Protection Association 1582: Standard on Comprehensive Occupational Medical Program for Fire Departments. Additionally, Huguley provides the department with a "fit for duty" letter on each member.

Staff recommends approval.

JS/LW

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

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

**MEETING DATE:** OCTOBER 20, 2020

**SUBJECT:** APPROVAL TO RENEW AN ANNUAL CONTRACT FOR ENTERPRISE SOURCING SERVICES WITH ION WAVE TECHNOLOGIES

**RECOMMENDATION:** City Council to consider the renewal of an annual contract for enterprise sourcing services with Ion Wave Technologies, Inc.

**FUNDING SOURCE:** Funds are available in the General Fund for an amount not to exceed \$22,000.

**BACKGROUND:** The Ion Wave enterprise sourcing package automates the process of creating, issuing, awarding bids and managing contracts. By leveraging the system's libraries, templates, and importing capabilities, the procurement function benefits from increased speed, automated auditing, and the elimination of redundant data entry. It also increases vendor participation in the bid process which results in more competitive bids and ultimately better pricing for the City.

This contract is with Ion Wave Technologies, Inc. for eProcurement and Contract Management services. The contract was for an initial one-year period with four, one-year optional renewals. If approved, this will be for the final renewal available.

Staff recommends approval.

LW

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

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

**MEETING DATE:** OCTOBER 20, 2020

**SUBJECT:** APPROVAL FOR THE EMERGENCY PURCHASE OF A BYPASS PUMP FOR THE WASTEWATER TREATMENT PLANT AND LIFT STATION

**RECOMMENDATION:** City Council to consider approving and ratifying the emergency purchase of a bypass pump for the wastewater treatment plant from Global Pump Solutions for the Public Works Department.

**FUNDING SOURCE:** Funds are available in the Utility Enterprise Fund for an amount not to exceed \$44,832.

**BACKGROUND:** This action will ratify staff's emergency replacement of an backup bypass pump on September 24, 2020. The pump became unreliable and failed several times this September. This purchase will be made in accordance with an existing interlocal agreement as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791.

An emergency purchase order was issued to Global Pump Solutions for the bypass pump on September 24, 2020.

Staff recommends approval.

JH/LW

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

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

**MEETING DATE:** OCTOBER 20, 2020

**SUBJECT:** APPROVAL FOR THE AWARD OF AN INFORMAL REQUEST FOR QUOTE FOR VEHICLE LIGHTING AND EQUIPMENT

**RECOMMENDATION:** City Council to consider approval for the award of a for quote for vehicle lighting and equipment from Wildfire Truck and Equipment Sales for the Public Works Department.

**FUNDING SOURCE:** Funds are available in the Capital Equipment Fund and Utility Enterprise Fund for an estimated amount of \$31,063.

**BACKGROUND:** This is for the purchase of light bars for six new trucks for Parks and Water Utilities Departments, as well as emergency lighting and equipment for two new Fire Department pickup trucks, all approved in the FY 2020 Vehicle Replacement budget. The equipment and lighting will be installed in-house by Fleet Services to equip the vehicles with all the necessary safety roadside protection and functions. The equipment meets or exceeds the departments and fleet requirements.

Informal quotes were taken in accordance with the City Purchasing Policy. Formal bids and advertisements are not required for purchases under \$50,000. Three quotes were submitted as noted below. Wildfire Truck and Equipment Sales submitted the lowest quote meeting specifications.

Wildfire Truck and Equipment Sales \$31,063  
Dana Safety \$34,956  
John Wright Associates \$34,993

Staff recommends approval.

PH/LW

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

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

**MEETING DATE:** OCTOBER 20, 2020

**SUBJECT:** 10-FOOT WIDE UTILITY EASEMENT ABANDONMENT

**RECOMMENDATION:** City Council consider adopting an ordinance abandoning a 10-foot wide utility easement on Lot 1A1, Block 1, The Bluffs at Grapevine Addition, and take any necessary action.

**FUNDING SOURCE:**

**BACKGROUND:** The property owner located at 1776 State Highway 26 has requested the City abandon a 10- foot wide utility easement. A sanitary sewer force main in the 10-foot wide utility easement has been rerouted due to the new development. The 10-foot utility easement was originally dedicated by Vol. 9833, Pg. 0219 D.R.T.C.T. The public franchise companies approve of the abandonment.

Staff recommends approval.

ORDINANCE NO. 2020-050

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ABANDONING AND VACATING A 10-FOOT UTILITY EASEMENT ON LOT 1A1, BLOCK 1, THE BLUFFS AT GRAPEVINE ADDITION TO THE CITY OF GRAPEVINE, TEXAS AS HEREINAFTER DESCRIBED; AND DECLARING AN EMERGENCY

WHEREAS, Lot 1A1, Block 1, The Bluffs at Grapevine Addition located at 1776 State Highway 26, City of Grapevine, Tarrant County, Texas has requested that a 10-foot 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 Utility Easement by separate instrument from Vol. 9833 PG. 0219 D.R.T.C.T.; 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

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 the above premises are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Section 2. That the 0.2283 acre Utility Easement located on Lot 1A1, Block 1, The Bluffs at Grapevine Addition in "Exhibit 1", "Exhibit 2", and "Exhibit 3", 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 day of 20th October, 2020.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

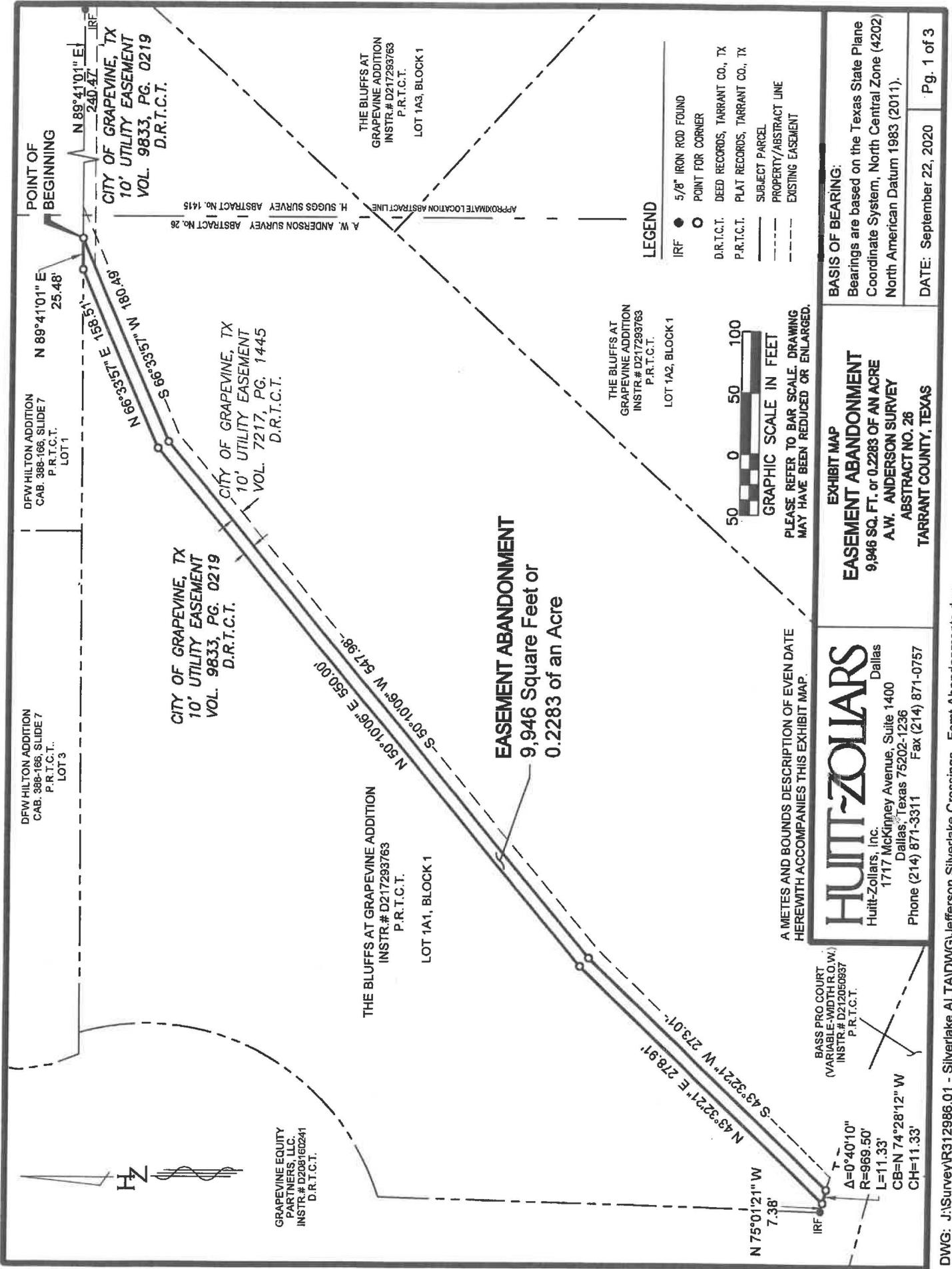
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Tara Brooks  
City Secretary

APPROVED AS TO FORM:

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City Attorney



**HUIT-ZOLLARS**  
 Huiti-Zollars, Inc.  
 1717 McKinney Avenue, Suite 1400  
 Dallas, Texas 75202-1236  
 Phone (214) 871-3311 Fax (214) 871-0757

**EXHIBIT MAP**  
**EASEMENT ABANDONMENT**  
 9,946 SQ. FT. or 0.2283 OF AN ACRE  
 A.W. ANDERSON SURVEY  
 ABSTRACT NO. 26  
 TARRANT COUNTY, TEXAS

**BASIS OF BEARING:**  
 Bearings are based on the Texas State Plane  
 Coordinate System, North Central Zone (4202)  
 North American Datum 1983 (2011).

DATE: September 22, 2020 Pg. 1 of 3

**LAND DESCRIPTION  
EASEMENT ABANDONMENT**

**BEING** a tract of land situated in the A.W. Anderson Survey, Abstract No. 26, Tarrant County, Texas, and being a portion of Lot 1A1, Block 1, The Bluffs at Grapevine Addition, an addition to the City of Grapevine, Tarrant County, Texas, as recorded under Document No. D217293763, of the Plat Records of Tarrant County, Texas, and being a portion of a 10' Utility Easement described in instrument to the City of Grapevine, Texas, as recorded under Volume 9833, Page 0219, of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point on the north line of said Lot 1A1, from which a 5/8-inch iron rod found at the northeast corner of said Lot 1A1 bears North 89 degrees 41 minutes 01 seconds East, a distance of 240.47 feet;

**THENCE**, over and across said Lot 1A1 the following courses and distances:

South 66 degrees 33 minutes 57 seconds West, a distance of 180.49 feet to a point for corner;

South 50 degrees 10 minutes 06 seconds West, a distance of 547.98 feet to a point for corner;

South 43 degrees 32 minutes 21 seconds West, a distance of 273.01 feet to a point on the southerly line of said Lot 1A1, and being the beginning of a non-tangent curve to the left having a central angle of 0 degree 40 minutes 10 seconds, a radius of 969.50, subtended by an 11.33-foot chord which bears North 74 degrees 28 minutes 12 seconds West;

**THENCE**, along said curve to the left, and along the southerly line of said Lot 1A1, an arc length of 11.33 feet to a point for corner, from which a 5/8-inch iron rod found at the most westerly southwest corner of said Lot 1A1 bears North 75 degrees 01 minutes 21 seconds West, a distance of 7.38 feet;

**THENCE**, over and across said Lot 1A1 the following courses and distances:

North 43 degrees 32 minutes 21 seconds East, a distance of 278.91 feet to a point for corner;

North 50 degrees 10 minutes 06 seconds East, a distance of 550.00 feet to a point for corner;

North 66 degrees 33 minutes 57 seconds East, a distance of 158.51 feet to a point on the north line of said Lot 1A1;

**THENCE**, North 89 degrees 41 minutes 01 seconds East, along the north line of said Lot 1A1, a distance of 25.48 feet to the **POINT OF BEGINNING** and **CONTAINING** 0.2283 of an acre or 9,946 square feet of land, more or less.

**Notes:**

1. Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (2011). All distances are surface distances.
2. An exhibit map of even date herewith accompanies this metes and bounds description.

I certify that this survey was performed on the ground under my supervision.

For Huitt-Zollars, Inc.

  
\_\_\_\_\_  
Mitchell S. Pillar  
Registered Professional Land Surveyor  
Texas Registration No. 5491  
Huitt-Zollars, Inc.  
TBPELS Firm Registration No. 10025600  
1717 McKinney Ave., Suite 1400  
Dallas, Texas 75202  
(214) 871-3311  
Date: September 22, 2020



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

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

**MEETING DATE:** OCTOBER 20, 2020

**SUBJECT:** 10-FOOT WIDE UTILITY EASEMENT ABANDONMENT

**RECOMMENDATION:** City Council consider adopting an ordinance abandoning a 10-foot wide utility easement on Lot 1A1, Block 1, The Bluffs at Grapevine Addition, and take any necessary action.

**FUNDING SOURCE:**

**BACKGROUND:** The property owner located at 1776 State Highway 26 requested the City abandon a 10-foot wide utility easement. A force main in the 10-foot utility easement has been rerouted for the new development. The 10' utility easement was originally dedicated by Vol. 7217, Pg. 1445 D.R.T.C.T. The public franchise companies approve of the abandonment.

Staff recommends approval.

ORDINANCE NO. 2020-051

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ABANDONING AND VACATING A 10-FOOT UTILITY EASEMENT ON LOT 1A1, BLOCK 1, THE BLUFFS AT GRAPEVINE ADDITION TO THE CITY OF GRAPEVINE, TEXAS AS HEREINAFTER DESCRIBED; AND DECLARING AN EMERGENCY

WHEREAS, Lot 1A1, Block 1, The Bluffs at Grapevine Addition located at 1776 State Highway 26, City of Grapevine, Tarrant County, Texas has requested that a 10-foot 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 Utility Easement by separate instrument from Vol.7217 PG. 1445 D.R.T.C.T.; 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

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 the above premises are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Section 2. That the 0.2315 acre Utility Easement located on Lot 1A1, Block 1, The Bluffs at Grapevine Addition in "Exhibit 1", "Exhibit 2", and "Exhibit 3", 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 day of 20th October, 2020.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

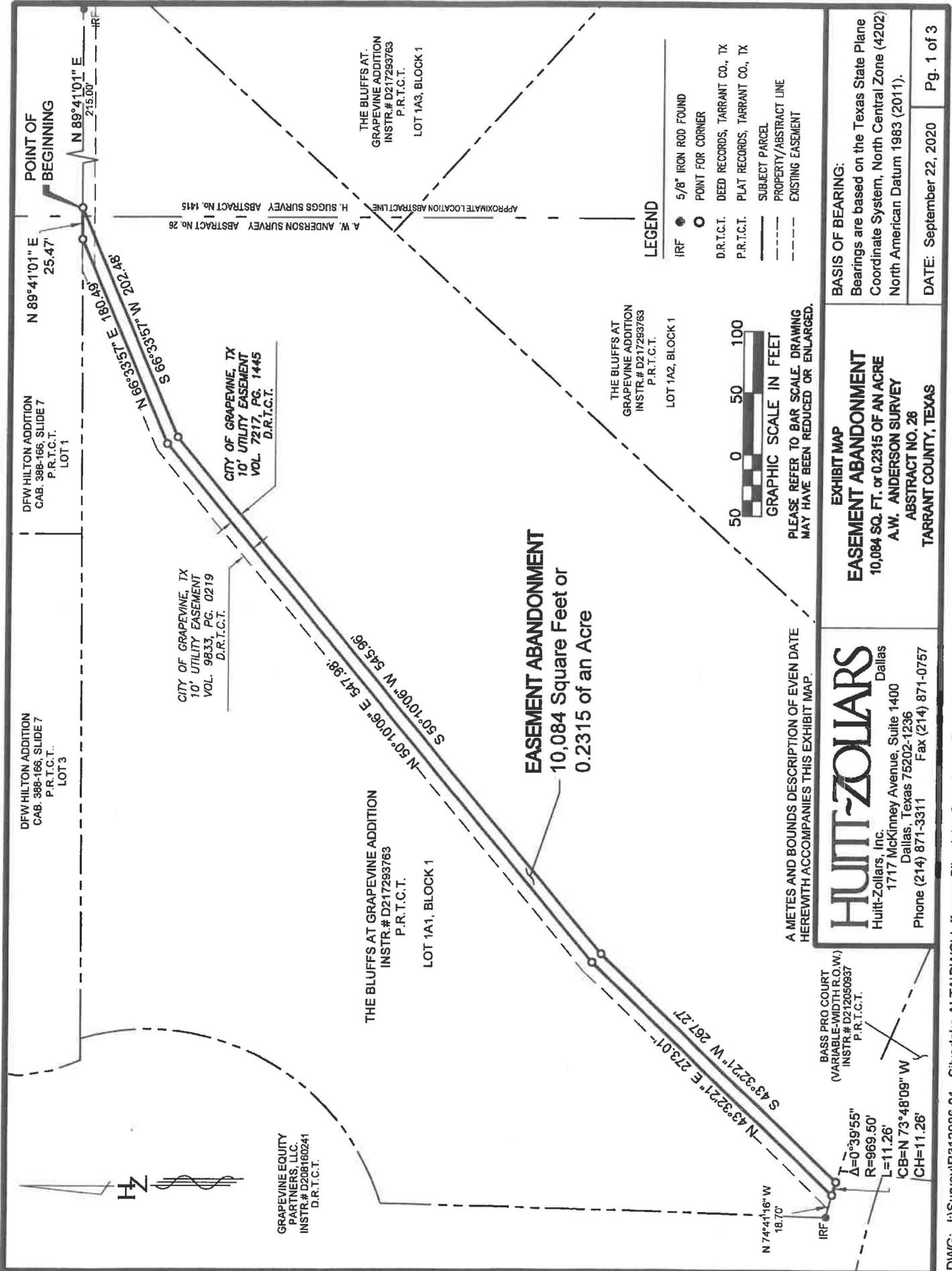
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Tara Brooks  
City Secretary

APPROVED AS TO FORM:

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City Attorney



**HUIT-ZOLLARS**  
 Huit-Zollars, Inc.  
 1717 McKinney Avenue, Suite 1400  
 Dallas, Texas 75202-1236  
 Phone (214) 871-3311 Fax (214) 871-0757

**EXHIBIT MAP**  
**EASEMENT ABANDONMENT**  
 10,084 SQ. FT. or 0.2315 OF AN ACRE  
 A.W. ANDERSON SURVEY  
 ABSTRACT NO. 26  
 TARRANT COUNTY, TEXAS

**BASIS OF BEARING:**  
 Bearings are based on the Texas State Plane  
 Coordinate System, North Central Zone (4202)  
 North American Datum 1983 (2011).

DATE: September 22, 2020 Pg. 1 of 3

**LAND DESCRIPTION  
EASEMENT ABANDONMENT**

**BEING** a tract of land situated in the A.W. Anderson Survey, Abstract No. 26, Tarrant County, Texas, and being a portion of Lot 1A1, Block 1, The Bluffs at Grapevine Addition, an addition to the City of Grapevine, Tarrant County, Texas, as recorded under Document No. D217293763, of the Plat Records of Tarrant County, Texas, and being a portion of a 10' Utility Easement described in instrument to the City of Grapevine, Texas, as recorded under Volume 7217, Page 1445, of the Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point on the north line of said Lot 1A1, from which a 5/8-inch iron rod found at the northeast corner of said Lot 1A1 bears North 89 degrees 41 minutes 01 seconds East, a distance of 215.00 feet;

**THENCE**, over and across said Lot 1A1 the following courses and distances:

South 66 degrees 33 minutes 57 seconds West, a distance of 202.48 feet to a point for corner;

South 50 degrees 10 minutes 06 seconds West, a distance of 545.96 feet to a point for corner;

South 43 degrees 32 minutes 21 seconds West, a distance of 267.27 feet to a point on the southerly line of said Lot 1A1, and being the beginning of a non-tangent curve to the left having a central angle of 0 degree 39 minutes 55 second, a radius of 969.50, subtended by an 11.26-foot chord which bears North 73 degrees 48 minutes 09 seconds West;

**THENCE**, along said curve to the left, and along the southerly line of said Lot 1A1, an arc length of 11.26 feet to a point for corner, from which a 5/8-inch iron rod found at the most westerly southwest corner of said Lot 1A1 bears North 74 degrees 41 minutes 16 seconds West, a distance of 18.70 feet;

**THENCE**, over and across said Lot 1A1 the following courses and distances:

North 43 degrees 32 minutes 21 seconds East, a distance of 273.01 feet to a point for corner;

North 50 degrees 10 minutes 06 seconds East, a distance of 547.98 feet to a point for corner;

North 66 degrees 33 minutes 57 seconds East, a distance of 180.49 feet to a point on the north line of said Lot 1A1;

**THENCE**, North 89 degrees 41 minutes 01 seconds East, along the north line of said Lot 1A1, a distance of 25.47 feet to the **POINT OF BEGINNING** and **CONTAINING** 0.2315 of an acre or 10,084 square feet of land, more or less.

**Notes:**

1. Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (2011). All distances are surface distances.
2. An exhibit map of even date herewith accompanies this metes and bounds description.

I certify that this survey was performed on the ground under my supervision.

For Huitt-Zollars, Inc.



Mitchell S. Pillar  
Registered Professional Land Surveyor  
Texas Registration No. 5491  
Huitt-Zollars, Inc.  
TBPELS Firm Registration No. 10025600  
1717 McKinney Ave., Suite 1400  
Dallas, Texas 75202  
(214) 871-3311  
Date: September 22, 2020



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

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

**MEETING DATE:** OCTOBER 20, 2020

**SUBJECT:** 30-FOOT WIDE PUBLIC ACCESS EASEMENT ABANDONMENT

**RECOMMENDATION:** City Council consider adopting an ordinance abandoning a 30-foot wide public access easement on Lots 1A1, 1A2 and 1A3, Block 1, The Bluffs at Grapevine Addition, and take any necessary action.

**FUNDING SOURCE:**

**BACKGROUND:** The property owner located at 1776 State Highway 26 has requested the City to abandon a 30-foot wide public access easement. The public access easement was relocated due to the recent new development. The 30-foot public access easement was originally dedicated May 2000 as Lot 1, Block 1, The Bluffs at Grapevine Addition.

Staff recommends approval.

ORDINANCE NO. 2020-052

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ABANDONING AND VACATING A 30-FOOT WIDE ACCESS EASEMENT IN THE CITY OF GRAPEVINE, TEXAS AS HEREINAFTER DESCRIBED; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the owner of lots 1A1, 1A2 and 1A3, Block 1, The Bluffs of Grapevine Addition requested that a 30-foot wide Public Access Easement, as herein after described, be abandoned and vacated; and

WHEREAS, the access is not needed for public street use and will not be needed in the future for public street use; and

WHEREAS, abandoning and vacating the said access 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

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 the above premises are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Section 2. That the public access easement described in "Exhibit 1", "Exhibit 2", and "Exhibit 3", attached hereto and incorporated herein for all purposes, is hereby abandoned and vacated.

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

Section 4. That the fact that the public access 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 public access 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 20th day of October, 2020.

APPROVED:

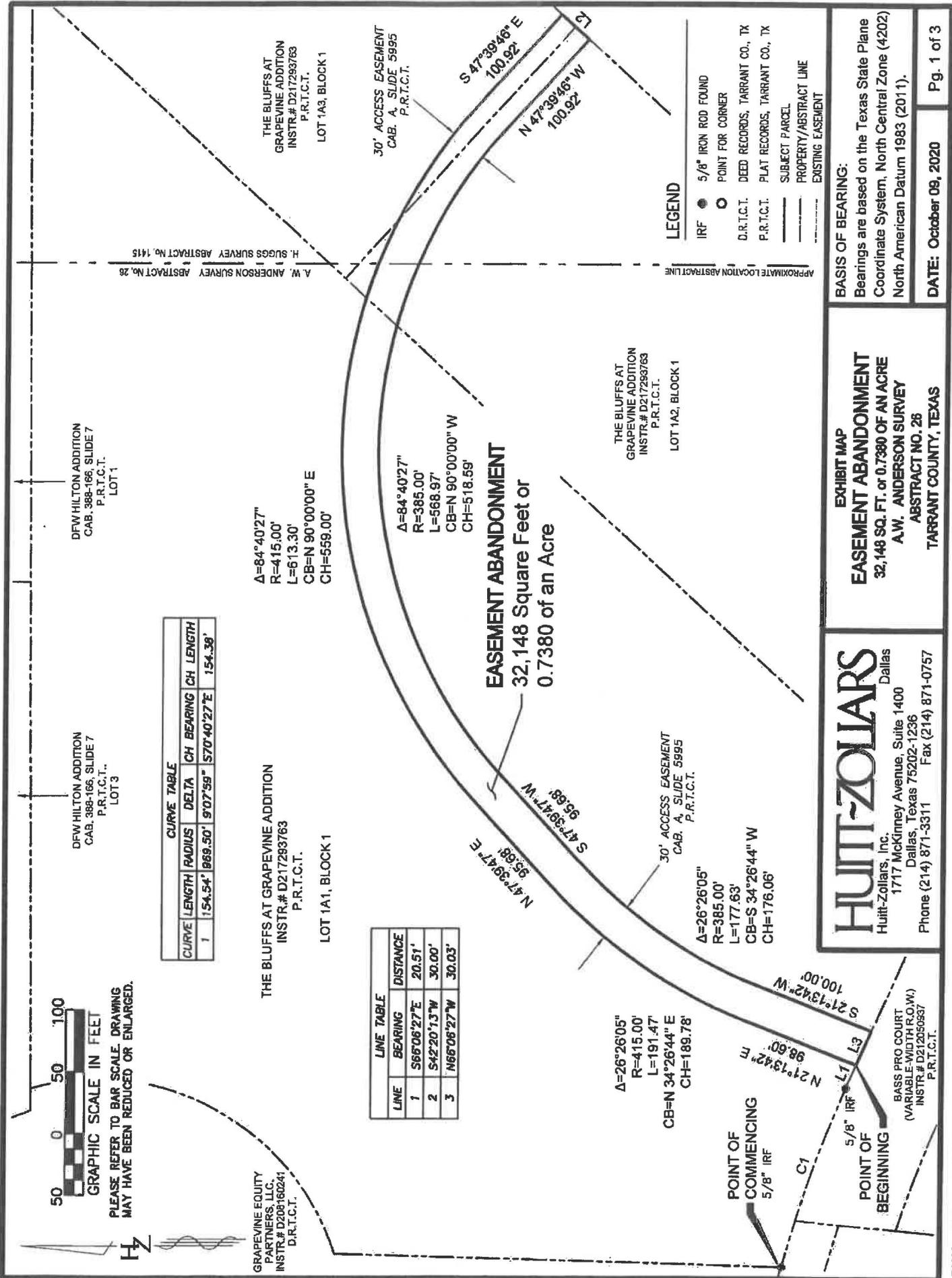
\_\_\_\_\_  
William D. Tate  
Mayor

ATTEST:

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

APPROVED AS TO FORM:

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



PLEASE REFER TO BAR SCALE. DRAWING MAY HAVE BEEN REDUCED OR ENLARGED.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
1	154.54'	869.50'	97°07'59"	S70°40'27"E	154.39'

LINE TABLE		
LINE	BEARING	DISTANCE
1	S66°06'27"E	20.51'
2	S42°20'13"W	30.00'
3	N66°06'27"W	30.03'

- LEGEND**
- IRF ● 5/8" IRON ROD FOUND
  - POINT FOR CORNER
  - D.R.T.C.T. DEED RECORDS, TARRANT CO., TX
  - P.R.T.C.T. PLAT RECORDS, TARRANT CO., TX
  - SUBJECT PARCEL
  - PROPERTY/ABSTRACT LINE
  - - - EXISTING EASEMENT

**HUIT-ZOLIARS**  
 Huit-Zoliars, Inc.  
 1717 McKinney Avenue, Suite 1400  
 Dallas, Texas 75202-1236  
 Phone (214) 871-3311 Fax (214) 871-0757

**EXHIBIT MAP**  
**EASEMENT ABANDONMENT**  
 32,148 SQ. FT. or 0.7380 OF AN ACRE  
 A.W. ANDERSON SURVEY  
 ABSTRACT NO. 26  
 TARRANT COUNTY, TEXAS

**BASIS OF BEARING:**  
 Bearings are based on the Texas State Plane  
 Coordinate System, North Central Zone (4202)  
 North American Datum 1983 (2011).

**DATE:** October 09, 2020 **Pg. 1 of 3**

**LAND DESCRIPTION  
EASEMENT ABANDONMENT**

**BEING** a tract of land situated in the A.W. Anderson Survey, Abstract No. 26, and the H. Suggs Survey, Abstract No. 1415, Tarrant County, Texas, and being a portion of Lot 1A1, Lot 1A2 and Lot 1A3, Block 1, The Bluffs at Grapevine Addition, an addition to the City of Grapevine, Tarrant County, Texas, as recorded under Document No. D217293763, of the Plat Records of Tarrant County, Texas, and being all of a 30' Access Easement as shown on the Final Plat of Lot 1, Block 1, The Bluffs at Grapevine Addition, as recorded under Cabinet A, Slide 5995, of the Plat Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8-inch iron rod found at the southwest corner of said Lot 1A1, said point being on the north right-of-way line of Bass Pro Court (a variable width right-of-way) and being the beginning of a non-tangent curve to the right having a central angle of 09 degrees 07 minutes 59 seconds, a radius of 969.50 feet and being subtended by a 154.38 foot chord which bears South 70 degrees 40 minutes 27 seconds East;

**THENCE**, along the north right-of-way line of said Bass Pro Court and said non-tangent curve to the right an arc distance of 154.54 feet to a 5/8" iron rod found;

**THENCE**, continuing along the north right-of-way line of said Bass Pro Court, South 66 degrees 06 minutes 27 seconds East a distance of 20.51 feet to the **POINT OF BEGINNING**;

**THENCE**, over and across said Lot 1A1, Lot 1A2 and Lot 1A3 the following courses and distances:

North 21 degrees 13 minutes 42 seconds East, a distance of 98.60 feet to a point at the being the beginning of a curve to the right having a central angle of 26 degrees 26 minutes 05 seconds, a radius of 415.00 feet, subtended by a 189.78 foot chord which bears North 34 degrees 26 minutes 44 seconds East,

Along said curve to the right an arc distance of 191.47 feet to a point;

North 47 degrees 39 minutes 47 seconds East, a distance of 95.68 feet to a point at the beginning of a curve to the right having a central angle of 84 degrees 40 minutes 27 seconds, a radius of 415.00 feet, subtended by a 559.00 foot chord which bears North 90 degrees 00 minutes 00 seconds East,

Along said curve to the right an arc distance of 613.30 feet to a point;  
South 47 degrees 39 minutes 46 seconds East, a distance of 100.92 feet to a point;

South 42 degrees 20 minutes 13 seconds West, a distance of 30.00 feet to a point;

North 47 degrees 39 minutes 46 seconds West, a distance of 100.92 feet to a point at the beginning of a curve to the left having a central angle of 84 degrees 40 minutes 27 seconds, a radius of 385.00 feet, subtended by a 518.59 foot chord which bears North 90 degrees 00 minutes 00 seconds West,

Along said curve to the left an arc distance of 568.97 feet to a point;

THENCE, South 47 degrees 39 minutes 47 seconds West, a distance of 95.68 feet to a point at the beginning of a curve to the left having a central angle of 26 degrees 26 minutes 05 seconds, a radius of 385.00 feet, subtended by a 176.06 foot chord which bears South 34 degrees 26 minutes 44 seconds West,

Along said curve to the left an arc distance of 177.63 feet to a point;

South 21 degrees 13 minutes 42 seconds West, a distance of 100.00 feet to a point on the north right-of way line of said Bass Pro Court;

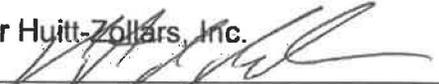
**THENCE**, along the north right-of-way line of said Bass Pro Court, North 66 degrees 06 minutes 27 seconds West, a distance of 30.03 feet to the **POINT OF BEGINNING** and CONTAINING 0.7380 of an acre or 32,148 square feet of land, more or less.

**Notes:**

1. Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (2011). All distances are surface distances.
2. An exhibit map of even date herewith accompanies this metes and bounds description.

I certify that this survey was performed on the ground under my supervision.

For Huitt-Zollars, Inc.

  
 Mitchell S. Pillar  
 Registered Professional Land Surveyor  
 Texas Registration No. 5491  
 Huitt-Zollars, Inc.  
 TBPELS Firm Registration No. 10025600  
 1717 McKinney Ave., Suite 1400  
 Dallas, Texas 75202  
 (214) 871-3311  
 Date: October 9, 2020



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

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

**MEETING DATE:** OCTOBER 20, 2020

**SUBJECT:** APPROVAL TO CHANGE THE START TIME OF THE NOVEMBER 3, 2020 COUNCIL MEETING

**RECOMMENDATION:** City Council to consider changing the start time of the November 3, 2020 regular Council meeting to 6:00 pm to allow City Council to attend Meeting Professionals International (MPI) – World Education Congress (WEC) Grapevine.

**FUNDING SOURCE:**

**BACKGROUND:** On November 3, the Convention and Visitors Bureau is hosting Meeting Professionals International (MPI) – World Education Congress (WEC). The event is scheduled to start at 6 pm.

Changing the meeting start time from 7:30 pm to 6:00 pm will allow Council Members to represent the City at this event.

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

In accordance with Orders of the Office of the Governor of the State of Texas, the Grapevine City Council meeting was conducted by telephone. Members of City Council were present in person in the City Council Chambers, Second Floor, 200 South Main Street.

Members of the public were invited to participate by telephone by a number posted on the agenda. The meeting was live streamed on the City's website.

The City Council of the City of Grapevine, Texas met in Regular Session on this the 6th day of October, 2020 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

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

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

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

Call to Order

Mayor Tate called the meeting to order at 5:15 p.m. in the City Council Chambers.

Item 1. Executive Session

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

- A. Real property relative to deliberation of the purchase, exchange, lease, sale or value of real property (City facilities, Public Works, downtown parking, 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 5:17 p.m. The closed session ended at 5:28 p.m.

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

City Manager Rumbelow requested, relative to Section 551.072, Council authorize the acquisition of the lots at 501 South Church Street consistent with the discussions in Executive Session and authorize the City Manager to execute all associated documents and to take all other necessary action.

Motion was made to authorize the acquisition of the lots at 501 South Church Street consistent with the discussions in Executive Session and authorize the City Manager to execute all associated documents and to take all other necessary action.

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

## REGULAR MEETING

Mayor Tate called the regular meeting to order at 5:31 p.m.

### Item 2. Invocation and Pledge of Allegiance

Mayor Pro Tem Darlene Freed delivered the invocation and led the Pledge of Allegiance.

### Item 3. Citizen Comments

Beginning at 5:00 p.m. on October 4, 2020, citizens were able to submit a citizen appearance request form through the City's website.

No requests were received prior to the meeting. Mayor Tate allowed anyone on the phone to speak. There was no one on the phone who wished to speak.

## PRESENTATIONS

### Item 4. Mayor Tate to present a proclamation recognizing National Night Out To Go.

Mayor Tate presented the proclamation recognizing October 6 as National Night Out To Go to Police Chief Mike Hamlin.

NEW BUSINESS

Item 5. Consider the purchase of kennel equipment from Tri Star Metals for the Animal Services Facility, and take any necessary action.

Police Chief Hamlin presented this item and requested approval of new kennel equipment for the Animal Services Facility for an estimated amount of \$48,750.

Motion was made to approve the purchase of kennel equipment from Tri Star Metals for the Animal Services Facility.

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

Item 6. Consider the purchase of facility signage from Identitec Signs for the Animal Services Facility, and take any necessary action.

Police Chief Hamlin presented this item and requested approval of the purchase of LED signs, animal anodized aluminum signs and interior wall signage for the Animal Services Facility for an estimated amount of \$49,550.

Council discussed the signage.

Police Chief Hamlin updated Council on the progress of the construction of the new Animal Services Facility.

Motion was made to approve the purchase of facility signage from Identitic Signs for the Animal Services Facility.

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

CONSENT AGENDA

Consent items are deemed to need little Council deliberation and were acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion. There were not any requests to remove an item from the consent agenda.

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

Item 7. Consider the renewal of annual policies for railroad liability and physical damage with Westchester Insurance and RLI Insurance Companies.

Chief Financial Officer Greg Jordan recommended approval of the renewal of the liability insurance and physical damage policies as required per the DART contract for an estimated amount of \$194,300.

Motion was made to approve the consent agenda as presented.

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

Item 8. Consider the renewal of an annual policy for property and casualty insurance coverage with Travelers Insurance.

Chief Financial Officer Jordan recommended approval of the renewal of the annual policies for property and casualty insurance in an amount not to exceed \$1,014,000.

Motion was made to approve the consent agenda as presented.

Motion: O'Dell  
Second: Coy  
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 financial system support services with OPENGOV Financials (formerly STW, Inc.) for the Fiscal Services Department.

Chief Financial Officer Jordan recommended approval of the renewal of an annual contract for financial system support services for an amount not to exceed \$40,000.

Motion was made to approve the consent agenda as presented.

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

Item 10. Consider the renewal of an annual policy for Cyber Liability insurance coverage with XL Insurance Company.

Chief Financial Officer Jordan and Chief Technology Officer Tessa Allberg recommended approval of the renewal of the annual policy for Cyber Liability insurance coverage for an estimated amount of \$42,000.

Motion was made to approve the consent agenda as presented.

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

Item 11. Consider the award of annual contracts for RFB 497-2020 for horticulture chemicals and fertilizers with BWI Companies, Inc., Helena Chemical Company, Simplot, Winfield Solutions and Innovative Turf Supply.

Golf Director Russell Pulley recommended approval of the award of annual contracts for horticulture chemicals and fertilizers for an annual estimated amount of \$150,000.

Motion was made to approve the consent agenda as presented.

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

Item 12. Consider the renewal of annual contracts for temporary employment services with Abacus Corporation and Temporaries of Texas, Inc.

Human Resource Director Rachel Huitt recommended approval of the renewal of annual contracts for temporary employment services with each department using their budgeted funds as needed.

Motion was made to approve the consent agenda as presented.

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

Item 13. Consider renewal an agreement for Geographic Information System Software with Esri, Inc.

Chief Technology Officer Allberg recommended approval of the renewal of an agreement for Geographic Information System Software for an estimated amount of \$55,000.

Motion was made to approve the consent agenda as presented.

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

Item 14. Consider an annual contract for traffic engineering services with Kimley-Horn and Associates.

Public Works Director Bryan Beck recommended approval of an annual contract for traffic engineering services to include signal timing studies, traffic control plans, traffic related grant applications and traffic studies for an amount not to exceed \$50,000.

Motion was made to approve the consent agenda as presented.

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

Item 15. Consider the renewal of annual contracts for aggregate materials with Big Sandy Sand, DFW Materials, Liberty Sand and Gravel and Martin Marietta Materials.

Public Works Director Beck recommended approval of the renewal of the annual contracts for the purchase of aggregate materials on an as-needed basis for an annual estimated amount of \$150,000.

Motion was made to approve the consent agenda as presented.

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

Item 16. Consider **Ordinance No. 2020-047** abandoning a 10-foot wide Sanitary Sewer Easement on Lot 2R1 and 2R2 Block 23, Original Town of Grapevine located at 608 South Dooley Street and 420 East College Street.

Public Works Director Beck recommended approval of the ordinance to abandon a sanitary sewer easement as requested by the property owners at 608 South Dooley Street and 420 College Street.

Motion was made to approve the consent agenda as presented.

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

ORDINANCE NO. 2020-047

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ABANDONING AND VACATING A 10-

FOOT SANITARY SEWER UTILITY EASEMENT ON LOTS 2R1 AND 2R2, BLOCK 23, ORIGINAL TOWN OF GRAPEVINE TO THE CITY OF GRAPEVINE, TEXAS AS HEREINAFTER DESCRIBED; AND DECLARING AN EMERGENCY

Item 17. Consider **Ordinance No. 2020-048** abandoning a 5-foot wide Utility Easement on Lot 4, Block 1, Walker Farms located at 3212 Walker Place.

Public Works Director Beck recommended approval of the ordinance to abandon an easement at the request of the property owner at 3212 Walker Place.

Motion was made to approve the consent agenda as presented.

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

ORDINANCE NO. 2020-048

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ABANDONING AND VACATING A PORTION OF A 15-FOOT UTILITY EASEMENT ON LOT 4, BLOCK 1, WALKER FARMS CITY OF GRAPEVINE, TEXAS AS HEREINAFTER DESCRIBED; AND DECLARING AN EMERGENCY

Item 18. Consider the minutes of the September 15, 2020 Regular City Council meeting.

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

Motion was made to approve the consent agenda as presented.

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

ADJOURNMENT

Motion was made to adjourn the meeting at 5:45 p.m.

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

Passed and approved by the City Council of the City of Grapevine, Texas on this the 20th day of October, 2020.

APPROVED:

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William D. Tate  
Mayor

ATTEST:

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Tara Brooks  
City Secretary

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 15<sup>th</sup> day of September 2020 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

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

constituting a quorum and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
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:

CU20-17	KIMU SUSHI
CU20-18	BULL LION RANCH
CU20-19	WISE GUYS PIZZERIA

Chairman Oliver closed the Briefing Session at 7:15 p.m.

## JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:37 p.m. in the City Council Chambers. Items 2-5 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 7:59 p.m.

#### Item 6. Citizen Comments

There was no one wishing to speak during citizen comments.

#### Item 7. Conditional Use Application CU20-17 Kimu Sushi

First for the Commission to consider and make recommendation to City Council was conditional use application CU20-17 submitted by Sui Ling for property located at 3000 Grapevine Mills Parkway #327 and platted as Lot 1R3, Block 1, Grapevine Mills Addition. The application was requesting a conditional use permit to amend the previously approved site plan of CU10-25A (Ord. 2011-02) for a planned commercial center in excess of 1,000,000 square feet of gross leasable space, specifically to allow the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer and wine only) in conjunction with an existing restaurant.

In the Commission's deliberation session, B J Wilson moved to approve conditional use application CU20-17. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

#### Item 10. Conditional Use Application CU20-18 – Bull Lion Winery

Next for the Commission to consider and make recommendation to City Council was conditional use application CU20-18 submitted by Chuck Tordiglione for property located at 530 South Main Street and platted as Lot 3A, Block 4, City of Grapevine. The application was requesting a conditional use permit to allow the possession, storage,

retail sales, and on- and off-premise consumption of alcoholic beverages (wine only) in conjunction with a winery.

In the Commission’s deliberation session, Traci Hutton moved to approve conditional use application CU20-18. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

Item 9. – Conditional Use Application CU20-19 – Wise Guys Pizzeria

Next for the Commission to consider and make recommendation to City Council was conditional use application CU20-19 submitted by Kevin McNamara for property located at 322 South Park Boulevard and platted as Lot 5, Block 1, Park and Wall. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU15-49 (Ord. 2016-06) for a planned commercial center, specifically to revise the floor plan and allow the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with an existing restaurant.

In the Commission’s deliberation session, Jimmy Fechter moved to approve conditional use application CU20-19. Dennis Luers seconded the motion, which prevailed by the following vote:

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

Item 10. Consider the minutes of the July 21, 2020 and August 18, 2020 Planning and Zoning Commission Meeting

Next for the Commission to consider were the minutes of July 21, 2020, Planning and Zoning Public Hearing.

B J Wilson moved to approve the minutes of July 21, 2020. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

Next for the Commission to consider were the minutes of the August 18, 2020, Planning and Zoning Public Hearing.

B J Wilson moved to approve the minutes of August 18, 2020. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

Adjournment

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

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

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 20<sup>TH</sup> DAY OF OCTOBER 2020.

APPROVED:

\_\_\_\_\_  
CHAIRMAN

ATTEST:

\_\_\_\_\_  
PLANNING TECHNICIAN