



AGENDA
CITY OF GRAPEVINE
SITE PLAN REVIEW COMMITTEE MEETING
WEDNESDAY, AUGUST 7, 2024 AT 2:00 P.M.
PLANNING AND ZONING CONFERENCE ROOM
2ND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

I. CALL TO ORDER

II. CITIZEN COMMENTS

Any person who is not scheduled on the agenda may address the Committee under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the staff. A member of the public may address the Committee regarding an item on the agenda either before or during the Committee's consideration of the item, upon being recognized by the Chairman or upon the consent of the Committee. In accordance with the Texas Open Meetings Act, the Committee is restricted in discussing or taking action during Citizen Comments.

III. NEW BUSINESS

- A. Site Plan Review Committee to consider a public hearing relative to Conditional Use Request **CU24-32** [Courtyard Marriot] addressed as 2200 Bass Pro Court, and consideration of same.
- B. Site Plan Review Committee to consider a public hearing relative to Conditional Use Request **CU24-33** [OG Wine Cellars Tasting Room] addressed as 909 South Main Street, Suite 104, and consideration of same.

IV. MINUTES

- A. Site Plan Review Committee to consider the minutes of the May 8, 2024, regular meeting.

V. 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 2ND DAY OF AUGUST 2024 AT 5:00 P.M.



ERICA MAROHNIC
PLANNING SERVICES DIRECTOR

TO: SITE PLAN REVIEW COMMITTEE MEMBERS

FROM: ALBERT L. TRIPLETT, JR, PLANNER II

DATE: AUGUST 7, 2024

SUBJECT: CONDITIONAL USE REQUEST CU24-32; COURTYARD MARRIOT,
2200 BASS PRO COURT

RECOMMENDATION

Staff recommends the Site Plan Review Committee (SPRC) consider the proposed changes to conditional use request CU17-05 (Ord. 2017-23) for a master site development plan to include a multi-story, 371 unit multi-family complex, a three story, 54,000 square foot multi-tenant office building, and a 450 room co-branded hotel with the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages). This request is specifically to remodel the existing floor plan of the Courtyard Marriot, including changing the location of the alcohol storage, the point of sale and an elevation change to the north building elevation, in conjunction with an existing hotel. The property is zoned "CC", Community Commercial District and is owned by Summit Hotel.

REQUEST

On January 17, 2012, City Council approved CU11-34 (Ord. 2012-34) for a co-branded 330 room hotel (Marriot Courtyard and TownPlace Suites) and to allow the possession, storage, retail sale and on- and off premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant, an increase in height, outdoor speakers and a 20-foot pole sign. The Texas Alcoholic Beverage Commission approved a Mixed Beverage Permit (MB) for the subject site at that time.

This conditional use request is required because the hotel operator is relocating the alcohol point of sale and storage area. The alcohol sales point will be moved to a new front check-in desk, and an existing check-in area will be adjusted to accommodate alcohol storage. Two alcohol storage areas are proposed: a new 95-square-foot storage area adjacent to the check-in counter, and a 192-square-foot market which will also store alcohol. The relocation of the market will involve removing a window from the north building elevation.

BACKGROUND INFORMATION

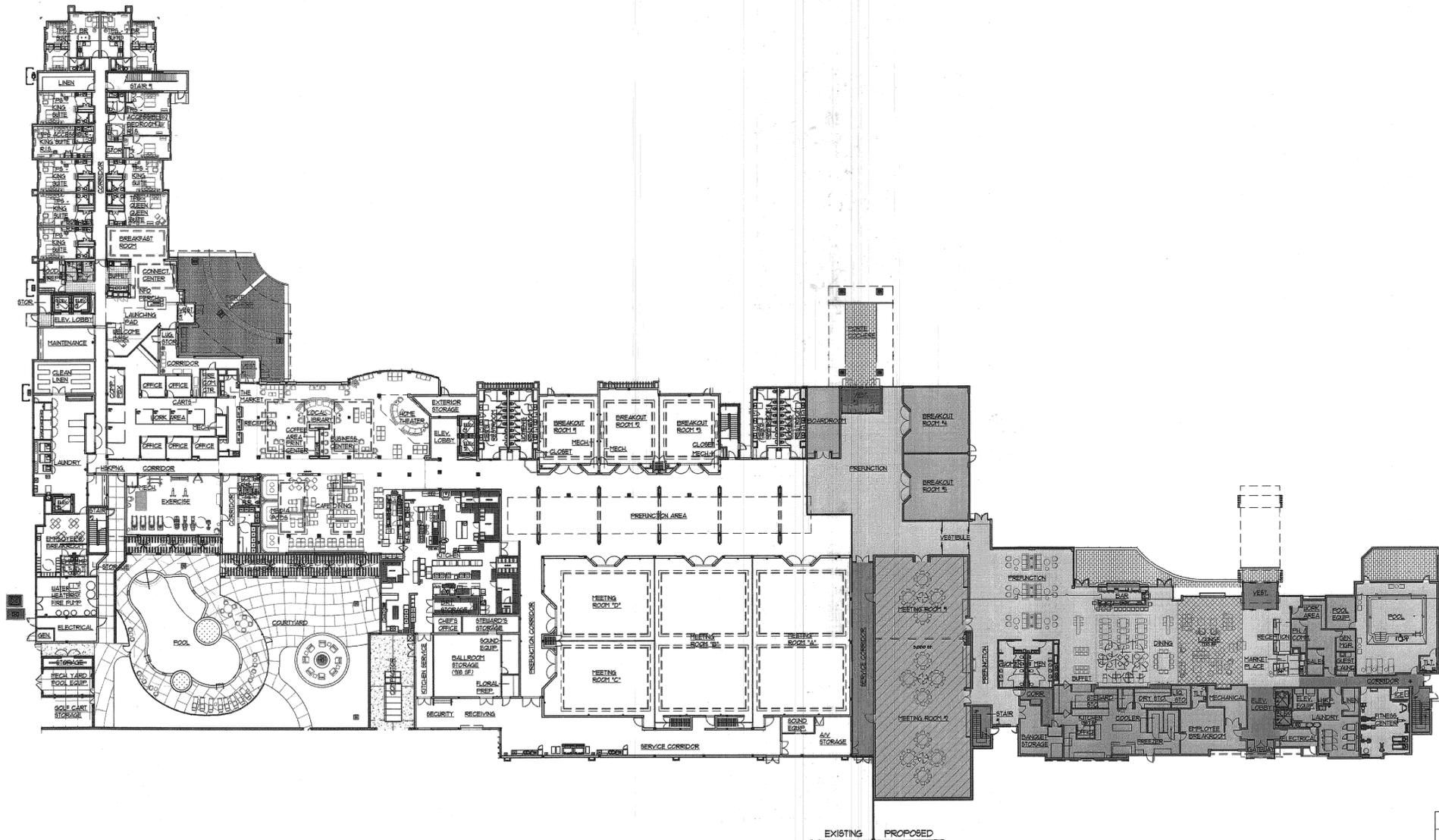
The subject site was zoned “C-W”, Commercial Warehouse District and “I-2”, Heavy Industrial District prior to the 1984 City-wide Rezoning at which time the site was rezoned to “PID”, Planned Industrial Development District.

- On May 15, 2001, City Council approved CU01-22 (Ord. 2001-042) to allow the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed drinks) in conjunction with a restaurant with outside dining.
- On September 15, 2009, City Council approved CU09-32 (Ord. 2009-042) to allow a hotel development with the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, to increase in height and a 20 foot pole sign.
- On January 17, 2012, City Council approved CU11-34 (Ord. 2012-02) to allow for the development of a hotel with the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, an increase in height, outdoor speakers and a 20-foot pylon sign.
- On December 17, 2013, City Council approved CU13-33 (Ord. 2013-060) to establish a planned commercial center and allow for a 20-foot pylon sign.
- On September 20, 2016, City Council approved CU16-23 (Ord.2016-068) for a planned commercial center in conjunction with a 300 room co -branded hotel with on -premise alcohol beverage sales building height in excess of 50 feet and a 20 foot pylon sign specifically to allow for a 150 room expansion to Hilton Garden Inn and increase in height for the expansion and to increase the size of the planned commercial center.
- On September 20, 2016, City Council approved PD16-08 (Ord. 2016-069) for a planned development overlay to deviate from, but not be limited to reduction in the amount of required parking provided for Hilton Garden Inn.
- On October 18, 2016, City Council approved CU16-22 (Ord. 2016-066) to establish a 300-room Renaissance Hotel with the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, outdoor patio seating, outdoor

speakers, and an increase in height.

- On October 18, 2016, City Council approved PD16-07 (Ord. 2016-067) approved a planned development overlay to deviate from but not be limited to a reduction in the amount of required parking provided for the proposed 300 room Renaissance Hotel.
- On April 18, 2017, City Council approved CU17-05 (Ord. 2017-023) to establish a master site development plan to include but not be limited to a multi-story, 371-unit multifamily complex, a three story, 54,000 square foot multi-tenant office building, and inclusion of two previously approved hotel projects.
- On November 7, 2018, SPRC approved CU18-26 to allow for slight modifications to the building footprint and building material changes.
- On June 18, 2019, City Council approved CU19-16 (Ord. 2019-037) to allow for a multi-brand hotel complex (Renaissance, Element, and A.C. Hotel) with on-premise alcohol beverage sales (beer, wine, and mixed beverages), outdoor dining, and outdoor speakers, minor site plan and elevations changes to the previously approved Hilton Garden Inn, and minor site plan and elevation changes to the previously approved office building.
- On August 18, 2020, SPRC approved CU20-15 to allow additional surface parking for the existing Marriott Courtyard/ TownePlace Suites/ Hilton Garden Inn hotel complex with the condition that an additional 13 spaces are provided with landscape and concrete surface according to code.

/at



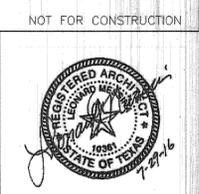
GROUND FLOOR PLAN
 SCALE: 1/32" = 1'-0"
 HILTON GARDEN INN @ ROOMS
 TOTAL ROOMS: 150
 21,851 SF.

- PUBLIC SPACES
- BACK OF HOUSE SPACES
- CIRCULATION - CORRIDORS, STAIRS & ELEVATORS
- RESIDENTIAL
- MEETING ROOMS & BREAKOUT ROOMS

HILTON GARDEN INN 6 STORY HOTEL, 69'-0" HIGH, 150 ROOMS			
AREA CALCULATIONS - FLOOR PLANS			
AMENITIES	QTY.	MIN. AREA REQUIRED	SQUARE FOOTAGE
MEETING / CONFERENCE	3	380 SQ. FT.	1,140 SQ. FT.
SWIMMING POOL (1,000 S.F. REQUIRED)	1	380 SQ. FT.	1,000 SQ. FT.
1ST FLOOR FOOTPRINT			27,867 SQ. FT.
2-8 TYPICAL			16,085 SQ. FT.
TOTAL BUILDING AREA			108,282 SQ. FT.

GUESTROOM MATRIX			
ROOM TYPE	QTY.	MIN. AREA REQUIRED	ACTUAL AREA
KING	70	380 SQ. FT.	381 SQ. FT.
PREMIUM KING	3	380 SQ. FT.	493 SQ. FT.
ACC. PREMIUM KING	1	380 SQ. FT.	493 SQ. FT.
DOUBLE QUEEN	70	380 SQ. FT.	402 SQ. FT.
ACC. KING	3	380 SQ. FT.	493 SQ. FT.
ACC. DOUBLE QUEEN	3	380 SQ. FT.	493 SQ. FT.
GUEST ROOM TOTALS	150		

DATE: 9/10/16
 DATE: 9/10/16
 DATE: 7 OF 10
 APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
 DEPARTMENT OF DEVELOPMENT SERVICES



REVISIONS			
NO.	DESCRIPTION	DATE	BY

CUP HOTEL EXPANSION SUBMITTAL



HUITT-ZOLLARS
 Engineering / Architecture
 500 W. 7th St. Ste. 300
 Fort Worth, Texas 76102
 Phone (817)335-3000 Fax (817)335-1025

DESIGNED:	SCALE	DATE	SHEET
DRAWN:	AS SHOWN	08/01/16	7 OF 10
CHECKED:			



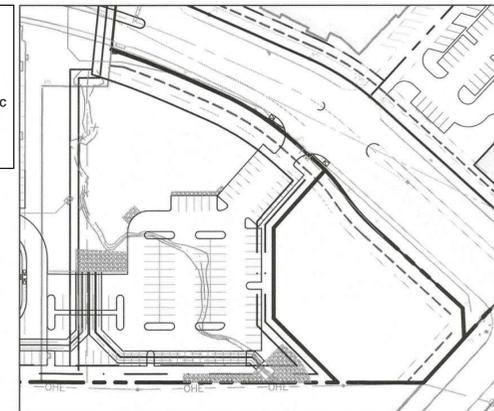
803 S. MOUNT MORIAH
 SUITE 100B
 MEMPHIS, TN 38117
 (901) 683-7175 p.
 (901) 683-2385 f.
 lw@lwarchitects.com

PREVIOUSLY APPROVED

BTDROW 10/02/2020 1:37PM \\H2T\WORK\DISK2\PROJ\R03111319 - HILTON GARDEN INN\05_CADD & BIM\AUTOCAD\111319_MASTER SITE PLAN.DWG

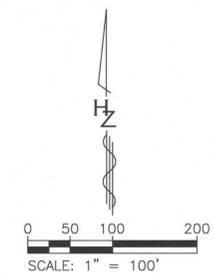
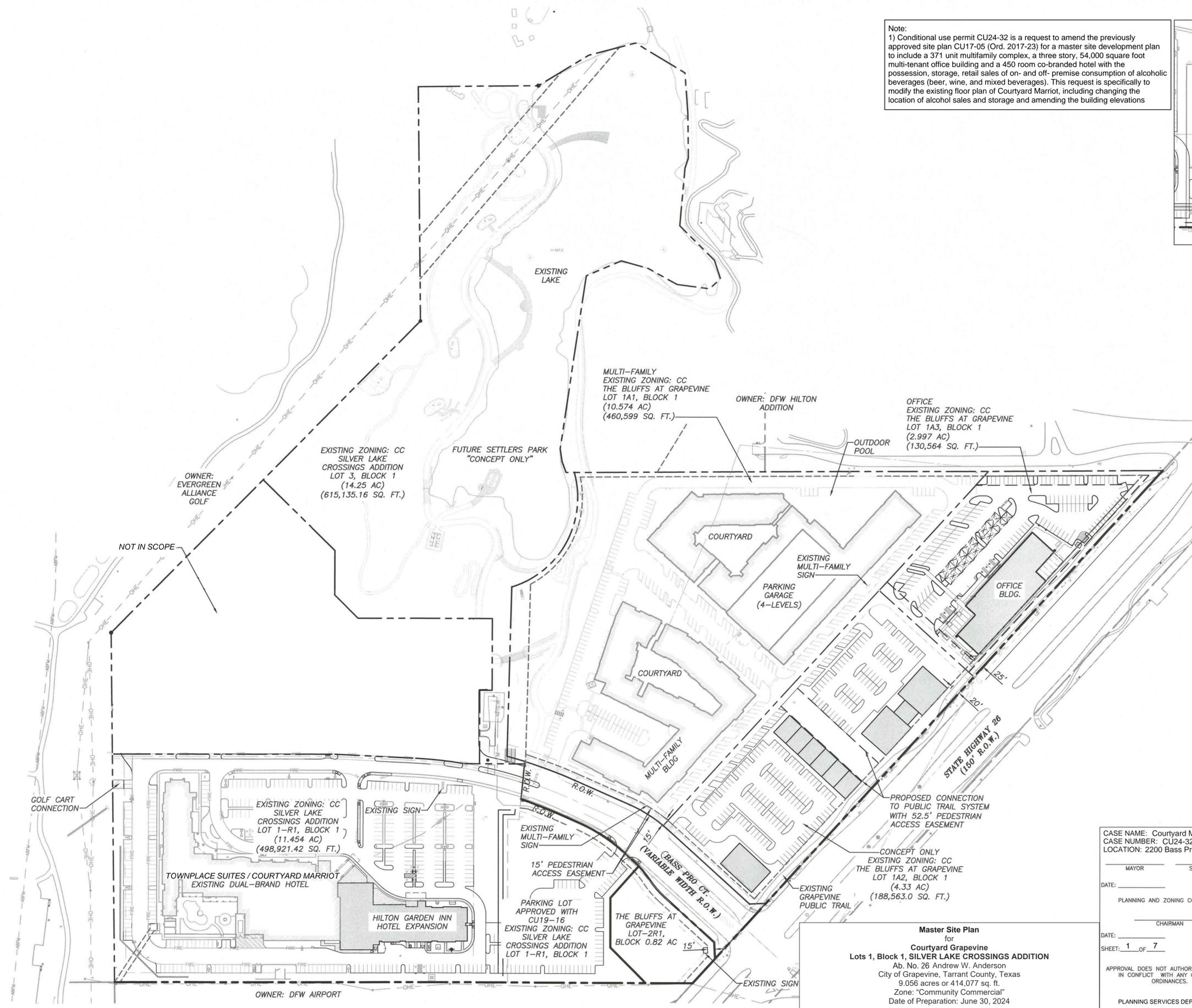
HUITT-ZOLLARS, INC.

Note:
 1) Conditional use permit CU24-32 is a request to amend the previously approved site plan CU17-05 (Ord. 2017-23) for a master site development plan to include a 371 unit multifamily complex, a three story, 54,000 square foot multi-tenant office building and a 450 room co-branded hotel with the possession, storage, retail sales of on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages). This request is specifically to modify the existing floor plan of Courtyard Marriot, including changing the location of alcohol sales and storage and amending the building elevations



THE BLUFFS AT GRAPEVINE LOT 2-R, BLOCK 1
 TEMPORARY SITE PLAN PENDING PARKING GARAGE CONSTRUCTION
 SCALE: 1" = 100'

- NOTES:
1. ALL DOWNSTREAM DRAINAGE ISSUES MUST BE RESOLVED PRIOR TO ANY OF THE PROPERTIES BEING DEVELOPED.
 2. CONDITIONAL USE REQUEST CU20-15 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU19-16 (ORD. 19-37) FOR A MASTER SITE DEVELOPMENT PLAN SPECIFICALLY TO ALLOW ADDITIONAL SURFACE PARKING FOR THE EXISTING MARRIOTT COURTYARD/TOWNSHIP SUITES/HILTON GARDEN INN HOTEL COMPLEX.



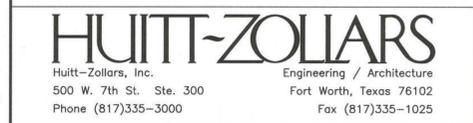
NOT FOR CONSTRUCTION



REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	CUP SUBMITTAL	07/06/20	
2	CUP RESUBMITTAL	10/02/20	

CUP SUBMITTAL
 SILVERLAKE CROSSINGS
 GRAPEVINE, TEXAS

MASTER SITE PLAN



DESIGNED:	SCALE	DATE	SHEET
DRAWN:	AS SHOWN	10/02/2020	2 OF 5
CHECKED:			

CASE NAME: Courtyard Marriot
 CASE NUMBER: CU24-32
 LOCATION: 2200 Bass Pro Court

MAYOR: _____ SECRETARY: _____
 DATE: _____
 PLANNING AND ZONING COMMISSION

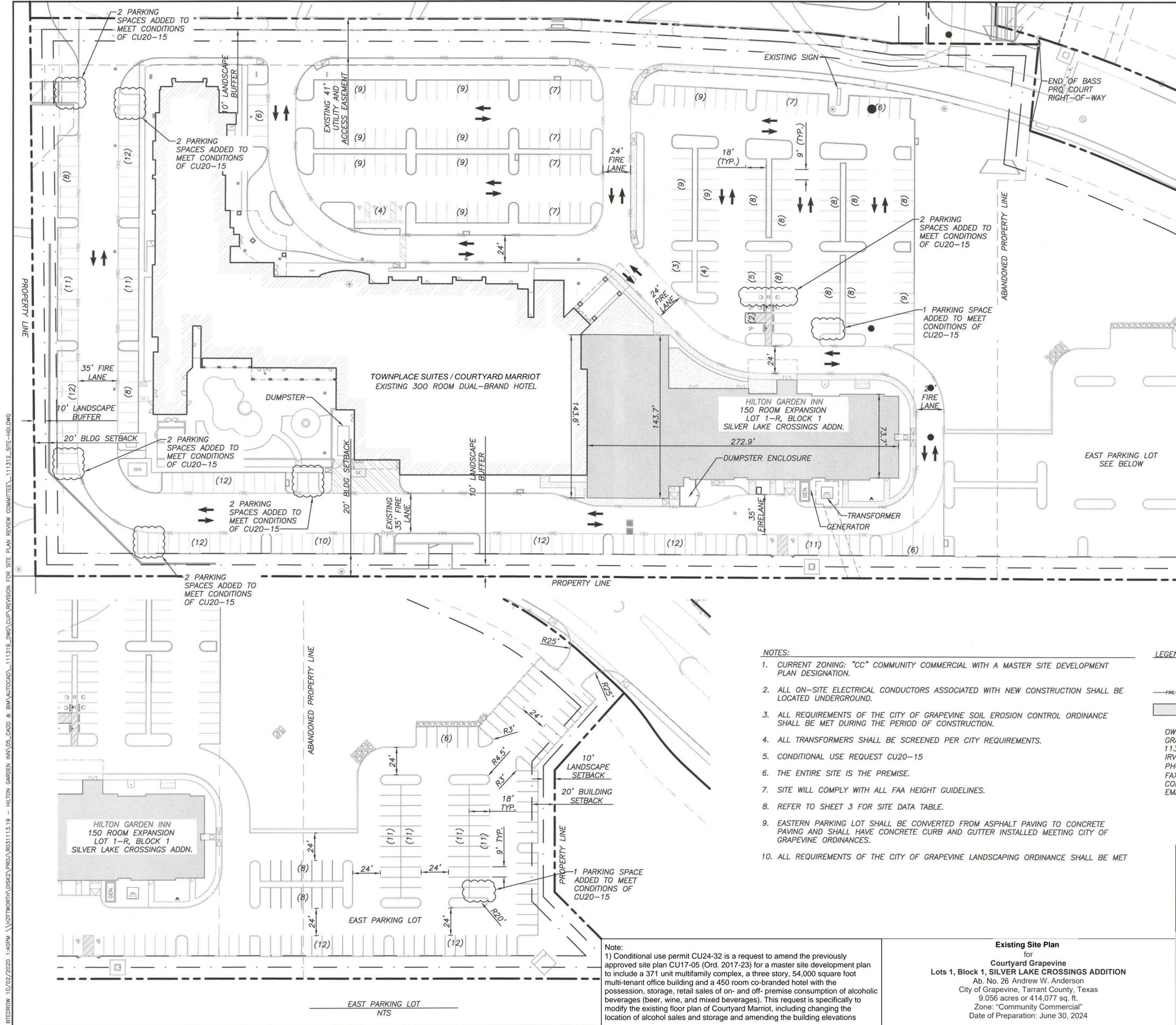
CHAIRMAN: _____
 DATE: _____
 SHEET: 1 OF 7

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

PLANNING SERVICES DEPARTMENT

Master Site Plan
 for
 Courtyard Grapevine
 Lots 1, Block 1, SILVER LAKE CROSSINGS ADDITION
 Ab. No. 26 Andrew W. Anderson
 City of Grapevine, Tarrant County, Texas
 9.056 acres or 414,077 sq. ft.
 Zone: "Community Commercial"
 Date of Preparation: June 30, 2024

R031113.19 SILVER LAKE CROSSINGS - CUP SUBMITTAL



SILVER LAKE CROSSINGS - COURTYARD MARRIOTT / TOWNSHIP SUITES HOTEL / HILTON GARDEN INN
 SILVER LAKE CROSSINGS ADDITION LOT 1-R, BLOCK 1
 PROPOSED LAND USE: HOTEL
 EXISTING ZONING: PLANNED COMMERCIAL CENTER (PCC)
 PROPOSED ZONING: PCC W/ PD OVERLAY

SITE DATA

LOT AREA	SF	AC		
	PROVIDED	REQUIRED		
EXISTING COURTYARD MARRIOTT / TOWNSHIP SUITES HOTEL	414,077.08	9.506		
BUILDING HEIGHT (FT)	69'-6"	50'-0"		
EXISTING HILTON GARDEN INN	76'-3"	50'-0"		
	EXISTING COURTYARD MARRIOTT / TOWNSHIP SUITES HOTEL PROVIDED	EXISTING HILTON GARDEN INN 150 RM EXPANSION PROVIDED	TOTAL	REQUIRED
TOTAL OPEN SPACE (SF)	-	-	126,447.38	124,223.12
(30% Min. Required)	-	-	30.5%	30% min
TOTAL IMPERVIOUS AREA (SF)	-	-	287,629.70	331,261.66
(Not to Exceed 80%)	-	-	69.5%	80% max
FIRST FLOOR FOOTPRINT (Not to Exceed 60%)	59,916	26,239	86,155	248,446.25
FLOOR AREA RATIO (BUILDING/LOT SIZE)	0.145 : 1	0.063 : 1	0.208 : 1	60%
TOTAL BUILDING AREA (SF)	225,511	108,479	333,990	-
NUMBER OF GUESTROOMS	300	150	450	300
GUESTROOMS (SF) MIN.	380	380	14,105	380
MEETING/CONFERENCE (SF)	10,000	4,105	14,105	10,000
RESTAURANT AREA (SF)	2,506	2,451	4,957	-
RESTAURANT SEATS	100	25	125	-
SWIMMING POOL (SF)	1,000	-	1,000	1,000
BUILDING SETBACKS				
FRONT YARD	25'	25'	-	25'
SIDE YARD (2)	20'	20'	-	20'
REAR YARD	25'	25'	-	25'
PARKING				
GUESTROOM SPACES	301	150	451	675
(SPACE / RM)	(1/RM)	(1/RM)	(1/RM)	(1.5/RM)
CONFERENCE SPACE (SF)	-	-	-	-
(NO ADDITIONAL REQ'D)	-	-	-	-
RESTAURANT SEATING SPACES	34	8	42	42
(SPACE / SEATS)	(1 SPACE / 3 SEATS)	(1 SPACE / 3 SEATS)	-	(1 SPACE / 3 SEATS)
TOTAL PARKING			493**	717
TOTAL ON-SITE PARKING			493	-

* INTENDED TO AMEND PREVIOUSLY APPROVED PCC FOR 150 ROOM HOTEL EXPANSION
 ** PARKING REQUIRED AT 1 SPACE PER GUESTROOM REDUCTION

BEDROOM 10/02/2020 1:40PM \\HZZT\WORK\DISK2\PROJ\03111319 - HILTON GARDEN INN\05_CADD & BIM\AUTOCAD\111319_DWG\CUP\REVISION FOR SITE PLAN REVIEW COMMITTEE_111312_SITE-HGL.DWG

- NOTES:**
- CURRENT ZONING: "CC" COMMUNITY COMMERCIAL WITH A MASTER SITE DEVELOPMENT PLAN DESIGNATION.
 - ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
 - ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
 - ALL TRANSFORMERS SHALL BE SCREENED PER CITY REQUIREMENTS.
 - CONDITIONAL USE REQUEST CU20-15
 - THE ENTIRE SITE IS THE PREMISE.
 - SITE WILL COMPLY WITH ALL FAA HEIGHT GUIDELINES.
 - REFER TO SHEET 3 FOR SITE DATA TABLE.
 - EASTERN PARKING LOT SHALL BE CONVERTED FROM ASPHALT PAVING TO CONCRETE PAVING AND SHALL HAVE CONCRETE CURB AND GUTTER INSTALLED MEETING CITY OF GRAPEVINE ORDINANCES.
 - ALL REQUIREMENTS OF THE CITY OF GRAPEVINE LANDSCAPING ORDINANCE SHALL BE MET

LEGEND:

- PROPERTY LINE
- VEHICULAR FLOW
- FIRE LANE
- PROPOSED BUILDING

OWNER/DEVELOPER:
 GRAPEVINE METRO HOTEL GP, LLC
 1135 KINWEST PARKWAY, SUITE 150
 IRVING, TEXAS 75063
 PHONE: (214) 774-4650
 FAX: (214) 260-3724
 CONTACT: MEHUL PATEL
 EMAIL: mehul@nchi.net

NOT FOR CONSTRUCTION

Huitt-Zollars, Inc.
 Firm Registration No. F-761

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	CUP SUBMITTAL	07/06/20	
2	CUP RESUBMITTAL	10/02/20	

CUP SUBMITTAL
 SILVERLAKE CROSSINGS
 GRAPEVINE, TEXAS

COMBINED TOWNSHIP SUITES/
 COURTYARD MARRIOTT / HILTON
 GARDEN INN SITE PLAN

HUITT-ZOLLARS
 Huitt-Zollars, Inc. Engineering / Architecture
 500 W. 7th St. Ste. 300 Fort Worth, Texas 76102
 Phone (817)335-3000 Fax (817)335-1025

DESIGNED:	SCALE	DATE	SHEET
DRAWN:	AS SHOWN	10/02/2020	4 OF 5
CHECKED:			

Note:
 1) Conditional use permit CU24-32 is a request to amend the previously approved site plan CU17-05 (Ord. 2017-23) for a master site development plan to include a 371 unit multifamily complex, a three story, 54,000 square foot multi-tenant office building and a 450 room co-branded hotel with the possession, storage, retail sales of on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages). This request is specifically to modify the existing floor plan of Courtyard Marriott, including changing the location of alcohol sales and storage and amending the building elevations

Existing Site Plan
 for
Courtyard Grapevine
 Lots 1, Block 1, SILVER LAKE CROSSINGS ADDITION
 Ab. No. 26 Andrew W. Anderson
 City of Grapevine, Tarrant County, Texas
 9.056 acres or 414,077 sq. ft.
 Zone: "Community Commercial"
 Date of Preparation: June 30, 2024

CASE NAME: Courtyard Marriott
 CASE NUMBER: CU24-32
 LOCATION: 2200 Bass Pro Court

MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION
 CHAIRMAN _____

DATE: _____
 SHEET: 2 OF 7

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

PLANNING SERVICES DEPARTMENT

HUITT-ZOLLARS, INC. 031113-19 SILVER LAKE CROSSINGS - CUP SUBMITTAL



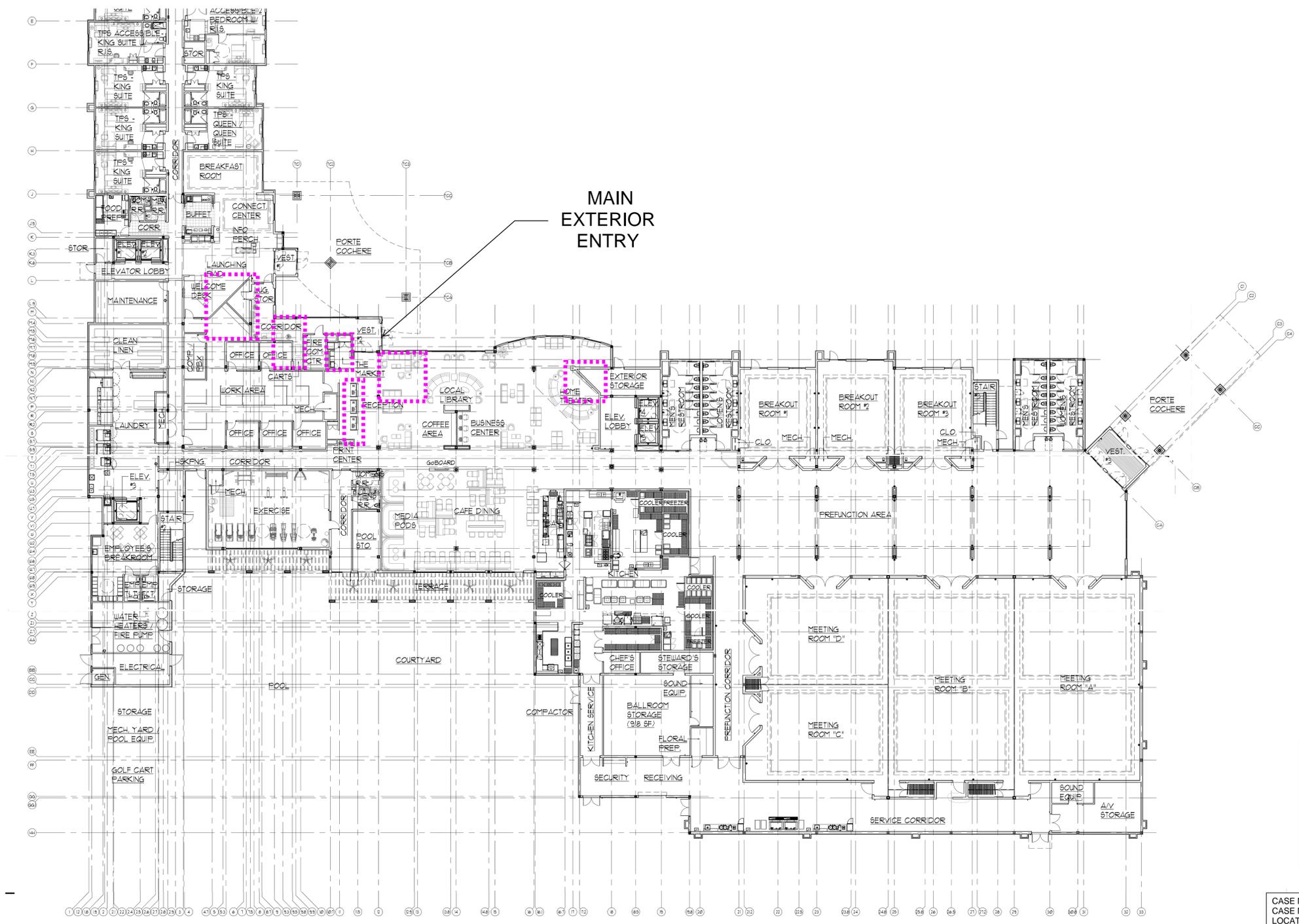
07.10.2024
EXP. 11/2024

COURTYARD MARRIOTT

2200 Bass Pro Ct
Grapevine, TX 76051

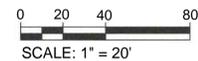
ISSUED FOR CONSTRUCTION

© CaCo Architecture LLC 2023
Project Number: 2023.001
Issue Date: 07/10/2024
Revised:



MAIN
EXTERIOR
ENTRY

1 EXISTING OVERALL GROUND FLOOR PLAN
1" = 20'-0"



Note:
1) Conditional use permit CU24-32 is a request to amend the previously approved site plan CU17-05 (Ord. 2017-23) for a master site development plan to include a 371 unit multifamily complex, a three story, 54,000 square foot multi-tenant office building and a 450 room co-branded hotel with the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages). This request is specifically to modify the existing floor plan of Courtyard Marriott, including changing the location of alcohol sales and storage and amending the building elevations

Existing Overall Ground Floor Plan
for
Courtyard Grapevine
Lots 1, Block 1, SILVER LAKE CROSSINGS ADDITION
Ab. No. 26 Andrew W. Anderson
City of Grapevine, Tarrant County, Texas
9.056 acres or 414,077 sq. ft.
Zone: "Community Commercial"
Date of Preparation: June 30, 2024

LEGEND



CASE NAME: Courtyard Marriott
CASE NUMBER: CU24-32
LOCATION: 2200 Bass Pro Court

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 3 OF 7

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

PLANNING SERVICES DEPARTMENT

Sheet Title
**EXISTING OVERALL
GROUND FLOOR
PLAN**

Sheet Number

A1.01



06.30.2024
EXP. 11.2024

COURTYARD MARRIOTT

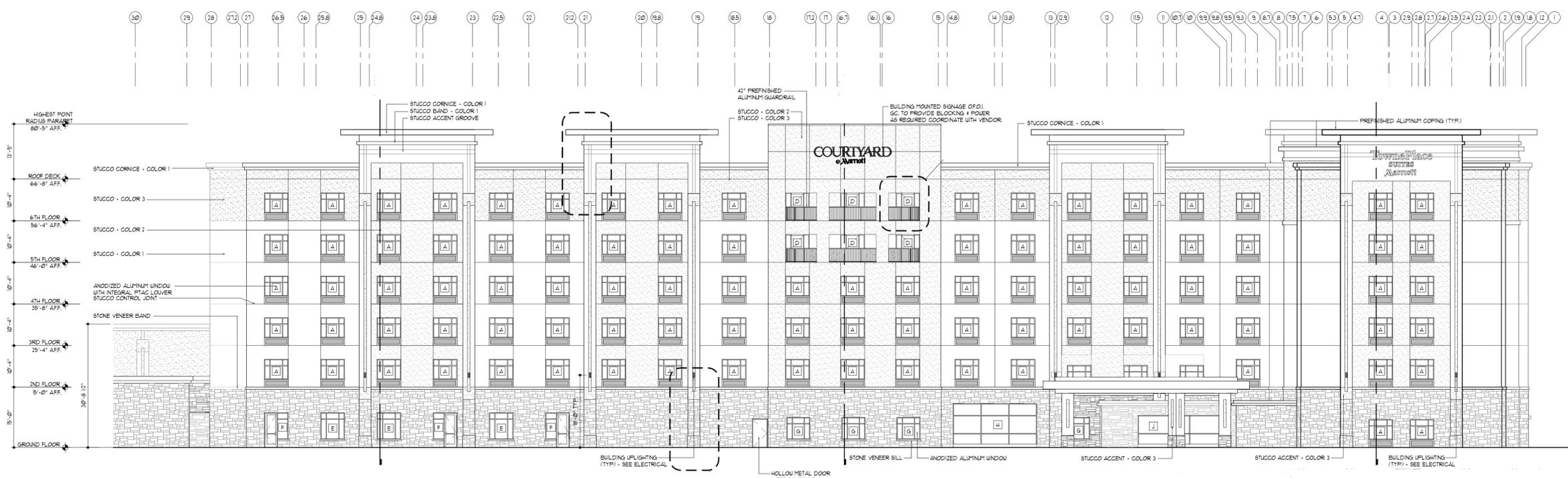
2200 Bass Pro Ct
Grapevine, TX 76051

© CaCo Architecture LLC 2023
Project Number: 2023.001
Issue Date: 07/01/2024
Revised:

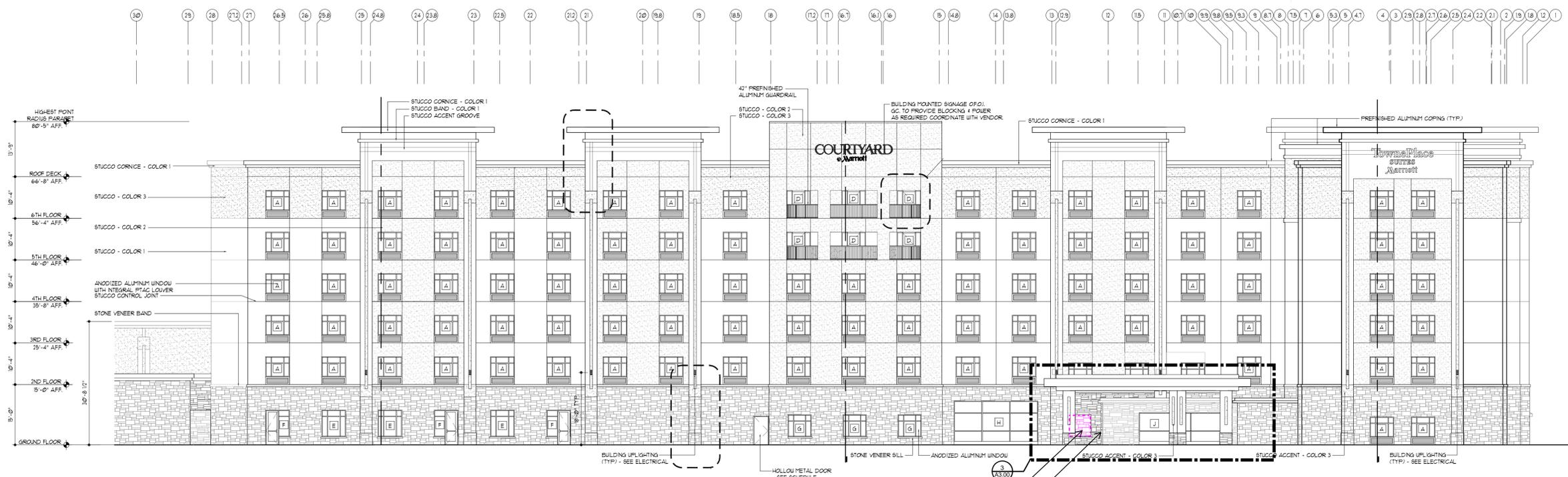
Sheet Title
NORTH ELEVATION

Sheet Number
A3.00

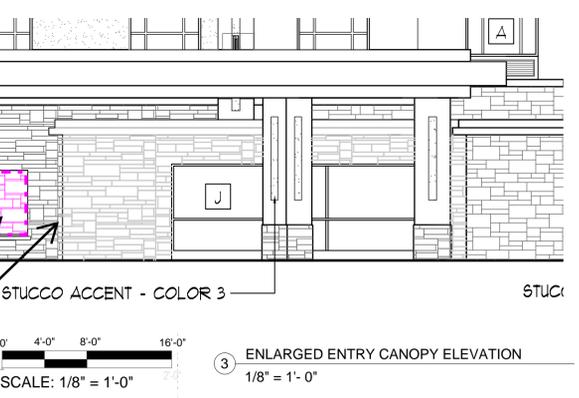
DATE:
07.01.2024



2 EXISTING EXTERIOR NORTH ELEVATION
1/16" = 1'-0"



1 PROPOSED EXTERIOR NORTH ELEVATION
1/16" = 1'-0"



3 ENLARGED ENTRY CANOPY ELEVATION
1/8" = 1'-0"

NEW WALL CONST BEYOND, MATCH ADJACENT WALL MATERIALS & FINISH COLORS

MAIN EXTERIOR ENTRY

Note:
1) Conditional use permit CU24-32 is a request to amend the previously approved site plan CU17-05 (Ord. 2017-23) for a master site development plan to include a 371 unit multifamily complex, a three story, 54,000 square foot multi-tenant office building and a 450 room co-branded hotel with the possession, storage, retail sales of on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages). This request is specifically to modify the existing floor plan of Courtyard Marriott, including changing the location of alcohol sales and storage and amending the building elevations

Building Elevations for Courtyard Grapevine
Lots 1, Block 1, SILVER LAKE CROSSINGS ADDITION
Ab. No. 26 Andrew W. Anderson
City of Grapevine, Tarrant County, Texas
9.056 acres or 414,077 sq. ft.
Zone: "Community Commercial"
Date of Preparation: June 30, 2024

CASE NAME: Courtyard Marriott
CASE NUMBER: CU24-32
LOCATION: 2200 Bass Pro Court

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

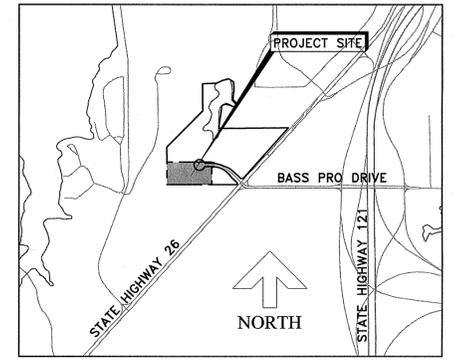
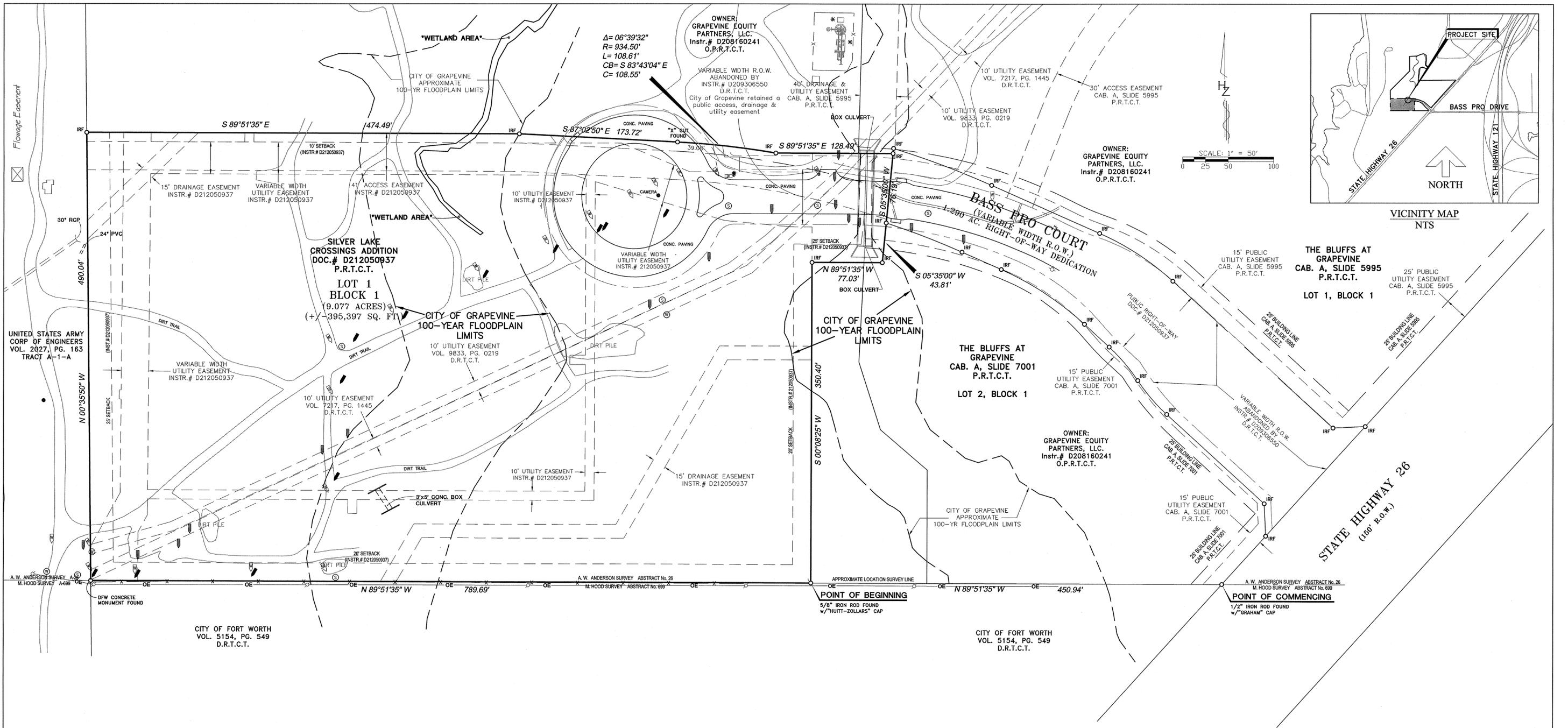
CHAIRMAN _____

DATE: _____

SHEET: 5 OF 7

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

PLANNING SERVICES DEPARTMENT



- LEGEND**
- IRF = 5/8" IRON ROD FOUND WITH CAP STAMPED "HUITT-ZOLLARS"
 - CAB. = CABINET
 - INSTR. = INSTRUMENT
 - D.R.T.C.T. = DEED RECORDS TARRANT COUNTY TEXAS
 - P.R.T.C.T. = PLAT RECORDS TARRANT COUNTY TEXAS
 - FLAGGED WATER LINE
 - FLAGGED SANITARY SEWER LINE
 - FLAGGED SANITARY "FORCE" MAIN
 - WIRE FENCE
 - OVERHEAD ELECTRIC LINES
 - SANITARY MANHOLE
 - WATER MANHOLE
 - POWER POLE

No portion of the subject tract lies within a "special flood hazard area" as explained on Community Panel Number 48439C0110K of the Flood Insurance Rate Map, Tarrant County, Texas and Incorporated Areas, dated September 25, 2009. The subject parcel lies within "other flood area - Zone X" (Areas determined to be outside the 0.2% annual chance floodplain). Areas of local drainage are not noted on this map.

The subject tract lies within the 100 year floodplain as per the City of Grapevine flood study. The City of Grapevine floodplain limit lines shown hereon are not one in the same floodplain lines for Zone X as per the referenced FEMA map.

Note:
 1) Conditional use permit CU24-32 is a request to amend the previously approved site plan CU17-05 (Ord. 2017-23) for a master site development plan to include a 371 unit multifamily complex, a three story, 54,000 square foot multi-tenant office building and a 450 room co-branded hotel with the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages). This request is specifically to modify the existing floor plan of Courtyard Marriott, including changing the location of alcohol sales and storage and amending the building elevations

Existing Land Title Survey
 for
Courtyard Grapevine
Lots 1, Block 1, SILVER LAKE CROSSINGS ADDITION
 Ab. No. 26 Andrew W. Anderson
 City of Grapevine, Tarrant County, Texas
 9.056 acres or 414,077 sq. ft.
 Zone: "Community Commercial"
 Date of Preparation: June 30, 2024

CASE NAME: Courtyard Marriott
 CASE NUMBER: CU24-32
 LOCATION: 2200 Bass Pro Court

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 6 OF 7

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

PLANNING SERVICES DEPARTMENT

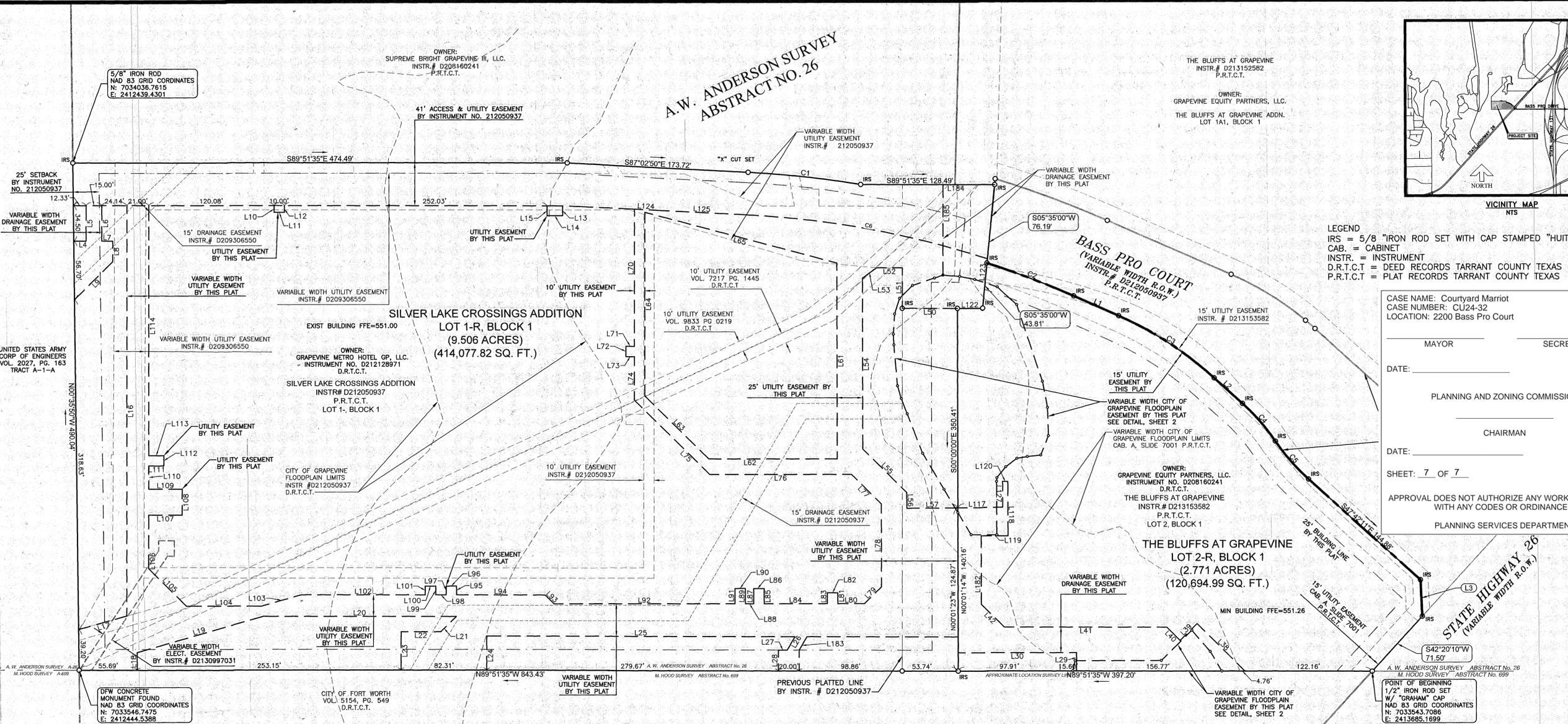
ALTA/ACSM LAND TITLE SURVEY
SILVER LAKE CROSSINGS ADDITION
 LOT 1, BLOCK 1 (9.077 AC.)
 OUT OF THE A.W. ANDERSON SURVEY,
 ABST. NO. 26, CITY OF GRAPEVINE,
 TARRANT COUNTY, TEXAS

Prepared For:
 Grapevine Equity Partners, LLC
 1431 Greenway Drive, Suite 915
 Irving, Texas 75038

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

SURVEY DATE: APRIL 12, 2012 BY: DRW
 PROJECT NO.: 03-1113-08 SHEET: 1 OF 2

Existing Zoning: "CC" Commercial Community, City of Grapevine, TX



LINE TABLE

LINE	BEARING	LENGTH
L1	S66°06'27"E	47.08'
L2	S47°33'51"E	36.72'
L3	S02°40'55"E	35.34'
L4	N89°51'35"W	11.89'
L5	S00°08'25"W	34.50'
L6	S00°08'25"W	34.50'
L7	S89°51'35"E	10.50'
L8	S00°08'25"W	20.04'
L9	S45°08'25"W	51.84'
L10	S00°08'32"W	6.50'
L11	S89°51'28"E	10.00'
L12	N00°08'32"E	6.50'
L13	S00°08'25"W	9.44'
L14	N89°51'35"W	15.00'
L15	N00°08'25"E	9.50'
L16	S00°08'25"W	396.56'
L17	S74°09'00"W	48.06'
L18	N00°08'25"E	16.99'
L19	N73°58'51"E	125.78'
L20	S89°51'35"E	185.39'
L21	S45°08'25"W	21.21'
L22	N89°51'35"W	38.05'

LINE TABLE

LINE	BEARING	LENGTH
L23	S00°08'25"W	37.00'
L24	N00°08'25"E	32.92'
L25	S89°51'35"E	295.64'
L26	S30°08'25"W	14.92'
L27	N89°51'35"W	8.51'
L28	S00°08'25"W	20.00'
L29	N00°08'11"E	17.63'
L30	N89°51'35"W	113.56'
L31	N44°51'35"W	64.82'
L32	S45°08'25"W	23.00'
L33	N44°51'35"W	18.21'
L34	N89°51'35"W	155.88'
L35	N44°51'35"W	31.15'
L36	N89°51'35"W	52.88'
L37	N00°08'25"E	38.91'
L38	S51°08'25"W	24.61'
L39	S53°49'34"W	16.95'
L40	S00°00'00"E	164.91'
L41	S45°00'00"E	59.51'
L42	S00°23'14"E	15.06'
L43	N89°36'46"E	48.85'
L44	S00°00'00"E	188.91'

LINE TABLE

LINE	BEARING	LENGTH
L45	N90°00'00"W	123.19'
L46	N45°00'00"W	86.65'
L47	N00°08'25"E	177.06'
L48	S74°57'54"E	190.54'
L49	S00°08'25"W	132.22'
L50	N89°51'35"W	8.15'
L51	N89°51'35"W	8.15'
L52	N44°51'35"W	12.24'
L53	N89°51'35"W	85.02'
L54	S89°51'35"E	8.15'
L55	S00°08'25"W	42.00'
L56	S45°00'00"E	102.02'
L57	N90°00'00"E	135.93'
L58	S45°00'00"E	40.35'
L59	S00°00'00"E	80.15'
L60	S45°00'00"W	22.93'
L61	N90°00'00"W	25.65'
L62	N00°00'00"E	10.50'
L63	S53°49'34"W	16.95'
L64	S00°00'00"E	10.50'
L65	S45°00'00"E	60.71'
L66	N00°00'00"E	14.68'
L67	N89°51'35"W	10.00'
L68	S00°00'00"E	14.70'

LINE TABLE

LINE	BEARING	LENGTH
L69	N90°00'00"E	8.00'
L70	N00°00'00"E	14.72'
L71	N89°51'35"W	10.00'
L72	S00°00'00"E	14.75'
L73	N90°00'00"W	173.46'
L74	N44°51'35"W	12.24'
L75	N89°51'35"W	85.02'
L76	N00°08'25"E	8.50'
L77	N89°51'35"W	10.00'
L78	S00°08'25"W	8.50'
L79	N89°51'35"W	10.00'
L80	N00°08'25"E	8.50'
L81	S00°00'00"E	10.00'
L82	N89°51'35"W	119.01'
L83	N00°00'00"E	10.50'
L84	N89°51'35"W	72.17'
L85	N44°51'35"W	51.23'
L86	N00°08'25"E	51.86'
L87	S89°51'35"E	32.08'
L88	N00°08'25"E	25.00'
L89	N89°51'35"W	32.08'

LINE TABLE

LINE	BEARING	LENGTH
L90	N89°51'35"W	10.00'
L91	S00°00'00"E	14.75'
L92	N90°00'00"W	173.46'
L93	N44°51'35"W	12.24'
L94	N89°51'35"W	85.02'
L95	N00°08'25"E	8.50'
L96	N89°51'35"W	10.00'
L97	S00°08'25"W	8.50'
L98	N89°51'35"W	10.00'
L99	N00°08'25"E	8.50'
L100	S00°00'00"E	10.00'
L101	N89°51'35"W	119.01'
L102	N00°00'00"E	10.50'
L103	S73°58'51"W	39.52'
L104	N89°51'35"W	72.17'
L105	N44°51'35"W	51.23'
L106	N00°08'25"E	51.86'
L107	S89°51'35"E	32.08'
L108	N00°08'25"E	25.00'
L109	N89°51'35"W	32.08'

CURVE TABLE

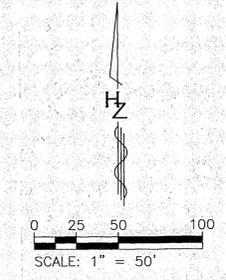
CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	108.61'	934.50'	006°39'32"	S83°43'04"E	108.55'
C2	89.13'	889.50'	005°44'27"	S68°58'41"E	89.09'
C3	109.88'	339.50'	018°32'36"	S56°50'09"E	109.40'
C4	48.40'	200.00'	013°51'53"	S40°37'55"E	48.28'
C5	48.88'	200.00'	014°00'13"	S40°42'05"E	48.76'
C6	236.13'	893.51'	015°08'30"	S79°28'36"E	235.44'

TOTAL PLATTED AREA: 534,7786.12 SQ. FT.
 NET PLATTED AREA: 534,7786.12 SQ. FT.
 RIGHT OF WAY DEDICATION: 0 SQ. FT.
 EASEMENT DEDICATION: 110,126.03 SQ. FT.

SHEET 1 OF 2
 Existing Zoning: "PCC" Planned Commercial Center
 Proposed Zoning: "PCC" Planned Commercial Center

PLANNING & ZONING COMMISSION:
 DATE APPROVED: August 27, 2019
 CHAIRMAN: [Signature]
 SECRETARY: Susan Batts

GRAPEVINE CITY COUNCIL:
 DATE APPROVED: August 27, 2019
 MAYOR: [Signature]
 CITY SECRETARY: [Signature]



THIS PLAT FILED ON September 13, 2019 INSTRUMENT # 219208330

OWNER: GRAPEVINE METRO HOTEL GP, LLC / GRAPEVINE EQUITY PARTNERS, LLC
 1135 KINWEST PARKWAY SUITE 150 IRVING, TEXAS 75063 PHONE: 214-774-4650 FAX: 214-260-3724

DEVELOPER: GRAPEVINE METRO HOTEL GP, LLC
 1135 KINWEST PARKWAY SUITE 150 IRVING, TEXAS 75063 PHONE: 214-774-4650 FAX: 214-260-3724

PREPARED/SURVEYED BY: HUITT-ZOLLARS
 Huitt-Zollars Inc. Fort Worth
 500 West 7th Street, Suite 300 Fort Worth, Texas 76102-4728 Phone (817) 335-3000 Fax (817) 335-1025

CASE NAME: Courtyard Marriot
 CASE NUMBER: CU24-32
 LOCATION: 2200 Bass Pro Court

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

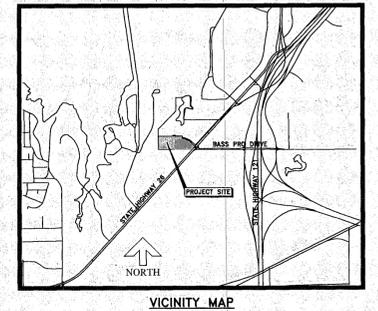
CHAIRMAN _____

DATE: _____

SHEET: 7 OF 7

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

PLANNING SERVICES DEPARTMENT



LEGEND
 IRS = 5/8" IRON ROD SET WITH CAP STAMPED "HUITT-ZOLLARS"
 CAB. = CABINET
 INSTR. = INSTRUMENT
 D.R.T.C.T. = DEED RECORDS TARRANT COUNTY TEXAS
 P.R.T.C.T. = PLAT RECORDS TARRANT COUNTY TEXAS

BTDROW 08/15/2019 8:29AM \\HZZFTWORTH\DISK2\PROJ\03111319 - HILTON GARDEN INN\AGE_LOAD & BIM\AUTOCAD - 111319.DWG\REPLAT - HTL EXP\FINAL RE-PLAT 2.DWG

TO: SITE PLAN REVIEW COMMITTEE MEMBERS

FROM: ALBERT L. TRIPLETT, JR. PLANNER II

DATE: AUGUST 7, 2024

SUBJECT: CONDITIONAL USE REQUEST CU24-33; OG WINE CELLARS TASTING ROOM, 909 SOUTH MAIN STREET, SUITE 104

RECOMMENDATION

Staff recommends the Site Plan Review Committee (SPRC) consider the proposed changes to conditional use permit CU24-18 (Ord. 2024-049) to amend the previously approved site plan to allow the possession, storage, retail sale, and off-premise consumption of alcoholic beverages (wine only) and outdoor dining in conjunction with a wine-tasting room. This request is specifically to change the floor plan and shift alcohol points of sale due to the size of the suite being enlarged 95 square feet. The property is currently zoned “MXU”, Mixed Use District.

REQUEST

On May 21, 2024, City Council approved CU24-18 (Ord. 2024-049) to allow the possession, storage, retail sale, and off-premise consumption of alcoholic beverages (wine only) and outdoor dining in conjunction with a wine-tasting room.

With this request, the applicant proposes to revise the approved floor plan due to the suite being enlarged by 95 square feet and shifting the alcohol point of sale area. The expansion is a result of the location of the demising wall between suites 104 (OG Wine Cellars Tasting Room) and 105 (existing Beauty Salon) extending from column to column instead of protruding another three feet south of the columns. The expansion of the suite will allow for six additional indoor seats; five seats in the general wine tasting room and one additional seat in the banquet room. As a result of the suite expansion, and adding six additional indoor seats, the required parking count increased by two spaces. The entire development has a total of 602 parking spaces on site: 510 spaces in the five-level parking garage and 92 surface lot spaces.

The table below shows the changes between what was approved with CU24-18 and the current request, CU24-33, no other changes are being proposed.

	Approved	Proposed	+/-
Total Suite Area	2,763 SF	2,858 SF	+95 SF
Indoor Seating	104	110	+6
Required Parking	39	41	+2

BACKGROUND INFORMATION

The subject property was zoned “C-2”, Community Business District prior to the 1984 City-wide Rezoning. A portion of the subject property and the adjacent property to the east was zoned “R-2”, Two-Family District and the properties to the north across Dallas Road and to the west and south were zoned “LI”, Light Industrial District prior to the 1984 City-wide Rezoning. The subject and surrounding properties were subsequently rezoned to “PO”, Professional Office District during the 1984 City-wide rezoning.

- On July 17, 1994, City Council approved Z94-08 (Ord. 1994-56) to rezone 4.2 acres from “PO”, Professional Office District to “HCO”, Hotel Corporate Office District for the development of a bank.
- On June 17, 1997, City Council also approved Z97-12 (Ord. 1997-60) to rezone 0.142 acre from “PO”, Professional Office District to “HCO”, Hotel Corporate Office District for the development of a bank/ office tower.
- On September 20, 2005, City Council approved Z05-10 (Ord. 2005-75) to rezone 5.5 acres from “HCO”, Hotel Corporate Office District and “LI”, Light Industrial District to “MXU”, Mixed Use District. This 5.5-acre property was developed as a mixed-use project containing 251 apartment units and 20,200 square feet of ground-floor retail lease space in two separate buildings that have frontage on South Main Street, all served by a five-level parking garage containing 510 parking spaces.
- On October 16, 2007, City Council approved CU07-20 (Ord. 2007-56) and CU07-21 (Ord. 2007-57) for on and off-premise consumption of beer and wine and outdoor dining in conjunction with a restaurant, Tastings in suites 109 and 110.
- On December 12, 2007, the Site Plan Review Committee (SPRC), approved CU07-40 and CU07-41 to allow modifications to the floor plan of the existing restaurant, Tastings, for a small catering counter in suites 109 and 110.
- On October 19, 2010, City Council approved CU10-23 (Ord. 2010-58) to allow vinyl drop curtains to enclose the outdoor patio at the existing restaurant, Cork It, in suite 100.
- On April 15, 2014, City Council approved CU14-11 (Ord. 2014-21) to allow on and off-premise consumption of alcoholic beverage sales (beer, wine and mixed beverages), and outdoor dining in conjunction with a restaurant, Mac’s on Main.
- On February 15, 2022, City Council approved CU22-08 (Ord. 2022-13) an expansion of the existing restaurant, Macs on Main in suite 110.
- On May 21, 2024, City Council approved CU24-18 (Ord. 2024-049) to allow the

possession, storage, retail sale, and off-premise consumption of alcoholic beverages (wine only) and outdoor dining in conjunction with a wine-tasting room.

/ng



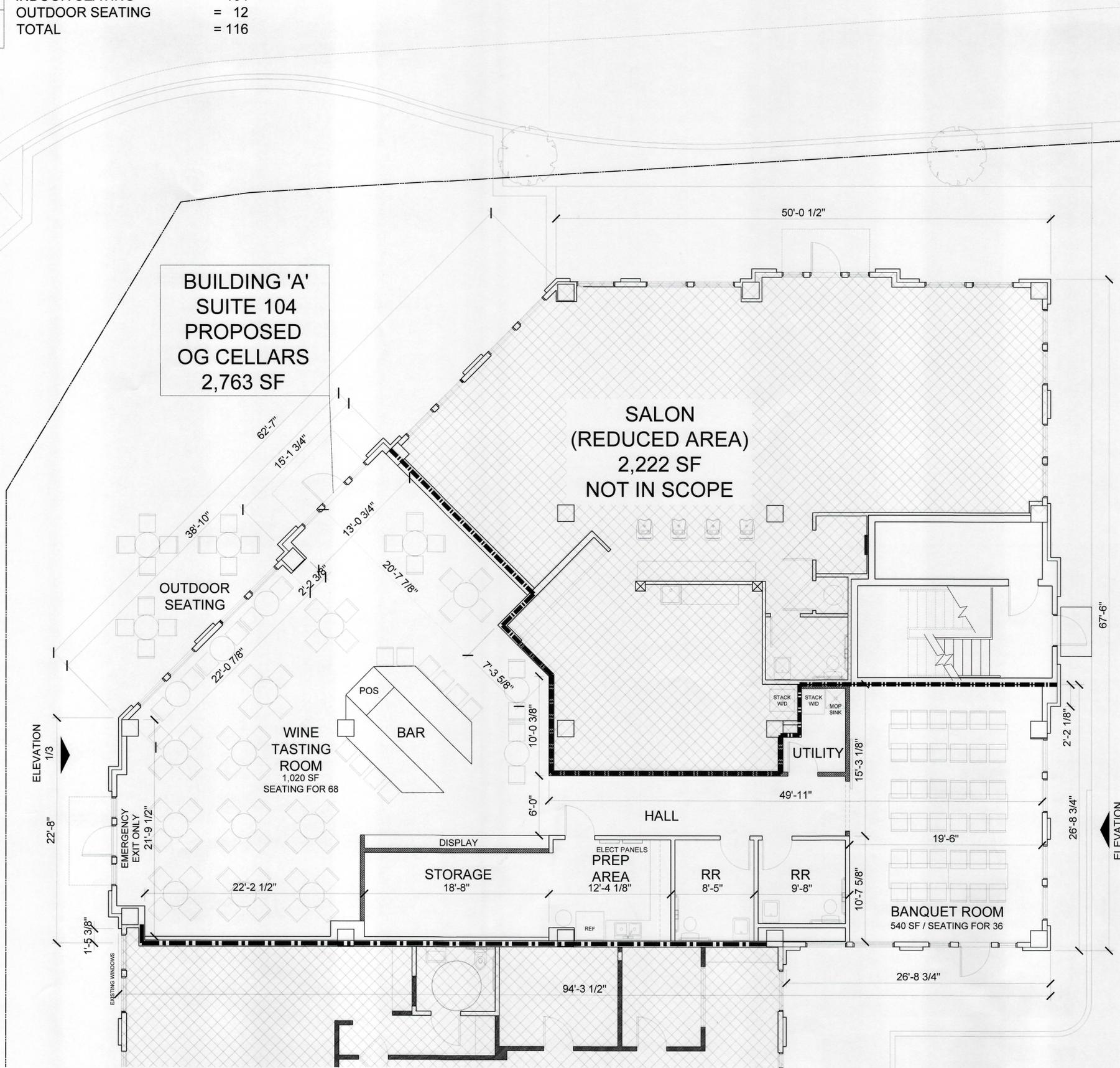
PROPOSED OG CELLARS
909 S MAIN - BUILDING A SUITE 104

SCALE : 3/16" = 1'-0"

PROPOSED HOURS OF OPERATION - OG CELLARS

Sunday - Thursday: noon-9pm
Friday & Saturday: 11am - 10pm

INDOOR SEATING = 104
OUTDOOR SEATING = 12
TOTAL = 116



JQAO
ATELIER

ALICIA C. QUINTANA, AIA
227 North Shore Drive
Dallas, TX 75216
214-215-7474
quintana.a@gmail.com



Alicia C. Quintana
2024

PROJECT:
909 S. MAIN STREET
BUILDING A, SUITE 104
GRAPEVINE, TEXAS 76051

RECEIVED
MAY 09 2024

PREVIOUSLY APPROVED

CONDITIONAL USE REQUEST

The purpose of CU24-18 is to allow the possession, storage, retail sale, and off-premise consumption of alcoholic beverages (wine only) and outdoor dining in conjunction with a wine-tasting room.

CONCEPT PLAN

for
WINE TASTING ROOM (OG CELLARS)
909 S MAIN ST, BUILDING A, SUITE 104
Lot 1, Block 1, HASTEN ADDITION
William Dooley Survey Abstract No. 422
City of Grapevine, Tarrant County, Texas
Lot area: 5.511 acres, 240,047 SF
Zoned: (MXU) MIXED USE DISTRICT

Date of Preparation: 3-26-24

CASE NAME: WINE TASTING ROOM
CASE NUMBER: CU24-18
LOCATION: 909 SOUTH MAIN ST, #104

[Signature] MAYOR
[Signature] SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

[Signature]
CHAIRMAN

DATE:

SHEET: OF

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

DEPARTMENT OF DEVELOPMENT SERVICES

DRAWING TITLE:
ENLARGED FLOOR PLAN & CONCEPT PLAN

REVISIONS:
4-11-24
4-18-24

SCALE: 3/16"=1'-0"

PROJECT NO:
24-02

DATE:
3-26-24

SHEET NO:
2 of 3



CITY OF GRAPEVINE
SITE PLAN REVIEW COMMITTEE MEETING MINUTES
WEDNESDAY, MAY 8, 2024 AT 2:00 P.M.

The Site Plan Review Committee of the City of Grapevine, Texas met in Session, on this the 8th day of May 2024, in the Planning and Zoning Conference Room, 200 South Main Street, Second Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chair
Sharron Rogers	Member
Erica Marohnic	Member

Constituting a quorum and the following City Staff:

Albert Triplett, Jr.	Planner II
Natasha Gale	Planner I
Lindsay Carey	Planning Technician

I. CALL TO ORDER – 2:00 P.M. – Planning and Zoning Conference Room

II. CITIZEN COMMENTS

Any person who is not scheduled on the agenda may address the Committee under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the staff. A member of the public may address the Committee regarding an item on the agenda either before or during the Committee's consideration of the item, upon being recognized by the Chairman or upon the consent of the Committee. In accordance with the Texas Open Meetings Act, the Committee is restricted in discussing or taking action during Citizen Comments.

No one signed up to speak.

III. NEW BUSINESS

- A. Site Plan Review Committee to consider a public hearing relative to Conditional Use Request **CU24-19** [Sam's Club] addressed as 1701 West State Highway 114, and consideration of the same.

Albert presented **CU24-19** and answered questions. The Committee discussed.

Motion was made to **approve** conditional use request **CU24-19** [Sam's Club] addressed as 1701 West State Highway 114:

Motion: Rogers
Second: Marohnic
Ayes: Oliver
Nays: None
Approved: 3-0

IV. MINUTES

A. Site Plan Review Committee to consider the minutes of the February 7, 2024, regular meeting.

Motion was made to **approve** the **minutes** from February 7, 2024, regular Site Plan Review Committee meeting:

Motion: Oliver
Second: Marohnic
Ayes: Rogers
Nays: None
Abstention: None
Approved: 3-0

ADJOURNMENT

Oliver made a motion to adjourn the meeting at **2:04 P.M.**

PASSED AND APPROVED BY THE SITE PLAN REVIEW COMMITTEE OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 7th DAY OF AUGUST 2024.

APPROVED:

LARRY OLIVER
CHAIRMAN

ATTEST:

ALBERT TRIPLETT
PLANNER II