



AGENDA  
CITY OF GRAPEVINE  
SITE PLAN REVIEW COMMITTEE MEETING  
THURSDAY, FEBRUARY 3, 2022 AT 8:00 A.M.  
PLANNING AND ZONING CONFERENCE ROOM  
2ND FLOOR  
200 SOUTH MAIN STREET  
GRAPEVINE, TEXAS

I. CALL TO ORDER

II. NEW BUSINESS

A. Site Plan Review Committee to consider a public hearing relative to Conditional Use Request CU22-09 addressed as 1001 East SH 114, and consideration of same.

III. MINUTES

A. Site Plan Review Committee to consider the minutes of the January 6, 2022, regular meeting.

VI. ADJOURNMENT

IF YOU PLAN TO ATTEND THIS PUBLIC HEARING AND YOU HAVE A DISABILITY THAT REQUIRES SPECIAL ARRANGEMENTS AT THE MEETING, PLEASE CONTACT THE OFFICE OF PLANNING SERVICES AT (817) 410-3155 AT LEAST 24 HOURS IN ADVANCE. REASONABLE ACCOMMODATIONS WILL BE MADE TO ASSIST YOUR NEEDS.

IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, CHAPTER 551.001 et seq. ACTS OF THE 1993 TEXAS LEGISLATURE, THE SITE PLAN REVIEW COMMITTEE MEETING AGENDA WAS PREPARED AND POSTED ON THIS THE 28TH DAY OF JANUARY 2022 AT 5:00 P.M.



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ALBERT L. TRIPLETT, JR  
PLANNER II  
PLANNING SERVICES

TO: SITE PLAN REVIEW COMMITTEE MEMBERS  
FROM: ALBERT TRIPLETT JR., PLANNER II  
DATE: FEBRUARY 3, 2022  
SUBJECT: CONDITIONAL USE REQUEST CU22-09 – SEWELL VILLAGE  
CADILLAC COMPANY

### RECOMMENDATION

Staff recommends the Site Plan Review Committee (SPRC) consider proposed changes to Conditional Use request CU21-22 (Ord. No. 21-50) to amend the previously approved site plans for CU12-40 SPRC, CU11-16 SPRC, CU08-32 SPRC, CU04-16 SPRC, CU03-20 SPRC, CU15-05, (Ord. No. 2015-16) for an automotive dealership with sales and service for new and used vehicles and two 20-foot pole signs, specifically to allow an expansion of offices and showroom and take any other action necessary. The subject site is platted as Lot 2R1, Block 1, Wallcon Addition and is currently zoned "PCD" Planned Commerce Development District.

### REQUEST

The applicant proposes an office and showroom expansion of 4,654 sq. ft. located along the south and west elevations of Building 3 adjacent to the lot's East State Highway 114 frontage. Building 3 is one-story and 28 feet in height with an existing footprint of 44,617 sq. ft. The applicant is also removing 279 sq. ft. and the total building area at completion will be 48,989 sq. ft. No other changes are proposed with this request.

### BACKGROUND INFORMATION

The subject site as well as the properties located west and north were zoned "I-1" Light Industrial prior to the 1984 citywide rezoning, at which time the subject site and the property to the west were rezoned to "PCD" Planned Commerce Development District. The property to the north was rezoned to "CC" Community Commercial District.

On December 17, 2002 and April 21, 2015 respectively, the City Council approved conditional use permits to allow for automotive sales and service of new and used vehicles, which resulted in the development of Sewell Cadillac of Grapevine and BMW of Grapevine on the subject site.

- CU21-22 (Ord. No. 21-50), City Council on September 21, 2021 approved amendment to the site plan to allow for the development of a new parking structure.

- CU15-05, (Ord. No. 2015-16), City Council on April 21, 2015 approved new and used car sales and service, a stand-alone car wash, parking building, a pre-owned building and an additional 40-foot pole sign. Planned Development Overlay PD15-02 was also approved for a height deviation. Zone change Z15-01 was approved to rezone 1.492 acres from "CC" Community Commercial District to "PCD" Planned Commerce Development.
- CU12-40, SPRC on November 7, 2012 approved a 2,232 sq. ft. covered parking structure.
- CU11-16, SPRC on July 6, 2011 approved a 1,700 sq. ft. expansion to the detail shop, a 3,200 square foot covered parking structure and two awnings attached to the north and east elevations of the existing building.
- CU08-32, SPRC on December 17, 2008, approved to allow a 1,700 sq. ft. expansion to the detail shop. The approval granted in 2008 for the expansion to the detail shop expired because a building permit was never issued.
- CU04-16, SPRC on April 28, 2004 considered a request to increase the size of the pole sign designated for the Cadillac dealership from 20-feet to 33-feet. In addition, the applicant proposed to utilize an eight-foot chain link fence along the northern and eastern boundaries of the secured inventory rather than the ornamental wrought-iron style fence originally proposed. The Committee approved the change in the fence material however the request to increase the height of the pole sign was approved at 26-feet rather than the 33-feet. At the December 22, 2004 meeting of the SPRC, Staff provided new information regarding a review of automobile dealership signs in the immediate vicinity. After a review of new information, the Committee approved a change in the height of the Cadillac pole sign from 26-feet to 29-feet.
- CU03-20, SPRC on June 25, 2003 approved reconfiguration of the site plan relative to the changing of phase lines between Phase 1 and 2 of the proposed Cadillac/Saab dealership and a future dealership, relocation of the westernmost drive along the State Highway 114 further east to comply with TXDOT requirements and also relocate the northernmost drive along Minters Chapel Road to improve internal circulation.















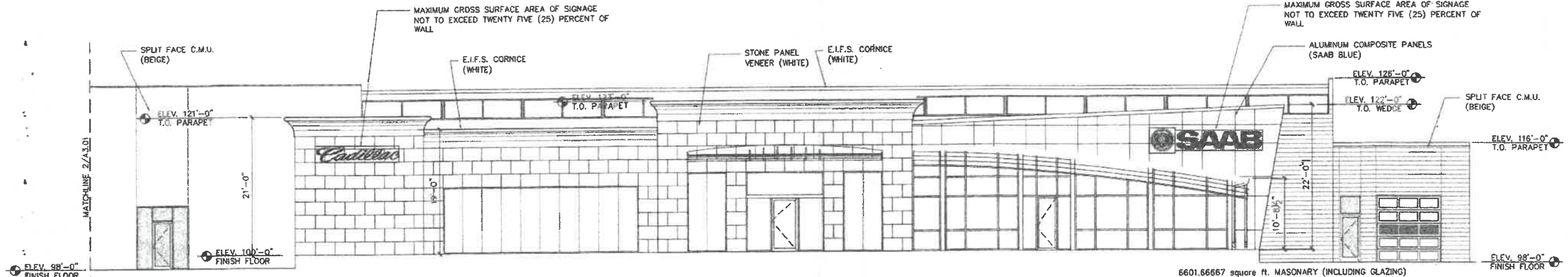
Issue Date: 12-03-02  
 Date of Revision: 2-28-03  
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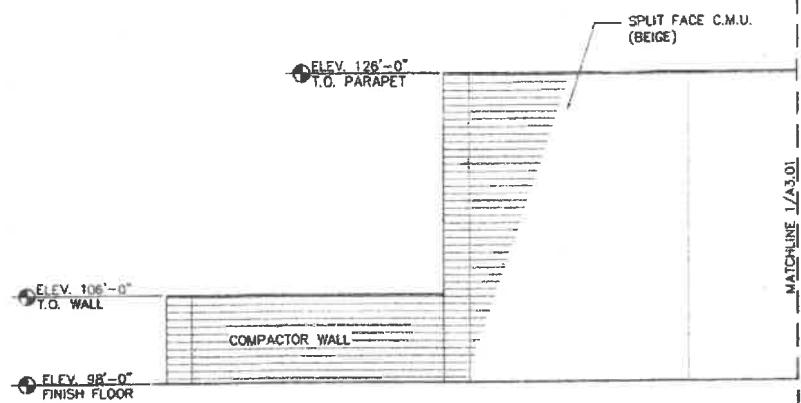
EXTERIOR ELEVATION  
 A DEALERSHIP FACILITY FOR: CARL SEWELL  
 CADILLAC-SAAB GRAPEVINE  
 GRAPEVINE, TEXAS

CASE NUMBER: CU02-52	ISSUE DATE: 12-03-02
CASE NAME: SEWELL CADILLAC / SAAB	REVISIONS:
CASE ADDRESS: 1001 E. STATE HWY 114	
PROPOSED LOT 2, BLOCK 1, WALLCON ADDITION	
<i>John H. Hoff</i> MAYOR	
DATE: 12/17/02	
<i>Ray O...</i> CHAIRMAN	
DATE: 12/17/02	
SHEET: 4 OF 7	
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES	DWG. NO. A3.01
	JOB NUMBER 20006

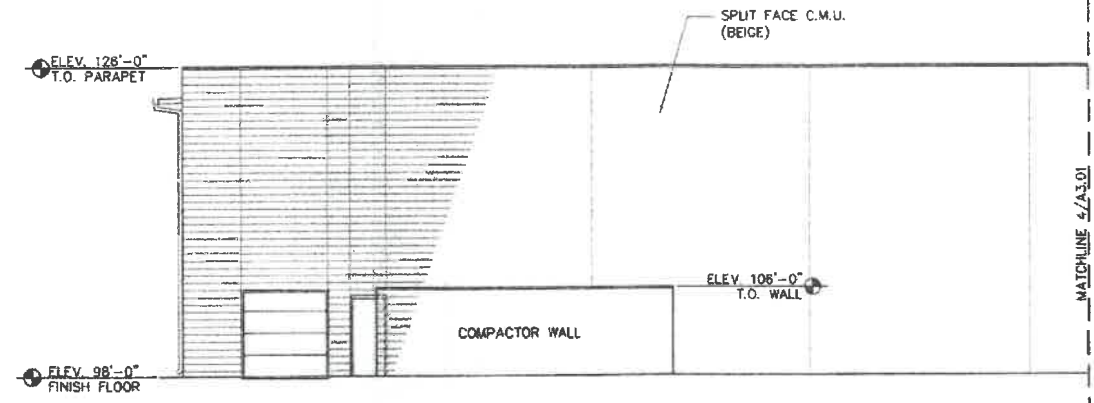


1 SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"

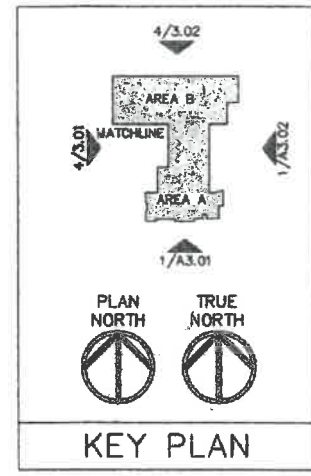
6601.6667 square ft. MASONRY (INCLUDING GLAZING)  
 499.05885 square ft. COMP. PANELS  
 6102.57 square ft. SURFACE AREA-SOUTH ELEVATION



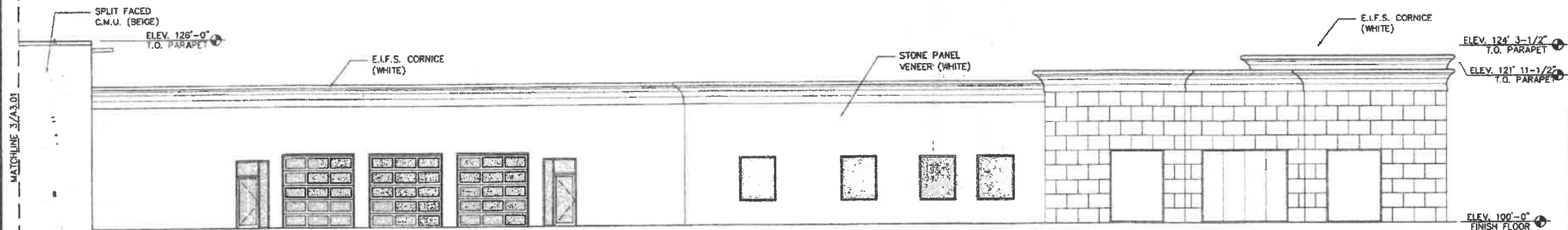
2 SOUTH ELEVATION (CONT.)  
 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION (CONT.)  
 SCALE: 1/8" = 1'-0"



KEY PLAN



4 WEST ELEVATION  
 SCALE: 1/8" = 1'-0"

NORTH ELEVATION 100% MASONRY

Previously Approved

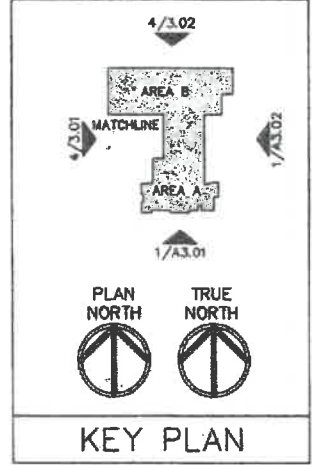


Date of Issue: 12-03-02  
 Date of Revision: 2  
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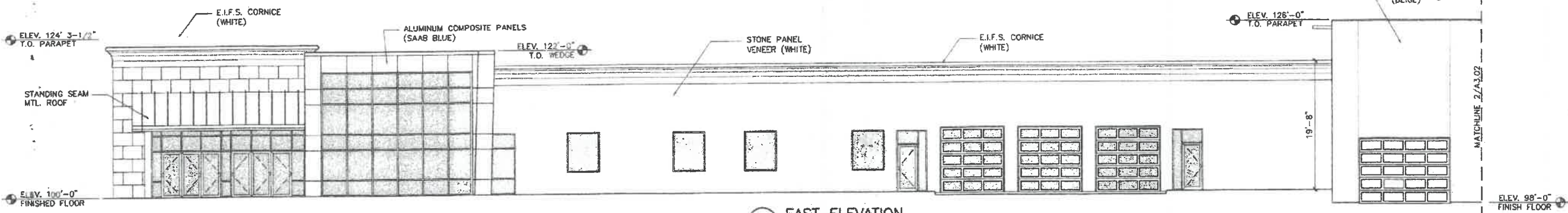
EXTERIOR ELEVATION  
 A DEALERSHIP FACILITY FOR: CARL SEWELL  
 CADILLAC-SAAB GRAPEVINE  
 GRAPEVINE, TEXAS



CASE NUMBER: CU02-52  
 CASE NAME: SEWELL CADILLAC / SAAB  
 CASE ADDRESS: 1001 E. STATE HWY 114  
 PROPOSED LOT 2, BLOCK 1, WALLCOON  
 ADDITION  
 DATE: 12/17/02  
 PLANNING AND ZONING  
 COMMISSION  
 DATE: 12/17/02  
 SHEET: 5 OF 7  
 APPROVAL DOES NOT AUTHORIZE ANY  
 WORK IN CONFLICT WITH ANY CODES OR  
 ORDINANCES

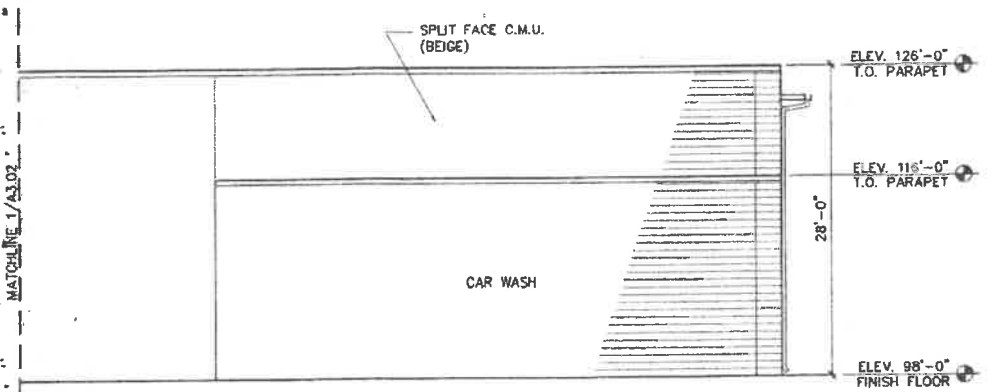
ISSUE DATE: 12-03-02  
 REVISIONS:  
 Dwg. No. A3.02  
 JOB NUMBER 20006

RECEIVED  
 12-03-2002  
 PLANNING

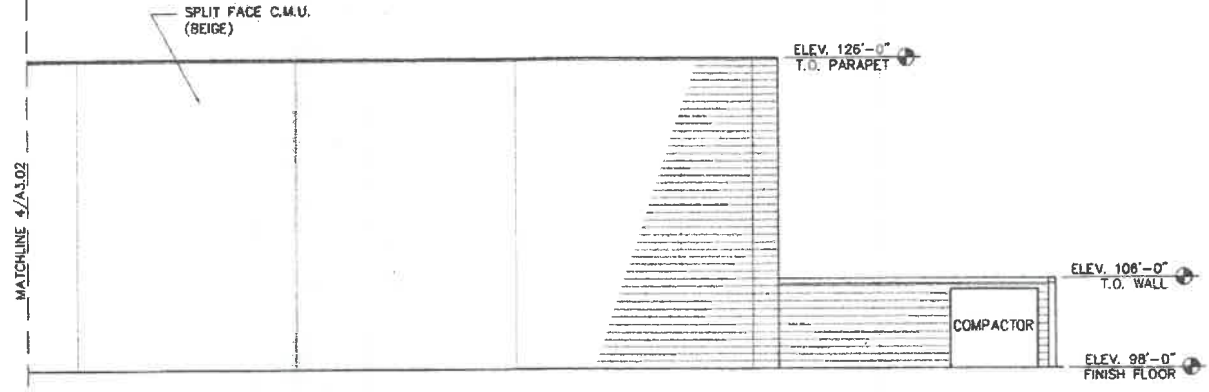


1 EAST ELEVATION  
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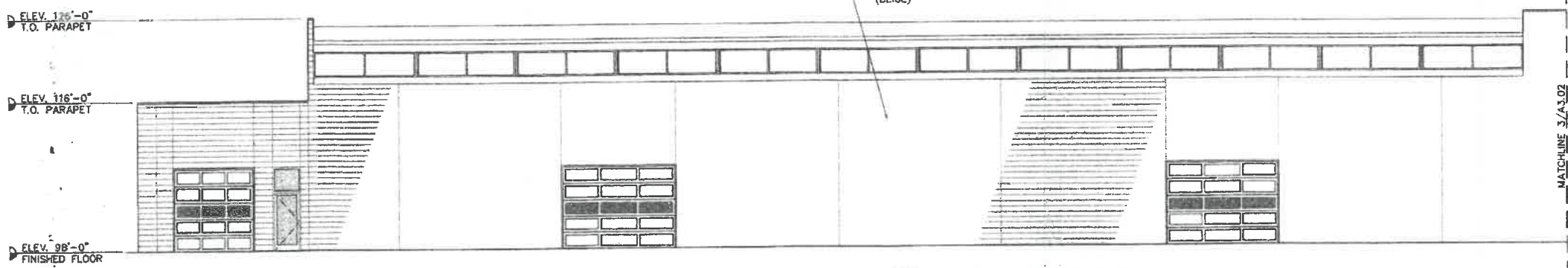
6412.97640 square ft. MASONRY (GLAZING INCLUDED)  
 640.16960 square ft. COMP. PANELS  
 5772.81 square ft. TOTAL SURFACE AREA-EAST ELEVATION



2 EAST ELEVATION (CONT.)  
 SCALE: 1/8" = 1'-0"



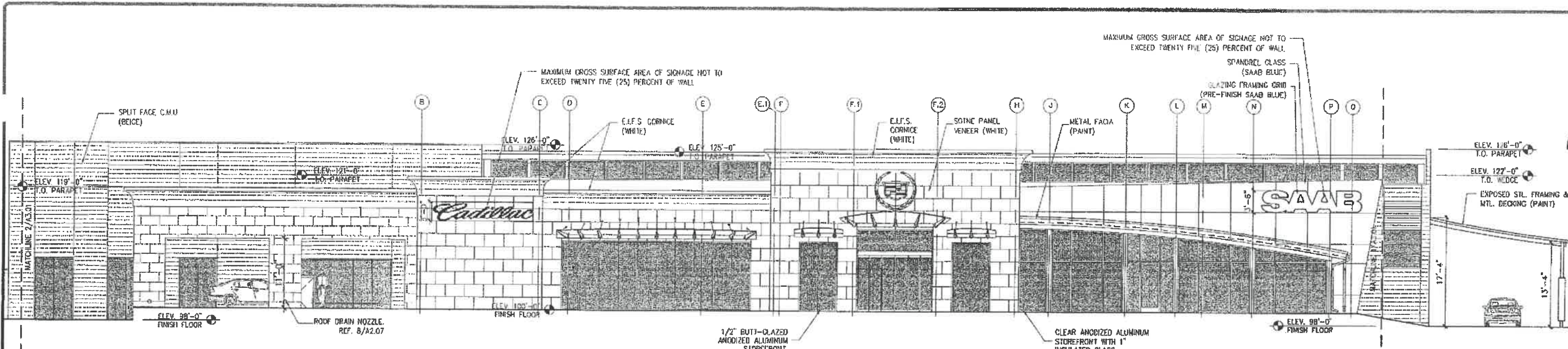
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 SCALE: 1/8" = 1'-0"



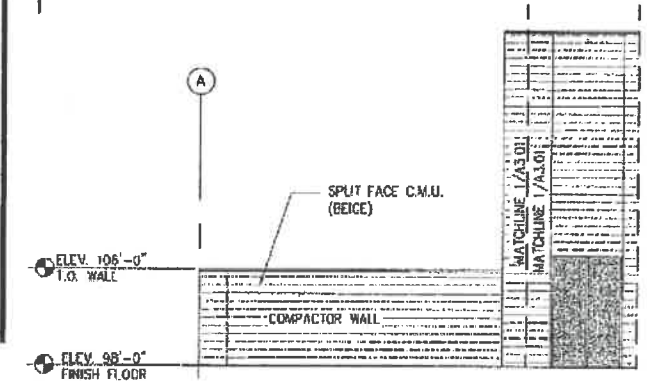
4 NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"

NORTH ELEVATION 100% MASONRY

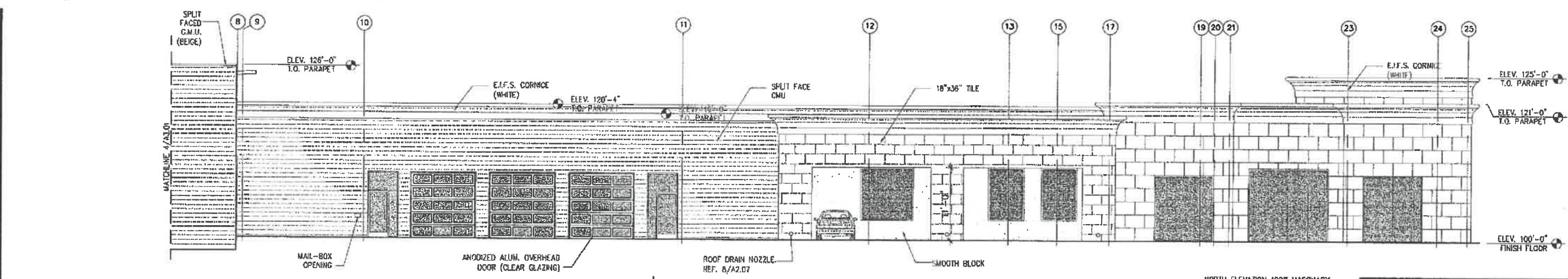
Previously Approved



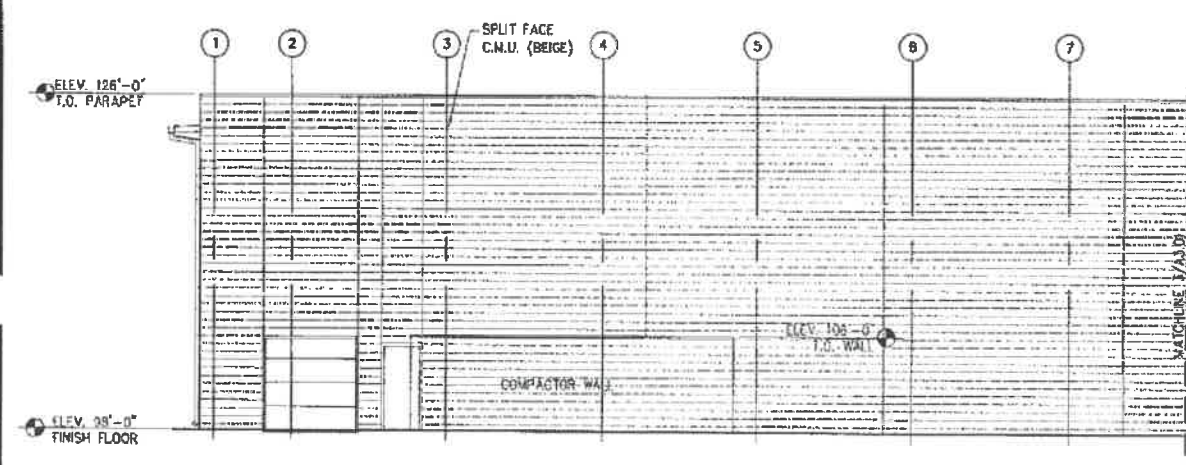
1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION (CONT.)  
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION (CONT.)  
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL.
2. UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.
3. ROOF DRAINAGE PROVIDED BY INTERIOR DOWNSPOUTS.
4. VISION GLAZING AND SPANDREL GLAZING VISIBLE REFLECTANCY FACTOR: 15%



CASE NUMBER: CU03-20  
CASE NAME: SEWELL CADILLAC-SAAB  
CASE ADDRESS: 1001 STATE HWY. 114  
LOT/BLOCK: LOT 2, BLOCK 1, WALLCEN ADDITION

ISSUE DATE: 04/07/03  
REVISIONS:  
BID SET: 04-21-03  
ADD#1: 05.21.03 SR

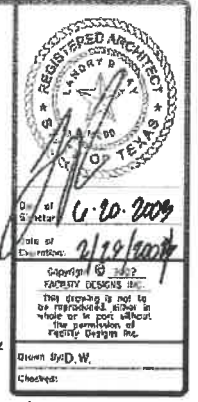
SHEET: 5 OF 6

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING AND ZONING COMMISSION

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

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

Previously Approved



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EXTERIOR ELEVATION  
A DEALERSHIP FACILITY FOR: CARL SEWELL  
CADILLAC-SAAB GRAPEVINE  
GRAPEVINE, TEXAS

DWG. NO. A3.01  
JOB NUMBER 20006



CITY OF GRAPEVINE  
SITE PLAN REVIEW COMMITTEE MEETING MINUTES  
THURSDAY, JANUARY 6, 2022 AT 8:00 A.M.

The Site Plan Review Committee of the City of Grapevine, Texas met in Session, on this the 6<sup>th</sup> day of January 2022, in the Planning and Zoning Conference Room, 200 South Main Street, Second Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
Chris Coy	Member
Erica Marohnic	Member

Constituting a quorum and the following City Staff:

Albert Triplett Jr.	Planner II
Natasha Gale	Planning Technician

**CALL TO ORDER** – 8:00 A.M. – Planning and Zoning Conference Room

**NEW BUSINESS**

Site Plan Review Committee to consider a public hearing relative to Conditional Use Request **CU22-06** addressed as 1701, 1705, 1711, 1713 Cross Roads Drive, to subdivide Lot 2, Block 2 into four lots.

Motion was made to **approve** the CU22-06 to subdivide Lot 2 Block 2 into four lots.

Motion: Coy

Second: Marohnic

Ayes: Oliver, Coy, Marohnic

Nays: None

Approved: 3-0

Site Plan Review Committee to consider the minutes of the September 8, 2021, regular meeting.

Motion was made to **approve** the minutes from September 8, 2021, Planning and Zoning Public Hearing.

Motion: Oliver

Second: Coy

Ayes: Oliver, Coy

Nays: None

Approved: 2-0-1

Abstention: Marohnic

**ADJOURNMENT**

Oliver made a motion to adjourn the meeting at **8:05 A.M.**

**PASSED AND APPROVED BY THE SITE PLAN REVIEW COMMITTEE OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 3<sup>rd</sup> DAY OF FEBRUARY 2022.**

APPROVED:

\_\_\_\_\_  
CHAIRMAN

ATTEST:

\_\_\_\_\_  
PLANNER II