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

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

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

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

EXECUTIVE SESSION:

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

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

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

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

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

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

2. Invocation and Pledge of Allegiance: Commissioner Gary Martin

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU19-01** (The Novus Academy) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by T. Howard and Associates requesting a conditional use permit to allow a private school. The subject property is located at 3400 William D. Tate Avenue and is currently zoned "CC" Community Commercial District. **The public hearing was opened and tabled at the February 19, 2019 meeting.**

4. Zoning Change Application **Z19-01** (222 Lucas Drive) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Randy Popiel requesting to rezone 0.563 acres from "CC" Community Commercial District to "R-7.5" Single Family District for the existing development to become compliant with the proposed residential zoning district.

5. Zoning Change Application **Z19-02** (717 and 721 East Wall Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by David J. Smith requesting to rezone 0.50 acres from "HC" Highway Commercial District to "R-7.5" Single Family District for the development of two single family lots.

6. Conditional Use Permit **CU19-03** (Main Street Bread Baking Company) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Fabien Goury requesting a conditional use permit to allow outside dining and outdoor speakers in conjunction with an event space to include on-premise consumption of alcoholic beverages (beer, wine and mixed beverages). The subject property is located at 316 South Barton Street and is currently zoned "CBD" Central Business District.

7. Historic Landmark District **HL18-04** (409 East Worth Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Cindy Madden requesting designation as a historical landmark sub-district. The property is zoned "R-7.5" Single Family District.

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

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

CITIZEN COMMENTS

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

PRESENTATIONS

9. Pattillo, Brown and Hill, LLC, the City's auditing firm, to present the annual audit report in compliance with the City Charter, Article 3, Section 3.14.

NEW BUSINESS

10. Consider **Resolution No. 2019-019** authorizing an agreement for award of Transportation Development Credits with the Regional Transportation Council, and take any necessary action.

CONSENT AGENDA

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

11. Consider an Interlocal Purchasing Agreement with the City of Highland Village. Chief Financial Officer recommends approval.

12. Consider the award of Request for Bid RFB 483-2019 for the Botanic Gardens and Library fence project to Llano River Fence Company. Library Director and Parks and Recreation Director recommend approval.

13. Consider the renewal of an annual contract for the purchase of swimming pool chemicals with DCC, Inc. Parks and Recreation Director recommends approval.

14. Consider Amendment Number 2 to the Engineering Services Contract with Garver LLC for additional evaluation and redesign of the proposed Dewatering Improvements at the Grapevine Wastewater Treatment Plant and **Ordinance No. 2019-012** appropriating funds. Public Works Director recommends approval.

15. Consider the minutes of the March 5, 2019 Regular City Council meeting. City Secretary recommends approval.

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

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

17. Conditional Use Permit **CU19-01** (The Novus Academy) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-013**, if applicable, and take any necessary action.

18. Zoning Change Application **Z19-01** (222 Lucas Drive) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-014**, if applicable, and take any necessary action.

19. Zoning Change Application **Z19-02** (717 and 721 East Wall Street) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-015**, if applicable, and take any necessary action.

20. Conditional Use Permit **CU19-03** (Main Street Bread Baking Company) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-016**, if applicable, and take any necessary action.

21. Historic Landmark District **HL18-04** (409 East Worth Street) – Consider the recommendation of the Planning and Zoning Commission and **Ordinance No. 2019-017**, 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 March 15, 2019 by 5:00 p.m.

Tara Brooks
City Secretary

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

CITY OF GRAPEVINE, TEXAS
REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, MARCH 19, 2019

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

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

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

BRIEFING SESSION

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

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

2. Invocation and Pledge of Allegiance: Commissioner Gary Martin

JOINT PUBLIC HEARINGS

3. Conditional Use Permit **CU19-01** (The Novus Academy) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by T. Howard and Associates requesting a conditional use permit to allow a private school. The subject property is located at 3400 William D. Tate Avenue and is currently zoned "CC" Community Commercial District. **The public hearing was opened and tabled at the February 19, 2019 meeting.**

4. Zoning Change Application **Z19-01** (222 Lucas Drive) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Randy Popiel requesting to rezone 0.563 acres from "CC" Community Commercial District to "R-7.5" Single Family District for the existing development to become compliant with the proposed residential zoning district.

5. Zoning Change Application **Z19-02** (717 and 721 East Wall Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by David J. Smith requesting to rezone 0.50 acres from "HC" Highway Commercial District to "R-7.5" Single Family District for the development of two single family lots.

6. Conditional Use Permit **CU19-03** (Main Street Bread Baking Company) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Fabien Goury requesting a conditional use permit to allow outside dining and outdoor speakers in conjunction with an event space to include on-premise consumption of alcoholic beverages (beer, wine and mixed beverages). The subject property is located at 316 South Barton Street and is currently zoned "CBD" Central Business District.

7. Historic Landmark District **HL18-04** (409 East Worth Street) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by Cindy Madden requesting designation as a historical landmark sub-district. The property is zoned "R-7.5" Single Family District.

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

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

NEW BUSINESS

8. Conditional Use Permit **CU19-01** (The Novus Academy) – Consider the application and make a recommendation to City Council.

9. Zoning Change Application **Z19-01** (222 Lucas Drive) – Consider the application and make a recommendation to City Council.

10. Zoning Change Application **Z19-02** (717 and 721 East Wall Street) – Consider the application and make a recommendation to City Council.

11. Conditional Use Permit **CU19-03** (Main Street Bread Baking Company) – Consider the application and make a recommendation to City Council.

12. Historic Landmark District **HL18-04** (409 East Worth Street) – Consider the application and make a recommendation to City Council.

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

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

ADJOURNMENT

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

Tara Brooks
City Secretary

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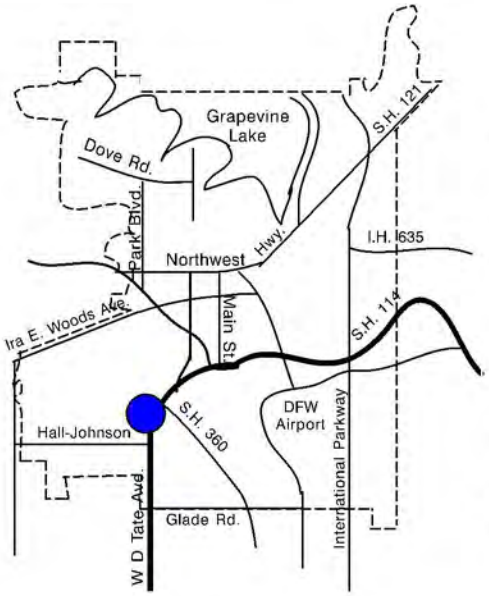
TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE PLANNING AND ZONING COMMISSION

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

MEETING DATE: MARCH 19, 2019

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF CONDITIONAL USE REQUEST CU19-01, THE NOVUS ACADEMY



APPLICANT: Matthew Heaton

PROPERTY LOCATION AND SIZE:

The subject property is located at 3400 William D. Tate Avenue and is platted as Lot 1, Block 1, Grapevine III. The addition contains 6.93 acres and has approximately 742 feet of frontage along the southbound William D. Tate Avenue service road, and approximately 675 feet along Western Oaks Drive.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to allow for a private school in the "CC" Community Commercial District.

The applicant intends to purchase the existing office building that was originally site planned and developed in 2000, to be utilized as a private school for students with learning challenges. At some point in the future the applicant intends to add a gymnasium to the structure at the southeast corner of the structure. With the existing office tenant and maximum enrollment, parking required is 83 spaces—there are 179 spaces provided. School drop-off and pick-up will occur from the drive entrance at Western Oaks Drive and queue around the building to the west (clockwise) exiting the drive along the southbound

William D. Tate service road.
This application was tabled at the February 18, 2019 meeting to provide the applicant additional time to address issues relative to the purchase of the property.

PRESENT ZONING AND USE:

The property is currently zoned "CC" Community Commercial District and is developed as an office building.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject site and the property to the north were rezoned from "R-1" Single Family Dwelling District to "CC" Community Commercial District during the 1984 Citywide rezoning and the property to the west was rezoned from "R-1" Single Family District to "R-MF-2" Multifamily District. At a May 5, 1998 meeting a conditional use permit was approved (CU98-13) to allow outside storage in conjunction with a mini-warehouse storage facility (U-Haul) on the property to the east. At the December 16, 2008 meeting City Council approved CU08-03 (Ord. 2008-75) for outside storage and a 20-foot pole sign in conjunction with a garden and pet supply store on property to the east. At the September 18, 2012 meeting a special use permit (SU12-02) was approved to establish a church on the property to the north.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	"CC" Community Commercial District and "R-7.5" Single Family District—office uses, single family development, Western Oaks Estates
SOUTH:	"R-20" Single Family District—vacant property, Memorial Baptist Church
EAST:	"PID" Planned Industrial Development District—William D. Tate Avenue, U-Haul
WEST:	"R-20" Single Family District and "R-F-2" Multifamily District—vacant property

AIRPORT IMPACT:

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.

MASTER PLAN APPLICATION:

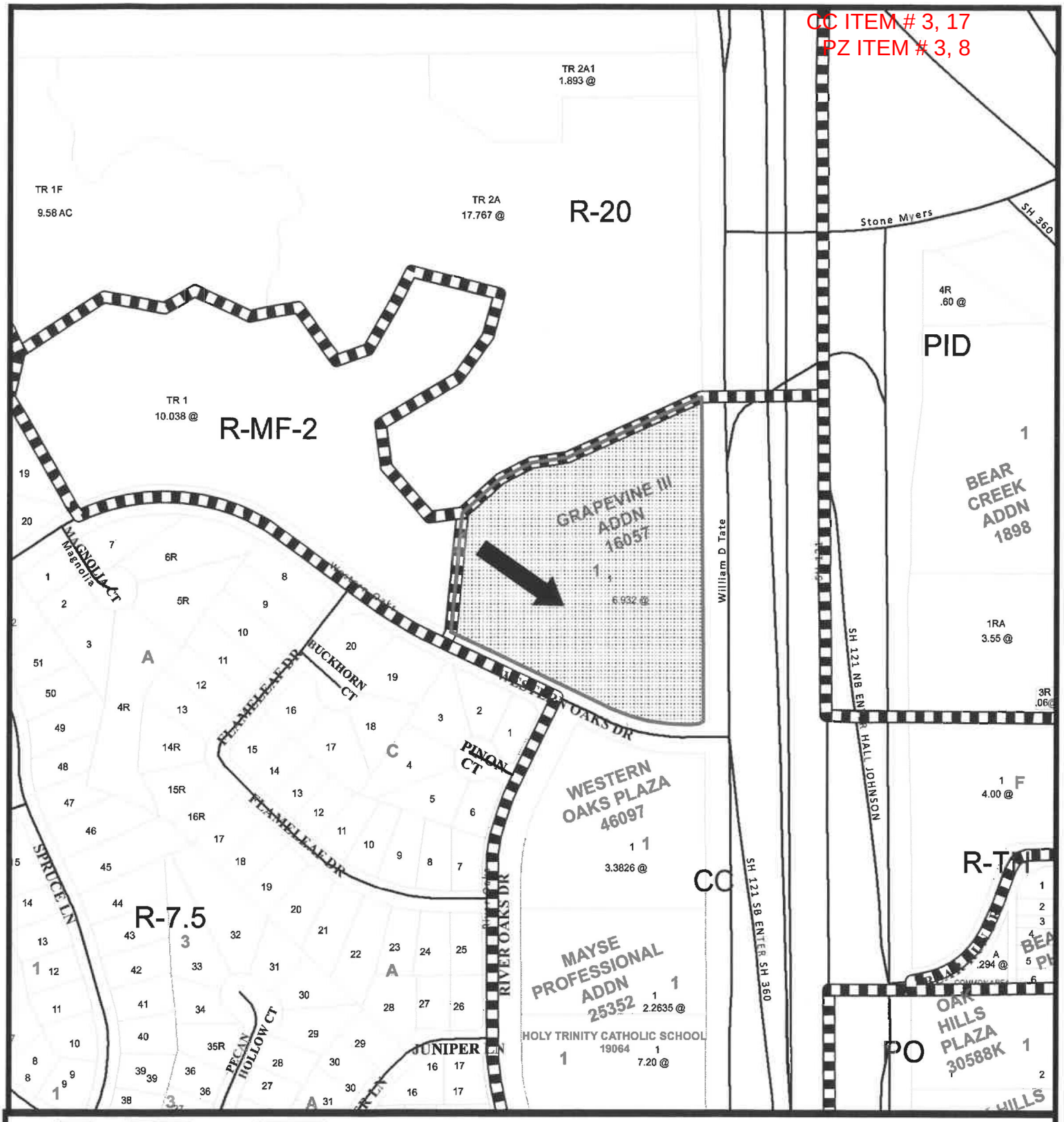
The Master Plan designates the subject property as a Commercial land use. The applicant's proposal is in compliance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

Neither Western Oaks Drive or the southbound William D. Tate Avenue service road are designated thoroughfares as shown on the City's Thoroughfare Plan.

/rs

CC ITEM # 3, 17
PZ ITEM # 3, 8



0 150 300 450 600 Feet

CU19-01
The Novus Academy

Date Prepared: 2/1/2019

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

CC ITEM # 3, 17
PZ ITEM # 3, 8

CU19-01

CITY OF GRAPEVINE
CONDITIONAL USE APPLICATION
Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent:/company/contact
t. howard and associates architects inc Atten:Todd Howard

Street address of applicant / agent:
1506 W Griffin St

City / State / Zip Code of applicant / agent:
Dallas, TX 75215

Telephone number of applicant / agent:	Fax number of applicant/agent
214-522-1100	N/A
Email address of applicant/agent [redacted]	Mobile phone number of applicant/agent 214-563-6511

PART 2. PROPERTY INFORMATION

Street address of subject property
3400 William D Tate Ave Grapevine, TX 76051

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

Lot 1 Block 1 Addition Grapevine III

Size of subject property

6.932 Acres 301957.92 Square footage

Present zoning classification:	Proposed use of the property:
CC	Private School

Circle yes or no, if applies to this application

Outdoor speakers (Yes) No

Minimum / maximum district size for conditional use request:
Min. 30,000, No Max

Zoning ordinance provision requiring a conditional use:
Sect. 25. C, 23

PART 3. PROPERTY OWNER INFORMATION

Name of current property owner:
Cal-Tex Acquisition Fund V, LLC Atten: Donald Price

Street address of property owner:
5500 Cavendish Court

City / State / Zip Code of property owner:
Plano, TX 75093

Telephone number of property owner:	Fax number of property owner:
817-703-2992	817-722-1301

RECEIVED
JAN 7 2018
By

CC ITEM # 3, 17
PZ ITEM # 3, 8
CUP-01

- ❑ 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

Matthew Heaton
Print Applicant's Name:

Matthew Heaton
Applicant's Signature:

The State of Texas

County Of Dallas

Before Me Lara M. Whitley (notary)(applicant) on this day personally appeared Matthew Heaton

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 7 day of January, A.D. 2019

LARA WHITLEY
Notary Public, State of Texas
Comm. Expires 12-10-2022
Notary ID 131821224

Notary In And For State Of Texas

Donald B. Price
Print Property Owners Name:

Property Owner's Signature:

The State Of Texas

County Of Tarrant

Before Me Sheryl J. Brown (notary)(property owner) on this day personally appeared Donald B. Price

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 20 day of December, A.D. 2018

SHERYL J BROWN
Notary ID # 126597823
My Commission Expires
August 7, 2020

Notary In And For State Of Texas

RECEIVED
JAN 7 2018
By

CC ITEM # 3, 17
PZ ITEM # 3, 8
CUP01

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: 1-7-19

Signature of Owner _____

Date: _____

RECEIVED
JAN 7 2018
By _____

CC ITEM # 3, 17
PZ ITEM # 3, 8

th+a

January 7, 2019

Mr. Ron Stombaugh
Assistant Director
City of Grapevine; Development Services
200 S. Main Street
Grapevine, TX 76099

Re: Conditional Use Application

Dear Mr. Stombaugh,

The intent of this letter is to describe our proposed conditional use request for the existing building located at 3400 William D. Tate Avenue, in Grapevine Texas.

The Novus Academy, which for the past five years has lead the way in providing an educational environment for students with learning differences in Grapevine, is looking to acquire the property and convert it into their new home. Since the property is currently zoned for Community Commercial, a CUP is required for institutions of educational use. In addition to this change the submitted drawings also show a proposed addition to the existing building. This addition will house a future gym for the school's athletic events.

School drop-off/pick-up will take place on the west end of the building. Cars will enter the site from Western Oaks Boulevard and turn west. Student drop-off and pick-up will occur near the current loading dock location. Once drop-off/pick-up has taken place cars will continue around the building and exit on William D. Tate Avenue.

It is our belief that the approval of this CUP will greatly benefit the current property and surrounding area. Currently the building appears to be mostly empty and unused. The addition of The Novus Academy into this existing property will create a welcome and worthy resident to the surrounding neighborhood.

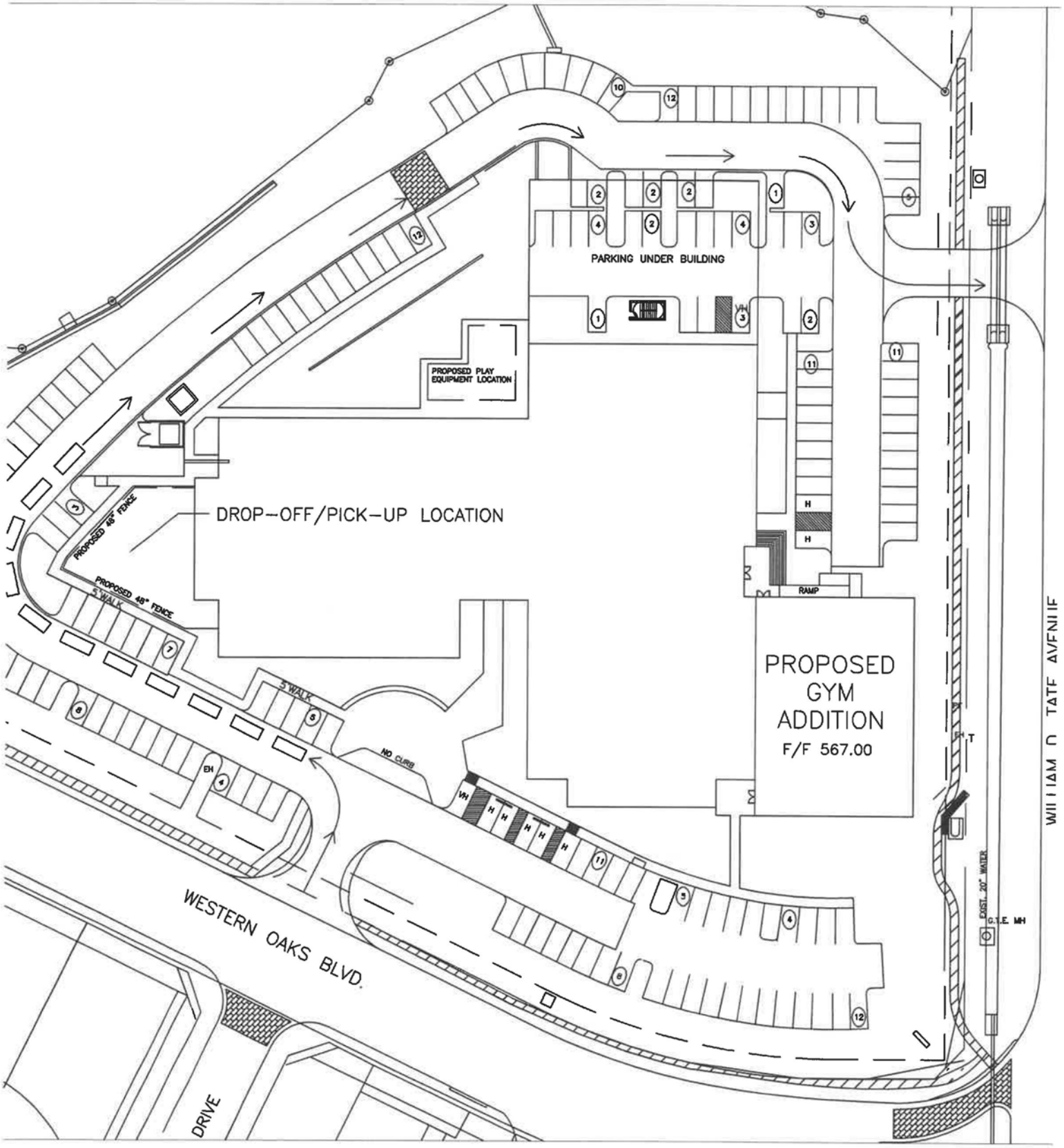
Sincerely,
t. howard + associates architects, inc.

Matthew R. Heaton, AIA, NCARB
Project Manager

1506 west griffin st.
dallas, tx 75215

214.522.1100
www.thaarch.com

CC ITEM # 3, 17
PZ ITEM # 3, 8



1

STUDENT DROP-OFF/PICK-UP

1/64" = 1'-0"

CC ITEM # 3, 17
PZ ITEM # 3, 8

ORDINANCE NO. 2019-013

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, ISSUING CONDITIONAL USE PERMIT CU19-01 TO ALLOW FOR A PRIVATE SCHOOL IN THE "CC" COMMUNITY COMMERCIAL DISTRICT FOR LOT 1, BLOCK 1, GRAPEVINE III (3400 WILLIAM D. TATE AVENUE) ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning

Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit No. CU19-01 to allow for a private school in the "CC" Community Commercial District within the following described property: Lot 1, Block 1, Grapevine III (3400 William D. Tate Avenue) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

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

APPROVED:

_____
William D. Tate
Mayor

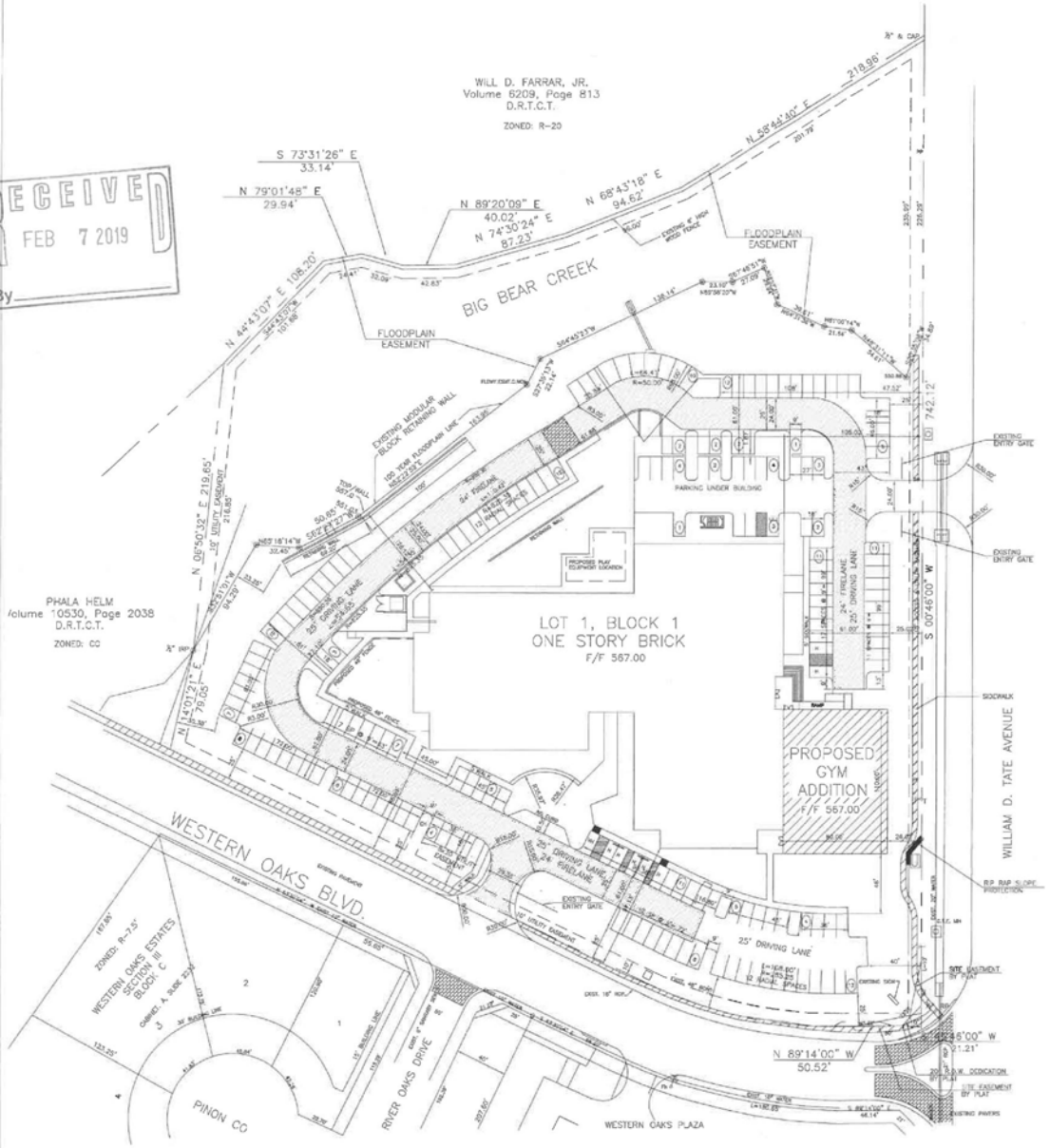
ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
City Attorney

RECEIVED
FEB 7 2019
By



1 SITE/DIMENSIONAL CONTROL PLAN
1"=40'

1. All requirements of Section 25, "CC" Community Commercial District shall be met.
2. All requirements of Section 53, Landscaping Regulations shall be met.
3. All requirements of Section 56, Off-Street Parking Requirements shall be met.
4. All signage shall be in accordance with Section 60, Sign Standards.

	SQUARE FEET	% OF SITE
SITE AREA	301,957.92	100.00 %
EXISTING BUILDING	53,875.21	17.84 %
PROPOSED ADDITION	8,800.00	2.91 %
IMPERVIOUS PAVEMENT	124,960.71	38.47 %
TOTAL IMPERVIOUS	178,835.92	59.22 %
OPEN AREA	123,122.00	40.77 %

NOTES:

1. CONDITIONAL USE REQUEST CU19-01 IS A REQUEST TO ALLOW FOR A PRIVATE SCHOOL IN THE "CC" COMMUNITY COMMERCIAL DISTRICT.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
3. TYPICAL PARKING STALLS ARE 9'x18' FOR AUTOMOBILES
4. PROPOSED PARKING COUNT IS 179 PARKING SPACES LOCATED ON THE EXISTING SITE. 170 REGULAR SPACES AND 9 ACCESSIBLE PARKING SPACES. THE BUILDINGS NEW PROPOSED OCCUPANCY WILL BE MIXED USE WITH 10,704 SQUARE FEET SERVING AS BUSINESS OCCUPANCY FOR AN EXISTING TENANT AND THE REMAINING SPACES SERVING AS EDUCATION SPACES FOR A MAXIMUM OF 264 STUDENTS (120 ELEMENTARY, 48 MIDDLE SCHOOL & 96 HIGH SCHOOL STUDENTS).

   BASED ON THE CITY OF GRAPEVINE'S ZONING CODE, 83 PARKING SPACES ARE REQUIRED.
5. PROPOSED OCCUPANT HOURS OF OPERATION ARE 8:00 AM TO 4:00 PM

LEGEND

- 5"-3500psi CONCRETE W/ 6" LIME TREATED SUBGRADE FOR PARKING AREAS(6% LIME COMPACTED TO 95% DENSITY)
- (12) PARKING SPACES
- ** FIRELANES-6"-3500psi CONC. WITH 6" LIME TREATED SUBGRADE FOR TRUCK AREAS(6% LIME COMPACTED TO 95% DENSITY)
- BAND OF SPECIAL PAVERS
- PAINTED STRIPING
- SIDEWALK

** NOTE: 24' FIRELANES THICKENED INSIDE 25' DRIVING LANES

CASE NAME: The Novus Academy
CASE NUMBER: CU19-01
LOCATION: 3400 William D. Tate Ave;
Lot 1, Block 1, Grapevine III

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: ___ OF ___

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

DEPARTMENT OF DEVELOPMENT SERVICES

N

SCALE: 1"=40'
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

OWNER:
CAL-TEX Acquisition Fund V, LLC
5500 Cavendish Court
PLANO, TEXAS, 75093
PH. (817) 703-2982
CONTACT: Donald Price

PAVING & DIMENSIONAL CONTROL PLAN

LOT 1, BLOCK 1
GRAPEVINE III ADDITION
A 6.932 ACRE TRACT

LOCATED IN THE
G.G. STAR SURVEY, ABSTRACT NO. 1466
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS

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THE NOVUS ACADEMY
3400 WILLIAM D. TATE AVENUE
GRAPEVINE, TX 76051

issue description:
CUP APPLICATION

issue date:
2/6/2019

drawn by: Author
checked by: Checker

revision schedule

date	description

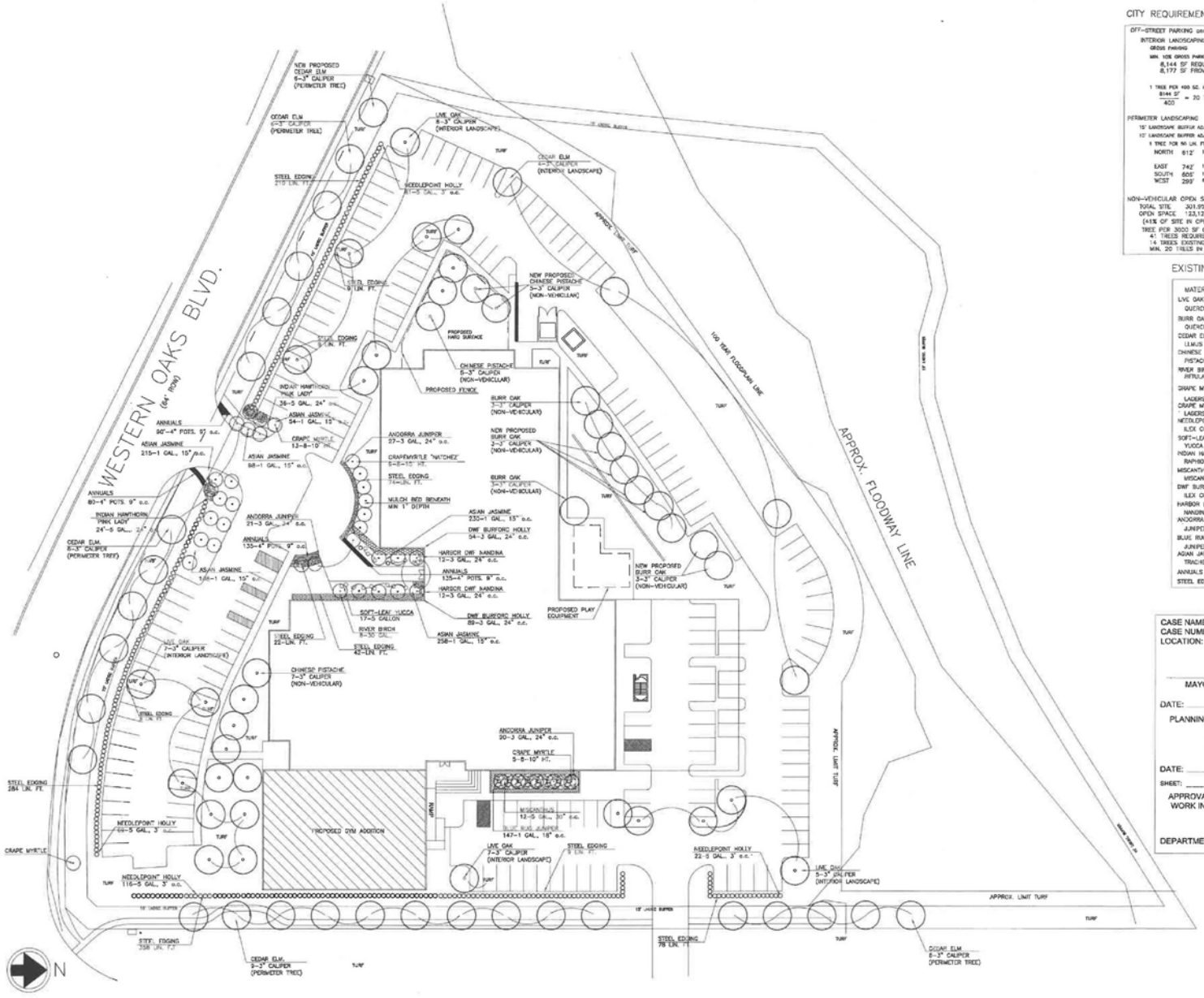
REGISTERED ARCHITECT
STATE OF TEXAS
2-6-19

project number: 18-068

SITE/ DIMENSIONAL CONTROL PLAN

A1.00

CC ITEM # 3, 17
PZ ITEM # 3, 8



1 LANSCAPE PLAN
1" = 30'

CITY REQUIREMENTS

OFF-STREET PARKING and VEHICULAR USE AREAS
INTERIOR LANDSCAPING
GROSS PARKING 61,440 SF
MIN. 10% GROSS PARKING TO BE LANDSCAPE
6,144 SF REQUIRED
8,177 SF PROVIDED

1 TREE PER 400 SQ. FT. REQUIRED INTERIOR AREA
8144 SF / 400 = 20 TREES REQUIRED

PERIMETER LANDSCAPING
15' LANDSCAPE BUFFER ADJACENT TO PUBLIC STREET
10' LANDSCAPE BUFFER ADJACENT TO PROPERTY LINES
1 TREE PER 50 LIN. FT.

NORTH	612'	12 REQUIRED	MIN. 12 EXISTING (EX. TREES IN FLOODPLAIN)
EAST	742'	15 REQUIRED	15 EXISTING
SOUTH	605'	12 REQUIRED	11 EXISTING, 1 NEW PROPOSED
WEST	299'	6 REQUIRED	MIN. 6 EXISTING (EX. TREES IN FLOODPLAIN)

NON-VEHICULAR OPEN SPACE
TOTAL SITE 301,957 SF
OPEN SPACE 123,122 SF
(41% OF SITE IN OPEN SPACE)
TREE PER 3000 SF OPEN SPACE
41 TREES REQUIRED
14 TREES EXISTING + 8 TREES PROVIDED +
MIN. 20 TREES IN FLOODPLAIN

EXISTING PLANTLIST

MATERIAL	QNTY
LIVE OAK QUERCUS VIRGINIANA	29
BURR OAK QUERCUS MACROPHYLLA	10
CEDAR ELM ULMUS CRASSIFOLIA	28
CHINESE PISTACHE PISTACHIA CHINENSIS	11
RIVER BIRCH BETULANIGRA	8
CRAPE MYRTLE "NATCHEZ"	9
LAGERSTROEMIA INDICA "NATCHEZ"	
CRAPE MYRTLE LAGERSTROEMIA INDICA "WATERMELON RED"	19
NEEDLEPOINT HOLLY ILEX CORNUTA "NEEDLEPOINT"	268
SOFT-LEAF YUCCA YUCCA GLORIOSA	17
INDIAN HAWTHORN "P.LADY" RAPHIOLEPIS INDICA "PINK LADY"	60
MISCANTHUS MISCANTHUS SINENSIS "MORNING LIGHT"	24
DWF BURFORD HOLLY ILEX CORNUTA "BURFORD" NANA	143
HARBOR DWF NANDINA NANDINA DOMESTICA "HARBOR DWARF"	24
ANDORRA JUNIPER JUNIPERUS HORIZONTALIS "PLUMOSA"	138
BLUE RUG JUNIPER JUNIPERUS HORIZONTALIS "WILTONI"	147
ASIAN JASMINE TRACHELOSPERUM ASIATICUM	963
ANNUALS	440
STEEL EDGING	113 LIN. FT.

CASE NAME: The Novus Academy
CASE NUMBER: CU19-01
LOCATION: 3400 William D. Tate Ave;
Lot 1, Block 1, Grapevine III

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: ____ OF ____

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DEPARTMENT OF DEVELOPMENT SERVICES

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THE NOVUS ACADEMY

3400 WILLIAM D. TATE AVENUE
GRAPEVINE, TX 76051

issue description:
CUP APPLICATION

issue date:
2/6/2019

drawn by: Author
checked by: Checker

revision schedule

#	date	description

REGISTERED ARCHITECT
STATE OF TEXAS
2-6-19

project number: 18-068

LANDSCAPE PLAN

A2.00

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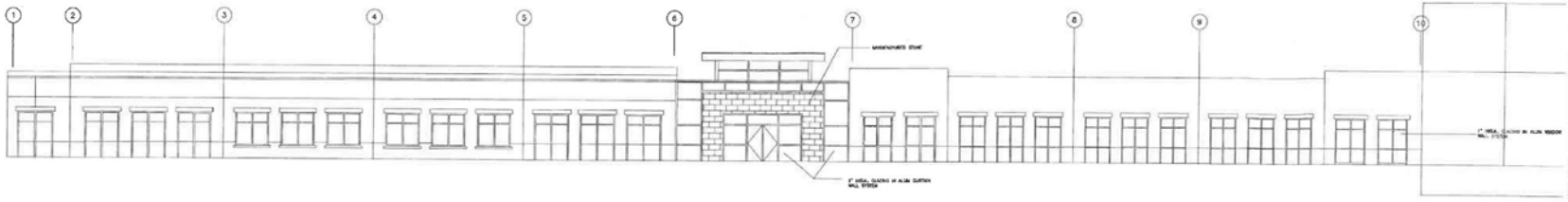
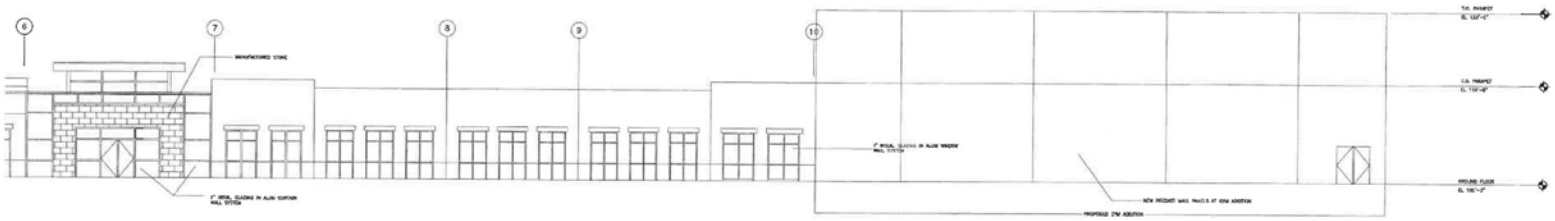
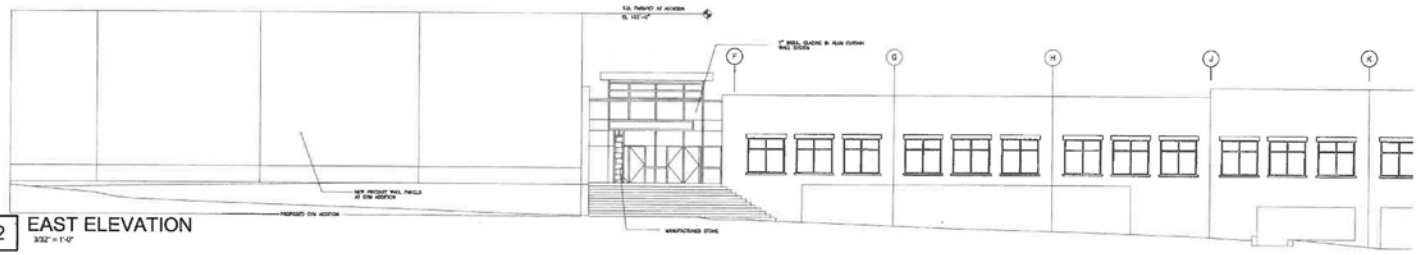
PZ ITEM # 3, 8



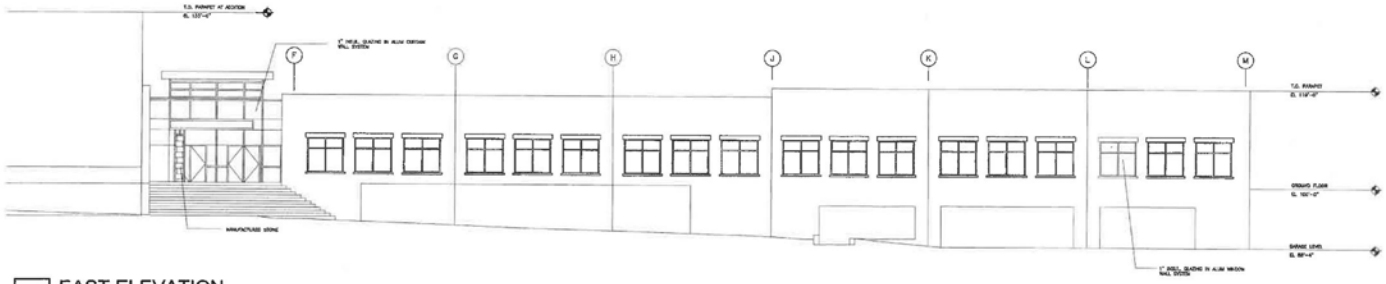
4 SOUTH ELEVATION
3/32" = 1'-0"



3 SOUTH ELEVATION
3/32" = 1'-0"



2 EAST ELEVATION
3/32" = 1'-0"



1 EAST ELEVATION
3/32" = 1'-0"

CASE NAME: The Novus Academy
CASE NUMBER: CU19-01
LOCATION: 3400 William D. Tate Ave;
Lot 1, Block 1, Grapevine III

MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: ___ OF ___

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DEPARTMENT OF DEVELOPMENT SERVICES

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checked by: Checker

revision schedule

#	date	description

REGISTERED ARCHITECT
STATE OF TEXAS
2-6-19

project number: 18-066

ELEVATIONS

A3.01

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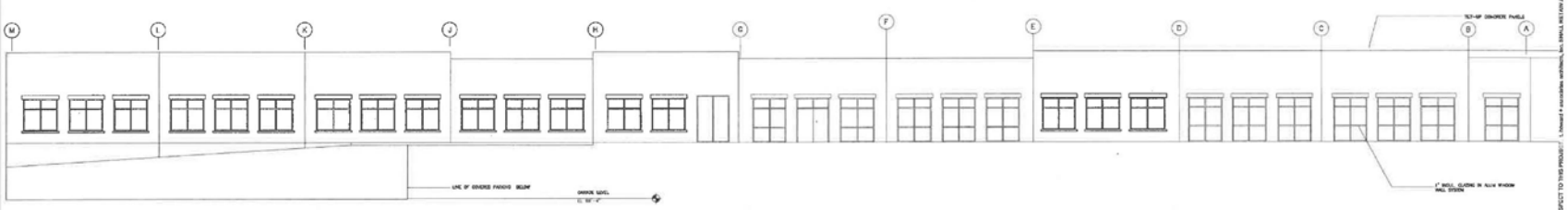
CC ITEM # 3, 17
PZ ITEM # 3, 8

4 NORTH ELEVATION
3/32" = 1'-0"

3 NORTH ELEVATION
3/32" = 1'-0"



2 WEST ELEVATION
3/32" = 1'-0"

CASE NAME: The Novus Academy
CASE NUMBER: CU19-01
LOCATION: 3400 William D. Tate Ave;
Lot 1, Block 1, Grapevine III

MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: ____ OF ____

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THE NOVUS ACADEMY

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issue description:
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APPLICATION

issue date:
2/6/2019

drawn by: Author
checked by: Checker

revision schedule

#	date	description

REGISTERED ARCHITECT
STATE OF TEXAS
2-6-19

project number: 18-068

ELEVATIONS

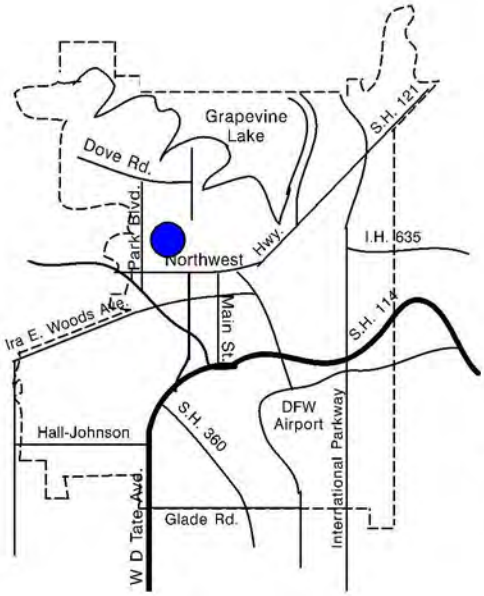
A3.02

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

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

MEETING DATE: MARCH 19, 2019

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF ZONE CHANGE APPLICATION Z19-01, 222 LUCAS DRIVE



APPLICANT: Randy Popiel

PROPERTY LOCATION AND SIZE:

The subject property is located at 222 Lucas Drive and is platted as Lot 2A, Block 2, W. C. Lucas Addition. The addition contains 24,541 square feet (0.583 acres) and has approximately 89.95 feet of frontage along Lucas Drive.

REQUESTED ZONE CHANGE AND COMMENTS:

The applicant is requesting a zone change to rezone 0.583 acres from "CC" Community Commercial District to "R-7.5" Single Family District for the existing development to become compliant with the proposed residential zoning district.

The subject site is developed with one dwelling, a detached garage, two storage buildings and a R-V carport. The detached garage is located in the front yard adjacent to Lucas Drive. The R-V carport and storage buildings are located east and south of the dwelling respectively, in the rear yard. It is the applicant's intent to demolish the existing 1,123-square foot dwelling, detached garage and the two storage buildings and build a 2,793-square foot dwelling with an attached 1,045-square foot garage. The applicant also proposes expansion of the R-V carport from approximately 1,267-square feet to 2,494-square feet by adding 1,227-square feet to the south side of the carport for a garage/storage building. The project as proposed meets all the requirements of the "R-

7.5" Single Family District.
PRESENT ZONING AND USE:

The property is currently zoned "CC" Community Commercial District and is developed with one non-conforming single family home and detached accessory structures. The rezoning and proposed improvements as depicted on the proposed plot plan will bring the subject site into compliance.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property was zoned "CC" Community Commercial District prior to the 1984 City Rezoning. The properties to the north and south were zoned "C-2" Community Business District prior to the 1984 City Rezoning. The property to the east was zoned "CC" Community Commercial District and "RMF-2" Multiple Family Residential District prior to the 1984 City Rezoning. The properties to the west were zoned "R-2" Two Family District prior to the 1984 City Rezoning. West of the subject site City Council at the August 17, 2004 meeting approved zone change request Z04-09 (Ord. 2004-51) to allow for a proposed single family development.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	"CC" Community Commercial District—non-conforming single family home
SOUTH:	"HC" Highway Commercial District—former Bo Bo China Restaurant
EAST:	"GU" Governmental Use District—Grapevine Middle School
WEST:	"R-7.5" Single Family District District—single family development

AIRPORT IMPACT:

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.

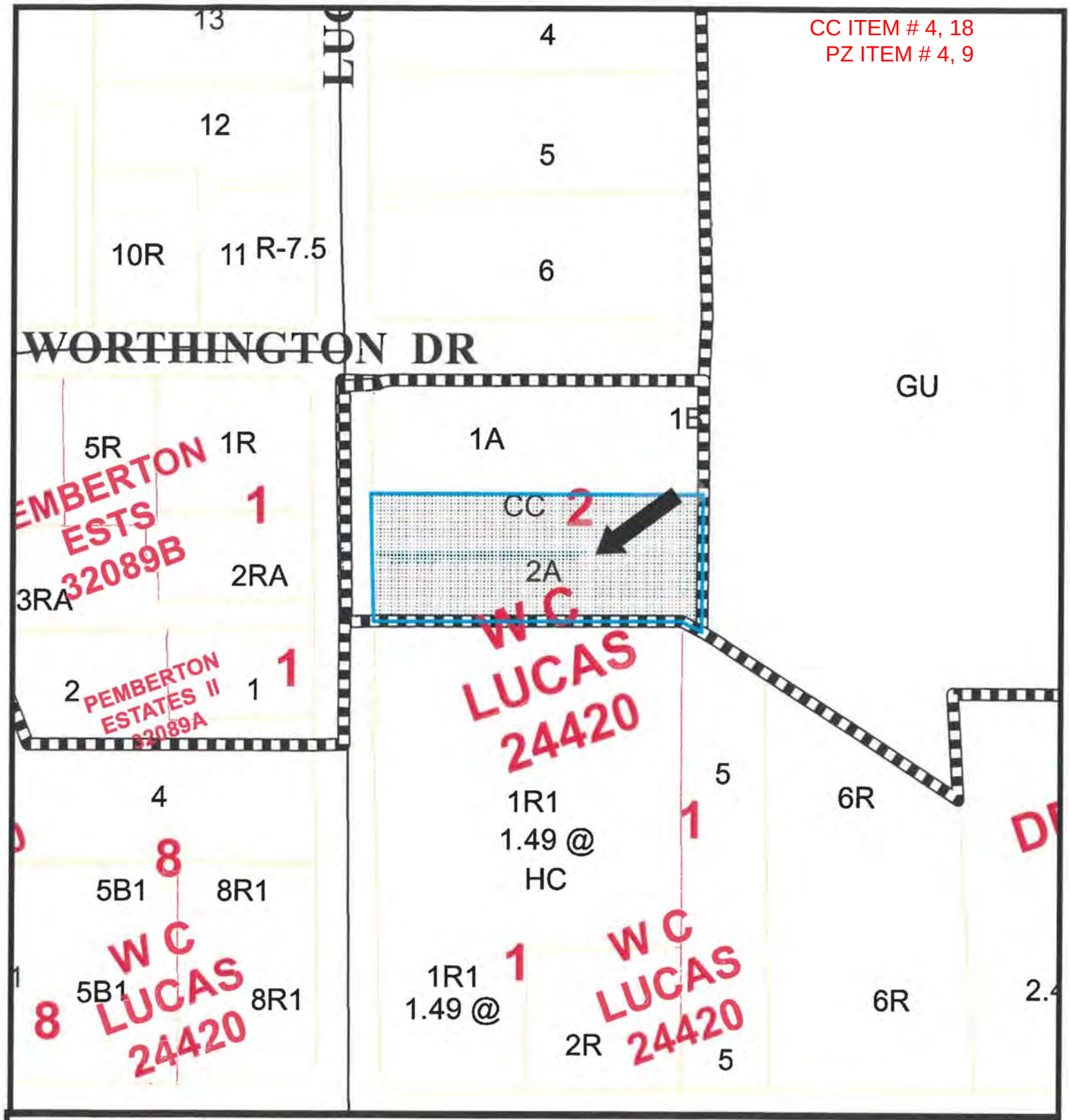
MASTER PLAN APPLICATION:

The Master Plan designates the subject property as a Commercial land use. The applicant's proposal is <u>not</u> in compliance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

Lucas Drive is not a thoroughfare as designated on the City's Thoroughfare Plan.

CC ITEM # 4, 18
PZ ITEM # 4, 9



Z19-01
222 Lucas Drive

Date Prepared: 3/4/2019

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

CC ITEM # 4, 18
PZ ITEM # 4, 9

219-01

CITY OF GRAPEVINE
ZONE CHANGE APPLICATION

1. Applicant/Agent Name Randy Popiel

   Company Name Owner

   Address 222 Lucas

   City Grapevine State TX Zip 76051

   Phone # 817-233-5002 Fax # _____

   Email [redacted] Mobile # 817-233-5002

2. Applicant's interest in subject property Owner

3. Property owner(s) name Randy & Michelle Popiel

   Address Box 2791

   City Grapevine State TX Zip 76099-2791

   Phone # 817-233-5002 Fax # N/A

4. Address of subject property 222 Lucas

   Legal Description: Lot 2A Block 2 Addition W.C. Lucas Addition

   Size of subject property 0.563 acres 24,541 square foot

   Metes & Bounds must be described on 8 ½ " x 11" sheet

5. Present Zoning Classification CC

6. Present Use of Property Residential

7. Requested Zoning District R-7.5

8. The applicant understands the master plan designation and the most restrictive zone that would allow the proposed use is Residential

9. Minimum/Maximum District size for requested zoning _____

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JAN 29 2019
By _____

CC ITEM # 4, 18
PZ ITEM # 4, 9
ZC19-01

10. Describe the proposed use Primary Residence

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

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

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

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

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

Applicant (print): Randy Popiel

Applicant signature: Randy Popiel

Property Owner (print): Randy Popiel

Property Owner signature: Randy Popiel

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JAN 29 2019
By

CC ITEM # 4, 18
PZ ITEM # 4, 9
Z19-01

The State of Texas

County of Tarrant

Before me Brenda Queen on this day personally appeared Randy Popiel known to me (or proved to me on the oath of _____ or through TX DL EXP 12/25/21 (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 3rd day of December, A.D. 2018.

SEAL BRENDA QUEEN Notary Public, State of Texas Comm. Expires 03-21-2020 Notary ID 1191867-8

Brenda Queen
Notary Signature

The State of _____

County of _____

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

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

SEAL

_____
Notary Signature

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JAN 29 2019
By _____

CC ITEM # 4, 18
PZ ITEM # 4, 9
ZR-01

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.

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: 3 Dec 2018

Signature of Owner _____

Date: 3 Dec 2018

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JAN 29 2019
By _____

BEING all of Lot 2-A, Block 2 of W.C. Lucas Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 9750, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner being the southwest corner of the herein described tract, same point being the northwest corner of Lot 1R, Block 1 of W.C. Lucas Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 204, P.R.T.C.T., same point being in the east right-of-way line of Lucas Street;

THENCE North 01 degrees 28 minutes 56 seconds West, with said east right-of-way line of Lucas Street, a distance of 9.95 feet to a point for corner;

THENCE North 01 degrees 26 minutes 07 seconds West, continuing with the east right-of-way line of Lucas Street, a distance of 89.95 feet to a 1/2 inch iron rod found for corner being the southwest corner of Lot 1, Block 1 of W.C. Lucas Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-I, Page 81, P.R.T.C.T.;

THENCE North 89 degrees 00 minutes 06 seconds East, with the south line of said Lot 1, a distance of 247.83 feet to a point for corner being in the west line of Education Addition No. 3, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 450, P.R.T.C.T.;

THENCE South 01 degrees 05 minutes 15 seconds East, with the west line of said Education Addition, a distance of 93.72 feet to a point for corner being in the north line of Lot 5, Block 1 of W.C. Lucas Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-I, Page 81, P.R.T.C.T.;

THENCE North 58 degrees 50 minutes 49 seconds West, with the north line of said Lot 5, a distance of 19.13 feet to a 1/2 inch iron rod with cap found for corner being the northwest corner of said Lot 5;

THENCE South 01 degrees 39 minutes 59 seconds East, with the west line of said Lot 5, a distance of 16.35 feet to a point for corner being the northeast corner of said Lot 1R;

THENCE South 89 degrees 00 minutes 00 seconds West, with the north line of said Lot 1R, a distance of 231.20 feet to the **POINT OF BEGINNING** and containing 0.563 acre of land, more or less.

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JAN 29 2019
By

CC ITEM # 4, 18
PZ ITEM # 4, 9

ORDINANCE NO. 2019-014

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, GRANTING ZONING CHANGE Z19-01 ON A TRACT OF LAND OUT OF THE T. MAHAN SURVEY, ABSTRACT 1050 (222 LUCAS DRIVE), 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 "CC" COMMUNITY COMMERCIAL DISTRICT TO "R-7.5" SINGLE 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 Z19-01 to rezone the following described property to-wit: being a 0.583 acre tract of land out of T. Mahan Survey, Abstract 1050, Tarrant County, Texas (222 Lucas Drive), more fully and completely described in Exhibit "A", attached hereto and made a part hereof, which was previously zoned “CC” Community

Commercial District is hereby changed to "R-7.5" Single Family District, all in accordance with Comprehensive Zoning Ordinance No. 82-73, as amended.

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

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

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

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

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

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

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

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

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
City Attorney

CC ITEM # 4.18
PZ ITEM # 4.9

EXISTING SITE PLAN

222 Lucas St.	
ONE STORY RESIDENTIAL	
ZONING R7.5	
FIRST FLOOR AC	1123
TOTAL HVAC	1123
EXISTING ONE STORY GARAGE	928
EXISTING #1 1-STORY STORAGE	282
EXISTING #2 1-STORY STORAGE	378
EXISTING 1-STORY CAR PORT	1267
TOTAL COVERED AREA	2855
TOTAL PAD AREA	3978
LOT WIDTH	90'
LOT DEPTH	247'
LOT AREA	24541
LOT COVERAGE W/PORCHES PERCENTAGE	16.2%
DRIVEWAY AREA	4978
SIDEWALK AREA	74
TOTAL FLATWORK	5052
TOTAL IMPERVIOUS AREA	9030
IMPERVIOUS PERCENTAGE	36.7%

222 LUCAS STREET
LOT 2-A BLOCK 2
W.C. LUCAS ADDITION
SCALE: 1" = 20'

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By

Z19-01

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Scott@buchananDesignstudio.com

Popiel Residence
222 Lucas St.
Grapevine, TX 76051

Revision
-
-
-
-
-

Scale:
11X17 SHEET: ⅛"=1'-0"
24X36 SHEET: ¼"=1'-0"

12.3.18

Site Plan

Site

CC ITEM # 4, 18
PZ ITEM # 4, 9

PROPOSED SITE PLAN R7.5

222 LUCAS STREET
LOT 2-A BLOCK 2
W.C. LUCAS ADDITION
SCALE: 1" = 20'

222 Lucas St. ONE STORY RESIDENTIAL ZONING R7.5	
FIRST FLOOR AC	2793
TOTAL HVAC	2793
GARAGE	1045
FRONT PORCH	82
OUTDOOR LIVING (BACK PORCH)	826
EXISTING CAR PORT	1267
GARAGE EXTENSION TO EXITING CAR PORT	1227
TOTAL COVERED AREA	4447
TOTAL PAD AREA	7240
LOT WIDTH	90'
LOT DEPTH	247'
LOT AREA	24541
LOT COVERAGE W/PORCHES PERCENTAGE	18.5%
DRIVEWAY AREA	6435
SIDEWALK AREA	91
TOTAL FLATWORK	6526
TOTAL IMPERVIOUS AREA	13766
IMPERVIOUS PERCENTAGE	56.0%

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219-01

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Scott@buchanandesignstudio.com

Popiel Residence
222 Lucas St.
Grapevine, TX 76051

Revision
-
-
-
-
-

Scale:
11X17 SHEET: ⅛"=1'-0"
24X36 SHEET: ¼"=1'-0"

12.3.18

Site Plan

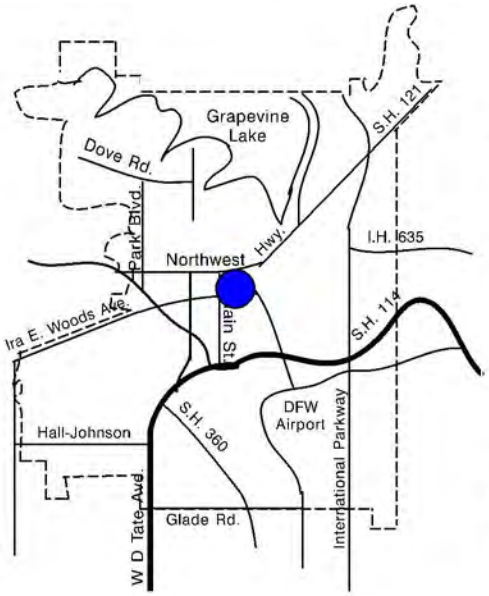
Site-2

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

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

MEETING DATE: MARCH 19, 2019

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF ZONE CHANGE APPLICATION Z19-02, 717 AND 721 EAST WALL STREET



APPLICANT: David J. Smith

PROPERTY LOCATION AND SIZE:

The subject properties are located at 717 and 721 East Wall Street and are known as Tract 51B01 and Tract 51E02, of the Archibald Leonard Survey, A-946. The properties contain approximately 21,374 square feet (0.49 acres) and have 133.59 feet of frontage along East Wall Street.

REQUESTED ZONE CHANGE AND COMMENTS:

The applicant is requesting a zone change to rezone 0.49 acres from "HC" Highway Commercial District to "R-7.5" Single Family District for the development of two single family detached residential lots.

It is the applicant's intent with this request to develop two, "R-7.5" Single Family District lots on the subject property that meet all the requirements of the ordinance.

PRESENT ZONING AND USE:

The properties are currently zoned "HC" Highway Commercial District and are each developed with a single story dwelling.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject and adjacent properties to the north, east and west were zoned "C-2" Community Business District prior to the 1984 City Rezoning. South of the properties were zoned "R-1" Single Family Dwelling District prior to the 1984 City Rezoning. Approximately 350-feet east of the subject site Council at the October 17,2017 meeting approved zone change Z17-08 (Ord. 2017-074) to allow for two sites for residential uses.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "HC" Highway Commercial District—Heavenly Snow-Sno Cones and Airport Jewelry and Loan

SOUTH: "R-MF-2" Residential Multi-Family—East Wall Condominiums, multi-family property

EAST: "HC" Highway Commercial District—undeveloped

WEST: "HC" Highway Commercial District—residential property

AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

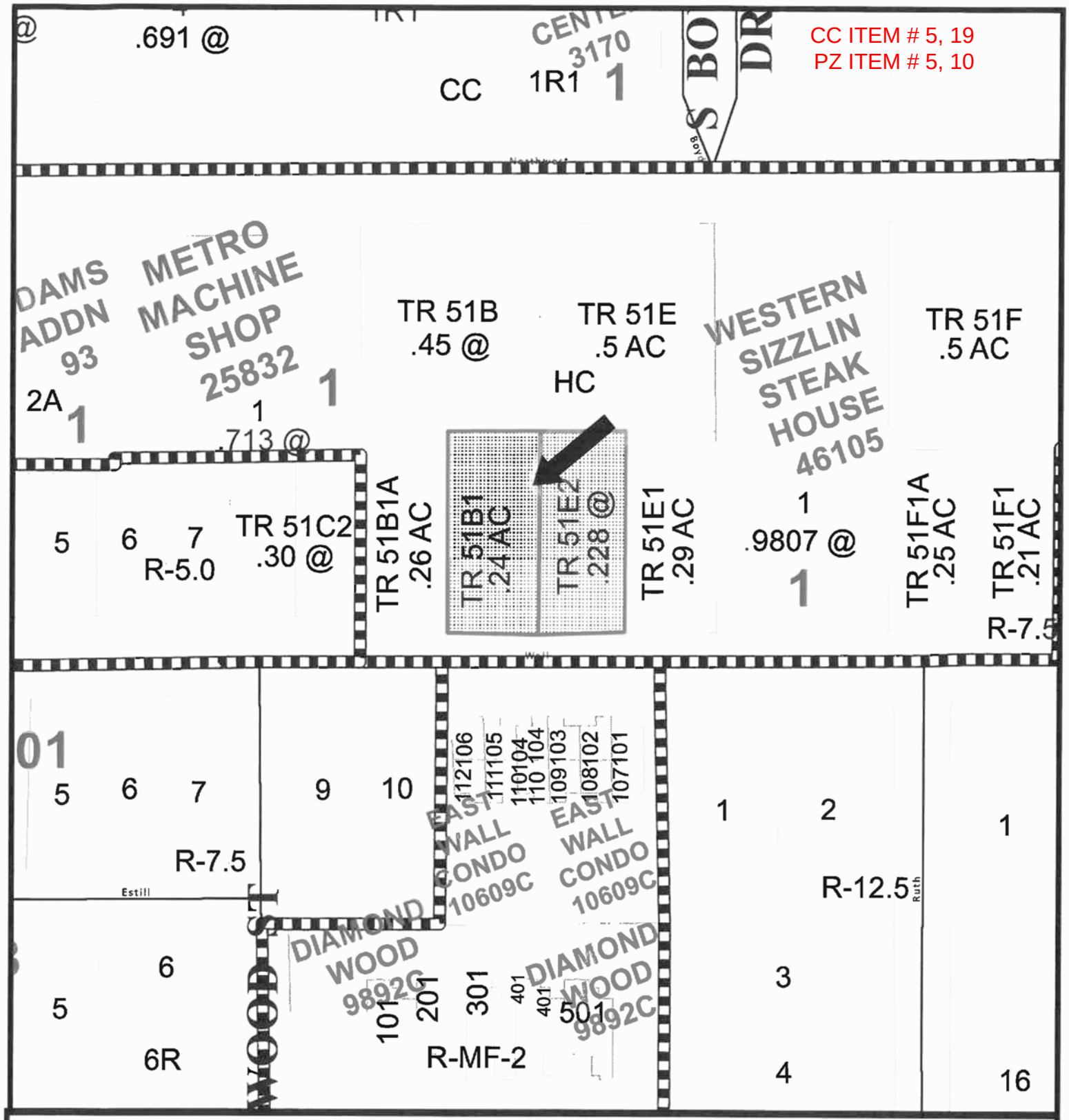
The Master Plan designates the subject property as a Commercial land use. The applicant's proposal is <u>not</u> in compliance with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates this portion of East Wall Street as a Type F Collector with a minimum of 60-foot right-of-way developed as four lanes.

/at

CC ITEM # 5, 19
PZ ITEM # 5, 10



Z19-02
717 & 721 East Wall Street

Date Prepared: 3/4/2019

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

CC ITEM # 5, 19
PZ ITEM # 5, 10

Z19-02

CITY OF GRAPEVINE
ZONE CHANGE APPLICATION

1. Applicant/Agent Name David Smith

   Company Name Grapevine Historic Homes, LLC

   Address 504 W. College St.

   City Grapevine State TX Zip 76051

   Phone # 817-715-2041 Fax # —

   Email [redacted] ile # —

2. Applicant's interest in subject property

   Owner

3. Property owner(s) name Grapevine Historic Homes, LLC

   Address Same as above

   City State Zip

   Phone # Fax #

4. Address of subject property 717 E. Wall St.

   Legal Description: Lot Block Addition

   Size of subject property 66.15 x 173 acres 11,444 square foot

   Metes & Bounds must be described on 8 ½ " x 11" sheet

5. Present Zoning Classification HC

6. Present Use of Property Residential rental

7. Requested Zoning District R-7.5

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

9. Minimum/Maximum District size for requested zoning

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By

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PZ ITEM # 5, 10
Z19-02

10. Describe the proposed use Construct new house -

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

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

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

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

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

Applicant (print): David J. Smith

Applicant signature: D J. Smith

Property Owner (print): Same

Property Owner signature: Same

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By

ZR02

The State of Texas

County of Tarrant

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

Given under my hand and seal of office this 7 day of February, A.D. 2019.

SEAL

JENNIFER ANN KERN
Notary Public, State of Texas
Comm. Expires 03-12-2020
Notary ID 5340829

Jennifer Ann Kern
Notary Signature

The State of _____

County of _____

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

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

SEAL

_____
Notary Signature

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By

CC ITEM # 5, 19
PZ ITEM # 5, 10

ACKNOWLEDGEMENT

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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: 2-7-19

Signature of Owner _____

Date: 2-7-19

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By _____

CC ITEM # 5, 19
PZ ITEM # 5, 10

219-02

CITY OF GRAPEVINE
ZONE CHANGE APPLICATION

1. Applicant/Agent Name David Smith

   Company Name Grapevine Historic Homes, LLC

   Address 504 W. College St.

   City Grapevine State TX Zip 76051

   Phone # 817-715-2041 Fax # —

   Email [redacted] Mobile # —

2. Applicant's interest in subject property owner

3. Property owner(s) name Grapevine Historic Homes, LLC

   Address same as above

   City State Zip

   Phone # Fax #

4. Address of subject property 721 E. Wall St.

   Legal Description: Lot Block Addition

   Size of subject property 66.76 X 148.75 acres 9,930. square foot

   Metes & Bounds must be described on 8 ½ " x 11" sheet

5. Present Zoning Classification HC

6. Present Use of Property Residential rental

7. Requested Zoning District R-7.5

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

9. Minimum/Maximum District size for requested zoning

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Z19-02

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PZ ITEM # 5, 10

10. Describe the proposed use Construct a new house.

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

Applicant (print): David J. Smith

Applicant signature: David J. Smith

Property Owner (print): Grapevine Historic Homes, LLC

Property Owner signature: David J. Smith

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FEB 7 2019
By

ZR-02
CC ITEM # 5, 19
PZ ITEM # 5, 10

The State of Texas

County of Tarrant

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

Given under my hand and seal of office this 7 day of February, A.D. 2019.

SEAL

JENNIFER ANN KERN
Notary Public, State of Texas
Comm. Expires 03-12-2020
Notary ID 5340829

Jennifer Ann Kern
Notary Signature

The State of _____

County of _____

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

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

SEAL

_____
Notary Signature

RECEIVED
FEB 7 2019
By

CC ITEM # 5, 19
PZ ITEM # 5, 10

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.

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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: 2-7-19

Signature of Owner _____

Date: 2-7-19

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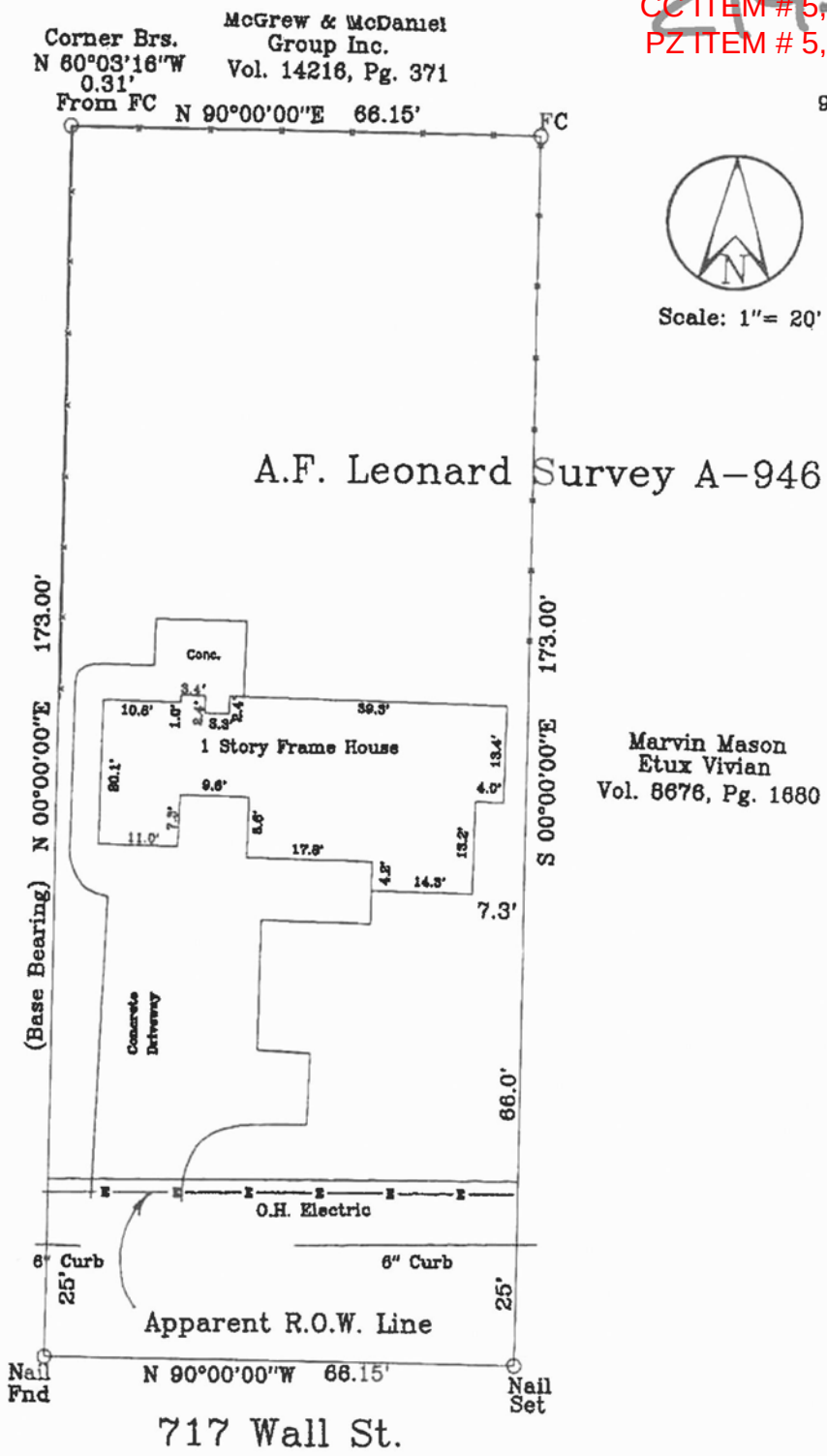
FEB 7 2019
By _____

CC ITEM # 5, 19
PZ ITEM # 5, 10

9137



SKETCH TO ACCOMPANY FIELD NOTES

FOR A TRACT IN THE A. F. LEONARD SURVEY ABSTRACT NO. 946, SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS.

I Walter W. Ward, Registered Professional Land Survoyor No. 2014 certify this this plat to be a true and correct representation of a survey made under my supervision on the ground.

Walter W. Ward

Regireterd Orofessional Land Survey No. 2014

RECEIVED
FEB 7 2019
By

STATE OF TEXAS
REGISTERED
WALTER W. WARD
2014
PROFESSIONAL
LAND SURVEYOR

WARD SURVEYING CO., INC.
P.O.Box 820253
Fort Worth, Texas 76182-0253
Phone (817) 281-5411

CC ITEM # 5, 19
PZ ITEM # 5, 10

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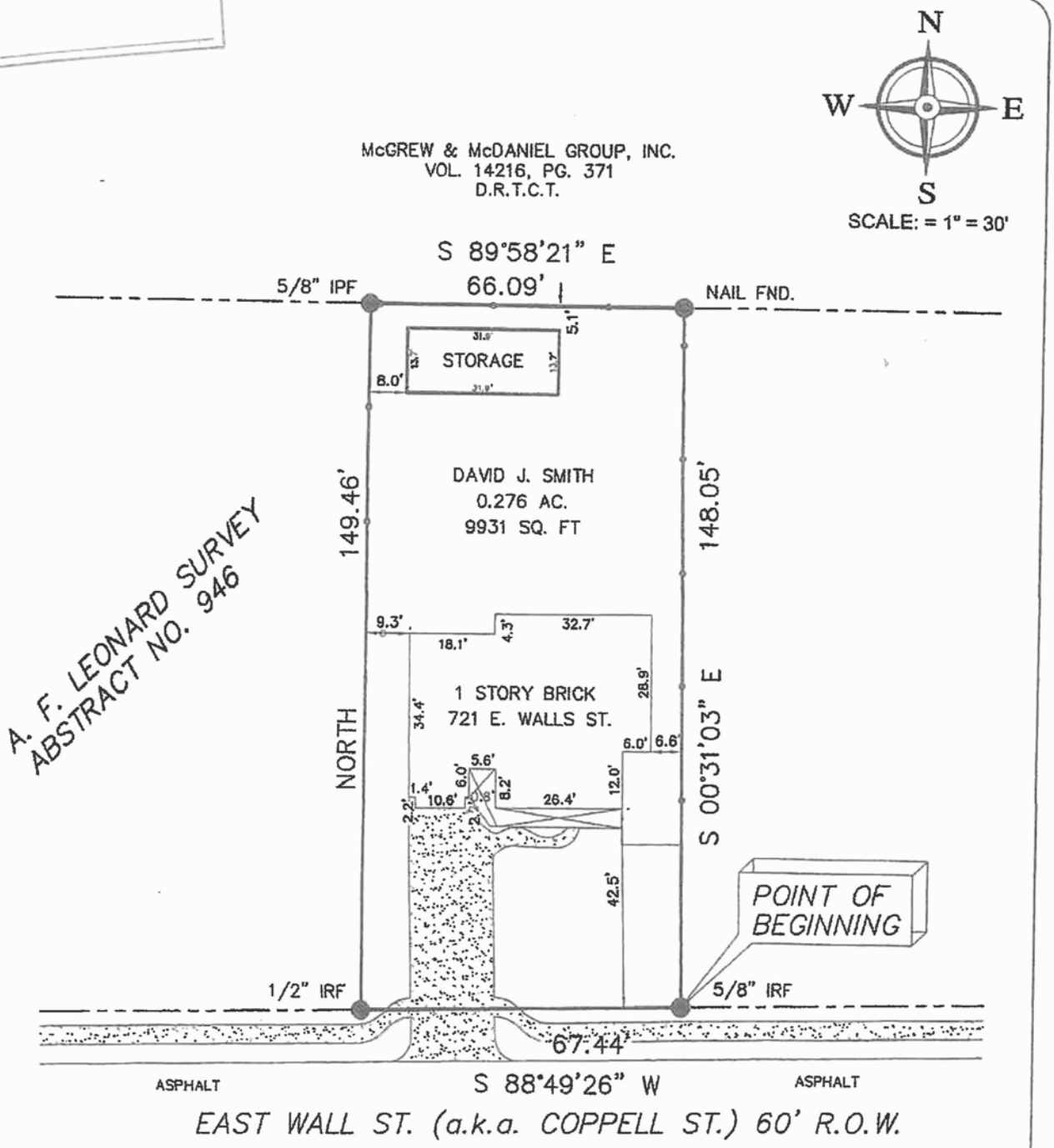
By



SURVEYORS CERTIFICATION:

a) I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION 1 SURVEY.

b) THE UNDERSIGNED DOES HEREBY CERFITY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY, LEGALLY DESCRIBED HEREON AND IS CORRECT; AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, VISIBLE ENCROUCHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR APPARENTS RIGHT OF WAY, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

06/28/12

STATE OF TEXAS
REGISTERED
RUBEN FLETES
1996
PROFESSIONAL
LAND SURVEYOR

LEGEND

- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- CHAINLINK FENCE

CC ITEM # 5, 19
PZ ITEM # 5, 10
219.02

FIELD NOTES

FOR A TRACT IN THE A.F. LEONARD SURVEY, ABSTRACT NO. 946, SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, AND BEING THE TRACT DESCRIBED IN A DEED TO HUBERT RAY BRANDON OF RECORD IN VOLUME 9707,PAGE 1041, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a nail found in the apparent centerline of Wall Street in the South line of said Leonard Survey, said point being, by deed call in the above referenced deed, 1700.09 feet West of the Southeast corner of said Leonard Survey;

THENCE North at 25.0 feet passing the apparent North right-of-way line of said Wall Street and continuing in all N.60°-03'-16" W. 0.31 feet from a 3" metal fence corner post for corner;

THENCE N. 90°- 00' - 00" E. 66.15 feet along the North line of the last referenced tract to a 3" metal fence corner post for the Northeast corner of same;

THENCE S.00°-00'-00" E. 173.00 feet to a nail set in the apparent centerline of said Wall Street being 25.0 feet South of the apparent North right-of-way line of same;

THENCE N.90°-00'-00"W. 66.15 feet along said apparent centerline to the POINT OF BEGINNING and containing 0.26 acres.

717 E. WALL ST.

STATE OF TEXAS REGISTERED WALTER W. WARD PROFESSIONAL LAND SURVEYOR

RECEIVED FEB 7 2019 By

WARD SURVEYING CO., INC.
P.O.Box 820253
Fort Worth, Texas 76182-0253
Phone (817) 281-5411

CC ITEM # 5, 19
PZ ITEM # 5, 10

219-02

EXHIBIT "A"

BEING all that certain lot, tract or parcel of land situated in the A. F. Leonard Survey, Abstract No. 946, Tarrant County, Texas, as conveyed to Marvin Allen Mason and wife, Vivian Mason, by deed recorded in Volume 8676, Page 1680, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the East Wall Street (also known as Coppell Street) and described by deed as being 588.22 varas west of the Southeast corner of A. F. Leonard Survey and in the South line of said survey, and 95.32 varas East of the Southeast corner of a Lot deeded to C. K. Simmons and Della Irene Simmons, by deed recorded in Book 1663, Page 144, Deed Records, Tarrant County, Texas;

THENCE Due North, a distance of 30.00 feet to a found 1/2 inch iron rod for corner in the called North line of Coppell Street by deed;

THENCE Due North, a distance of 149.46 feet to a found 5/8 inch iron pipe for corner;

THENCE South 89 degrees 58 minutes 21 seconds East, along a double fence line, a distance of 66.09 feet to a found 60D nail in stone for corner;

THENCE South 00 degrees 31 minutes 03 seconds East, along a fence line, a distance of 148.05 feet (149.65 feet by deed) to a found 5/8 inch iron rod found for corner, same being in the called North line of Coppell Street by deed;

THENCE South 00 degrees 31 minutes 03 seconds East, a distance of 31.42 feet (30.00 feet by deed) to a point in East Wall Street (also known as Coppell Street), same described by deed as being the South line of the A. F. Leonard Survey;

THENCE North 89 degrees 58 minutes 21 seconds West, along said East Wall Street, a distance of 67.71 feet to the Point of Beginning and containing 0.276 acres of land, 0.048 acres lies in road.

NOTE: THE COMPANY DOES NOT REPRESENT THAT THE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

721 E WALL ST.

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FEB 7 2019
By

CC ITEM # 5, 19
PZ ITEM # 5, 10

ORDINANCE NO. 2019-015

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS GRANTING ZONING CHANGE Z19-02 (717 AND 721 EAST WALL STREET) ON A TRACT OF LAND OUT OF THE A.F. LEONARD SURVEY, ABSTRACT 946, 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 "HC" HIGHWAY COMMERCIAL DISTRICT TO "R-7.5" SINGLE 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 Z19-02 to rezone the following described property to-wit: being a 0.49 acre tract of land out of A.F. Leonard Survey, Abstract 946, Tarrant County, Texas (717 and 721 East Wall Street), more fully and completely

described in Exhibit "A", attached hereto and made a part hereof, which was previously zoned "HC" Highway Commercial District is hereby changed to "R-7.5" Single Family District, all in accordance with Comprehensive Zoning Ordinance No. 82-73, as amended.

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

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

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

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

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

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

Section 8. The fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety

and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

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

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

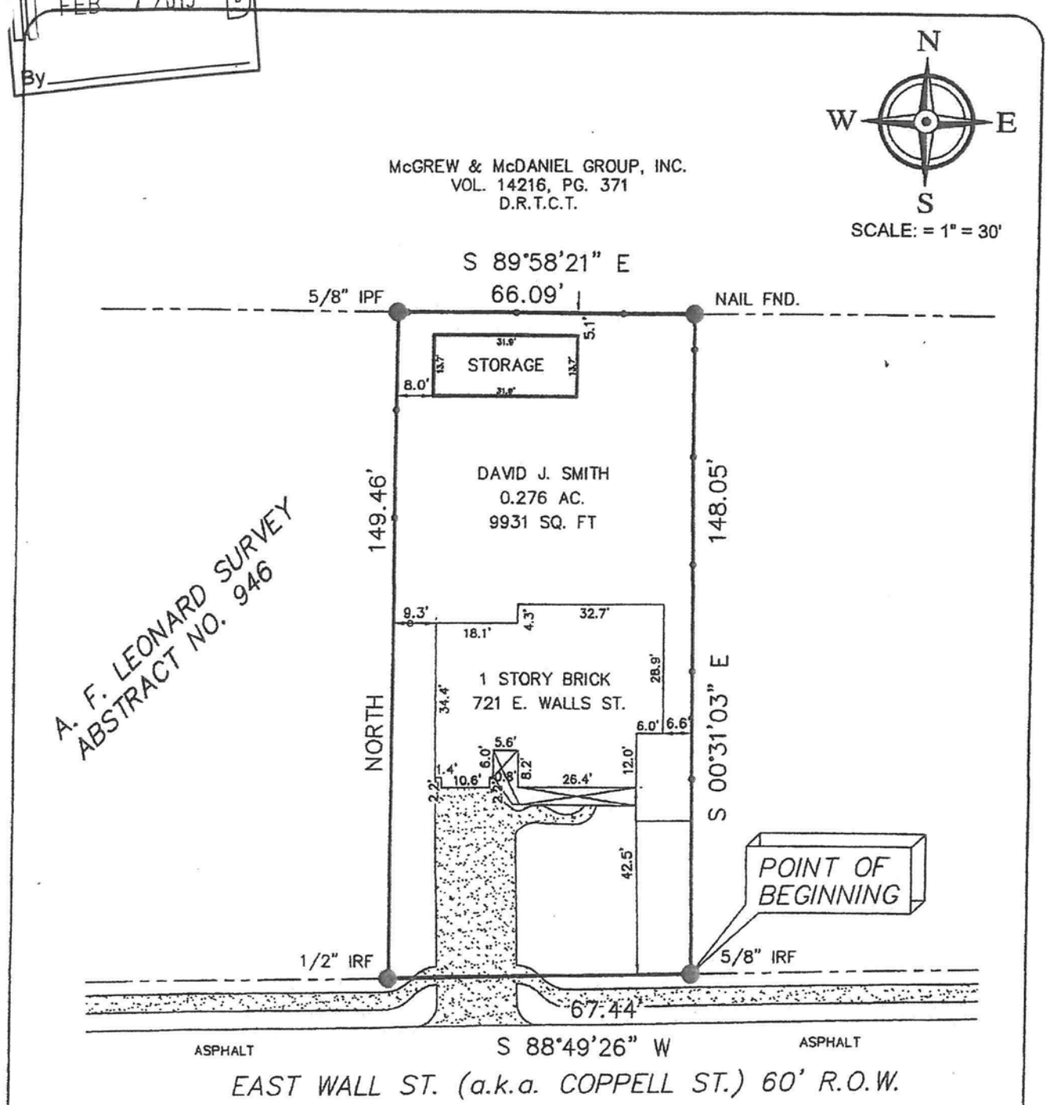
_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
City Attorney

Z19-02

RECEIVED
FEB 7 2019
By



SURVEYORS CERTIFICATION:

a) I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION 1 SURVEY.

b) THE UNDERSIGNED DOES HEREBY CERFITY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY, LEGALLY DESCRIBED HEREON AND IS CORRECT; AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, VISIBLE ENCROUCHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR APPARENTS RIGHT OF WAY, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

06/28/12

STATE OF TEXAS REGISTERED RICHARD FLETCHER 1999 PROFESSIONAL LAND SURVEYOR

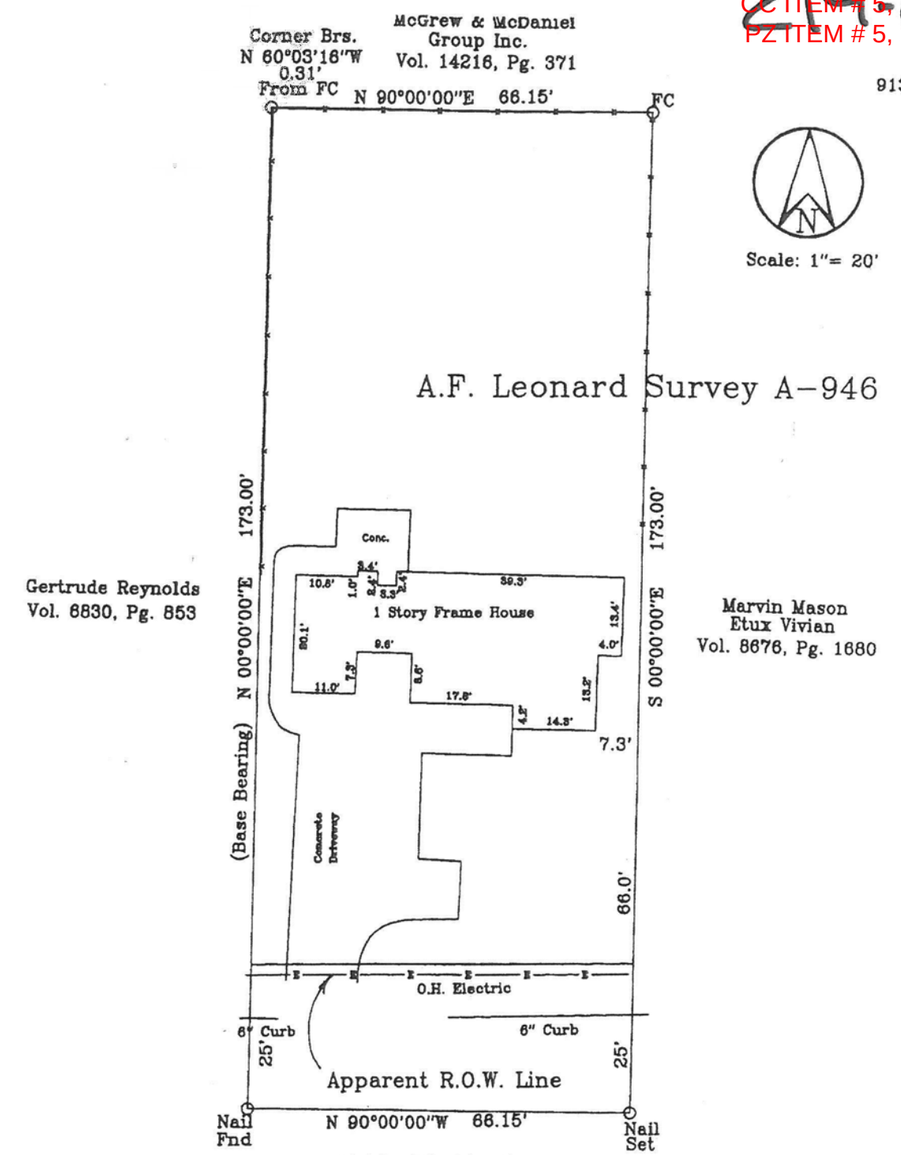
LEGEND

- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- CHAINLINK FENCE

Z19-02

CC ITEM # 5, 29
PZ ITEM # 5, 10

9137



SKETCH TO ACCOMPANY FIELD NOTES

FOR A TRACT IN THE A. F. LEONARD SURVEY ABSTRACT NO. 946, SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS.

I Walter W. Ward, Registered Professional Land Survoyor No. 2014 certify this this plat to be a true and correct representation of a survey made under my supervision on the ground.

Walter W. Ward

Regireterd Orofessional Land Survey No. 2014

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FEB 7 2019
By

STATE OF TEXAS REGISTERED WALTER W. WARD 2014 PROFESSIONAL LAND SURVEYOR

WARD SURVEYING CO., INC.
P.O.Box 820253
Fort Worth, Texas 76182-0253
Phone (817) 281-5411

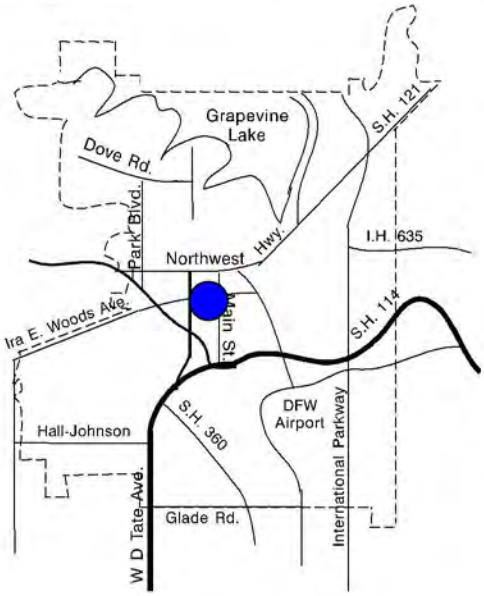
CC ITEM # 6, 20
PZ ITEM # 6, 11

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

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

MEETING DATE: MARCH 19, 2019

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF CONDITIONAL USE APPLICATION CU19-03, MAIN STREET BREAD BAKING COMPANY



APPLICANT: Fabien Goury

PROPERTY LOCATION AND SIZE:

The subject property is located at 316 Barton Street and is platted as Lot 24R, Block 1, City of Grapevine. The subject property contains approximately 0.4 acres has 92 feet of frontage along Barton Street.

REQUESTED CONDITIONAL USE AND COMMENTS:

The applicant is requesting a conditional use permit to allow outside dining and outdoor speakers in conjunction with an event space with on-premise consumption of alcoholic beverages (beer, wine and mixed beverages).

The applicant proposes to utilize the existing structure and establish a 3,440-square foot event space on the subject site. The event space will be available to host catered or non-catered private and corporate events. Alcoholic beverages for on-premise consumption will also be available. Proposed hours of operation are 7:00 a.m. – 10:00 p.m., Sunday through Saturday. Minor exterior improvements include replacing existing doors and windows, new paint and new wood fascia along the roof line. Outdoor dining for 30-patrons and two outdoor speakers providing background music are proposed on an existing outdoor covered patio located in the rear yard adjacent to the west property line.

Two additional speakers are proposed at the main entry adjacent to Barton Street. Required parking is 34-parking spaces. Parking for the event space is proposed to be met by using both on-site and off-site parking. Thirteen parking spaces are available on the subject site. The balance of the required parking is proposed to be met by using available public parking in the immediate vicinity as shown on the parking plan. At the February 21, 2012 meeting Council approved CU12-02 (Ord.2012-04) to establish a commercial bakery on the subject site which did not develop.

PRESENT ZONING AND USE:

The subject property is currently zoned "CBD" Central Business District and is developed with a small mini-storage warehouse structure on the site as well as a multi-purpose metal building which has frontage along Barton Street. The Board of Zoning Adjustment at their April 5, 2010 meeting approved BZA10-05, a special exception request on the subject site to allow the subject site to remain as developed.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and the properties to the north, south, east and west were zoned "C-2" Community Business District prior to the 1984 City Rezoning. The property immediately to the west was rezoned to "R-TH" Townhouse District during the 1984 City Rezoning. The subject property and the properties to the north, south and east were rezoned to "CBD" Central Business District during the 1984 City Rezoning. The property immediately adjacent to the west was rezoned (Z03-10) to "CBD" Central Business District at the January 20, 2004 meeting for an art studio and school. The Council at their March 16, 2010 meeting granted a historic landmark subdistrict overlay on the subject property. The Planning and Zoning Commission at their April 20, 2010 meeting approved a parking plan (PP10-01) on the subject site for the Oh Look! Performing Art Center that allowed for off-site parking at various locations throughout the downtown area. Oh Look did not develop on the subject site. Council at the February 21, 2012 meeting approved Conditional Use Request CU12-02 (Ord. 2012-04) to establish a commercial bakery on the subject site which did not develop.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "GU" Governmental Use District and "CBD" Central Business District—City water tower and city parking lot

SOUTH: "CBD" Central Business District—unoccupied multi-tenant structure, Red Shed and Riverside Travel Agency

EAST: "CBD" Central Business District—various Main Street businesses, e.g. Main Street Bakery, The Wright Style, Palace Theater, Tim Hogan's Carpets and Floors

WEST: "GU" Governmental Use District and "R-7.5" Single Family District—Grapevine House Authority and several single family residences

AIRPORT IMPACT:

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.

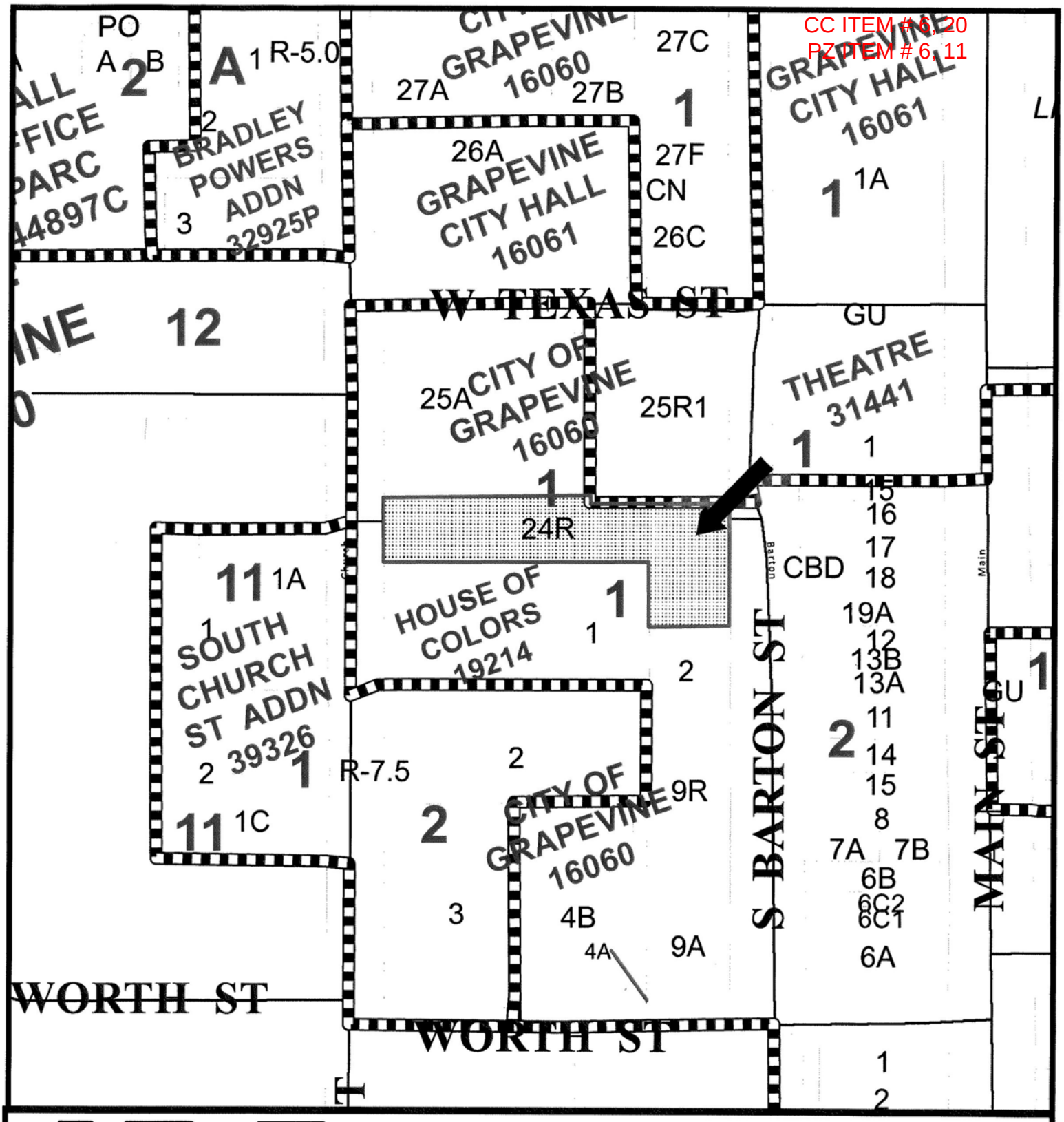
MASTER PLAN APPLICATION:

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

THOROUGHFARE PLAN APPLICATION:

Barton Street is not designated a thoroughfare as shown on the City's Thoroughfare Plan.

at



0 50 100 150 200 Feet

CU19-03
Main Street Bread Baking Company

Date Prepared: 3/4/2019

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

CC ITEM # 6, 20
PZ ITEM # 6, 11

CU18-03

CITY OF GRAPEVINE
CONDITIONAL USE APPLICATION
Form "A"

PART 1. APPLICANT INFORMATION

Name of applicant / agent:/company/contact
Fabien GOURY

Street address of applicant / agent:
326 East Texas Street

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

Telephone number of applicant / agent:
817-239-7116

Fax number of applicant/agent
817-421-8512

Email address of applicant/agent
[redacted]

Mobile phone number of applicant/agent
817-239-7116

PART 2. PROPERTY INFORMATION

Street address of subject property
316 S. Barton Street. Grapevine Tx 76051

Legal description of subject property (metes & bounds must be described on 8 1/2" x 11" sheet)
Lot 24R Block 1 Addition

Size of subject property
0.3528 Acres 15,369 Square footage

Present zoning classification:
CBD

Proposed use of the property:
Event SPACE

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:
Fabien GOURY

Street address of property owner:
326 East Texas Street

City / State / Zip Code of property owner:
Grapevine Texas 76051

Telephone number of property owner:
817-239-7116

Fax number of property owner:
817-421-8512

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JAN 7 2018
By

CC ITEM # 6, 20
PZ ITEM # 6, 11
CUP-03

- ☑ 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

Fabien Goury
Print Applicant's Name:

Applicant's Signature:

The State of Texas

County Of Tarrant

Before Me Susan Batte (notary) on this day personally appeared Fabien Goury (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 7th day of January, A.D. 2019.

SUSAN BATTE
Notary Public
State of Texas
ID # 324575-9
My Comm. Expires 06-23-2021

Susan Batte
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

RECEIVED
JAN 7 2018
By _____

CC ITEM # 6, 20
PZ ITEM # 6, 11

CU9-03

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: 01-07-19

Signature of Owner _____

Date: 01-07-19

RECEIVED
JAN 7 2018
By_____

CC ITEM # 6, 20
PZ ITEM # 6, 11

MainStreet
BISTRO&BAKERY

Main Street Bread Commissary
1050 Texan Trail, Ste 400,
Grapevine, TX 76051

CU19-03

RECEIVED
MAR 7 2019
By

To Whom It May Concern:

We would like to remodel 316 South Barton street to use it as a catering event facility, to rent for private and corporate events,. Room will be rented with food and without food. We will carry a liquor license for the facility. No food will be prepared on site. Food can be catered from chez Fabien or Main street BistroBistro

Sincerely,

Fabien Goury

CC ITEM # 6, 20
PZ ITEM # 6, 11

ORDINANCE NO. 2019-016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU19-03 TO ALLOW OUTSIDE DINING AND OUTDOOR SPEAKERS IN CONJUNCTION WITH AN EVENT SPACE WITH ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES) IN A DISTRICT ZONED "CBD" CENTRAL BUSINESS DISTRICT FOR LOT 24R, BLOCK 1, CITY OF GRAPEVINE (316 SOUTH BARTON STREET) ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; the effect on the overcrowding of the land; the effect on the concentration of population; the effect on the transportation, water, sewerage, schools, parks and other facilities; and

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

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

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

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

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

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

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

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit CU19-03 to allow outside dining and outside speakers in conjunction with an event space with on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in a district zoned "CBD" Central Business District Regulations within the following described property: Lot 24R, Block 1, City of Grapevine (316 South Barton Street) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

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

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

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

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

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

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

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

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

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

APPROVED:

_____
William D. Tate
Mayor

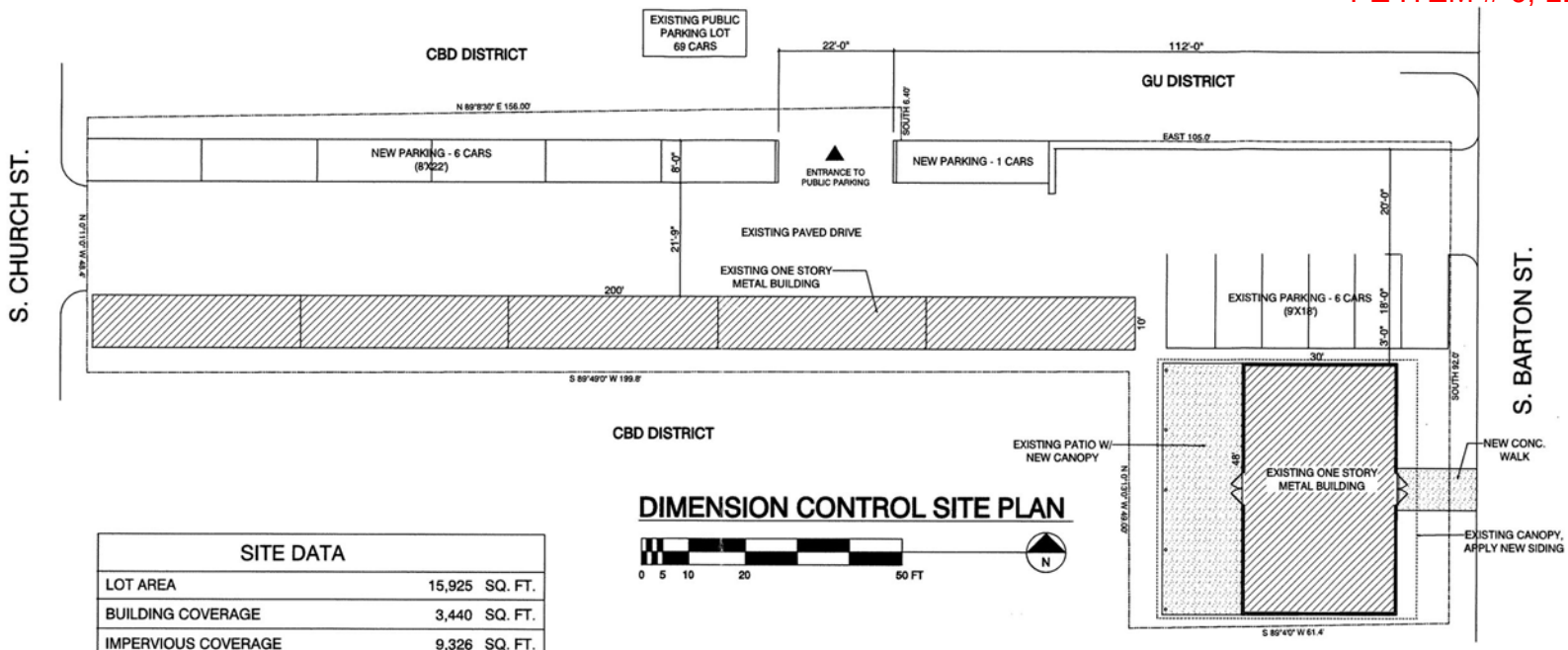
ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
City Attorney

CC ITEM # 6, 20
PZ ITEM # 6, 11



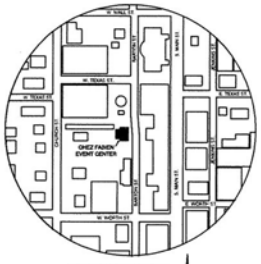
DIMENSION CONTROL SITE PLAN

0 5 10 20 50 FT

N

SITE DATA		
LOT AREA	15,925	SQ. FT.
BUILDING COVERAGE	3,440	SQ. FT.
IMPERVIOUS COVERAGE	9,326	SQ. FT.
IMP. COVERAGE, INCLUDING BLDG. COV.	12,766	SQ. FT.
NON-VEHICULAR OPEN SPACE	3,159	SQ. FT.
* REQUIRED PARKING	34 CARS	
ON SITE PARKING	13 CARS	
TOTAL PARKING AVAILABLE	230 CARS	

* 1,440 SQ.FT. - BUILDING, 1,060 SQ.FT. ADJUSTED FOOTAGE
1,060 SQ.FT. - SEATING AREA INSIDE
15 OCCUPANTS / SQ.FT. OF INSIDE AREA = 71 OCCUPANTS
(1) PARKING SPACE / 3 OCCUPANTS = 24 PARKING SPACES REQUIRED FOR INSIDE
PATIO PARKING - 30 SEATS - 1 PARKING SPACE / 3 SEATS
10 PARKING SPACES REQUIRED FOR PATIO
TOTAL PARKING REQUIRED - 34 SPACES



VICINITY MAP

CONDITIONAL USE REQUEST CU19-03, IS A REQUEST TO ALLOW OUTSIDE DINING AND OUTDOOR SPEAKERS IN CONJUNCTION WITH AN EVENT SPACE WITH ON PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES)

CASE NAME: MAIN STREET BREAD BAKING COMPANY
CASE NUMBER: CU 19-03
CASE NAME: 316 SOUTH BARTON STREET,LOT 24R, BLOCK 1, ORIGINAL TOWN GRAPEVINE

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: ____ OF ____

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

DEPARTMENT OF DEVELOPMENT SERVICES

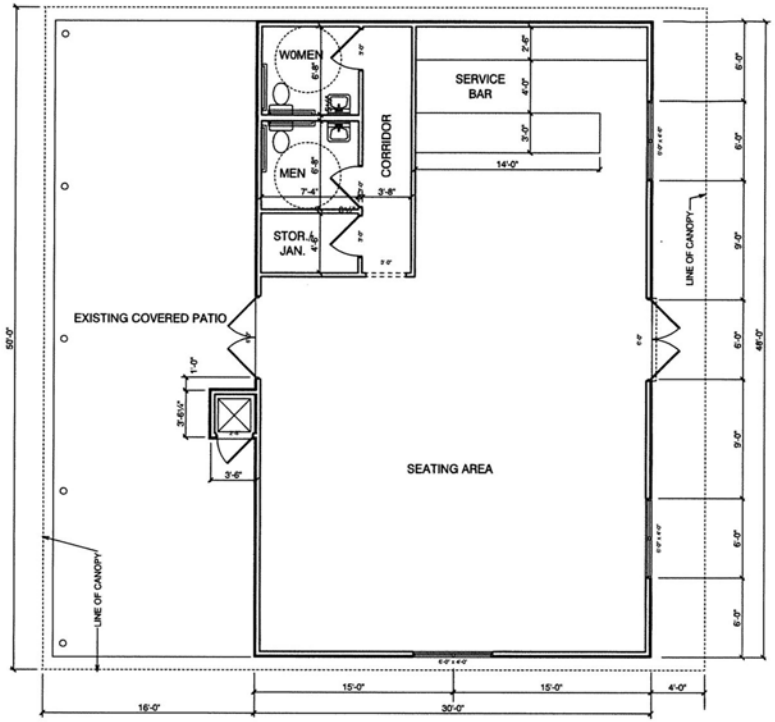
Gary D. Land
ARCHITECT
designs for commercial - industrial - residential - interiors
Dallas, Texas
214-335-5263

MAIN STREET BREAD BAKING COMPANY
416 S. BARTON STREET
GRAPEVINE, TEXAS

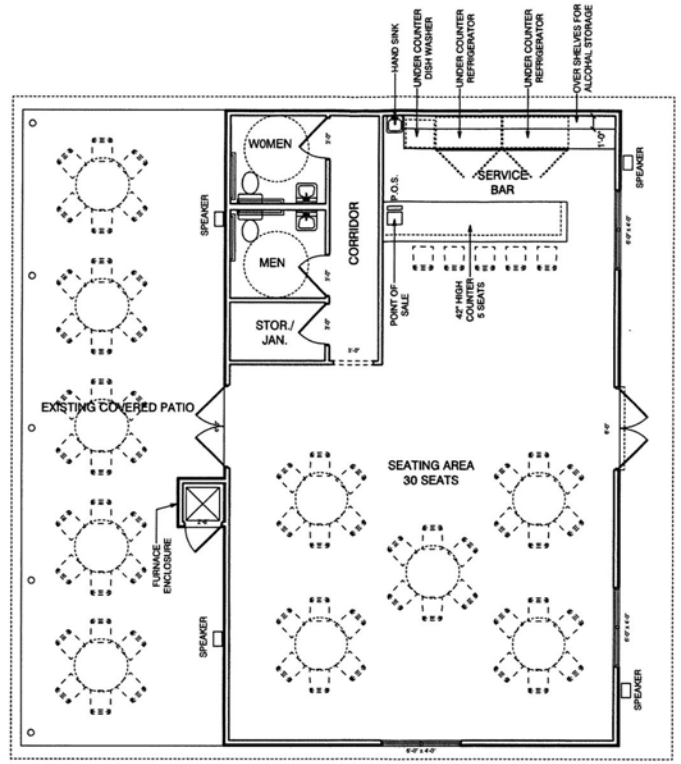
date
revised
drawn by
sheet no.

SP-1

CC ITEM # 6, 20
PZ ITEM # 6, 11



FLOOR PLAN

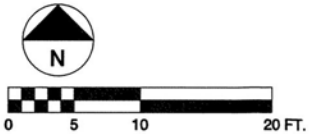


EQUIPMENT/SEATING PLAN

PRODUCT INFORMATION
PATIO CHAIR
FRAME MATERIAL - ALUMINUM
HEIGHT - 29"
SEAT WIDTH - 17.5"
SEAT DEPTH - 17"

PRODUCT INFORMATION
PATIO TABLE
FRAME MATERIAL - ALUMINUM
HEIGHT - 27.5"
TABLE WIDTH - 48"
TABLE SHAPE - ROUND

PRODUCT INFORMATION
POLK AUDIO WIRELESS OUTDOOR SPEAKERS - ATRIUM 8 SDI - WHITE
ALL WEATHER ENCLOSURE
WALL MOUNTED
DIMENSIONS - 8.5"X13"X9.5"
COLOR - WHITE



CASE NAME: MAIN STREET BREAD BAKING COMPANY
CASE NUMBER: CU 19-03
CASE NAME: 316 SOUTH BARTON STREET,LOT 24R, BLOCK 1, ORIGINAL TOWN GRAPEVINE

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: ____ OF ____

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DEPARTMENT OF DEVELOPMENT SERVICES

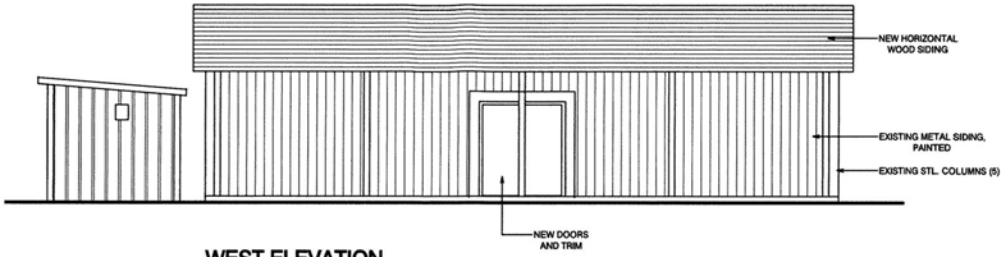
Gary D. Land
ARCHITECT
designs for commercial - industrial - residential - interiors
Dallas, Texas
214-335-5263

MAIN STREET CATERING BUILDING
416 S. BARTON ST.
GRAPEVINE, TEXAS

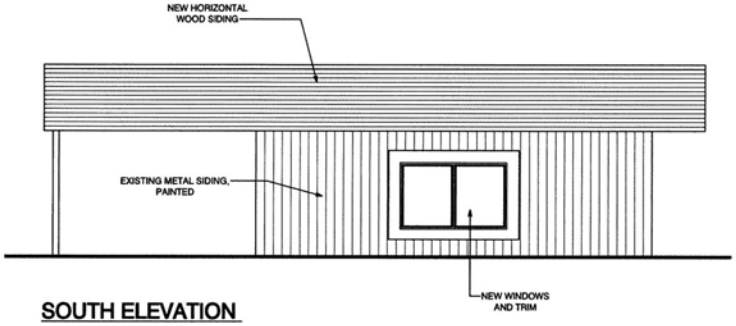
date
revisions

drawn by
sheet no.
A-1

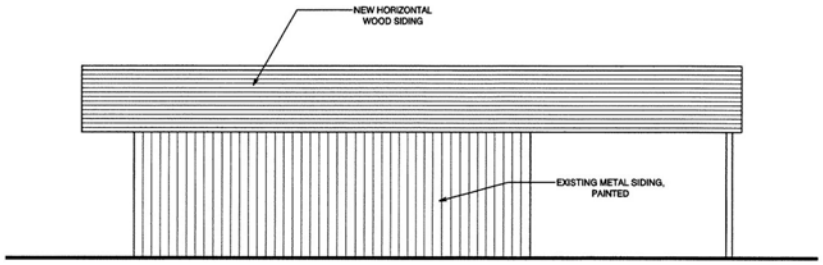
CC ITEM # 6, 20
PZ ITEM # 6, 11



WEST ELEVATION

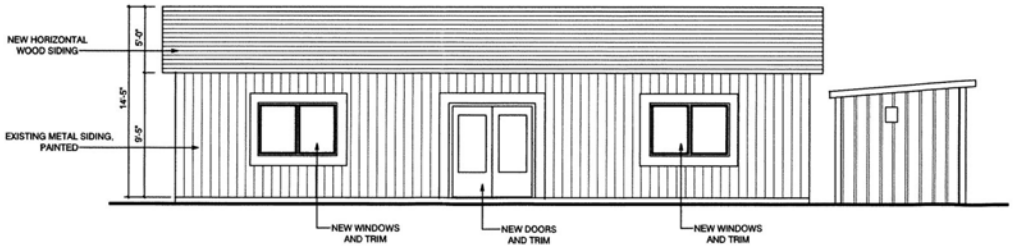


SOUTH ELEVATION



NORTH ELEVATION

PERCENTAGE OF METAL SIDING - EACH ELEVATION				
ELEVATION	AREA OF METAL	TOTAL AREA OF FACADE	AREA OF WIN./DR.	% OF METAL
NORTH	285 S.F.	535 S.F.	———	53%
SOUTH	245 S.F.	535 S.F.	40 S.F.	46%
EAST	316 S.F.	706 S.F.	140 S.F.	45%
WEST	396 S.F.	706 S.F.	60 S.F.	56%
TOTAL	1,242 S.F.	2,482 S.F.	240 S.F.	



EAST ELEVATION

CASE NAME: MAIN STREET BREAD BAKING COMPANY
CASE NUMBER: CU 19-03
CASE NAME: 316 SOUTH BARTON STREET,LOT 24R, BLOCK 1, ORIGINAL TOWN GRAPEVINE

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: ____ OF ____

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

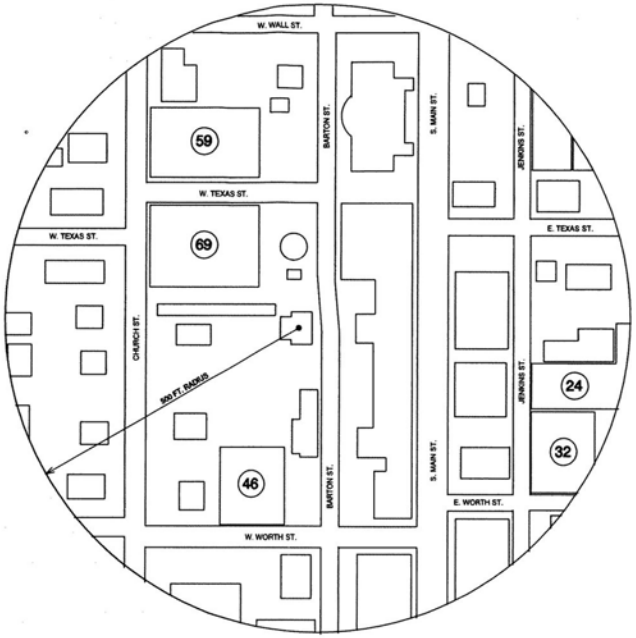
DEPARTMENT OF DEVELOPMENT SERVICES

Gary D. Land
ARCHITECT
designs for commercial - industrial - residential - interiors
Dallas, Texas
214-335-5263

MAIN STREET BREAD BAKING COMPANY
416 S. BARTON STREET
GRAPEVINE, TEXAS

date
revised
drawn by
sheet no.
A-2

CC ITEM # 6, 20
PZ ITEM # 6, 11

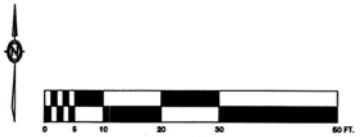


AREA PARKING MAP

PARKING SUMMARY	
PRIMARY PUBLIC PARKING WITHIN 500 FEET OF THIS SITE (FOR THE USE OF ALL CENTRAL BUSINESS DISTRICT BUSINESSES)	
W. FORT WORTH ST. & BARTON ST. LOT	46 SPACES
W. TEXAS ST. & CHURCH ST. LOT (SOUTH SIDE)	69 SPACES
W. TEXAS ST. & CHURCH ST. LOT (NORTH SIDE)	59 SPACES
E. FORT WORTH ST. & JENKINS ST. LOT	32 SPACES
E. FORT WORTH ST. & JENKINS ST. LOT (NORTH)	24 SPACES
	230 TOTAL

OTHER TRANSIT OPTIONS:

GRAPEVINE SHUTTLE
PEDESTRIAN TRAFFIC



CASE NAME: MAIN STREET BREAD BAKING COMPANY
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MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: ____ OF ____

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

DEPARTMENT OF DEVELOPMENT SERVICES

Gary D. Land
ARCHITECT
designs for commercial - industrial - residential - interiors
Dallas, Texas
214-335-5263

MAIN STREET BREAD BAKING COMPANY
416 S. BARTON STREET
GRAPEVINE, TEXAS

date
revised

drawn by
sheet no.

PP-1

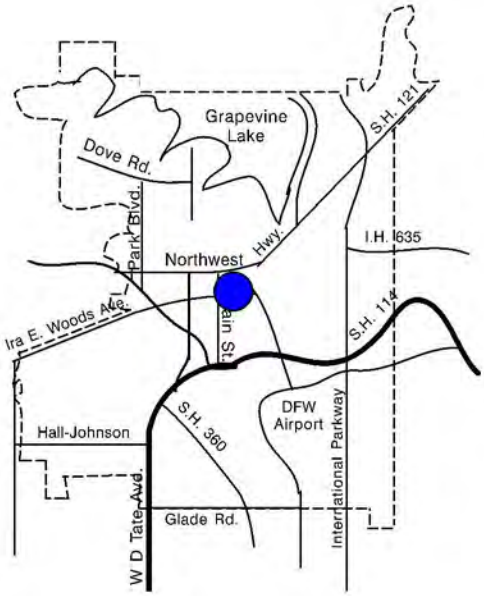
CC ITEM # 7, 21
PZ ITEM # 7, 12

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

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

MEETING DATE: MARCH 19, 2019

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF HISTORIC LANDMARK SUBDISTRICT HL18-04



APPLICANT: Cindy Madden

PROPERTY LOCATION AND SIZE:

The subject property is located at 409 East Worth Street and platted as E60'4 W1'5 & 12' Alley, Block 34, City of Grapevine.

REQUESTED HISTORIC LANDMARK SUBDISTRICT AND COMMENTS:

The applicant is requesting a Historic Landmark Subdistrict designation for property located at 409 East Worth Street and platted as E60'4 W1'5 & 12' Alley, Block 34, City of Grapevine.

The Historic Preservation Commission, at their December 19, 2018 meeting, adopted the preservation criteria for the subject property. No plans have been approved for this property.

The Historic Landmark Designation for the property includes five of twelve categories of historic significance to the City of Grapevine Historic Preservation ordinance. The house is located in the Original Town plat established in 1907 when Grapevine became an incorporated Town.

It is a small, wood-frame, traditional, single-story home, 952 square feet in size – the front yard encircled by an even more traditional white picket fence. Originally just four small rooms, it has since been added onto to accommodate a more modern lifestyle. This modest folk house is typical of the post-railroad era in American history. The main section of the house is a simple four-square plan covered by a medium- to steep-pitch pyramidal roof. A front porch, 16 feet wide, provides shade, protection from the elements and a small sitting area.

At least eleven families have called this residence "home." Beginning with S.A. and Laura Walden, who built the original wood-frame house in, according to Tarrant County deed records, 1913. Robert Stark, purchased the home from Simmons in November of 1943 and lived here. Less than four years later, Grapevine resident and widow, Maud (Borah) Trigg (1887-1975) purchased the home, where she lived until her death in 1975. Maud Trigg's daughter-in-law, Anne Bechtol, was Barbara Simmons sister. Maud had lost her husband, Joseph Walter Trigg, in 1941. Both were native Texans who spent most of their lives in the Estelle community. Maud's grandparents, Lee and Catherine Borah were some of the area's earliest settlers, coming to the Grapevine prairie from Kentucky in 1856.

Myrtle V. Wright purchased the home from Maud Trigg's estate in 1976. Robert William Miron bought it and moved in just four years later. Robert and Inger Thompson bought the home in 1988, subsequently selling to Susan M. Solis in 1995. Matthew and Karen Yeager purchased the home in 1995. In 2005 Cindy Madden purchased the home and resided there.

PRESENT ZONING AND USE:

The property is currently zoned "R-7.5" Single Family Residential.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject property and the surrounding properties to the north, south, east, and west were zoned "R-1" Single Family District prior to the 1984 City Rezoning.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH:	"R-7.5" Single Family Residential – residential structures
SOUTH:	"R-7.5" Single Family Residential – residential structures
EAST:	"R-7.5" Single Family Residential – non-conforming multifamily structures
WEST:	"R-7.5" Single Family Residential – residential structures

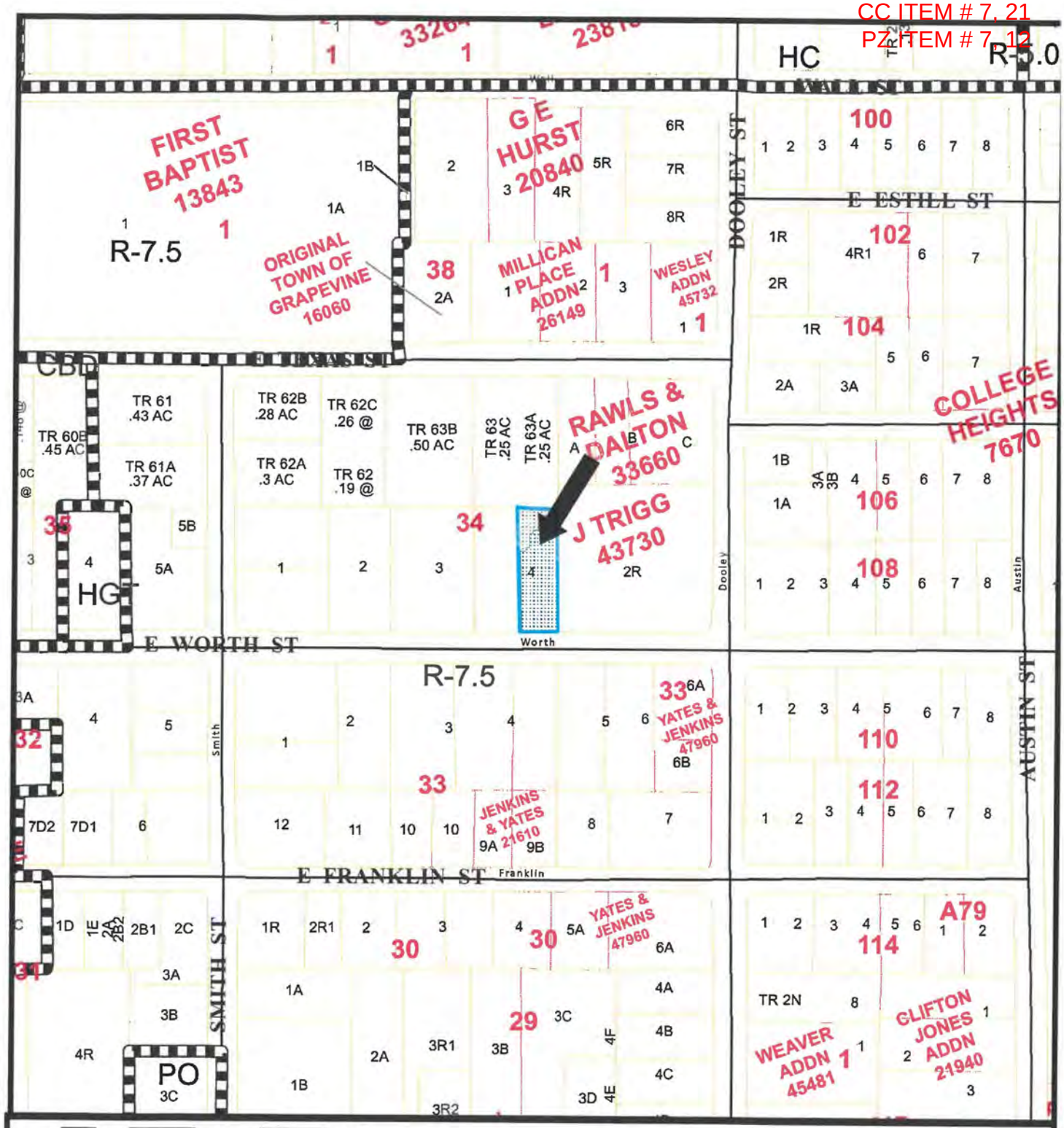
AIRPORT IMPACT:

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

MASTER PLAN APPLICATION:

The Master Plan designates the subject property as a "RL" Residential Low Density land use. The applicant's proposal is in compliance with the Master Plan.

CC ITEM # 7, 21
PZ ITEM # 7, 12



0 100 200 300 400 Feet

GRAPEVINE TEXAS

HL18-04
409 E Worth Street

Date Prepared: 3/4/2019

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

CC ITEM # 7, 21
PZ ITEM # 7, 12

HL18-04

Exhibit F

CITY OF GRAPEVINE

HISTORIC LANDMARK SUBDISTRICT APPLICATION

1. APPLICANT/AGENT NAME CINDY MADDEN

   COMPANY NAME —

   ADDRESS P.O. Box 2087

   CITY/STATE/ZIP GRAPEVINE, TX 76099

   WORK PHONE 214 228-6851 FAX NUMBER —

2. APPLICANT'S INTEREST IN SUBJECT PROPERTY OWNER

3. PROPERTY OWNER(S) NAME CINDY MADDEN

   ADDRESS 409 EAST WORTH STREET

   CITY/STATE/ZIP GRAPEVINE, TX 76051

   WORK PHONE 214 228-6851 FAX NUMBER —

4. ADDRESS OF PROPERTY FOR HISTORIC LANDMARK DESIGNATION

   LEGAL DESCRIPTION: LOT E 60'4 W 1'5 + 12' ALLEY, BLOCK 34, ADDITION —

   SIZE OF SUBJECT PROPERTY 13,068 Sq Ft ACRES 0.30 SQUARE FEET

   METES & BOUNDS MUST BE DESCRIBED ON 8 1/2" X 11" SHEET

5. PRESENT ZONING CLASSIFICATION RESIDESIDENTIAL R 7.5

6. PRESENT USE OF PROPERTY RESIDENCE

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

Exhibit F

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

APPLICANT (PRINT) CINDY MADDEN

APPLICANT SIGNATURE Cindy Madden

OWNER (PRINT) CINDY MADDEN

OWNER SIGNATURE Cindy Madden

Exhibit F

The State of Texas

County of Tarrant

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

Given under my hand and seal of office this 13 day of December, A.D. 2018.

SEAL

LAURA SIMMONS
NOTARY PUBLIC
STATE OF TEXAS
ID# 126382644
EXPIRES 1-22-2020

Laura Simmons
Notary Signature

The State of Texas

County of Tarrant

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

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

SEAL

_____
Notary Signature

CC ITEM # 7, 21
PZ ITEM # 7, 12

HL18-04

GRAPEVINE HISTORIC PRESERVATION COMMISSION
HISTORIC LANDMARK DESIGNATION FORM

1. Name

Historic

And/or common

2. Location

Address 409 East Worth Street land survey William Dooley

Location/neighborhood John Trigg Subdivision block/lot Block 34/ Lot E60 4 tract size 0.259 acres

3. Current zoning

A1 Single Family

4. Classification

Category	Ownership	Status	Present Use	
___ District	___ public	___ occupied	___ agriculture	___ museum
X building(s)	x private	x unoccupied	___ commercial	___ park
___ structure		___ work in progress	___ education	x residence
___ Site	Accessible		___ Entertainment	___ Religious
	___ yes: restricted		___ government	___ scientific
	___ yes: unrestr.		___ industrial	___ transportation
	___ no		___ military	___ other

5. Ownership

Current owner: Matthew D. and Karen M. Yeager phone: 817-416-8113

Address: 1085 West Winding Creek Drive city: Grapevine state: Texas zip:76051-7837

6. Form Preparation

Name & title Susan Odom, Owner organization: Preservation Partners

Contact: Susan Odom phone: 214-707-2992

7. Representation on Existing Surveys

___ Tarrant County Historic Resources

___ other _____

___ National Register of Historic Places

___ Recorded Texas Historic Landmark

___ Texas Archaeological Landmark

for office use only

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

9. Field Chk date: _____ By: _____

10. Nomination

___ Archaeological ___ Structure ___ District

___ Site ___ Structure & Site

11. Historic Ownership

original owner S.A. and Laura Walden

significant later owner(s) A.G. Simmons (1935-1943) TCDR Vol. 1252, Pg. 553; Robert J. Stark (1943-1947) TCDR Vol. 1610, Pg. 455; Maud Trigg (1947-1976) TCDR Vol. 1942, Pg. 220; Myrtle V. Wright (1976-1980) TCDR Vol. 5966, Pg. 171; Robert William Miron (1980-1988) TCDR Vol. 7003, Pg. 518; Robert and Inger Thompson (1988-1992) TCDR 9201, Pg. 1351; David and Tammy Wilson (1992-1995) TCDR Vol. 10867, Pg. 1583; Susan Solis (1995-2003) TCDR Vol. 12135, Pg. 1563

12. Construction Dates

Original 1928 (possibly 1913)

alterations/additions unknown

13. Architect

original construction

alterations/additions

14. Site Features

natural

urban design

15. Physical Description

Condition	Check One:		Check One:
___ excellent	___ deteriorated	___ Unaltered	x Original site
___ good	___ ruins	x altered	___ Moved (date:_____)
___ fair	___ unexposed		

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

It is a small, wood-frame, traditional, single-story home, 952 square feet in size – the front yard encircled by an even more traditional white picket fence. Originally just four small rooms, it has since been added onto to accommodate a more modern lifestyle. This modest folk house is typical of the post-railroad era in American history.

The main section of the house is a simple four-square plan covered by a medium- to steep-pitch pyramidal roof. The southwest corner projects slightly toward Worth Street, its gabled roof and pent visor crossing into the main hip. The roof is covered in green composition shingle and has narrow-to-medium-width boxed eaves.

A front porch, 16 feet wide, provides shade, protection from the elements and a small sitting area. A wooden swing hangs in the corner. The decorative turned spindle roof supports are probably not original, though their size and simplicity blend nicely with the main structure. A shed-like porch roof slopes at a slightly smaller pitch than the main roof. A narrow, painted cornice encircles the house at the roofline. Two large 2/2 horizontal windows decorated with faux shutters face Worth Street. The front door with raised panels and octagonal glass inset has also been added in recent years. Windows on the sides are smaller 1/1, placed evenly across each elevation.

The wood lap siding is currently painted pale yellow. White trim on the doors, window frames, cornice and miscellaneous trim match the picket fence.

The extended living area added to the rear of the house is not as tall as the original. It is, however, made of similar construction and materials and is a sympathetic addition.

16. Historical Significance

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

At least ten families have called this residence "home." Beginning with S.A. and Laura Walden, who built the original wood-frame house in, according to Tarrant County deed records, 1913. Arthur Glen Simmons purchased the home in 1935 from the estate of Laura Walden. Arthur and his wife Barbara were long-time residents of Grapevine – Arthur was born here (September 28, 1899) and Barbara's family moved here when she was not yet two years old. Barbara's grandfather, Edward Clayton Bechtol, was one of the area's first doctors. Arthur (one of five children) farmed, traded livestock and shared a dairy business with his brothers Carl and Hugh, under the name of Simmons Brothers. Forced to sell their land for the construction of Grapevine Lake, Arthur went into real estate with his father. With proceeds from the sale of their dairy, the Simmons' purchased land from the Tom McPherson survey and developed the Manor Oaks addition of the city of Grapevine. Barbara became an interior decorator. It is not known if Arthur and Barbara ever lived in the home at 409 East Worth Street. According to Barbara's entry in *Grapevine Area History* (Arthur G. Simmons, page 341) the couple lived on the dairy farm until building a home in the addition now known as Manor Oaks in the mid-1940s.

Robert Stark, about whom little is known, purchased the home from Simmons in November of 1943. Less than four years later, Grapevine resident and widow, Maud (Borah) Trigg (1887-1975) purchased the home, where she lived until her death in 1975. Maud Trigg's daughter-in-law, Anne Bechtol, was Barbara Simmons sister. Maud had lost her husband, Joseph Walter Trigg, in 1941. Both were native Texans who spent most of their lives in the Estelle community. Maud's grandparents, Lee and Catherine Borah were some of the area's earliest settlers, coming to the Grapevine prairie from Kentucky in 1856.

Myrtle V. Wright purchased the home from Maud Trigg's estate in 1976. Robert William Miron bought it and moved in just four years later. Robert and Inger Thompson bought the home in 1988, subsequently selling to Susan M. Solis in 1995. The current owners, Matthew and Karen Yeager purchased the home in 1995.

17. Bibliography

Sanborn Digital Maps

Tarrant County Appraisal District Records

Tarrant County Deed Records

Young, Charles H. *Grapevine Area History*. Grapevine: Grapevine Historical Society. 1979.

18. Attachments

___ District or Site map
___ Site Plan
_x_ Photos (historic & current)

___ Additional descriptive material
___ Footnotes
___ Other (_____)

Designation Merit

A. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Grapevine, State of Texas of the United States.	X	G. Identification as the work of an architect or master builder whose individual work has influenced the development of the city.	
B. Location as the site of a significant historical event.		H. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation.	
C. Identification with a person or persons who significantly contributed to the culture and development of the city.		I. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on historic, cultural or architectural motif.	
D. Exemplification of the cultural, economic, social or historical heritage of the city	X	J. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city.	
E. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.		K. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric value.	
F. Embodiment of distinguishing characteristics of an architectural type or specimen.		L. Value as an aspect of community sentiment or public pride.	

Recommendation

The Grapevine Township Revitalization Program requests the Grapevine Historic Preservation Commission to deem this nominated landmark meritorious of designation as outlined in Chapter 39, City of Grapevine Comprehensive Zoning Ordinance.

Further, the Grapevine Historic Preservation Commission endorses the Preservation Criteria, policy recommendations and landmark boundary as presented by the City of Grapevine Development Services Department.

Burl Gilliam, Chair
Grapevine Historic Preservation Commission

David Klempin
Historic Preservation Officer

Tommy Hardy, Director
Development Services Department

Historical Marker

CC ITEM # 7, 21
PZ ITEM # 7, 12

HL18-04

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

Check One:

o Yes, I am interested in obtaining a bronze Historic Landmark Plaque for my property from the Historic Preservation Commission. I understand there is no fee for this plaque.

o No, I am not interested in obtaining a marker for my property.

---

o Yes, I am interested in obtaining a bronze Historic Marker (medallion and text plaque) for my property from the Grapevine Historical Society.

Below for office use only

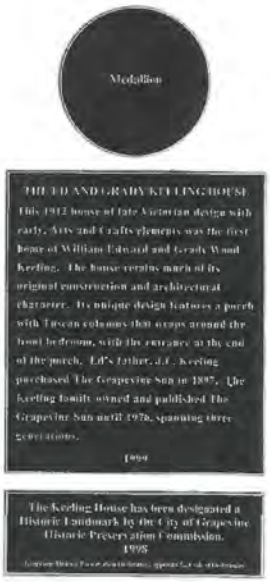
o Historic Preservation Commission's Historic Landmark Plaque.

o Historic Preservation Commission's Historic District Plaque.

o Grapevine Historical Society's Historic Landmark Marker.

CC ITEM # 7, 21
PZ ITEM # 7, 12

HL18-04



o Historic Landmark Marker, existing GHS marker.

o Historic District Marker, existing GHS marker.

o Historic Landmark Marker, new GHS marker.

o Historic District Marker, new GHS marker.

CC ITEM # 7, 21
PZ ITEM # 7, 12

HL18-04

Design Guidelines

The Walden - Trigg House
409 East Worth Street
Grapevine, Texas

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

December 19, 2018

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Preface

409 East Worth Street

The Walden - Trigg House c. 1913

It is a small, wood-frame, traditional, single-story home, 952 square feet in size – the front yard encircled by an even more traditional white picket fence. Originally just four small rooms, it has since been added onto to accommodate a more modern lifestyle. This modest folk house is typical of the post-railroad era in American history.

The main section of the house is a simple four-square plan covered by a medium- to steep-pitch pyramidal roof. The southwest corner projects slightly toward Worth Street, its gabled roof and pent visor crossing into the main hip. The roof is covered in green composition shingle and has narrow-to-medium-width boxed eaves.

A front porch, 16 feet wide, provides shade, protection from the elements and a small sitting area. A wooden swing hangs in the corner. The decorative turned spindle roof supports are probably not original, though their size and simplicity blend nicely with the main structure. A shed-like porch roof slopes at a slightly smaller pitch than the main roof. A narrow, painted cornice encircles the house at the roofline. Two large 2/2 horizontal windows decorated with faux shutters face Worth Street. The front door with raised panels and octagonal glass inset has also been added in recent years. Windows on the sides are smaller 1/1, placed evenly across each elevation.

The wood lap siding is currently painted pale yellow. White trim on the doors, window frames, cornice and miscellaneous trim match the picket fence.

The extended living area added to the rear of the house is not as tall as the original. It is, however, made of similar construction and materials and is a sympathetic addition.

In the rear yard, a detached garage along the east side of the property has been converted to living space and serves as a guest house. A swimming pool was added to the west of the garage.

View of original detached Garage which was converted to living space with a new room added.

View of original garage, house and existing Swimming Pool.

At least eleven families have called this residence "home." Beginning with S.A. and Laura Walden, who built the original wood-frame house in, according to Tarrant County deed records, 1913. Arthur Glen Simmons purchased the home in 1935 from the estate of Laura Walden. Arthur and his wife Barbara were long-time residents of Grapevine – Arthur was born here (September 28, 1899) and Barbara's family moved here when she was not yet two years old. Barbara's grandfather, Edward Clayton Bechtol, was one of the area's first doctors. Arthur (one of five children) farmed, traded livestock and shared a dairy business with his brothers Carl and Hugh, under the name of Simmons Brothers. Forced to sell their land for the construction of Grapevine Lake, Arthur went into real estate with his father. With proceeds from the sale of their dairy, the Simmons' purchased land from the Tom McPherson survey and developed the Manor Oaks addition of the city of Grapevine. Barbara became an interior decorator. It is not known if Arthur and Barbara ever lived in the home at 409 East Worth Street. According to Barbara's entry in *Grapevine Area History* (Arthur G. Simmons, page 341) the couple lived on the dairy farm until building a home in the addition now known as Manor Oaks in the mid-1940s.

Robert Stark, purchased the home from Simmons in November of 1943 and lived here. Less than four years later, Grapevine resident and widow, Maud (Borah) Trigg (1887-1975) purchased the home, where she lived until her death in 1975. Maud Trigg's daughter-in-law, Anne Bechtol, was Barbara Simmons sister. Maud had lost her husband, Joseph Walter Trigg, in 1941. Both were native Texans who spent most of their lives in the Estelle community. Maud's grandparents, Lee and Catherine Borah were some of the area's earliest settlers, coming to the Grapevine prairie from Kentucky in 1856.
Myrtle V. Wright purchased the home from Maud Trigg's estate in 1976. Robert William Miron bought it and moved in just four years later. Robert and Inger Thompson bought the home in 1988, subsequently selling to Susan M. Solis in 1995. Matthew and Karen Yeager purchased the home in 1995. In 2005 Cindy Madden purchased the home and resided there.

SITE

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

SETBACKS

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

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

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

DRIVEWAYS, PARKING LOTS AND VACANT SITES

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

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

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

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

FENCES

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

NEW FENCES

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

REPLACING FENCES

If replacement is required due to deterioration, remove only those portions of historic fences that are damaged beyond repair and replace in-kind, matching the original in material, design and placement. If replacement is necessary for non-historic fences, or new fences are proposed, locate and design the fence in such a way that

will compliment the historic boundary of the property without concealing the historic character of the property.

SERVICE AND MECHANICAL AREAS

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

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

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

BUILDING FABRIC

PRESERVATION

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

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

When rehabilitating, remove non-historic alterations.

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

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

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

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

EXTERIOR FINISHES

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

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

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

matched with existing, painting may be an appropriate treatment.

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

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

WINDOWS

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

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

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

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

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

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

EMBELLISHMENTS

AWNINGS-CANOPIES

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

EXTERIOR LIGHTING

Lighting is an important element in residential areas. Fixtures should be consistent with the historic character of the house.

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

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

NEW BUILDING CONSTRUCTION

INFILL

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

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

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

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

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

ADDITIONS TO HISTORIC BUILDINGS

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

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

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

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

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

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

CC ITEM # 7, 21
PZ ITEM # 7, 12

ORDINANCE NO. 2019-017

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING HISTORIC LANDMARK SUBDISTICT HL18-04 FOR THE AREA OF 409 EAST WORTH STREET AND PLATTED AS EAST 60'4 WEST 1'5 AND 12' ALLEY, BLOCK 34, CITY OF GRAPEVINE, ABSTRACT 422, WILLIAM DOOLEY SURVEY AND MORE SPECIFICALLY DESCRIBED HEREIN, IN A DISTRICT ZONED "R-7.5" SINGLE FAMILY DISTRICT; PROVIDING FOR THE ADOPTION OF THE WALDEN-TRIGG HOUSE HISTORIC DISTRICT PRESERVATION CRITERIA; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

Section 1. That the City does hereby designate a historic landmark subdistrict (HL18-04) in accordance with Section 39 of Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, in a district zoned "R-7.5" Single Family District within the following described property: 409 East Worth Street and platted as E60'4 W1'5 and 12' Alley, Block 34, City of Grapevine, Abstract 422, William Dooley Survey, more fully and completely described in Exhibit "A", attached hereto and made a part of hereof; and, in addition thereto, the adoption of the Walden-Trigg House Historic District Preservation Guidelines as conditions, regulations and safeguards in connection with the said historic landmark subdistrict, a copy of said criteria being attached hereto and labeled Exhibit "B".

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

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

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

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

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

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

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

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

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
City Attorney

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MARCH 19, 2019

SUBJECT: PRESENTATION - FILING OF ANNUAL CITY AUDIT

RECOMMENDATION: Pattillo, Brown and Hill, LLC, the City's auditing firm, to present the annual audit report in compliance with the City Charter, Article 3, Section 3.14.

FUNDING SOURCE: This action will have no material effect on City funds.

BACKGROUND: A representative from Pattillo, Brown and Hill, LLC. the City's auditing firm, will make a presentation to the City Council filing the annual audit report in compliance with the City Charter, Article 3, Section 3.14.

The firm completed the audit of the City's FY 2018 financial statements in compliance with the requirements of the City Charter, Article 3, Section 3.14. The auditor's opinion letter states that the financial statements of the City of Grapevine present fairly the financial position of the City. The opinion rendered is an "unmodified opinion", meaning there are no material exceptions found to the fairness criteria under which the records were audited. The report also includes an audit of Tax Increment Financing Districts One and Two.

The auditor is filing his report with the City Council. No formal action on the part of the Council is required.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MARCH 19, 2019

SUBJECT: APPROVAL OF A RESOLUTION FOR AN AGREEMENT FOR AWARD OF TRANSPORTATION DEVELOPMENT CREDITS BETWEEN THE REGIONAL TRANSPORTATION COUNCIL AND THE CITY OF GRAPEVINE

RECOMMENDATION: City Council to consider a resolution authorizing an agreement for award of Transportation Development Credits with the Regional Transportation Council.

FUNDING SOURCE: N/A

BACKGROUND: In the summer of 2018, staff presented several candidate transportation related projects to be funded through the following North Central Texas Council of Governments (NCTCOG) project call.

On December 13, 2018, the RTC approved the Intersection Improvements/MTP Policy Bundle Transportation Development Credit (TDC) Program, which included three projects in Grapevine.The City of Grapevine is able to use 1,210,000 TDC's as a match for federal grant funds totaling approximately $6,050,000 for the three projects. The three projects are shown in Attachment A and Overall Exhibit.

Mobility 2045, the region's current Metropolitan Transportation Plan (MTP), recommendations consist of policies, programs, and projects that reflect regional priorities and support Mobility 2045 goals.

To encourage the development of alternative, strategic solutions, Mobility 2045 includes a voluntary list of policies that local governments and transportation agencies can choose to adopt. These policies aim to address issues that affect transportation in the region, and cover a wide range of topics. The City has been practicing a number of these policies for many years, including clean fleet, stormwater management and traffic improvements. By voluntarily adopting 50 percent of these policies, participating agencies will receive an offset of local funds in federal transportation projects in the form of TDCs.

The City of Grapevine applied and was awarded 3,000,000 TDCs in July 2017 and 1,500,000 TDCs in August of 2018 based on the size of the City and the number of NCTCOG Policy Credits the City has met.The City desires to use 1,210,000 TDCs for these projects.

The RTC requires that the City and the RTC enter into an agreement for the award of TDCs and their use. If needed, staff will come back to council for the approval of funding agreements with agencies other than the RTC and NCTCOG.

Staff recommends approval.

AGREEMENT FOR AWARD OF TRANSPORTATION DEVELOPMENT CREDITS BETWEEN THE REGIONAL TRANSPORTATION COUNCIL AND *City of Grapevine*

This Agreement is entered into by and between the Regional Transportation Council ("RTC"), acting in its capacity as policy body for the metropolitan planning organization, and City of Grapevine. The purpose of this Agreement is to outline the roles and responsibilities of each party with respect to Transportation Development Credits (TDC) awarded for purposes of the projects in Attachment 1.

WHEREAS, the North Central Texas Council of Governments is designated as the Metropolitan Planning Organization (MPO) for the Dallas-Fort Worth Metropolitan Area by the Governor of Texas in accordance with federal law; and,

WHEREAS, the Regional Transportation Council (RTC), comprised primarily of local elected officials, is the regional transportation policy body associated with the North Central Texas Council of Governments, and has been and continues to be the regional forum for cooperative decisions; and,

WHEREAS, 23 U.S.C. §120 permits a state to use certain toll revenue expenditures, Transportation Development Credits, formerly called toll credits, as a credit toward the non-Federal share of all programs authorized by Title 23, with the exception of emergency relief programs, and for transit programs authorized by Title 49, Chapter 53; and,

WHEREAS, 43 Tex. Admin. Code §5.106 authorizes an MPO to award Transportation Development Credits allocated to it by the State and 43 Tex. Admin. Code §5.110 requires an agreement be entered into between the MPO and entity awarded Transportation Development Credits prior to and in order for those credits to be used; and,

WHEREAS, on December 13, 2018, the RTC awarded 1,210,000 TDCs to the City of Grapevine for the projects listed in Attachment 1.

NOW, THEREFORE, in consideration of these premises and of the mutual covenants contained herein, NCTCOG and the City of Grapevine agree as follows:

AGREEMENT

1. RTC has awarded 1,210,000 TDCs to the City of Grapevine for use as described herein.

2. The City of Grapevine agrees to utilize the TDCs for the project identified and described herein as match to certain federal grant funds totaling approximately $6,050,000.

3. Any unused TDCs shall be reallocated to other projects as solely determined by the RTC.

4. The City of Grapevine will be required to execute a separate funding agreement(s) with a party(s) other than RTC and/or NCTCOG for the federal grant funds referenced above.

5. Neither Party may assign this Agreement in whole or in part, without first obtaining the written consent of the other Party.

6. In the event any one or more of the provisions contained in this Agreement shall be for any reason held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or

unenforceability shall not affect any other provision(s) hereof, and this Agreement shall be revised so as to cure such invalid, illegal, or unenforceable provision(s) to carry out as near as possible the original intent of the Parties.

7. The Parties shall negotiate in good faith toward resolving any disputes that arise under this Agreement, which shall be construed and enforced in accordance with the laws of the State of Texas. Venue for any action under this Agreement shall lie exclusively in Tarrant County, Texas.

8. This instrument constitutes the entire agreement of the Parties with respect to the matters contemplated herein and supersedes all prior understandings and agreements regarding such subject matter. This Agreement may be modified or amended only in writing, signed by all Parties hereto.

9. The effective date of this Agreement is the date of last signature by the parties hereto.

Signed and Duly Executed by the Parties Below:

Bruno Rumbelow City Manager City of Grapevine	Date	Michael Morris, P.E. Staff Director Regional Transportation Council	Date

CC ITEM # 10

Transportation Development Credit Agreement
Project List
City of Grapevine

Attachment A

Project Description	Federal Funding Amount	TDC Amount	Award Date
FAIRWAY DRIVE FROM MARINA DRIVE TO SH 26; WIDEN FROM 2 TO 3 LANES WITH NEW 10' SHARED USE PATH	$2,905,200	581,040	December 13, 2018
EULESS-GRAPEVINE ROAD FROM SH 360 TO HUGHES ROAD; WIDEN FROM 2 TO 4 LANES WITH NEW SIDEWALKS AND INSTALL NEW TRAFFIC SIGNAL AT THE INTERSECTION OF SH 360 FRONTAGE ROAD AND EULESS-GRAPEVINE ROAD	$1,924,800	384,960	December 13, 2018
NORTHWEST HIGHWAY AND SH 26 FROM WEST SH 114 TO SH 121; INSTALLATION OF ITS FIBER AND ITS EQUIPMENT	$1,220,000	244,000	December 13, 2018
Total Awarded	**$6,050,000**	**1,210,000**	

RESOLUTION NO. 2019-019

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO ENTER INTO THE AGREEMENT FOR AWARD OF TRANSPORTATION DEVELOPMENT CREDITS WITH THE REGIONAL TRANSPORTATION COUNCIL AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by the Texas Local Government Code, Section 271.101 and 271.102 and Interlocal Cooperation Act Texas Government Code, Chapter 791 to enter into interlocal agreements with other qualified entities in the State of Texas; and

WHEREAS, the City of Grapevine applied for Transportation Development Credits (TDCs) based on the size of the City and the number of North Central Council of Governments Policy Credits the City has met; and

WHEREAS, The City was awarded 3,000,000 TDC's in July 2017 and 1,500,000 TDC's in August of 2018; and

WHERAS, The City desires to use 1,210,000 TDC's for three projects in the City of Grapevine; and

WHEREAS, the City of Grapevine, Texas has requested to enter into the Agreement for Award of Transportation Development Credits between the Regional Transportation Council and the City of Grapevine; and

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

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

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

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

Section 2. That the City Manager or his designee is authorized to take all steps necessary to consummate the agreement for award of Transportation Development Credits between the Regional Transportation Council and the City of Grapevine.

Section 3. That this resolution shall take effect from and after the date of its passage.

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

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
City Attorney

TRANSPORTATION DEVELOPMENT CREDIT

CC ITEM # 10

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MARCH 19, 2019

SUBJECT: APPROVAL TO ESTABLISH AN INTERLOCAL PURCHASING AGREEMENT WITH THE CITY OF HIGHLAND VILLAGE

RECOMMENDATION: City Council to consider approval to establish and interlocal purchasing agreement with the City of Highland Village for the Purchasing Department.

FUNDING SOURCE: This action will have no material effect on City funds.

BACKGROUND: This request is for approval of an Interlocal Agreement between The City of Highland Village and the City of Grapevine in order to participate in various contracts established by both parties. The City is authorized by the Interlocal Cooperation Act Texas Government Code, Chapter 791 and Texas Local Government Code, Section 271.101 and 271.102, to enter into interlocal agreements for the performance of governmental functions and services.

Staff recommends approval.

LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MARCH 19, 2019

SUBJECT: APPROVAL FOR THE AWARD OF RFB 483-2019 FOR THE BOTANIC GARDENS AND LIBRARY FENCE PROJECTS

RECOMMENDATION: City Council to consider approval for the award of RFB 483-2019 for the Botanic Gardens and Library fence project to Llano River Fence Company.

FUNDING SOURCE: Funds for this purchase are available in account 121-48850-312-000-170006 (Improvements other than Buildings) for an amount not to exceed $103,752.

BACKGROUND: This purchase is for the Botanic Gardens and Library fence project. The project will include ornamental iron fence around the west/southwest boundaries of the garden. Additionally, vinyl-coated chain link fence will be added to the south/southeast boundary of the garden along Scribner Street. Fencing will be added to west parking area of the Library with gated service entrances. The fenced in area will secure the new mobile library, REC van, and bus. The proposed fence will match the existing fence between the REC and Library.

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The bid advertisement was posted in the Fort Worth Star-Telegram on January 31, 2019 and February 7, 2019. RFB 483-2019 was issued through the City eBid system with 1,255 invitations sent out through the eBid procurement system. Seven bids were received. The bid was opened electronically and publicly on February 21 at 2 pm.

Based on the evaluation of the bid by the Parks and Recreation and Purchasing staff it was determined that Llano River Fence Company submitted the lowest responsible and responsive bid.

Staff recommends approval.

CC ITEM # 12

Event Number	RFB 483-2019 Addendum 1	**Organization**	Grapevine TX Purchasing
Event Title	Botanical Gardens and Public Library Fence	**Workgroup**	Grapevine TX Purchasing
Event Description	The City is soliciting sealed bids from qualifi	**Event Owner**	Lance Wright
Event Type	Request for Bid	**Email**	lwright@grapevinetexas.gov
Issue Date	1/31/2019 10:42:28 AM (CT)	**Phone**	(817) 4103336
Close Date	2/21/2019 02:00:00 PM (CT)	**Fax**	(817) 4103066

Responding Supplier	City	State	Response Submitted	Lines Responded	Response Total
Llano River Fence Company, LLC	Balch Springs	TX	2/20/2019 04:56:10 PM (CT)	1	$103,751.86
Allaince Fence Company	Justin	TX	2/21/2019 01:52:54 PM (CT)	1	$107,250.00
Sheila Latham (Latham Fence, Ir	Arlington	TX	2/21/2019 09:18:00 AM (CT)	1	$115,000.00
B & S Fence (B & S Fence Compa	Haltom City	TX	2/21/2019 07:40:01 AM (CT)	1	$122,282.00
Swift Corporation	Round Rock	TX	2/21/2019 11:55:39 AM (CT)	1	$124,373.00
Delta Specialty Contractors, LLC	Monroe	LA	2/20/2019 02:28:55 PM (CT)	1	$126,000.00
ALEKSANDER OMEGA LLC	CEDAR HILL	TX	2/21/2019 01:39:44 PM (CT)	1	$127,160.00

Please note: Lines Responded and Response Total only includes responses to specification. No alternate response data is included.

ALL BIDS SUBMITTED ARE REFLECTED ON THIS BID TAB SHEET. **HOWEVER, THE LISTING OF A BID ON THIS SHEET SHOULD NOT BE CONSTRUED AS A COMMENT ON THE RESPONSIVENESS OF SUCH BID OR AS ANY INDICATION THAT THE CITY ACCEPTS SUCH BID AS RESPONSIVE.** THE CITY WILL MAKE A DETERMINATION AS TO THE RESPONSIVENESS OF BIDS SUBMITTED BASED UPON COMPLIANCE WITH ALL APPLICABLE LAWS, CITY OF GRAPEVINE PURCHASING GUIDELINES, AND PROJECT DOCUMENTS, INCLUDING BUT NOT LIMITED TO THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS. THE CITY WILL NOTIFY THE SUCCESSFUL BIDDER UPON AWARD OF THE CONTRACT AND, ACCORDING TO LAW, ALL BIDS RECEIVED WILL BE AVAILABLE FOR INSPECTION AT THAT TIME.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MARCH 19, 2019

SUBJECT: APPROVAL TO RENEW AN ANNUAL CONTRACT FOR THE PURCHASE OF SWIMMING POOL CHEMICALS

RECOMMENDATION: City Council to consider the renewal of an annual contract for the purchase of swimming pool chemicals with DCC, Inc. for the Parks and Recreation Department.

FUNDING SOURCE: Funds for this purchase are currently available in account 100-42205-312-005 (Grounds Maintenance) for an annual estimated amount of $45,000.

BACKGROUND: The purpose of this contract is to establish fixed annual pricing for liquid chlorine, muriatic acid and other chemicals used to sanitize and balance water chemistry required for the City of Grapevine's Dove Waterpark and Pleasant Glade Pool and The REC aquatic facilities on an as-needed basis.

This purchase will be made in accordance with an existing interlocal agreement with The Local Government Purchasing Cooperative (BuyBoard) as allowed by Texas Local Government Code, Chapter 271 and Texas Government Code, Chapter 791. The contract was for an initial one-year period with two, one-year renewal options. If approved, this will be for the first renewal available.

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

Staff recommends approval.

TK/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: MARCH 19, 2019

SUBJECT: APPROVAL OF ENGINEERING SERVICES CONTRACT AMENDMENT NUMBER 2 — WASTEWATER TREATMENT PLANT DEWATERING AND AN APPROPRIATION ORDINANCE

RECOMMENDATION: City Council to consider Amendment No. 2 to the Engineering Services Contract with Garver LLC. for additional evaluation and redesign of the proposed Dewatering Improvements at the Grapevine Wastewater Treatment Plant and an ordinance appropriating funds.

FUNDING SOURCE: Upon approval, funds in the estimated amount of $83,000 will be available in the Utility Enterprise Capital Fund account 201-48940-534-000-170001-2 (Dewatering Screw Press).

BACKGROUND: On November 7, 2017 the City Council authorized an engineering services agreement with Garver LLC, to design a new dewatering screw press and retain the existing belt filter press as an emergency backup. Dewatering is a necessary treatment process to allow landfilling of generated solids.

During the design, it was concluded that the existing belt press could not be accommodated in the building due to space constraints and was also in need of replacement. To address these issues, a second dewatering screw press was to be included in the project to replace the belt press. It was also determined that due to the excessive holding times of the wastewater within the Hilton force main, the waste was becoming corrosive, highly acidic and was impacting the treatment and dewatering process.

On July 3, 2018, Council approved a contract amendment No. 1 with Garver LLC, for the design of the second screw dewatering screw press and to provide analysis and recommendations for treating the effluent wastewater from the Hilton Force Lift Station.

The design is 90% complete and staff has requested additional evaluation of the polymer bulk storage and modifications of the sludge piping system. Amendment No. 2 will provide these evaluations, recommendations, and design in the amount of $83,000.

Staff expects to bring a construction contract to the City Council this November for consideration with the project operational in December of 2019.

Staff recommends approval.

ORDINANCE NO. 2019-012

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF AN ESTIMATED AMOUNT OF $83,000 IN THE UTILITY ENTERPRISE CAPITAL FUND; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to install a dewatering screw press at the Wastewater Treatment Plant; and

WHEREAS, funding for the design phase services for the dewatering improvements is available in the Utility Enterprise Capital Fund; and

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

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

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

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

Section 2. That the City Council hereby authorizes an estimated amount of $83,000 be appropriated from the Utility Enterprise Capital Fund for the design services associated with installation of a screw press at the Wastewater Treatment Plant.

Section 3. That a copy of the revised FY 2018-2019 Capital Improvements Plan budget document shall be kept on file in the office of the City Secretary and on the City of Grapevine website.

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

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

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

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
City Attorney

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council of the City of Grapevine, Texas met in Regular Session on this the 5th day of March, 2019 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members present:

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

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

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

Call to Order

Mayor Tate called the meeting to order at 7:00 p.m.

Item 1. Executive Session

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

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

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

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

The City Council recessed to the City Council Conference Room and began the closed session at 7:03 p.m. The closed session ended at 7:21 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Tate asked if there was any action necessary relative to Sections 551.071, 551.072 or 551.087.

City Manager Bruno Rumbelow requested approval of the Fifth Amendment to the Land Purchase and Sale Agreement with Standrock Grapevine, LLC, and authorize the City Manager to execute same and all other associated documents, and to take all other necessary action.

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

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

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

Mayor Tate called the regular meeting to order at 7:32 p.m.

REGULAR MEETING

Item 2. Invocation

Council Member Paul Slechta delivered the invocation.

Item 3. Posting the Colors and the Pledge of Allegiance

Boy Scout Troop 928 posted the colors and led the Pledge of Allegiance.

Item 4. Citizen Comments

There was no one wishing to speak during citizens comments.

PUBLIC HEARING AND RELATED ITEMS

Item 5. Conduct a Public Hearing to receive public input relative to the proposed 45th Year Community Development Block Grant (CDBG) Program street reconstruction project.

Mayor Tate opened the public hearing.

Manager of Engineering John Robertson presented this item in conjunction with Item 6 and answered questions from Council. The proposed project is for the reconstruction of the 600 block of South Dooley Street (from College to Hudgins Streets) including paving, gutters, sidewalks on both sides of the road, handicap ramps and driveway approaches to Dooley Court and sidewalk only from Dooley Street to Hudgins Street. The construction cost estimate for this project, including engineering, is $442,750, of which approximately $212,000 is expected to be provided by Tarrant County. The City's match is expected to be $230,750. The City shall be responsible for all costs of the 45th Year CDBG project that exceeds the amount of the grant fund.

No one spoke during the public hearing.

Motion was made to close the public hearing.
Motion: Coy
Second: Freed
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell, and Slechta
Nays: None
Approved: 7-0

Item 6. Consider authorizing staff to submit an application to Tarrant County for the 45th Year Community Development Block Grant (CDBG) street reconstruction project and take any necessary action.

Manager of Engineering Robertson presented this item in conjunction with Item 5.

Motion was made to authorize staff to submit an application for the 45th Year Community Development Block Grant street reconstruction project.
Motion: Coy
Second: Freed
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell, and Slechta
Nays: None
Approved: 7-0

NEW BUSINESS

Item 7. Consider the award of a Professional Services Contract to Schrickel, Rollins, Parkhill, Smith & Cooper, Inc. to develop construction documents for the City Gateways Signage Project, **Ordinance No. 2019-010** appropriating funds, and take any necessary action.

Parks and Recreation Director Kevin Mitchell presented this item and answered questions from Council. This project will be the first implementation of the entry signage component of the gateway and landscape enhancement master plan. The project site location is the corner of Northwest Highway and West State Highway 114 frontage road. The proposed agreement with Shrickel Rollins PSC (advertised as Schrickel, Rollins, Parkhill, Smith & Cooper, Inc.) is for an estimated amount of $58,500, with the amount being appropriated to the Grant Fund from the Quality of Life Fund.

Motion was made to award a Professional Services Contract with Shrickel Rollins PSC to develop construction documents for the City Gateways Signage Project and Ordinance No. 2019-010 appropriating funds.

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

ORDINANCE NO. 2019-010

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE APPROPRIATION OF $58,500 FROM THE QUALITY OF LIFE FUND AND TRANSFER OF FUNDS TO THE GRANT FUND AND THE APPROPRIATION OF $58,500 IN THE GRANT FUND FOR PROFESSIONAL SERVICES FOR THE CITY GATEWAYS SIGNAGE PROJECT

Item 8. Consider the award of bid for restoration services for the McPherson Log Barn to Marquis Restoration & Preservation and take any necessary action.

Convention and Visitors Bureau Director P.W. McCallum presented this item and answered questions from Council. The McPherson Log Barn was originally located at 900 Park Boulevard, but was relocated to the Cotton Belt Historical Railroad District in 2018. Restoration of the barn is estimated at $197,000.

Motion was made to award the bid for restoration services to Marquis Restoration & Preservation.

Motion: Lease
Second: Slechta
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell, and Slechta
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 no requests to remove any items from the consent agenda.

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

Item 9. Consider **Ordinance No. 2019-011** authorizing a continuing disclosure agreement to comply with the revised Securities and Exchange Commission Rule 15c2-12 with the Trinity River Authority of Texas.

Chief Financial Officer Greg Jordan recommended approval of the ordinance authorizing a continuing disclosure agreement with the Trinity River Authority.

Motion was made to approve the consent agenda as presented.
Motion: Coy
Second: Slechta
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell, and Slechta
Nays: None
Approved: 7-0

ORDINANCE NO. 2019-011

AN ORDINANCE O THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS; AUTHORIZING THE EXECUTION AND DELIVERY OF A CONTINUING DISCLOSURE AGREEMENT WITH THE TRINITY RIVER AUTHORITY OF TEXAS; AND PROVIDING AN EFFECTIVE DATE

Item 10. Consider the renewal of an annual contract for various products with Amazon Business.

Chief Financial Officer Jordan recommended approval of the renewal of the annual contract with Amazon Business.

Motion was made to approve the consent agenda as presented.
Motion: Coy
Second: Slechta
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell, and Slechta
Nays: None
Approved: 7-0

Item 11. Consider the renewal of an annual contract for emergency medical supplies with Bound Tree Medical, LLC.

Fire Chief Darrell Brown recommended approval of the renewal of the annual contract for emergency medical supplies.

Motion was made to approve the consent agenda as presented.
Motion: Coy
Second: Slechta
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell, and Slechta
Nays: None
Approved: 7-0

Item 12. Consider **Resolution No. 2019-017** authorizing the purchase of IT equipment and software license for Oak Grove Softball Field from General Datatech, L.P.

Chief Technology Officer Tessa Allberg and Parks and Recreation Director Mitchell recommend approval of the resolution authorizing the purchase of IT equipment and software licenses for Oak Grove Softball Field.

Motion was made to approve the consent agenda as presented.
Motion: Coy
Second: Slechta
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell, and Slechta
Nays: None
Approved: 7-0

RESOLUTION NO. 2019-017

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE IT EQUIPMENT AND SOFTWARE LICENSES FOR OAK GROVE SOFTBALL FIELD THROUGH AN ESTABLISHED INTERLOCAL AGREEMENT AND PROVIDING AN EFFECTIVE DATE

Item 13. Consider **Resolution No. 2019-018** authorizing the purchase and installation of waterline tile for Dove Waterpark from Sunbelt Pools.

Parks and Recreation Director Mitchell recommended approval of the resolution authorizing the purchase and installation of waterline tile for Dove Waterpark.

Motion was made to approve the consent agenda as presented.
Motion: Coy
Second: Slechta
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell, and Slechta
Nays: None
Approved: 7-0

RESOLUTION NO. 2019-018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE AND INSTALL WATERLINE TILE FOR DOVE WATERPARK THROUGH AN ESTABLISHED INTERLOCAL AGREEMENT AND PROVIDING AN EFFECTIVE DATE

Item 14. Consider the award of an informal request for quote, with renewals, for aquatic maintenance services with Century Pool Service.

Parks and Recreation Director Mitchell recommended approval of the informal request for quote, with renewals, for aquatic maintenance services.

Motion was made to approve the consent agenda as presented.
Motion: Coy
Second: Slechta
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell, and Slechta
Nays: None
Approved: 7-0

Item 15. Consider the renewal of an annual contract for parks janitorial services with PureService Corporation.

Parks and Recreation Director Mitchell recommended approval of the annual contract for parks janitorial services.

Motion was made to approve the consent agenda as presented.
Motion: Coy
Second: Slechta
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell, and Slechta
Nays: None
Approved: 7-0

Item 16. Consider the renewal of an annual contract for janitorial services for City facilities with Regent Services.

Public Works Director Bryan Beck recommended approval of the renewal of the annual contract for janitorial services for City facilities.

Motion was made to approve the consent agenda as presented.
Motion: Coy
Second: Slechta
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell, and Slechta
Nays: None
Approved: 7-0

Item 17. Consider approval for the award of an informal request for quote for a sign printer from A. Visacom.

Public Works Director Beck recommended approval of the award of the informal request for quote for a sign printer.

Motion was made to approve the consent agenda as presented.
Motion: Coy

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

Item 18. Consider the minutes of the February 19, 2019 Regular City Council meeting.

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

Motion was made to approve the consent agenda as presented.
Motion: Coy
Second: Slechta
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell, and Slechta
Nays: None
Approved: 7-0

ADJOURNMENT

Motion was made to adjourn the meeting at 7:51 p.m.
Motion: Freed
Second: O'Dell
Ayes: Tate, Freed, Rogers, Lease, Coy, O'Dell, and Slechta
Nays: None
Approved: 7-0

Passed and approved by the City Council of the City of Grapevine, Texas on this the 19th day of March, 2019.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
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 19th day of February 2019 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
B J Wilson	Vice-Chairman
Monica Hotelling	Member
Jimmy Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Robert Rainwater	Alternate
Traci Hutton	Alternate

constituting a quorum with Dennis Luers absent and the following City Staff:

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

CALL TO ORDER

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

BRIEFING SESSION

ITEM 1.

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

CU18-21	GRAPEVINE SOCCER COMPLEX
CU19-01	THE NOVUS ACADEMY
CU19-02	THE SHOPS AT GRAPEVINE CROSSING
SU18-04	ONCOR VINEYARD SWITCHING STATION
AM19-01	TRANSIT DISTRICT OVERLAY

Chairman Oliver closed the Briefing Session at 7:30p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 2-8 of the Joint Public Hearings were held in the City Council Chambers. The Planning and Zoning Commission recessed to the Planning and Zoning Conference Room, Second Floor to consider published agenda items.

PLANNING AND ZONING COMMISSION REGULAR SESSION

CALL TO ORDER

Chairman Oliver called the Planning and Zoning Commission deliberation session to order at 9:00 p.m.

ITEM 9. PRELIMINARY PLAT, GRAPEVINE HILL ADDITION

First for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Preliminary Plat Application of Lots 1-5, Block 1, and Lots 1-5, Block 2, Grapevine Hill Addition. The applicant was preliminary platting 1.46 acres for the development of 10 residential lots.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Preliminary Plat Application of Lots 1-5, Block 1, and Lots 1-5, Block 2, Grapevine Hill Addition. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 10. FINAL PLAT, GRAPEVINE HILL ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 1-5, Block 1, and Lots 1-5, Block 2, Grapevine Hill Addition. The applicant was final platting 1.46 acres for the development of 10 residential lots.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 1-5, Block 1, and Lots 1-5, Block 2, Grapevine Hill Addition. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 11. CONDITIONAL USE APPLICATION CU18-21 – GRAPEVINE SOCCER COMPLEX

Next for the Commission to consider and make recommendation to City Council was conditional use application CU18-21 submitted by Holtman Design Group for property located at 3451 Foxfire Lane and proposed to be platted as Lot 1, Block 1, Grapevine Soccer Complex. The applicant was requesting a conditional use permit to allow for the development of a soccer field complex with stadium lighting on approximately 18.929 acres.

In the Commission's deliberation session, discussion was held regarding the need for additional parking and security fencing. Monica Hotelling moved to deny CU18-21 without prejudice. B J Wilson seconded the motion, which prevailed by the following vote:

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

ITEM 12. FINAL PLAT – GRAPEVINE SOCCER COMPLEX ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 1, Block 1, Grapevine Soccer Complex. The applicant was final platting 18.929 acres for the development of a soccer field complex.

In the Commission's deliberation session, B J Wilson moved to deny the Statement of Findings and Final Plat Application of Lot 1, Block 1, Grapevine Soccer Complex Addition. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 13. CONDITIONAL USE APPLICATION CU19-01 – THE NOVUS ACADEMY

Next for the Commission to consider and make recommendation to City Council was conditional use application CU19-01 submitted by T Howard and Associates for property located at 3400 William D. Tate Avenue and is platted as Lot 1, Block 1, Grapevine II. The applicant was requesting a conditional use permit to allow for a private school in the "CC" Community Commercial District.

The applicant requested to table CU19-01 to the March 19, 2019 public hearing.

In the Commission's deliberation session, Monica Hotelling moved to table CU19-01 to the March 19, 2019 public hearing. B J Wilson seconded the motion, which prevailed by the following vote:

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

ITEM 14. CONDITIONAL USE APPLICATION CU19-02 – THE SHOPS AT GRAPEVINE CROSSING

Next for the Commission to consider and make recommendation to City Council was conditional use application CU19-02 submitted by Billingsley Company for property located at 3540, 3550 and 3580 North Grapevine Mills Boulevard and platted as Lots 1A1, 2A, 3A1, 5AR1A, 5AR2, Block A, Grapevine Mills Crossing. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU18-08 (Ord. 18-37) for a master site development plan specifically to amend the square footage and elevations of the previously approved retail space, provide for additional on-premise signage, and allow for gasoline sales, and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a convenience store.

In the Commission's deliberation session, B J Wilson moved to approve CU19-02. Gary Martin seconded the motion, which prevailed by the following vote:

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

ITEM 15. SPECIAL USE APPLICATION SU18-04 – ONCOR VINEYARD SWITCHING STATION

Next for the Commission to consider and make recommendation to City Council was special use application SU18-04 submitted by Oncor for property located at 1057 Texan Trail and platted as Lot 1, Block 1, Vineyard Switch Addition. The applicant was requesting a special use permit to allow the development of a public utility distribution facility and associated equipment.

In the Commission's deliberation session, B J Wilson moved to approve CU19-02. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Martin, Tiggelaar and Hutton
Nays: Fechter

ITEM 16. PRELIMINARY PLAT – AIRPORT CROSSING JV WELLS

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Preliminary Plat Application of Lots 1 and 2, Block 2, Airport Crossing JV Wells. The applicant was preliminary platting 41.02 acres for the development of a switch station.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Preliminary Plat Application of Lots 1 and 2, Block 2, Airport Crossing JV Wells. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Martin, Tiggelaar and Hutton
Nays: Fechter

ITEM 17. AM19-01 – SECTION 41B. TRANSIT DISTRICT OVERLAYTO THE GRAPEVINE COMPREHENSIVE ZONING ORDINANCE

Next for the Commission to consider and make recommendation to the City Council was the addition of Section 41B. Transit District Overlay to the Grapevine Comprehensive Zoning Ordinance.

As commuter rail became a reality, City Council authorized staff to create a zoning overlay which would be optional to the property owners.

The property owners will be able to develop their property as permitted by the Zoning Ordinance under their existing zoning, but that the overlay will contain enough incentives and benefits that they would choose to use it. The document focuses heavily on pedestrian elements, encourages diverse uses, and provides the opportunity for unique moderate to high density owner occupied residential products that are not available anywhere else in Grapevine. There are also extensive architectural standards that will ensure both pleasing and enduring buildings and shared parking areas

In the Commission's deliberation session, Monica Hotelling moved to approve AM19-01 with the addition of irrigation systems for landscape. Staff will also look at developing additional language for street vendors at a later date. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

ITEM 18. FINAL PLAT – LOTS 1-5, BLOCK 1R KIMBALL GLEN

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 1-5, Block 1R, Kimball

Glen. The applicant was final platting 1.426 acres for the development five single family residential lots.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 1-5, Block 1R, Kimball Glen. Gary Martin seconded the motion, which prevailed by the following vote:

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

ITEM 19. PRELIMINARY PLAT – LOTS 1-8, BLOCK 1, STATHAM ESTATES

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Preliminary Plat Application of Lots 1-8, Block 1, Statham Estates. The applicant was final platting 1.76 acres for the development eight single family residential lots.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Preliminary Plat Application of Lots 1-8, Block 1, Statham Estates. Gary Martin seconded the motion, which prevailed by the following vote:

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

ITEM 20. FINAL PLAT – LOTS 1-8, BLOCK 1, STATHAM ESTATES

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 1-8, Block 1, Statham Estates. The applicant was final platting 1.76 acres for the development eight single family residential lots.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 1-8, Block 1, Statham Estates. Gary Martin seconded the motion, which prevailed by the following vote:

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

ITEM 21. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the January 15, 2019, Planning and Zoning Public Hearing.

B J Wilson moved to approve the January 15, 2019 Planning and Zoning Public Hearing minutes as written. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

ADJOURNMENT

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 9:22 p.m. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

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

APPROVED:

_____
CHAIRMAN

ATTEST:

_____
PLANNING TECHNICIAN