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GRAPEVINE | COLLEYVILLE | SOUTHLAKE | WESTLAKE EDITION

Volume 4, Issue 6 | Aug. 21–Sept. 17, 2014

Wanted: Tourist magnet

Grapevine starts work on last major parcels

Entertainment, hospitality uses top city's list

By Nick Todaro

Grapevine has a national consulting firm on board to help provide direction in its effort to develop the city's last large-scale tracts of land as one more big attraction for the city.

HR&A Advisors will oversee a consulting and development effort aimed at driving sales tax revenue, which Grapevine leaders have called crucial for the city's operations. Grapevine City Council members have said the area, if developed correctly, has the potential of lowering property taxes on homeowners and shifting more of the cost of city operations off the shoulders of residents of the community.

Mayor William D. Tate has pushed for speed in the hunt for the community's next big development. His eyes are on Fort Worth, Frisco, Allen and

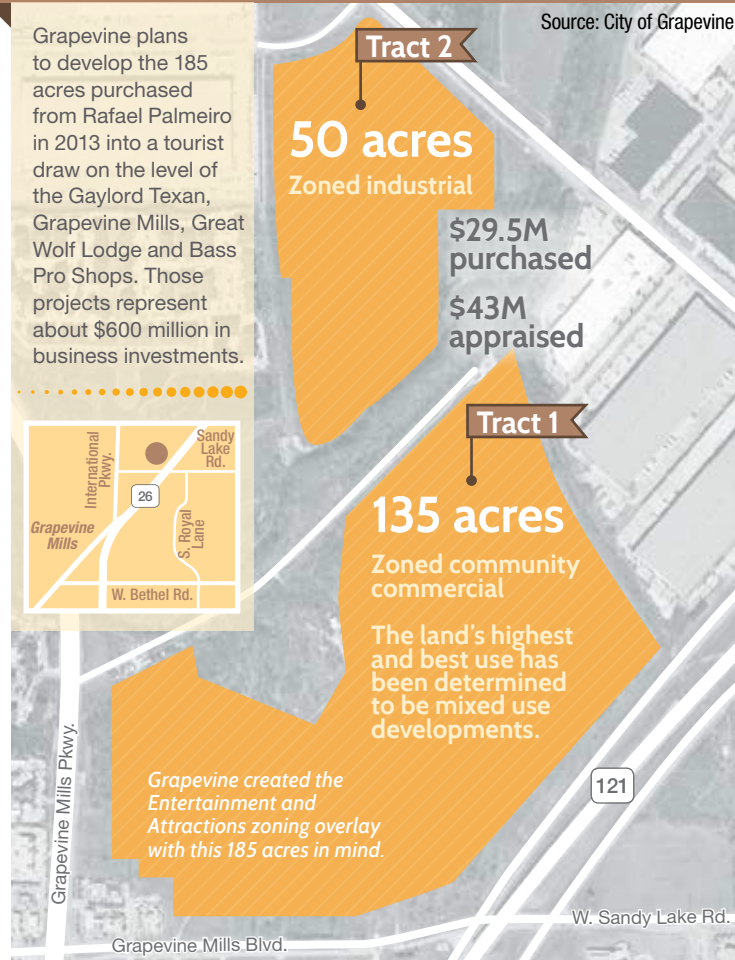
McKinney, where he said development has been heating up and diverting some of Grapevine's momentum.

"For us to get anything we want [on the tracts], time is marching on us," Tate said. "I haven't given up on the ability to get hotels, family entertainment and retail. If we wait, it's going to be apartments, offices or warehouses, in my mind."

The goals for the property

The 185 acres, obtained from former Texas Rangers first baseman Rafael Palmeiro in 2013, are north of Grapevine Mills and front SH 121, Grapevine Mills Parkway, Freeport Parkway and Grapevine Mills Boulevard. The land is split into two adjacent sections: About 135 acres south of Denton Creek and about 50

See **Development** | 28



Amenities grow with tax revenues

Municipal quality-of-life projects powered by special spending

By Nick Todaro

Area municipalities are reaping the benefits of growing sales tax revenue and reinvesting in their residents' quality of life.

Grapevine, Colleyville and Southlake have invested in Crime Control and Prevention Districts (CCPDs) with a part of their 2 percent of sales tax to fund public safety projects. Another portion has gone to amenities projects in each community as the tax bases and revenue have grown. Westlake has dedicated its sales tax revenues to its partnership with Westlake Academy. Budget work is under way in each city before the new fiscal year in October and will determine what kinds of quality-of-life work happens going forward.

Grapevine lives on sales taxes

Grapevine, which Finance Manager John

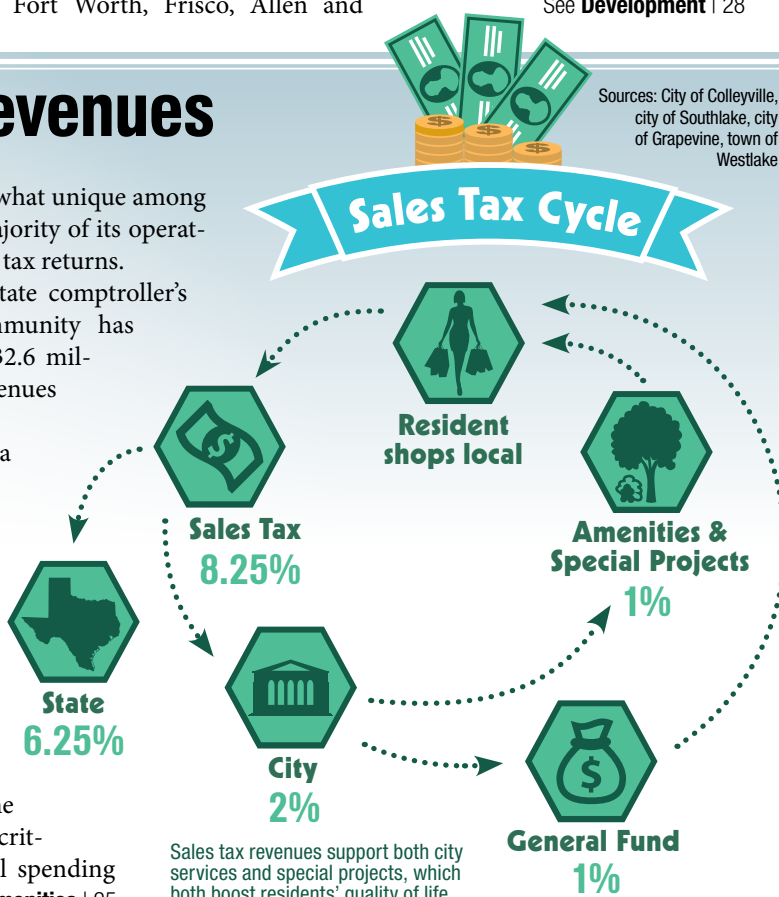
McGrane said is somewhat unique among Texas cities, pulls a majority of its operating revenue from sales tax returns.

Records from the state comptroller's office show the community has earned more than \$232.6 million in sales tax revenues from 2007-2013.

Voters approved a CCPD in 2006, and in 2011 it was renewed for an additional 15 years. McGrane said the CCPD funding provides most of the operating funds for the city's police and fire departments.

Because of the creation of the CCPD, the general fund has some critical leeway for general spending

See **Amenities** | 25



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About us

John and Jennifer Garrett began *Community Impact Newspaper* in 2005 in Pflugerville, Texas. The company's mission is to build communities of informed citizens and thriving businesses through the collaboration of a passionate team. Now, with 16 markets in the Austin, Houston and Dallas/Fort Worth metro areas, the paper is distributed to more than 1 million homes and businesses.

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FROM THE GENERAL MANAGER



I would like to thank all the readers, advertising partners and city officials for your congratulations to me regarding my recent promotion to general manager. Your kind words and encouragement mean a lot to me.

It is a sincere pleasure to deliver interesting stories, report on city government and give you

the scoop on what's happening in the communities we serve. If you have been wondering about road closures and detours you will want to check out our new Transportation Updates on page 7 in this issue to read about developments throughout the area.

August is the time for our children to get back to school, and one of my favorite features this month is

the Women's Division of the Grapevine Chamber of Commerce and its efforts to provide school supplies to children who need them. The group is doing a great job of developing a sense of community through this program.

Our mission at *Community Impact Newspaper* is "to build communities of informed citizens and thriving businesses through the collaboration of a passionate team." I look forward to attending city council meetings, getting to know community leaders and working at community events in my new role. It is important to me that I stay informed about what is happening in our cities to ensure you are informed about what's going on in your own backyard. I encourage you to give us your feedback and take our monthly polls. We always look forward to hearing from you.

Leo Henington

Leo Henington
GENERAL MANAGER
lhenington@impactnews.com

COMMUNITY FEEDBACK

TAKE THE POLL

Grapevine city officials must make a decision in the coming months on what to do with 185 acres near Grapevine Mills.

What kind of use do you think Grapevine should pursue for its last large tract of developable land on SH 121?

- ☐ Theme park, water park or other attractions
- ☐ Restaurants
- ☐ Hospitality
- ☐ Retail destinations

➔ **Take the poll online at impactnews.com/gcs-poll.**

Look for the results right here in next month's print edition of *Community Impact Newspaper*.

LAST MONTH'S POLL RESULTS

Are you OK with the limits Colleyville has set on the Glade Road project?

55.7% No, the entire corridor needs to be improved with enhancements and amenities.

27.85% No, there is nothing wrong with Glade Road, and it should not be changed.

8.86% Yes, but there needs to be more sections addressed.

7.59% Yes, sections 2 and 3A are the only points of concern.

Results from an unscientific Web survey, collected 07/17/14-08/11/14

READER COMMENTS

FM 2499 jams likely through 2016 (Volume 4, Issue 4)

"This is one of the most frustrating and utterly pointless construction projects I've ever seen. I have lived in the same house for 12 years and never once thought the traffic was a problem, even during rush hour. Now, it doesn't matter which way I go, it takes me an EXTRA 20 minutes to get home!"

— Cindy

Southlake nears housing buildout (Volume 3, Issue 12)

"But the smaller lots are what many buyers are looking for, Force said." is a bunch of bull. That is what the developers want so they can cram more houses in. Homeowners don't want to be crammed in and it hurts traffic and crowds our schools lowering the quality of education for our kids."

—Mike



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IMPACTS



Now Open

1 Dentaleaf, a new dentist’s office at 6207 Colleyville Blvd., Ste. 150, Colleyville, opened July 7. The practice offers general dentistry, oral surgery, cosmetic dentistry, clear braces, dentures and other services. 817-488-2120. www.dentaleaf.com

2 Girl Scouts of America opened a new

office at 584 N. Kimball Ave., Bldg. D, Southlake, in early July. Staff serve Southlake, Keller, Hurst-Euless-Bedford and much of north Tarrant County. The facility also features a Girl Scouts shop and adult training and volunteer training services. 817-737-7272. www.girlscouts.org

3 Grapevine Birthing Center, which

opened April 1 at 409 W. Wall St. in Grapevine, offers prenatal care and birth and postpartum services for expecting and new mothers. The facility also has a chiropractor and massage therapist on staff. 817-421-6928. www.grapevinebirthingcenter.com

4 The Gun Cleaners opened July 9 at 1500 W. Southlake Blvd., Southlake, offers

ultrasonic gun cleaning and lubrication services, and also sells firearms and firearms accessories. 817-488-0005. www.theguncleanersdfw.com

5 Petco, located at 4801 Colleyville Blvd., Ste. 710, Colleyville, opened July 28. The specialty retail store offers products, services and advice for the care of a variety of pets, including dogs, cats, fish and other mammals as well as some reptiles. 817-428-4215. www.petco.com

6 Privy Oasis, a private psychiatric care specialty office at 220 N. Park Blvd., Ste. 114, Grapevine, provides mental health advocacy and education, medication management education, research and service. The facility opened July 17, and a ribbon cutting is planned at 5:30 p.m. Aug. 26 with the Grapevine Chamber of Commerce. 817-488-7771. www.privyoasis.com

7 Penn Station East Coast Subs, located at 3000 E. Southlake Blvd., Southlake, offers an array of submarine sandwiches along with fresh-cut fries and fresh-squeezed lemonade. The restaurant opened Aug. 14. 817-749-7366. www.penn-station.com

8 Dove Mother’s Day Out, which opened July 15 at 2380 Lonesome Dove Road, Southlake, provides pre-school learning skills and Christian education for children ages 18 months to 5 years old. Sessions are held weekly from 9 a.m.–2 p.m. Tuesdays and Thursdays. The fall session begins Sept. 2. 214-814-5516. www.DoveDayOut.com

9 Darnell Dentistry, 180 S. White Chapel Blvd., Ste. 160, Southlake, opened in July after a relocation from Albuquerque, New Mexico. The practice offers dental hygiene and periodontal health services, in-office whitening, same-day crowns, white fillings and comprehensive general dentistry. 817-488-3020. www.darnelldentistry.com

10 City Bank Mortgage opened in May



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Enrolling now for fall.

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in the Creekside Office Park at 751 E. Southlake Blvd., Ste. 110, Southlake. The bank offers a full line of mortgage products as well as construction loans and refinancing. 817-310-6297. www.citybankonline.com

11 Baker's Ribs, located at 1720 SH 26, Grapevine, opened Aug. 2 and serves barbecue, burgers, shakes, pies and also serves beer and wine. 972-355-0227. www.bakersribs.com

12 Vennemeyer Plastic Surgery opened in August at 500 N. Carroll Ave., Ste. 110, Southlake, specializing in plastic surgery of the breasts, face and body. A ribbon cutting is set for 4:30 p.m. on Sept. 18 with the Southlake Chamber of Commerce. 817-912-1410. www.southlakecosmeticsurgery.com

13 California Closets, a custom closet design shop, opened a showroom July 31 at 1621 E. Southlake Blvd., Southlake. The firm designs and installs custom closets and storage for a range of applications, including bathrooms, kitchens, offices, garages, living areas, home offices and commercial spaces. 214-351-1000 www.californiaclosets.com

14 Orangetheory Fitness, a fitness studio, opened Aug. 15 at 4709 Colleyville Blvd., Ste. 500, Colleyville. Orangetheory



The Southlake office of the **Girl Scouts of America** opened in early July.

Fitness offers 60-minute workout sessions split into intervals of cardiovascular and strength training with heart rate monitors to track intensity and maximize metabolic activity. 817-840-3400. www.orangetheoryfitness.com

15 Sit N Stay Pet Retreat, a facility at which pet owners can drop off their pets while at work or on vacation, opened the week of Aug. 18 at 8300 Precinct Line Road, Ste. 110, Colleyville. The business also offers full-service grooming. 817-510-6562. www.sitnstaypetretreat.com

Coming Soon

16 Baylor Emerus Emergency Medical Center, located at 5500 Colleyville Blvd., Colleyville, is opening soon. The \$5.5 million facility features 16,165 square feet



Baker's Ribs opened in Grapevine on Aug. 2, serving barbecue, burgers shakes, pies and more.

of space and eight beds with emergency capability, various acute-care services, cardiac life support, in-house lab testing and other critical care needs. 214-294-6350. www.bemcatabrey.com/locations/colleyville

17 Arezzo, a casual Italian restaurant, will open in September in Bicentennial Plaza at 410 W. Southlake Blvd., Ste. 110, Southlake, serving wraps, pasta bowls, salads, paninis, and grilled and wood-fired meats. www.myarezzo.com

18 Little Sunshine's Playhouse & Preschool, located in the Village at Timarron at 600 Zena Rucker Road, Southlake, is a private preschool for ages 6 weeks to 6 years old that will be opening mid-fall. 817-442-5771. www.littlesunshine.com



Baylor Emerus Emergency Medical Center in Colleyville is opening soon.

19 Elos Aqua Studios, an Italian franchise saltwater aquarium and aquarium product store, will open its storefront in November in the Shops of Southlake at 1465 E. Southlake Blvd., Ste. 601, Southlake. 435-671-6522. www.reefspecialty.com

Relocations

20 Mac's Steak's & Seafood, located at 5120 SH 121, Colleyville, is relocating to 909 S. Main St., Ste. 110, Grapevine. The restaurant will continue serving dinner until Aug. 28 and will be closed for approximately two weeks after that date. Mac's will reopen in early September as Mac's on Main. 817-318-6227. www.macsteak.com

News or questions about Grapevine, Colleyville, Southlake or Westlake? Email gcsnews@impactnews.com.



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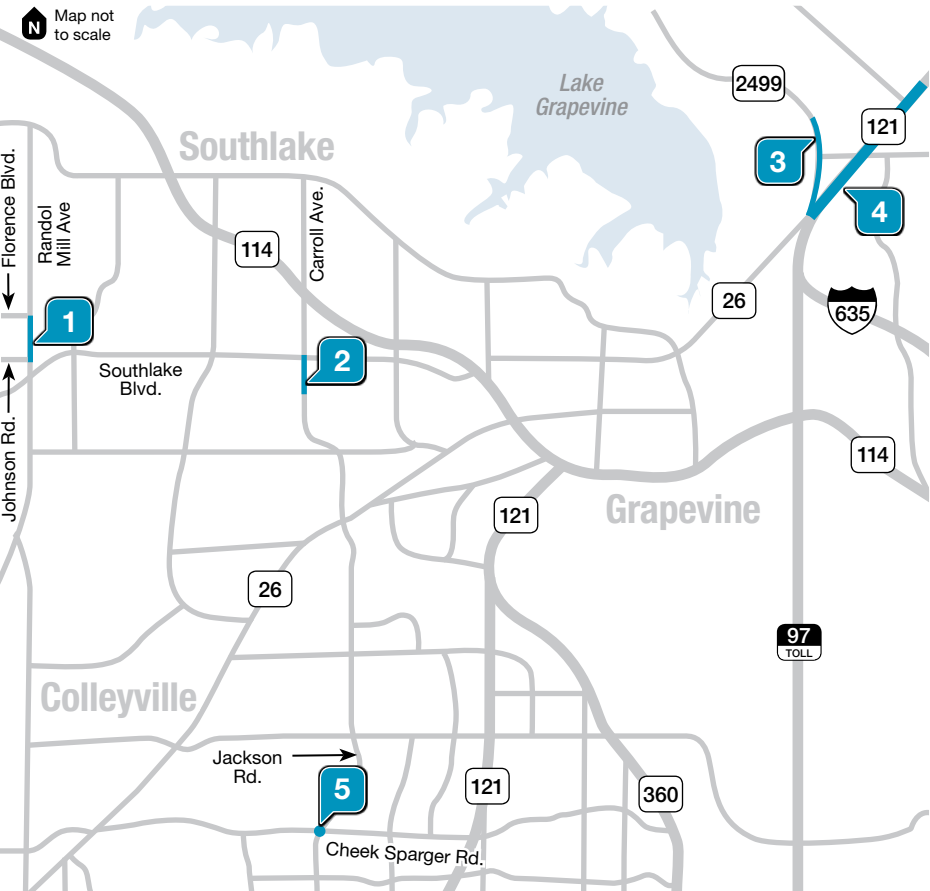
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TRANSPORTATION UPDATES

Major projects in the area

Compiled by Nick Todaro

News or questions about these or other local transportation projects? Email us at gcsnews@impactnews.com.



Permanent closure

J.T. Ottinger Road

In August, TxDOT elected to close a section of J.T. Ottinger Road between the SH 170 frontage roads.

The closure will prevent drivers from crossing the SH 170 eastbound and westbound lanes, which is a safety concern, and prevent westbound traffic in the left lane from slowing down to turn left onto J.T. Ottinger Road.

A new U-turn lane will serve westbound traffic intending to turn south on J.T. Ottinger Road. Eastbound traffic headed for Main Street will head east on SH 170 to the Trophy Lake Drive crossover, make a U-turn to westbound SH 170 and turn north onto Main Street.

TxDOT has said the project is necessary to improve safety by preventing traffic from slowing down in front of high-speed

A map showing the closure of J.T. Ottinger Road between Main St. and SH 170. It includes a legend for 'Closed road' (solid red line), 'Eastbound detour' (dashed blue line), and 'Westbound detour' (dashed purple line). The detours route traffic around the closed section via SH 170 and Main St.

travelers exiting SH 114 westbound via the SH 170 direct-connect ramp and to prevent traffic crossing SH 170 from south J.T. Ottinger Road from crossing in front of high-speed traffic on westbound SH 170.

Recently completed

A photograph showing a newly paved road with orange construction barriers on the side. The photo is credited to 'Photos by Sharelle Black'.

1 Randol Mill Avenue

Utility relocation that shut down a section of Randol Mill Road from Johnson Road to Florence Avenue in Southlake finished at the end of July about two weeks ahead of schedule. The project was a part of pre-construction work for a TxDOT-led expansion of FM 1938 between SH 114 and Southlake Boulevard set for bids this summer.

Timeline: June–July 2014

Cost: \$2.246 million

Funding sources: Southlake, Keller

Under construction

A photograph of a road intersection with overhead highway signs for SH 114 West and East. Construction equipment and orange traffic cones are visible on the road.

2 South Carroll Avenue

Roadway construction at the Park Village development located at the corner of South Carroll Avenue and Southlake Boulevard is in Phase 2, which involves median improvements across from Park Village. Motorists will be routed to the newly finished roadway built during Phase 1 construction in the area. The project is a private development with incentives from the city of Southlake.

Timeline: Expected finish August 2014

Cost: \$1.47 million in incentives

Funding sources: Southlake, Woodmond Company

3 FM 2499

NorthGate Constructors is in charge of work to reconstruct FM 2499 from SH 121 to Denton Creek and add main lanes that will run underneath overpasses at Stars and Stripes Way and Grapevine Mills Boulevard as well as additional frontage roads. Current work includes girder installation on the new bridge at Grapevine Mills Boulevard, dirt and wall work on the main lanes between SH 121 and Grapevine Mills Boulevard, and utility work along southbound FM 2499.

Timeline: 2013–2017

Cost: \$90 million

Funding source: TxDOT

4 SH 121 expansion

OHL USA Inc. is the contractor overseeing expansion of SH 121 from the area around Stars and Stripes Way to the Business SH 121 split. The contractor is installing shafts for bridge beams at Denton Creek and SH 26 and as well as preliminary bridge work is being done on the span at Denton Creek.

Timeline: 2014–2017

Cost: \$58.8 million

Funding sources: 80 percent federal, 20 percent state

Roundabout

A photograph of a roundabout under construction with orange traffic cones and construction equipment.

5 Cheek Sparger/Jackson roads

Construction of single-lane roundabout with dedicated northbound right turn lane is ongoing at the intersection of Cheek Sparger and Jackson roads to improve traffic flow. The project includes paving and drainage improvements.

Timeline: Winter 2014–Spring 2015

Cost: \$1.9 million

Funding sources: Colleyville, North Central Texas Council of Governments, Regional Transportation Council

An advertisement for Cardio Barre Dallas featuring a woman in a maroon leotard performing a backbend on a chair. The text reads: 'HOLLYWOOD'S PREMIER BARRE WORKOUT', 'CARDIO BARRE DALLAS', '2757 E Southlake Blvd, Southlake, TX 76092', '817- 912-1441 • Cardiobarre.com', '\$30 for 1 week', '\$89 for 1 month', '\$49 for 10 Classes (expires 60 days after purchase)', and 'Above rates apply for New Clients Only! Regular Rates Apply after First Purchase'.

An advertisement for Knockouts haircuts for men. It features a woman in a red tank top and denim shorts sitting on a black office chair in front of a brick wall with a 'WANTED' sign. The text reads: 'WANTED', 'I WANT YOU IN MY CHAIR!', '20% OFF ALL SERVICES for first time customers. Offer expires 9-17-14', 'SOUTHLAKE, TX', '2140 E SOUTHLAKE BLVD', '817-251-8300', 'HURST, TX', '606 GRAPEVINE HWY', '817-656-2300'.

The logo for Knockouts, featuring the word 'KNOCKOUTS' in a stylized, outlined font, with 'HAIRCUTS FOR MEN' underneath.

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BAYLOR
Regional Medical Center
at Grapevine

New part of Baylor Scott & White Health

NEWS UPDATE

Company invests in speculative project along SH 121

Local officials say development shows strong commercial real estate market near DFW Airport

By Nick Todaro

Majestic Realty Co. is bringing a 1.1 million-square-foot speculative logistics center online this fall just north of Grapevine off SH 121 in Lewisville, and local officials said the project's existence points to the strength of the real estate development market throughout the area.

The project to build and lease the center's fifth building is not the first large development on the site for Majestic. The company most recently leased a 1.3-million square foot building at Majestic Airport Center DFW to Kellogg Co. in 2011.

Lewisville Economic Development Director Nika Reinecke said the new building will be finished in October or November, and Majestic has kept any news about prospects for a tenant quiet. Lewisville has a 50-50 partnership with the company for the development, building utilities and road infrastructure that serves the multi-building center.

Reinecke said Lewisville takes an active role in such large projects, and would offer tax incentives for a large tenant.

"Our goal is to occupy it with one user if we can," Reinecke said. "It all depends on who is interested and how everything comes together."

Even five years ago, projects of such magnitude would have been a tough sell for financing, Grapevine Economic Development Manager Dan Truex said. Now, with space around Dallas/Fort Worth International Airport dwindling, Truex said speculation is on the rise.

"There's just not as much left anymore

to develop," he said. "It's very, very tight. The market is very good if somebody can build a building. They have a pretty good chance of leasing that building out. [Majestic's project] doesn't surprise me. The feedback I've gotten from developers in the past six months is that there's not that much industrial real estate left around the airport. I get calls from brokers looking for real estate, and the picture is they are pushing outward further from the airport. The market is fairly hot, and it's just going to press outward as land is scarce."

John Terrell, vice president of commercial development at DFW Airport, said the area has about 4 million square feet of speculative development, which he said reflects the market is in good shape.

"When markets start getting better, it's much easier to build speculatively," Terrell said. "There are a number of tenants in the market looking for space. In the

down markets in the 2008-10 time frame, people were not building speculatively. You would find a higher percentage of development done build-to-suit for specific tenants or maybe without the entire building leased out."

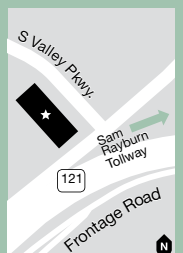
In 2014 the market is hot, Terrell said.

"It's one of the hottest markets in a while," he said. "Lenders are trying to compete for developers to take their money."

The "hot" market will end at some point, Terrell said, as the nature of the real estate market is cyclical, and developers do not want to be the "last man holding space" when the activity slows. Majestic has the backing to be able to power developments such as the speculative building at SH 121, Reinecke said.

"We're very excited," she said. "Majestic, being a quality company with a lot of assets behind it, is able to pull these large buildings through."

Majestic Realty Co. is advertising the Majestic Airport Center DFW on SH 121 set to open this fall.



Commercial real estate operates in a cycle in which developers try to capitalize on demand for space by building faster as business and industry expand in strong economic times.

As the pace of demand slows and less space is necessary in the market, development takes a more conservative approach.

INCREASED DEMAND MEANS MORE BUILDING



HOT MARKET

- When properties move quickly and demand is high for space, lenders are more apt to lend to developers who do not have tenants lined up before building, also known as spec building.
- Developers can build speculatively with more confidence that tenants circling in the market for available space will seek out their developments.



LUKEWARM MARKET

- As markets slow or speed up, more projects are done on a partial prelease basis, meaning a development is at least partially leased out before it is constructed.
- Lenders may put restrictions on developers to require a percentage of the project to be leased before lending.



COLD MARKET

- When real estate demand is low, a higher percentage of development is performed on a build-to-suit basis for specific tenants.
- Lenders are reluctant to lend money until tenants have been lined up for a project.



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CITY & SCHOOL NOTES

News from Grapevine, Colleyville and Southlake

Compiled by Sherelle Black and Nick Todaro

Southlake Community Recreation Center's permanent name under council discussion

SOUTHLAKE Phase 1 of Southlake's Community Recreation Center is nearing ground breaking, and city council members discussed possible names for the facility Aug. 5.

The council met with representatives from Willow St. Agency, an advertising company, who proposed two names: Marq and Freedom.

Under the name Marq, the facility's amphitheater would be named Aria, the senior/event/wedding center Legends Hall and the sports portion of the facility would be named Champions Club.

With the theme Freedom, developers and Southlake Mayor John Terrell wanted to have an option that would reflect that the center would be the cornerstone of Bicentennial Park.

The project will fill the open space in the southwest corner of the park along Southlake Boulevard and Shady Oaks Drive.

Under this choice the amphitheater



The permanent name of Southlake's Community Recreation Center is still under discussion.

would be named Anthem, the senior/event/wedding center Founders Hall and the sports section would be named Valor Sports Club.

Council members voiced more support for Marq than Freedom, and the agency will be back to appear before the council before ground breaking.

Phase 1 includes a senior/event/wedding center, community rooms, conference meeting space, an amphitheater and a catering kitchen. Phase 2 plans include a fitness center, gymnasium, indoor and outdoor turf spaces, an aquatics center and a weight room.

Grapevine, GCISD investigate fiber network agreement

GRAPEVINE The city of Grapevine and Grapevine-Colleyville ISD may partner on a project to ramp up Internet and local network connectivity for both entities in the coming years.

GCISD board members learned in June about possibilities for a fiber optic network upgrade that would improve the high-speed connectivity infrastructure around Grapevine. Grapevine City Council members learned of the effort Aug. 5. A potential interlocal agreement between both agencies would split the projected \$5 million upgrade cost and spread payment over a series of years.

Grapevine's technology managers said the city's needs for a better network are clear. Investigating upgrades led them to contact GCISD because the path for the fiber network runs in close proximity to the district's schools. City Manager Bruno Rumbelow said both entities would draft an agreement for future consideration by the city council.

GCISD trustee Leal named to state board

GRAPEVINE

Grapevine-Colleyville ISD trustee Leon Leal is the newest member of the Texas State Board for Educator Certification after an appointment in July by Gov. Rick Perry.



Leon Leal

Leal, owner of Abba Staffing and Consulting Inc. and Abba Professional Group, is a member, past vice president and past secretary of the GCISD board of trustees. He has also served as a member of the GCISD Education Foundation board of directors, as well as a volunteer for the Grapevine High School Go Center, among other charitable and volunteer pursuits.

GCISD Superintendent Robin Ryan said the development is good for the district.

"We are proud to have GCISD representation at the state level and the opportunity to continue our service to the teachers and students of the state of Texas," Ryan said.

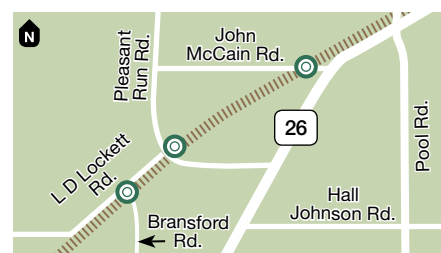
Colleyville approves railroad quiet zone upgrade construction

COLLEYVILLE Council members showed majority support for the plan, which would upgrade crossings and provide pedestrian enhancements for the crossings at Bransford Road, Pleasant Run Road and John McCain Road. New Councilman Chris Putnam was the lone dissenting vote on the council, which authorized the \$433,203 construction plan.

The upgrades would allow quiet zone designations that would bar trains from sounding their horns in the area.

Just less than \$19,000 of the funds for the work will come from the city's Park Land Dedication Fund to cover a shortfall in grant funding for the work.

City officials said they expect the upgrades will take 120 days. Once the work is complete, the city will file notice of intent to operate a quiet zone with the Federal Railroad Administration.



Grapevine OKs hotel-motel tax rate increase

GRAPEVINE Hotels and motels in Grapevine will begin collecting another cent in occupancy taxes on every dollar starting Oct. 1.

Grapevine's City Council voted 6-1 to approve an ordinance with the increase at its regular meeting July 15. Place 5 Councilman Chris Coy was the lone dissenting vote.

P.W. McCallum, Grapevine Convention and Visitors Bureau executive director, said the increase from 6 percent to 7 percent was a necessary step in maintaining enough revenue for the CVB to keep competing in the Dallas-Fort Worth Metroplex tourism market. Because of their spending power, McCallum said the most worrisome competitors are Frisco, Addison, McKinney and Plano—all taxing at 7 percent—and Dallas, Fort Worth, Irving and Arlington—taxing at 9 percent.

"We have no area to provide incentives in our budget," McCallum said. "Otherwise we would have already been doing that. To that end we feel that it's very important for us to get back in the game. Not only are we feeling pressure from Irving, Dallas [and] Fort Worth ... in these summer and holiday periods, we simply need more dollars to be able to compete there. This 1 percent [provides] a valuable tool to attract new hotel construction."



Grapevine's City Council approved a hotel-motel tax increase from 6 percent to 7 percent in July. Proceeds will likely fund incentives programs.

McCallum said a 7 percent rate is authorized under state statutes, and the city's increase comes with enough available time to educate hotels before the start of collection, which coincides with the city's new fiscal year in October.

Additionally, the July 15 vote expands the city's definition of a hotel to include airport terminals where "minute suites" allow travelers to lodge between the hours of 11 p.m. and 7 a.m. in single rentable time blocks, McCallum said.

"They have what is legally termed an 'overnight' [designation]," McCallum said. "This gives the city an opportunity to collect occupancy tax on that as we do everything else in the overnight occupancy industry."

Although Mayor William Tate said he was loathe to raise taxes, he said the increase would not affect most residents.

Meetings

Colleyville City Council

Meets first and third Tuesdays at 7:30 p.m.
100 Main St., Colleyville
817-503-1000. www.colleyville.com
Meetings are live on city cable channel 16.

Grapevine City Council

Meets first and third Tuesdays at 7:30 p.m.
200 S. Main St., Grapevine
817-410-3000. www.grapevinetexas.gov
Meetings are streamed live online

Southlake City Council

Meets first and third Tuesdays at 5:30 p.m.
1400 Main St., Southlake
817-748-8015. www.cityofsouthlake.com
The work session starts at 5:30 p.m. and is followed immediately by the regular session.

Westlake Town Council

Meets fourth Monday at 6:30 p.m.
3 Village Circle, Westlake
817-430-0941. www.westlake-tx.com

Grapevine-Colleyville ISD

Meets fourth Monday at 7 p.m.
3051 Ira E. Woods Avenue, Grapevine
817-251-5200. www.gcisd-k12.org

Carroll ISD

Meets first and third Mondays at 5:30 p.m.
2400 N. Carroll Avenue, Southlake
817-949-8222. www.southlakecarroll.edu

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2013

Colleyville POLICE REPORT

By the numbers

Compiled by Nick Todaro

The Colleyville Police Department provided a report in August offering information on its activities in 2013. The department also offers a real-time update system for crime reporting that includes an online mapping system to show where incidents have happened recently. Access it by visiting www.colleyville.com/crimereports.html.

Crimes against people

Source: Colleyville Police Department



Crimes against property



Stolen property
\$594,644

Recovered property
\$71,411

Dispatch

6,990
911 calls for
service

60,394
Total calls for
service

Enforcement

DWI ARRESTS
87

TOTAL ARRESTS
707

CITATIONS
8,579

TRAFFIC STOPS
18,461

62
major car
crashes



Courtesy Colleyville Police Department

A gathering of Citizens on Patrol agencies from throughout DFW took place in Colleyville in May.

Citizens on Patrol supports Colleyville

By Nick Todaro

In Colleyville, community residents have a chance to join ranks with the police department through the Citizens on Patrol program.

Graduates of the community's Citizens Police Academy are able to join the group, which serves as volunteer manpower and eyes and ears for the department, Colleyville Police Sgt. Greg Prewitt said.

"It's amazing what they do for us," Prewitt said.

For example, COP volunteers man phones during warrant roundups, Prewitt said. The academy graduates also work traffic control and block streets to free up police officers during events such as Colleyville's annual Red, White and Sousa event and Christmas holidays celebrations. Prewitt said COP volunteers help to make events run more smoothly and handle tasks that "chew up the time a police officer has to ensure the safety of the participants."

Two departmental police patrol vehicles are manned by COP volunteers, as well, who drive them throughout the community supporting patrol efforts without participating in enforcement actions, Prewitt said.

"I wish we had enough participation and vehicles to where they were out every day, 18 hours a day," Prewitt said. "Especially on weekends when business gets heavy."

COP volunteers attend departmental briefings, which coordinate where officers will be focused and where enforcement efforts are being consolidated at any given time, Prewitt said.

"They help us in ways we can't even really go into detail about," Prewitt said. "Some of the programs they are involved in we like to keep quiet—sensitive areas in crime prevention."

Colleyville held the first regional meeting of COP organizations from throughout north Texas in May, offering full-day training and information-sharing, he said.

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CALENDAR

Compiled by Renee Hansen

August

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29 Texas Freshwater Fisheries Center tour
Seniors can tour the fish hatchery and learn more about the enhancement and conservation of aquatic resources in Texas. 7 a.m. \$11. 2512 Glade Road, Colleyville (meeting place). 817-503-1195. www.colleyville.com/event.php?id=2250

September

01 Labor Day closings
The cities of Grapevine, Colleyville and Southlake; the town of Westlake; Tarrant County offices; Grapevine-Colleyville Independent School District; and Carroll ISD offices are closed for Labor Day.

05 'Mr. Smith Goes to Washington' showing
The 1939 film directed by Frank Capra is showing at the Palace Theatre. Outside food and drinks are not allowed, but guests with a same-day receipt from any Grapevine restaurant can get a free popcorn at the concession stand. 7:30 p.m. \$5. Palace Theatre, 300 S. Main St., Grapevine. 817-410-3100. www.grapevinetexasusa.com/includes/calendar-of-events/Mr-Smith-Goes-to-Washington/18728/



06 Texas Wine Tribute
The event kicks off festival week for GrapeFest. Texas Wine Tribute honors the recipient of the Tall in Texas Award. The black-tie gala celebrates selected wines, and

dinner is available. 6:30 p.m. \$125 (advanced purchase of tickets is required). Grand Gallery, 636 S. Main St., Grapevine. 817-410-3193. www.grapevinetexasusa.com/grapefest-2014/wine-experience/texas-wine-tribute/



06 ItalianCarFest 2014
Nash Farm hosts the 11th annual festival that leads up to GrapeFest. The Italian Car Club of the Southwest presents the festival and showcases 80 Italian automobiles, including Ferraris and Lamborghinis. Guests have the chance to walk around the cars and interact with the owners. 10 a.m.–4 p.m. Free. Nash Farm, 626 Ball St., Grapevine. 817-692-4750. www.italiancarfest.org

08 Story time and chess club registration
During library story time, cardholders can participate in stories, crafts, and activities at the library. Starting Sept. 8, registration for story time and the chess club is open to all library cardholders, and space is limited. Preference is given to Colleyville residents, and nonresidents are placed on a waiting list and notified if a spot becomes available. Chess club is open to ages 8–15. Registration can be done in person or online. 10 a.m. Free. Colleyville Public Library, 110 Main St., Colleyville. 817-503-1154. www.eventkeeper.com/code/events.cfm?curorg=colley



11 through 14 GrapeFest
The 28th annual Grapevine festival features wines, live

Worth the TRIP

AUG 29 through 31
Bedford Blues & BBQ Labor Day Weekend Festival

The three-day festival event attracts more than 20,000 people for a celebration of blues and rock music and barbecue. There will be a barbecue competition and various bands at the event, including Petty Theft, Joe Louis Walker and Robert Randolph & the Family Band. Lawn chairs and blankets are allowed but pets, coolers and tents are prohibited. 6–10 p.m. (Fri.), 2–10 p.m. (Sat. and Sun.). \$7 (online), \$10 (at the gate), \$15 (weekend pass). 1951 L. Don Dodson Drive, Bedford. 817-952-2128. www.bedfordbluesfest.com

entertainment and family-friendly activities in historic downtown. Guests age 21 and older can sample Texas, Washington and Italian wines. Games and attractions are available at the carnival and midway as well as other activities such as ice-carving. 10 a.m.–10:30 p.m. (Thu.), 10 a.m.–11:30 p.m. (Fri. and Sat.), 11 a.m.–6 p.m. (Sun.). Free (all day Thu. and until 5 p.m. Fri.), \$5 (ages 6–12, seniors), \$8 (adults), \$18 (weekend pass), \$23 (souvenir weekend pass). Main Street, Grapevine. 817-410-3185. www.grapevinetexasusa.com/grapefest

Online Calendar

Find more or submit Grapevine, Colleyville, Southlake or Westlake events at impactnews.com/gcs-calendar.

To have Grapevine, Colleyville, Southlake or Westlake events considered for the print edition, they must be submitted by the fourth Friday of the preceding month.

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BUSINESS

280 Sports

Owner leaves California life to build dream

By Sherelle Black

Christie Abercrombie, owner of 280 Sports, said she never thought that a business conference trip to Dallas would result in her leaving her life behind in California to become the owner of the Southlake building that houses one of the largest activity centers for children in the nation.

Having a real estate background, Abercrombie said she realized during her trip, while on a tour bus passing through Southlake, that the city would be perfect for her vision of creating a center where children could participate in dance, swim, karate, and gymnastics under one roof.

"I turned to my husband, and I asked him, 'What do you think about quitting our jobs, selling everything and getting a house in Southlake?'" she said. "He thought it was a great idea, so the very next day we bought a house and then we went back to California and sold everything. Thirty days later we were back in Southlake, and two weeks later we had our boy triplets and nine months later we opened 280 Sports."

She said it was her experience of being a five-time member of the U.S. World Trampoline Team, a stuntwoman, obtaining a law degree and being the first American to ever win the North American Cup in 1990 gave her the inspiration to open the center.

"Everything I've learned through sports has prepared me to be successful in all of my endeavors," Abercrombie said.

Even though Abercrombie had opened two gyms in California, she said 280 Sports was completely different because it required her to find the "perfect pieces to

the puzzle" that would allow her to have everything she wanted for the center.

"When 280 Sports opened in 2008, there were only three businesses I had leased to," she said. "I had a precise road map of what businesses I wanted to lease to, and I strategically went out and went after them."

Although 280 Sports still has leasing available, Abercrombie said she currently leases to 20 family-friendly businesses.

Among those leased are: Champion Cheer Allstars, Southlake Gymnastics, Emler Swim School, Spanish Schoolhouse, Premier Martial Arts, Early Spring Arts Conservatory, The Brick Club, Triple Play School, Music Together, Mini Motor Speedway and Cryo 3Sixty.

"I wanted to create a nice place for parents to be able to bring their kids that would allow them to have access to multiple activities and sports all at once," she said. "We also provide theater-style seating for the parents because we understand in today's world that parents are often really busy, and we want them to be able to take a break and relax while their children are being active."

While waiting, parents can also get their hair styled, get manicures and pedicures at Pure Bliss Salon, eat a meal at Deb & Steve's Cafe, shop at The Studios of Southlake and 280 Toys, or buy a smoothie from Bubble Cup.

280 Sports also offers 280Camp and 280Parties, where parents can book a room and let the staff decorate for them.

"280 is unique in that we offer world-class businesses all under one roof," she said. "These businesses are helping parents raise good kids, and any time I can help with that, I will."

"280 is unique in that we offer world-class businesses all under one roof."

—Christie Abercrombie, owner



The 280 Sports complex is an activity center for children, but also contains a variety of shops.



Deb & Steve's Cafe serves breakfast, lunch and dinner Monday through Saturday.



Southlake Gymnastics ranges from beginners classes to competitive teams for boys and girls.

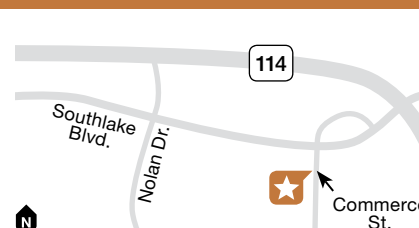


280Parties features private-themed party rooms with games and activities.



Pure Bliss Salon offers nail services, waxing, massages and eyelash extensions.

280 Sports



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BUSINESS

Dove Chiropractic

Specialist's own experience drives practice

By Sherelle Black

Through the use of chiropractic methods, Dr. Sharon Pignolet, owner of Dove Chiropractic Health Center in Grapevine, said she regained her balance, short-term memory and vision after a near-death experience while participating in a horse jumping competition in 1985.

The accident left her unconscious for three days, and when she left the hospital two weeks later, she said her memory loss drastically changed her lifestyle.

She said she had to ask for assistance on simple daily tasks such as getting dressed and eventually had to leave her sales job because of memory problems.

After her release from the hospital, she said she was also having trouble balancing and experiencing double vision, for which doctors could not find a reason. Pignolet said she decided to visit her chiropractor for help.

Driving with her horse-riding helmet on to protect her head, she made her way to the chiropractor.

"After a few chiropractic adjustments, my balance began to improve, and my double vision was no longer constant," she said. "Chiropractics are what saved my life."

Pignolet said it was also chiropractics that lead to the diagnosis of her late husband's lung cancer.

"The chiropractor performed an exam and took X-rays of his spine, which

included his shoulder area," she said. "She was shocked when she saw on the films a large tumor in his left lung."

These experiences inspired Pignolet to return to school to improve her brain function while working toward her new goal of becoming a chiropractor.

She completed two years of coursework in Dallas County community colleges and then four years of chiropractic education at Parker University, earning her license in January 1995.

Now a certified chiropractor, Pignolet serves the Dallas-Fort Worth area and other areas in Texas offering laser therapy, X-ray services, inversion therapy for spinal decompression, auricular reflex therapy, vibration therapy, trigger point therapy, massages, traction, electric muscle stimulation and nutritional support.

"I love when I get to introduce people to the power of chiropractics," she said. "If you have a problem, my advice is to see a chiropractor because a lot of times we prevent people from having surgery—it's definitely an alternative to some surgeries. Also, every time you get adjusted it stimulates your immune system, and if [you are] adjusted regularly you don't get sick as often."

Pignolet said she will tell everyone that chiropractics saved her life.

"Chiropractics play a large role in maintaining good health, as does diet, exercise and adequate rest," she said.



Dr. Sharon Pignolet has been in chiropractic practice for 19 years.



Pignolet uses an activator to help with a client's spinal alignment.



Adjustments can be done in 30 minutes.

Chiropractic uses

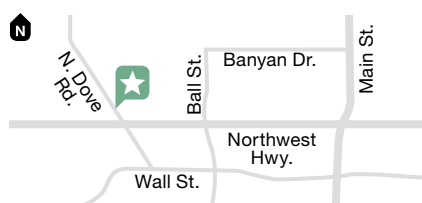
Pignolet said there are a number of conditions in which chiropractics can be used to assist the body in healing. These conditions include:

- Stress
- Back pain and stiffness
- Foot pain
- Disc herniation
- Traumatic injuries
- Sciatic pain
- Whiplash
- Elbow pain
- Headaches
- Carpal tunnel syndrome
- Sleep disturbances
- Ankle pain
- Neck pain
- Knee pain



Pignolet adjusts a skeleton in one of her examination rooms.

Dove Chiropractic



206 N. Dove Road
817-410-2225
www.dovechiropractic.com
Hours: Mon. 9 a.m.–6:30 p.m.,
Tue. 2:30–6:30 p.m., Wed. 9 a.m.–6:30 p.m.,
Thu. 9 a.m.–4:30 p.m.,
Sat. by appointment only.



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BEVERAGE

RE:defined Coffee House

By Sherelle Black

RE:defined Coffee House co-owners Jorik and Cat Blom opened the shop with partners Kenyon Coleman and Daniel Molina in early May in downtown Grapevine. Their goal was to create a place for locals to unwind or catch a quiet moment in plush chairs and sofas with a cup of java. Although Jorik said the shop focuses on espressos, he said the Hot Chocolate Chip Mocha (\$4.50–\$5) is a popular choice.

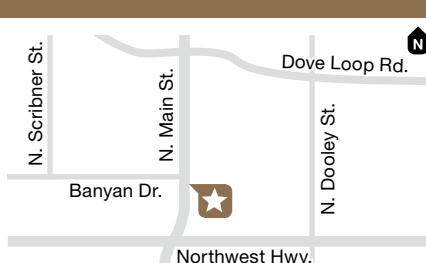
Made with melted TCHO Chocolate chips imported from San Francisco and mixed with a double shot of espresso and steamed milk, Jorik said the hot chocolate can be drunk either hot or cold.

“It’s made with high quality chocolate instead of a chocolate syrup,” he said.



The Hot Chocolate Chip Mocha is made with TCHO chocolate chips imported from California.

RE:defined Coffee House



220 N. Main St., Grapevine
817-488-2828 • redefinedcoffeehouse.com
Hours: Mon.–Thu. 7 a.m.–8 p.m.,
Fri.–Sat. 7 a.m.–9 p.m..



Each weekend Trio offers it guests a special entree that is not on the menu.

DINING

Trio New American Café

Married team adds dinner, catering spin-off

By Sherelle Black

A lot has changed since Trio New American Café opened in 2009 on Precinct Line Road in Colleyville, owner and executive chef Jason Harper said. The cafe is no longer considered just a soup and sandwich shop convenient for lunch hours; since 2011, it has also been an elegant and romantic restaurant that serves American cuisine with global influences Thursday through Sunday night, Jason said.

While partaking in an entree, guests can also drink a bottle of wine from their own personal collection as Jason and wife and co-owner Miriam have introduced a BYOB policy during dinner hours.

“We have a lot of customers who visit Napa Valley and other exquisite wineries,” Jason said. “So we decided to do BYOB so that our customers can bring their wine back from Napa and have food that will complement it. The fact that they trust us to bring their expensive

wine to our restaurant is a testament to why we have been so successful.”

One of the chef’s favorite entrees is the Pan Seared Seasonal Catch (\$23–\$32), as Jason said he makes a point to get his fish to his kitchen from the water as quickly as possible. He also tries to buy all of his meat unfrozen and locally. Regardless of the season, the dinner entrees will always include a dish that features beef, chicken or fish, he said. Along the line of keeping offerings in trios, the cafe features three types of desserts each season. One of the most popular desserts this season is the lemon Brulee tart (\$7), which Jason said is made of lemon curd and a butter tart shell made from scratch. Other seasonal desserts include the brownie pistachio ice cream sandwich (\$8), house-made pie (\$4) and cupcakes and cookies (\$2.50).

Trio offers a live band each Saturday and once a month Trio hosts a \$90-per-person private seven-course chef’s tasting that features food of different cultures.



Trio offers a variety of food items such as salads, sandwiches, soups and dinner entrees.



The Pan Seared Seasonal Catch (\$23–\$32) includes grilled lardoon corn succotash cotija and a peach-infused tequila sauce.

Trio New American Catering

Since its opening, Trio New American Café has branched out into a companion catering company located down the street that caters to small and large parties. The catering company provides breakfast, brunch, hors d’oeuvres, appetizers, salads, entrees and desserts.

Trio New American Café



8300 Precinct Line Road, Ste. 104,
Colleyville • 817-503-8440
www.trionewamerican.com

Hours: Lunch—Tue.–Sat. 11 a.m.–3 p.m.
Dinner—Thu.–Sat. 5 p.m.–9 p.m.

Trio New American Catering

8245 Precinct Line Road, Ste. 130,
North Richland Hills • 817-629-0879
www.trionewamerican.com/catering-home/4579993386



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PEOPLE

Shannon Hamons

Southlake development leader shares views

By Nick Todaro

Shannon Hamons relocated from Ohio to Southlake to serve as its new director of economic development in June. He cited both the bustling business activity in Southlake and community leadership that has pushed for excellence in development as strong incentives to take up the mantle of leading the community's efforts to keep growth moving forward.

Hamons, a former journalist, has more than 14 years of experience in public economic development as well as eight years of private development work in the real estate industry. He said he has his eyes on SH 114 in Southlake as a prime target for development work that he thinks can help keep the community on the leading edge of the Metroplex.



Nick Todaro

What do you think Southlake has done well in developing the city economy up to this point?

To create a strong economy, a community has to have a strong identity. I have found that the [Southlake City Council] and administration of Southlake have excelled in creating an environment that is of the highest quality in aesthetics and service. They demand the best from themselves and our staff—and everyone is committed to delivering total quality.

Companies, retailers and service professionals know that when they make an investment in the community, that investment will be protected by the continued pursuit of the highest standards. Those standards give investors the comfort they need to bring their businesses here. Additionally, the planning for infrastructure and implementation of plans has been well-conceived and executed. Preparing the community for growth and staying ahead of the growth has been extraordinary, in my opinion.

What areas or strategies do you think could be improved upon as Southlake aims to stay competitive in the Dallas-Fort Worth/Mid-Cities area?

I have been impressed with the desire of our leadership and staff to always look for ways to improve even the best processes, programs and facilities, including the ones that continually win awards. The city employees always look to make everything better, even if only in small increments. I think anyone would be hard-pressed to find a community better than Southlake that continually reviews and evaluates everything [it does] to ensure the best service delivery. Having been here only a short time, it is difficult to say what actually needs to be improved, but I am confident if something does, we'll find

out quickly and soon afterward determine how to improve upon it as a team.

You have mentioned a particular interest in the SH 114 corridor on the northern side of the community. What do you see as the most viable opportunities for development in that area?

We are revisiting some research that was completed within the last few years to assess if and how the DFW business market has shifted. If it has or is shifting, we need to understand where it may continue to go, not only relative to our greater region, but nationally and internationally.

I suspect that the SH 114 corridor will be an area of office and mixed-use development as designated, but discerning over the coming months the best market segments [for the area] for lasting sustainability will be key. If we discover there are several business clusters that fit well with the needs of our community and area, we will focus our attraction and marketing efforts accordingly.

What do you see as Southlake's best approach for retaining the business that it currently has in the community?

We will be refining our retention and expansion program that includes a business survey, structured visits to companies and retailers of all sizes, and programs to assist fledgling entrepreneurs. We want to make sure we fully understand the issues they are dealing with and which businesses may be considering expanding or contracting. If we know their issues, we may better work with them to find solutions—whether that means finding appropriately sized spaces or assisting with improved linkages with other businesses in the community or other local and state resources.



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SERVICE ORGANIZATION

Women's Division

Grapevine chamber group keeps civic focus

By Sherelle Black

Since its inception in 1965, the Women's Division of the Grapevine Chamber of Commerce has made it a priority to enhance the city of Grapevine through various service projects.

From making sandwiches to sell at the boat races on Lake Grapevine in 1965 to providing school supplies and backpacks for schoolchildren this month at the Grapevine-Colleyville Independent School District Back To School Fair, member Clydene Johnson said it has always been the organization's mission to promote the advancement of the civic, industrial, commercial and educational interests of the city of Grapevine.

The fair, which originated in the 1980s, is an event that allows the group to partner with several other organizations to provide backpacks filled with school supplies to children in grade school who are financially disadvantaged as well as give them an opportunity to talk to various organizations, Women's Division Chairwoman Casey Hege said.

"When the original problem was brought to light in the '80s, nobody was helping," she said. "Kids were going to school and getting embarrassed for not having school supplies, and the Women's Division wanted to do something about that."

The money raised by the group to provide the school supplies primarily comes from their two annual fundraisers, the Great Taste of Grapevine and the Holiday Hoedown.

The devotion to supporting the school system dates back to the group's establishment, when members decided to pick one teacher from the school district and honor him or her as the teacher of the year. Since then, that honor has been organized through the school district to uniform guidelines so that the winner

will be eligible for state and national recognition.

The Teacher of the Year Award is just one of the projects the organization has started that have been taken over by other groups, Johnson said.

In 1974 the division published a reference directory that listed churches, officials, businesses and organizations that was later used to form the current chamber directory, Johnson said. The Women's Division also started the New Teacher's Luncheon and the Giant Treasure and Trash Sale, which Johnson said was the forerunner to GrapeFest.

In 1996, the group held its first annual Great Taste of Grapevine, sponsored by the city, at the convention center. Having outgrown the center, it is now held at the DFW Lakes Hilton as one of the group's stand-alone fundraisers.

Hege said in order to join the group, a prospective member must be dedicated to serving the Grapevine community and have outstanding ethical and moral character. Candidates must also fill out an application, which is available online on the chamber's website. Dues are \$40 for chamber members and \$90 for nonbusiness members per year.

"We welcome all new members, especially those esteemed citizens who are willing to put the time and effort into giving back to the community," she said.

Members will also be expected to attend monthly luncheons at which members discuss the club's business as well as hear informative talks from a guest speaker or highlights from sponsors. The meetings are normally held from 11:30 a.m. to 1 p.m. on the third Tuesday of each month at the Stacy's Furniture Community Room, located on the third floor. For more information, contact Hege at 817-865-1801 or casey@boxinsurance.com.



From left: Nancy Coplen, Clydene Johnson, Martha Walker, Mic Deakin, Janice Kane, Carolyn Lease, Kimberly Davis and Karen Deakin participate in 2013's Back To School Fair.



The Women's Division holds monthly lunch meetings to meet and discuss upcoming projects.



Each year the division partners with several organizations for the GCISD Back To School Fair.

Women's Division projects throughout the community

- **Great Taste of Grapevine**—Typically held in April, this event allows the community to sample food from more than 25 area restaurants and taste wine and local craft beer. There is also entertainment, a scavenger hunt, People's Choice restaurant selection and awards.
- **School supplies**—Each year in August the division provides school supply packs for local K-12 schoolchildren determined by GRACE to be in need. This project serves about 1,200 students annually.
- **Festival Beer Babes**—The organization helps with beer booths at Mainstreet Days and GrapeFest Festival. Money raised helps with the organization's overall expenses.
- **Holiday Charity Event (Now the Holiday Hoedown)**—Started in 1975 as the Anniversary Ball, it consists of dinner, dancing, a raffle and an auction that is used as a fundraiser for the Christmas Spirit program.
- **Christmas Spirit**—The wishes of GRACE's senior and disabled clients are disseminated through a "Wish Tree" and the community is encouraged to make those wishes come true. Along with the gifts, members and volunteers personally deliver the presents to the recipients.
- **Woman of the Year award**—This is an award that recognizes a woman who has distinguished herself through outstanding involvement benefiting the community of Grapevine. The nomination may recognize service from any past years or the current year. The nominee must live or work in Grapevine or be a member of the Women's Division.

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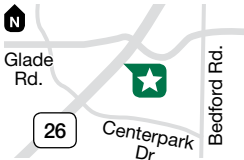
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Colleyville's new Whole Foods Market

Austin-based natural and organic food retailer Whole Foods Market opened its first location in Colleyville on July 7 at 4801 Colleyville Blvd., Ste. 730, within the Colleyville Downs shopping center. The center's new anchor occupies the site of a former Albertsons grocery store and the new facility is open seven days per week. One store feature is a wood-burning pizza oven in its on-site pizzeria, producing Neapolitan-style thin-crust pies including The Colleyville, laden with mozzarella and bacon. Another feature is the bar, which includes an outdoor entrance, flat-screen TVs and 16 beers on tap.

Whole Foods Market

4801 Colleyville Blvd., Ste. 730
817-918-3821
www.wholefoodsmarket.com/
stores/colleyville
Hours: 8 a.m.–10 p.m. daily



- 1 Whole Foods Market is the new anchor of the redeveloped Colleyville Downs shopping center.
- 2 Individual ingredients are available in measured quantities in the store's bulk ingredients section, which features spices, grains, nuts and more.
- 3 Fresh breads are prepared daily.
- 4 The store includes a cheese shop with attendants on hand.
- 5 Among the non-food items available at the store is a line of hand, body, face and skin care products.
- 6 The Colleyville (\$16), available at the pizza counter near the store's bakery and deli, includes creminelli pancetta, plum tomatoes, habanero honey, bacon marmalade and mozzarella on a Neapolitan-style thin crust.



- 7 The store's popular bulk features include fresh-ground peanut butter.
- 8 The Colleyville location includes a fresh salad bar.






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Compiled by Sherelle Black and Nick Todaro

Volunteer Guide 2014

The Apex Arts League is a nonprofit built on efforts to enhance awareness, participation and appreciation of the arts, supported by donations and volunteers.

2140 E. Southlake Blvd., Ste. L-425, Southlake 76092
800-481-8914
www.apex-arts.org

Arts Council Northeast uses volunteers for its free Master-Works concerts, in its Summer Arts College and in fundraisers.

2819 R. D. Hurt Pkwy., Bedford, 76021
817-283-3406
www.artscouncilnortheast.org.

Baylor Regional Medical Center at Grapevine's volunteer organization invites individuals of all backgrounds and abilities to participate.

1650 W. College St., Grapevine, 76051
817-481-1588
www.baylorhealth.com
Twitter: @BaylorHealth

The Blue Shoe Project educates youth about the culture, history and heritage of blues music through engagement programs.

P.O. Box 1375, Colleyville, 76034
469-713-6520
www.blueshoeproject.org
Twitter: @BlueShoeProject



Courtesy Bob Jones Nature Center

Bob Jones Nature Center is dedicated to preserving and providing education about the Cross Timbers ecosystem. Volunteer opportunities are available for Scouting groups, environmental students, corporate work days, garden clubs, Texas master naturalists and individuals.

355 E. Bob Jones Road, Southlake, 76092
817-491-6333
www.bjnc.org
Twitter: @BJNCO

The Colleyville Woman's Club has more than 200 members who work to improve the community through volunteer service and charitable fundraising. The organization is dedicated to serving people within and around northeast Tarrant County with grants, service projects and scholarships.

P.O. Box 181, Colleyville, 76034
817-358-1805
www.c-w-c.org

Cook Children's Medical Center volunteers serve in 60 different areas throughout the medical center and at Cook locations throughout Tarrant County. Volunteer placements include surgery, radiology, child life, registration and outpatient specialty and community clinics.

801 Seventh Ave., Fort Worth, 76104
682-885-4000
www.cookchildrens.org
Twitter: @CookChildrens

Early Spring Arts Conservatory is a nonprofit studio focusing on dance, visual arts, music, stage makeup and costume building in Southlake. Professional instructors and assistants volunteer time to lead lessons, and the group is always looking for event sponsors.

280 Commerce St., Southlake, 76092
817-823-0684
www.earllyspringarts.com

The Friends of the Colleyville Public Library group advocates for the Colleyville Public Library, and members support it through fundraising, and cultural and educational programs.

P.O. Box 746, Colleyville, 76034
817-503-1155
colleyvillelibrary.tripod.com/friends

The Friends of the Grapevine Public Library raise funds to purchase library furniture and equipment. Members sponsor book sales including those at the Friends Gallery located near the library's circulation desk.

1201 Municipal Way, Grapevine, 76051
817-410-3400
www.grapevinetexas.gov/index.aspx?nid=312
Twitter: @GrapevineTXCity

The Friends of the Southlake Public Library is an all-volunteer organization dedicated to supporting the Southlake Public Library. The group raises funds for specific projects, recruits volunteers and promotes use and patronage of the library.

1400 Main St., Ste. 130, Southlake, 76092
817-748-8243
www.southlakelibrary.com
Twitter: @CityofSouthlake

The Gatehouse Grapevine is a nonprofit community that houses women and children in crisis and provides access to a community center, counseling services, a general store, walking trails and commercial space. The organization serves women who are alone or those with children who are fleeing or attempting to recover from an at-risk situation such as under-employment, divorce, abuse or poverty.

2557 Stone Myers Parkway, Grapevine, 76051
817-522-4871
www.gatehousegrapevine.com
Twitter: @GatehouseGpvine



Courtesy Girl Scouts of Texas, Oklahoma Plains

Girl Scouts of Texas, Oklahoma Plains is a nonprofit organization that allows adults and teens to guide, mentor and help young girls develop skills and confidence. Girls in grade school can join the organization and participate in a variety of educational programs and community service events. Office staff serve Southlake, Keller, Hurst-Euless-Bedford and much of north Tarrant County. The facility also features a Girl Scouts Shop, adult training and volunteer training services.

584 N. Kimball Ave., Bldg. D, Southlake, 76092
817-735-5323
www.gs-top.org

The Grapevine Convention and Visitors Bureau needs volunteers for festivals, visitor information services and events throughout the year.

636 S. Main St., Grapevine, 76051
817-410-3185
www.grapevinetexasusa.com
Twitter: @VisitGrapevine

Grapevine Relief And Community Exchange (GRACE) is a nonprofit relief agency that provides food, clothing, financial assistance and other necessities to people struggling with a limited income or recent emergency.

610 Shady Brook Drive, Grapevine, 76051
817-488-7009
www.gracegrapevine.org
Twitter: @GRACEGrapevine

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The Joey Wilkins Foundation was founded in 1999 after an accident left an employee of the Grapevine Convention and Visitors Bureau partially paralyzed. The foundation has helped more than 20 people in Grapevine and the surrounding area through investments in and alterations to homes of those who suffer paralysis or lost mobility.

636 S. Main St., Grapevine, 76051
817-410-3194
www.joeywilkinsfoundation.org

Keep Grapevine Beautiful uses projects and volunteers to keep the city clean and green.

200 S. Main St., Grapevine, 76051
817-410-3490
www.kgvb.org

Kids Matter International serves disadvantaged children through a variety of community programs.

535 S. Nolan Drive, Ste. 300, Southlake, 76092
817-488-7679
www.kidsmatterinternational.org
Twitter: @KidsmatterIntl

Metroport Meals on Wheels is a nonprofit that organizes volunteers to deliver hot meals to homes of individuals who are elderly, frail, chronically ill or homebound.

428 N. Hwy. 377, Roanoke, 76262
817-491-1141
www.metroportmow.org

Southlake Newcomers Club is a club that provides opportunities for members to connect with others that have similar interests in the Dallas-Forth Worth area while assisting the community.

P.O. Box 93177, Southlake, 76092
817-991-0315
southlakenewcomersclub@gmail.com

The Women's Division of the Grapevine Chamber of Commerce is a volunteer service organization devoted to fostering the spirit of cultural and commercial progress, creating women's fellowship and providing financial support to community nonprofits through various fundraising activities.

200 E. Vine St., Grapevine, 76051
817-865-1801
www.grapevinechamber.org/womendiv.aspx
Twitter: @GrapevineCoC

The PKD Foundation



Courtesy Polycystic Kidney Disease Foundation

The Polycystic Kidney Disease Foundation is an organization that provides a forum for patients who want to join the fight to find a treatment and cure for PKD, and uses volunteers and members to host

and participate in events that will help raise money for research.

4721 N. White Chapel Blvd.,
Southlake, 76092
817-647-5553
www.pkdcure.org/sslpage.aspx?pid=329

Keep Colleyville Beautiful



Courtesy Keep Grapevine Beautiful

Keep Colleyville Beautiful is an affiliate of Keep Texas Beautiful. KCB is responsible for enhancing the community environment through involvement in litter education, beautification, community improvement and minimization of the impact of solid waste in Colleyville. Any Colleyville

resident can join KCB, which meets the fourth Thursday of each month. KCB is currently collecting corks.

6700 Colleyville Blvd.,
Colleyville, 76034
817-689-0844
www.keepcolleyvillebeautiful.com/#!contact/c19gf

This guide is not a comprehensive list of all area organizations that need volunteers. If your organization is not included, please email us at listings@impactnews.com, and we will add it to our online list. For more volunteer opportunities in Grapevine, Colleyville, Southlake and Westlake visit: impactnews.com/volunteerguide.



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HISTORY ★ SOUTHLAKE

Whites Chapel Cemetery

Descendants care for Southlake's oldest landmark

By Lindsey Juarez

As Roger Hays wanders through Whites Chapel Cemetery, he points at various tombstones.

"That's my cousin," and "That's my aunt," he said. Then he motions to the back of the cemetery, where his grandfather and another cousin are buried.

For Hays and his nephew Michael McGarry, caring for the cemetery is more than preserving a Southlake landmark; it is preserving family history.

Hays and McGarry are the historian and president, respectively, of the Whites Chapel Cemetery Association, an organization dedicated to maintaining the cemetery. Since being incorporated in 1982, the association has worked to preserve the cemetery's history. The association and its projects are completely funded through donations.

The first person buried at

Whites Chapel Cemetery was a young girl who died on a wagon train in 1851. Records at the Southlake Public Library show her family asked to bury the girl on the land where the cemetery now stands, Hays said.

Since then mainly local families—including the Whites, for whom the cemetery is named, and Hays' and McGarry's family—have been buried at the cemetery. Former Texas legislator Elihu Newton is also buried there. Today, only families with relatives buried in the cemetery may use the grave plots.

The association has pursued several projects in the past few years to renovate the cemetery, including installing a wrought-iron fence and gate. Volunteers and association members also participate in a biannual cleanup of the grounds, with the next cleanup scheduled for Oct. 18, McGarry said.

Association members have tried to repair and preserve aging tombstones by cleaning them or using adhesive to fix broken stones. Many of the tombstones have been weathered or damaged by vandalism. Some graves are unmarked, signified only by fieldstones.

"Back in the old days they would use sandstone and just mark initials on them," he said. "We have lots of those, and we're trying to preserve those as well."

Keeping a record of everyone buried at Whites Chapel Cemetery has been challenging, Hays said, but he works to make a record of the people buried there before names engraved in stone fade.

"The cemetery, as long as I'm living and as long as he's living," Hays said motioning to McGarry, "is going to be our family history, and we're going to work to keep that going."



A historical marker stands near the entrance of the cemetery. The marker was placed in 2001.

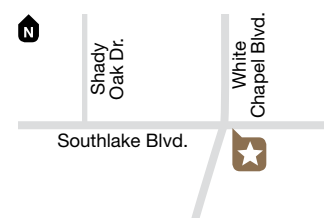


A gate encloses the cemetery. The gate and fence were added a few years ago.



A marker stands at the grave of the first person buried at the cemetery in 1851.

Whites Chapel Cemetery



Whites Chapel Cemetery Association
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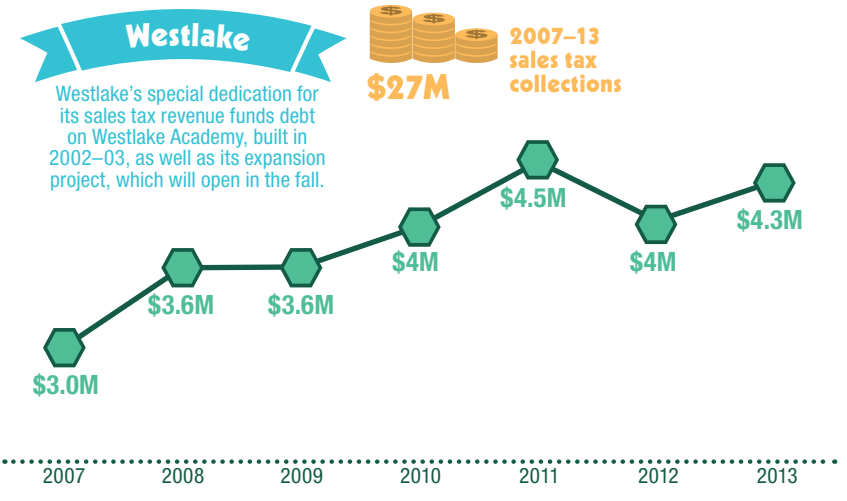
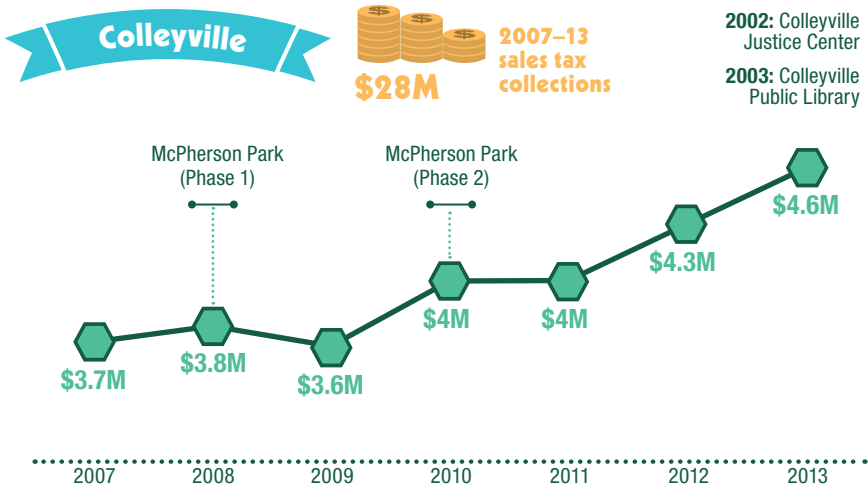
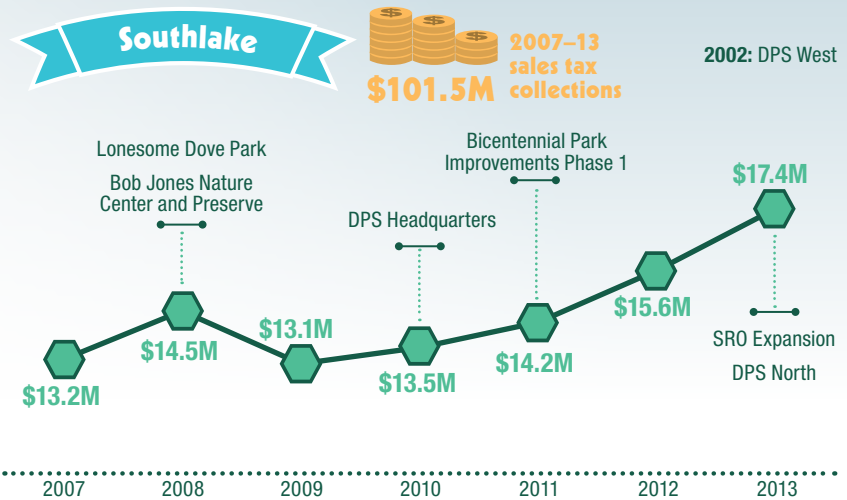
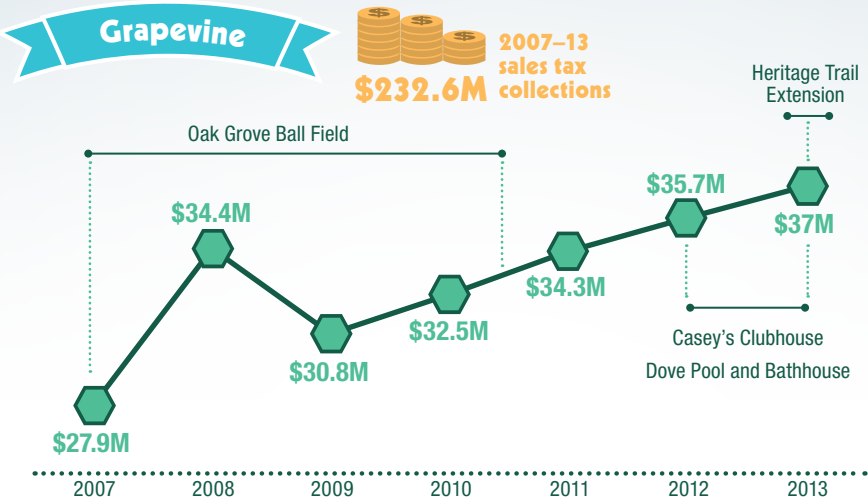
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Priority on perks

Grapevine, Southlake, Colleyville and Westlake have seen sales tax revenues build since the Great Recession, and each has invested in amenities and public safety projects over the years to improve resident quality of life. Highlights from 2007–13 are listed below.



Amenities

Continued from | 1

efforts, including a fund specifically for amenities projects.

“The city, the mayor and the council had the foresight not to roll [the former public safety money from the city’s general fund] into more operating expenses but looked at community projects and programs—one-time expenditures,” McGrane said.

The city makes a transfer every year into a special Quality of Life fund that piggy-backs off of the freedom the CCPD has created within its general fund, McGrane said.

Grapevine’s Quality of Life fund has been the mechanism behind more than \$24 million in improvements during the past seven years, McGrane said. Among those projects are: Oak Grove Ball Park and its amenities; Dove Pool and Bathhouse; Casey’s Clubhouse and various other trail extensions; crosswalks, spraygrounds, boat ramps, parking facilities, parks and playgrounds.

Colleyville’s approach

Colleyville pulled in about \$28 million in sales tax revenue from 2007–13.

Colleyville set up its CCPD in 1999, Communications Director Mona Gandy said. After voters renewed the initiative in 2003, the life of the district was extended to 2024. Allocations to the CCPD have grown from about \$1 million to \$1.5 million annually during the past seven years.

Gandy said the CCPD revenue’s two primary uses are for funding seven police officer positions and paying debt service on the Colleyville Justice Center.

The center was completed in 2002 at a cost of \$5.56 million.

A half-cent dedicated to the Colleyville Economic Development Corp. has been directed toward park improvements, acquiring park land, building the Colleyville Center and the Colleyville Public Library, Gandy said. Debt service funds for both the library and the Colleyville Center meeting and events space came from the CEDC’s half-cent. Among the city’s park funding efforts, Gandy said CEDC funds paid for a portion of the two phases of the McPherson Park project in 2008 and 2010.

Economic Development Director Marty Wieder said the community has been able to continue building on its sales tax revenue despite challenges such as Colleyville’s location off the major highways that criss-cross the area such as SH 114 and SH 121.

“Our city has never been dependent on sales tax,” Wieder said. “If you look at major retail generators, we have very little property that fronts a freeway, and that’s where retail normally goes. ... We’ve had to take a little different approach.”

Filling vacant big-box spaces in the locations of the former Albertsons, Borders and Kroger through both matching grant programs and aggressive recruiting have helped build more development momentum that Wieder said is drawing attention

to the community. *D Magazine* recently raised the community’s ranking in its biennial review of top Dallas suburbs from No. 5 in the region to No. 3.

Southlake’s approach

Southlake has collected more than \$101.5 million in sales tax revenue from 2007–13. The city has had its CCPD in place since 1997 after voters approved its inception, and voters approved a 15-year extension in 2002. With annual sales tax revenue in the \$13 million to \$17 million range, the Southlake CCPD has had more than \$4 million in its budget annually for the past several years. The city has used its growing coffers to pay for facilities projects and expand the School Resource Officer program in Carroll ISD, Finance Director Sharen Jackson said.

The DPS West facility that opened in 2002, the DPS Headquarters facility that opened in 2010 and the DPS North facility that opened in January 2014 have all been funded through the CCPD’s revenue support, Jackson said. The SRO program expansion took place in July 2013, adding an SRO officer to provide safety and support at each CISD campus. The city funds 100 percent of that program with CISD.

Southlake Communications Director Pilar Shank said that if voters decide in May to funnel part of that CCPD fund into the pending Community Recreation Center Phase 2 project, an eighth-cent of remaining sales tax revenue for the CCPD

would continue to support the school district police initiative.

Southlake has put parks and recreation on its list of priorities for more than 20 years, with a 1993 special election to set up its Southlake Parks Development Corp. Since then, SPDC revenues have grown into the \$5 million–\$6 million range annually. More than \$54 million has gone to creating Bicentennial Park, Bob Jones Park, neighborhood facilities that dot the community, North Park, a senior center, trails, a sports complex and other amenities comprising more than 387 acres of land.

Westlake creates its own focus

Westlake logged about \$27 million in sales tax revenues from 2007–13.

Town Finance Director Debbie Piper said the town thinks of municipal charter school Westlake Academy as the largest department of the town, and most of Westlake’s annual sales tax revenue goes toward bonds for the academy facilities.

A recent expansion, set for completion and unveiling in the fall, includes a multi-purpose hall, portable stage, storage and a catering kitchen for dining and general purposes; a three-story secondary school that includes 12 classrooms and flex and office space; a fieldhouse; offices; and other improvements.

Sources: Texas Comptroller of Public Accounts, city of Grapevine, city of Colleyville, city of Southlake, town of Westlake

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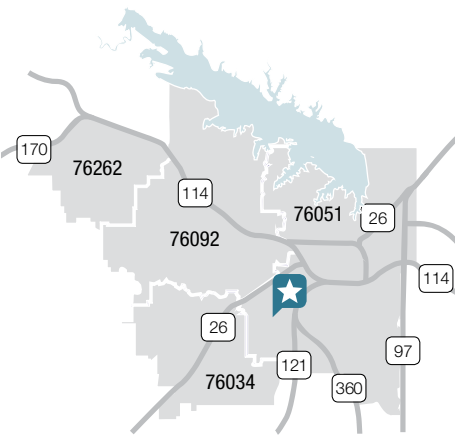
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REAL ESTATE

This month's featured neighborhood is the Stone Lakes subdivision, one of the neighborhoods south of FM 1709 in Southlake. Built out in 1997, the subdivision features more than 300 homes.

The neighborhood is located within a mile of Southlake's Bicentennial Park. It also has access to amenities that include a playground, clubhouse, bike path, lake, tennis courts and pool. Florence Elementary School, Carroll Elementary School and Carroll Senior High School are all near the neighborhood.



Neighborhood data provided by
Tim Hayes
RE/MAX on Main
817-239-7255, timhayes@remax.net



FEATURED NEIGHBORHOOD

Stone Lakes, Southlake



Build-out year: 1997
Square footage: 3,695 average
Home values: \$125–\$159 per square foot
HOA dues (estimated): \$770 annually
Amenities: Park, playground, clubhouse, bike path, lake, tennis courts, pool
Schools: Carroll Senior High School, Carroll Elementary School, Florence Elementary School
Property taxes (in dollars):
Southlake 0.4620
Tarrant County 0.2640
Tarrant County College 0.1495
Tarrant County Hospital 0.2279
Carroll ISD 1.4000
Total (per \$100 value) **2.5034**


Median home value
\$546,450


Median price per square foot
\$152


Median annual property taxes
\$10,960


Homes on the market*
12


Homes under contract*
2


Average days on the market*
38

*As of 08/08/14

Recent listings



1404 Wedgewood Court **\$525,000**
5 Bedroom / 3.1 Bath
Agent: William Tucker
3,796 sq. ft.
972-740-0000



300 Waterford Court **\$549,000**
4 Bedroom / 3.1 Bath
Agent: James Keoughan
4,290 sq. ft.
972-523-9740



102 Regent Court **\$585,000**
4 Bedroom / 4.1 Bath
Agent: Timothy Nystrom
4,044 sq. ft.
817-586-0311



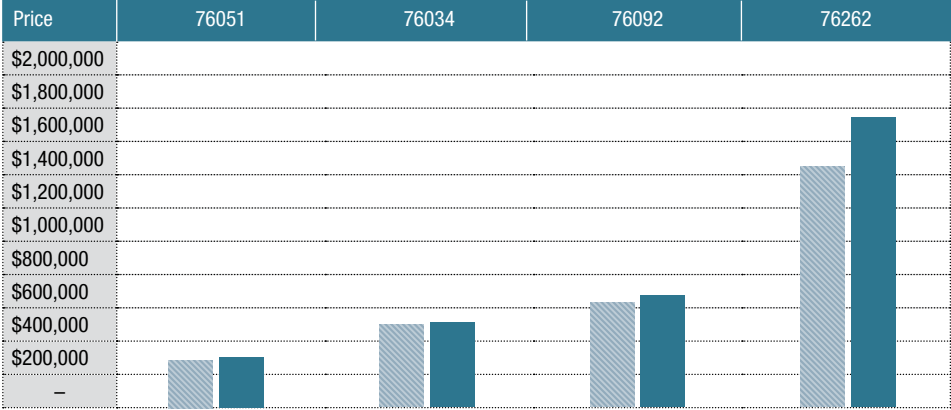
700 Dover Place **\$600,000**
5 Bedroom / 5 Bath
Agent: Todd Smith
4,065 sq. ft.
817-706-9225

Market Data

On the market (July 2014)

Price Range	Number of homes for sale/Average days on the market			
	76051	76034	76092	76262
Less than \$100,000	N/A	N/A	N/A	N/A
\$100,000–\$149,999	2/12	1/23	N/A	N/A
\$150,000–\$199,999	17/33	N/A	1/309	N/A
\$200,000–\$299,999	74/37	10/29	6/53	N/A
\$300,000–\$399,999	46/42	19/59	15/66	N/A
\$400,000–\$499,999	24/62	34/47	30/56	N/A
\$500,000–\$749,999	30/77	61/104	111/72	N/A
\$750,000–\$999,999	5/68	31/102	71/78	N/A
\$1 million +	2/61	30/170	64/147	30/198

Median price of homes sold July 2013 vs. July 2014



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Northeast corridor vital to economy

Grapevine Mills: Opened October 1997, took about two years to build

Bass Pro Shops: Opened March 1999, took about two years to build

Gaylord Texan Resort and Convention Center: Opened April 2004, took four years to build

Great Wolf Lodge: 400 rooms opened December 2007, took about two years to construct; 200 additional rooms added in 2009

.....

Palmeiro Tract project: Six month timetable for feasibility study and master plan, with possibility to solicit development immediately.

\$257,700 consulting contract for first phase; possibly \$700,000+ with all optional services.

Gaylord Texan \$350M project

Bass Pro Shops \$12M project

Great Wolf Lodge \$60M project

Grapevine Mills \$170M project

Palmeiro Tract will fill out corridor

Source: City of Grapevine

Development

Continued from I 1

acres north of Denton Creek, of which about 10 acres is within the city limits of Flower Mound.

Grapevine Economic Development Manager Dan Truex said the acquisition and subsequent plan to develop the land fit with the city's economic emphasis areas.

"The target, although there may be other uses mixed in, is hospitality, entertainment and retail," Truex said. "Those generate dollars from outside the community and generate retail sales."

Finance Manager John McGrane said it is tough to pin down how much of the city's sales are made to nonresidents, but the city's focus on tourism, entertainment and retail has paid big dividends. Those sentiments are echoed by the mayor, city council and local economic development officials.

"It's important to continue to maintain the [retail sales tax] base and grow it to add additional revenue and more services that can serve citizens," Truex said. "Given that

so much [retail activity is] from outside of the community, you have a situation where city services are being provided by people outside the community."

Area competition

Truex said competition to attract large-scale venues in the hospitality, entertainment and retail sectors is stiff throughout the DFW metro area, citing cities such as Frisco, Plano and Southlake as strong competition in their development efforts.

"We still have that large tract, but retail tends to jump out to the new frontiers sometimes," Truex said. "For Grapevine, we [also] need to focus on internal tracts and continue to build those."

A number of competitors in the market have parcels available, he said.

"We have to be competitive and aggressive because other cities are aggressive as well," Truex said.

The city's investment

Buying the land from Palmeiro cost the city about \$29.5 million, though appraisal documents from Fort Worth real estate

consultants Ben Dyess and Associates valued the land at \$43 million with no improvements. The city funded that purchase with \$19.5 million in revenue bonds and about \$10 million in reserves for a planned downtown rail depot on the future TEX Rail line.

Some council members balked initially at the idea to buy the land because of Palmeiro's history of difficulty developing the tract. The property was scheduled for foreclosure, but Grapevine bought the tract in December. The purchase was finalized this year. What to do with the land became the city's next question, driving a hunt for professional consultants to help Grapevine.

After debate during recent council meetings, the council voted 5-0 Aug. 4 to hire HR&A. Grapevine's agreement with the company allows up to about \$700,000 in possible expenditures for various services. That money would power a market feasibility study to determine the best use for the land, a master plan for laying out a development, and a strategy for courting and landing a major developer on the site.

The first phase, which includes the

market feasibility study and land use plan, is expected by early 2015.

Tate said the city will pass on its planning costs to the user of the land once a development agreement is in place. He and some city council members initially questioned hiring a consultant, but were satisfied once more details on the planning timeline and costs developed in July. The idea of Grapevine marketing the land itself also came up. HR&A's Amitabh Barthakur said that is a valid approach, but lacked vision.

"That's a fair enough way of doing it," Barthakur said. "You can get a broker, find who's interested and get a deal done. We think that plays on a short-term real estate cycle. This is the last piece of property that Grapevine has. It needs to do a lot of things over a long period of time. Putting some thought into it and putting a road map out there about how you are going to tackle this issue is very valuable, and we've seen it successfully done in other communities."

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