



AGENDA
CITY OF GRAPEVINE
SITE PLAN REVIEW COMMITTEE MEETING
WEDNESDAY, OCTOBER 2, 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 **CU24-38** [Office/ Warehouse] addressed as 942 Minters Chapel Road, and consideration of same.

IV. MINUTES

- A. Site Plan Review Committee to consider the minutes of the August 7, 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 27th DAY OF SEPTEMBER 2024 AT 5:00 P.M.

A handwritten signature in cursive script, reading "Erica Marohnic", written in black ink. The signature is positioned above a horizontal line.

ERICA MAROHNIC
PLANNING SERVICES DIRECTOR

**CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS**

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) 942 MCR ADDITION

Gross area of parcel (to nearest tenth of acre) 2.024 ACRES

Street frontage & distance to nearest cross street MINTERS / 60 FT PAULS ROAD

Describe the Proposed Use OFFICE ~~USE~~ WAREHOUSE

Proposed Zoning LI

Existing Zoning LI

Future Land Use Designation I

Subject Property Address 942 MINTERS CHAPEL ROAD

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

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

Any changes to a site plan approved with a conditional use permit request can only be approved by City Council through the public hearing process.

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months an application has not been scheduled before the Commission and Council said application shall be considered withdrawn, with forfeiture of all filing fees.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

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

Owner Name DON STONE Owner Phone Number 817-991-1874

Company MINTERS 942, LLC

Address 2210 HUTTON DRIVE SUITE 100

City CARROLLTON State TX Zip Code 75006

Email [REDACTED]

CU24-38

SEP 03 2024

**CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS**

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate _____ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

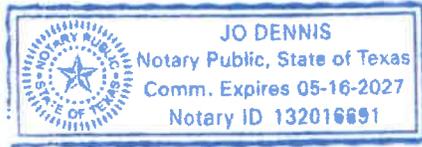
Property Owner's Signature Don Stone Date 9/3/2024

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Don Stone (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 3 day of September, 2024

[Signature]
NOTARY PUBLIC in and for the State of Texas



CU24-38

SEP 03 2024

**CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS**

PLATTING VERIFICATION:

To be filled out by the Public Works & Engineering Department at time of submittal

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

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

Address of subject property 942 MINERS CIRCLE ROAD

Legal description of subject property
LOT 1, BLOCK 1, 942 MCR ADDITION

Justin Durner _____ SEPTEMBER 2, 2024
Public Works Department Date



CU24-38

SEP 03 2024

Request for Conditional Use Permit 24-38.

Ref: 942 MCR ADDTION, LOT 1, BLOCK A / 942 MINTERS CHAPEL ROAD

This request is to surround the existing truck court behind the above address, so personal and company vehicles can be parked in the truck court overnight and on weekends. Additionally, some new materials may need to be stored outside from time to time.

The tenant requiring this permit is in the residential air conditioning business. They need a secure area for parking their company vehicles. The currently fenced truck court is one of the primary reasons they picked this location over several others in the area.

The tenant desires no additional fencing, as they want their vehicles secure and yet visible to law enforcement. Since that is not possible with the current code, the landlord has elected to use an 8-foot wooden screen wall.

This property received the existing CUP 24-16 just a few months ago. The new CUP 24-38, when approved, would provide fencing around the entire area covered by the existing CUP 24-16. The owner would request that so long CUP 24-38 is approved and constructed, the fence requirement for the existing CUP, be suspended. Otherwise, we will have an 8-foot fence inside of another 8-foot fence, that cannot be seen and therefore serves no purpose.

Thanking you in advance for your consideration,

Don Stone

MINTERS 942, LLC



817.991.1874

E DALLAS RD R-7.5

FIELD
DISTRIBUTION
CENTER
281J

1R

LI

CHARLES
MARTINEZ
25005 1

1R1
.76 @

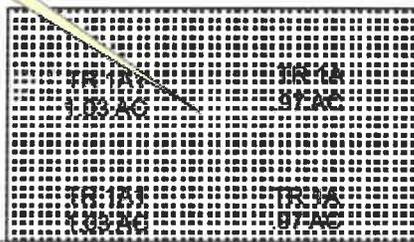
HFCG
16608G 1
1R2
1.18 @

SUBJECT
PROPERTY

2

TR 2A3C
1.2 AC

2



2 1
2.546 @ DFW
AIR FREIGHT
CENTRE
9079

NORTHFIELD
DISTRIBUTION
CENTER
30281J

A

2 1
2.546 @ DFW AIR
FREIGHT
CENTRE
9079

4R
11.356 @

HOLLINGSWORTH
ADDN
18855A 1

3R
7.102 @

AIR-LAND
165
1A 1

MINTERS CHAPEL RD

CC

0 80 160 240 320 Feet



CU24-38; Office/ Warehouse
942 Minters Chapel Road

Date Prepared: 5/9/2024

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

TO: SITE PLAN REVIEW COMMITTEE MEMBERS
FROM: ALBERT L. TRIPLETT, JR. PLANNER II
DATE: OCTOBER 2, 2024
SUBJECT: CONDITIONAL USE REQUEST CU24-38; OFFICE /WAREHOUSE, 942
MINTERS CHAPEL ROAD, SUITE 104

RECOMMENDATION

Staff recommends the Site Plan Review Committee (SPRC) consider the proposed changes to conditional use permit CU24-16 (Ord. 2024-048) to amend the previously approved site plan to allow outside storage and revised elevations in conjunction with an existing office/ warehouse building. This request is specifically to enlarge the outside storage area. The property is currently zoned "LI", Light Industrial District.

REQUEST

An approximate 28,108 square foot, outside storage area is proposed in the rear yard, adjacent to the west building elevation to allow vehicle parking for a prospective tenant. The proposed number of parking spaces for the outdoor vehicle storage area is 35 spaces. Out of these proposed spaces, 8 are over-sized, with dimensions of 12 feet in width and 53 feet in depth. This is larger than the typical parking stall, which measures 9 feet in width and 18 feet in depth.

CU24-16 approved outside storage for liquid containment, which will be used if contaminated groundwater from the site requires temporary containment. The storage yard will be screened by an 8-foot, approximately 515 lineal feet, wooden screening fence.

The table below shows the changes between what was approved with CU24-16 and the current request, CU24-38. No other changes are being proposed.

	Approved	Proposed	+/-
Total Outdoor Storage yard	6,800 SF	28,108 SF	+28,108 SF

BACKGROUND INFORMATION

The subject site was zoned "LI", Limited Industrial District prior to the 1984 City-wide Rezoning at which time the subject site was rezoned to "LI", Light Industrial District.

- On May 21, 2024, City Council approved CU24-16 (Ord. 2024-048), first reading of an ordinance, to allow outside storage and revise elevations in conjunction with an existing 31,500 square foot office/ warehouse building.
- On June 3, 2024, the Board of Zoning Adjustment approved BZA24-06 to allow the

existing building encroachments into the required front-yard building setback, and into the required side yard adjacent to the north property line, reduce minimum open space, exceed maximum impervious area, and allow reduced landscaping regulations.

- On June 18, 2024, City Council approved CU24-16 (Ord. 2024-048), the second reading the ordinance, to allow outside storage and revise elevations in conjunction with an existing 31,500 square foot office/ warehouse building

/at

LEGAL DESCRIPTION OF LAND

WHEREAS Minters 942, LLC is the sole owner of a 2.024 acre tract of land situated in the Phillip D. Hudgins Survey, Abstract No. 755, in the City of Grapevine, Tarrant County, Texas, and being all that certain tract of land conveyed to Minters 942, LLC, by Special Warranty Deed recorded in Instrument Number D223074419, of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of said Minters 942 tract, same being the northeast corner of Lot 4R, Block A, Northfield Distribution Center Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D205146631, Official Public Records, Tarrant County, Texas, same being in the west right-of-way line of Minters Chapel Road (a 72 foot right-of-way);

THENCE South 89 deg. 48 min. 40 sec. West, along the common line of said Minters 942 tract and said Lot 4R, a distance of 389.55 feet to an 'X' cut set in concrete for the southwest corner of said Minters 942 tract, from which a 1/2 inch iron rod found in concrete bears North 45 deg. 37 min. West, 1.3 feet, same being the most northerly northwest corner of said Lot 4R, same being in the east line of Lot 2, Block A, Northfield Distribution Center Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Volume A, Page 7231, Plat Records, Tarrant County, Texas;

THENCE along the common line of said Minters 942 tract and said Lot 2 as follows:

North 00 deg. 03 min. 52 sec. East, a distance of 226.20 feet to a 1/2 inch iron rod found for the northwest corner of said Minters 942 tract;

North 89 deg. 47 min. 45 sec. East, a distance of 389.96 feet to a 1/2 inch iron rod with yellow plastic cap found for the northeast corner of said Minters 942 tract, same being the most easterly southeast corner of said Lot 2, same being in the west right-of-way line of aforesaid Minters Chapel Road;

THENCE South 00 deg. 10 min. 03 sec. West, along the common line of said Minters 942 tract and said Minters Chapel Road, a distance of 226.31 feet to the POINT OF BEGINNING and containing 88,182 square feet or 2.024 acre of computed land, more or less.

- NOTES:
1. IRF - Iron Rod Found
2. YRIF - Iron Rod Found with yellow plastic cap
3. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.
4. The purpose of the future plat is to create 1 lot from a tract of land.
5. Total Platted Area = 88,182 SQ. FT. OR 2.024 AC.
Right of Way Dedication = 0 SQ. FT.
Easement Dedication = 0 SQ. FT. OR 0 AC.
Net Platted Area = 88,182 SQ. FT. OR 2.024 AC.
6. Coordinates shown hereon are grid coordinates, and can be converted to ground coordinates and distances by applying an average Combination Factor of 1.00015111.

With the condition that an 8-foot, approximately 376-square-foot mobile liquid containment tank be used for the requested outdoor storage to the rear of the building

Board of Zoning Adjustment case BZA24-06 is request for the following a special exception requests: To allow the existing 31,500 square foot office/warehouse to remain as developed with an 8-foot encroachment into the required front yard adjacent to the east property line, an 8-foot encroachment in the required side yard adjacent to the north property line, a reduction in minimum open space requirement, and to exceed the maximum allowed impervious area.

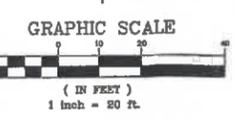
Conditional Use CU24-16 is a request to allow outdoor storage, and revise the exterior building elevations in conjunction with an existing 31,500 square foot office/warehouse

Case name: 942 MCR ADDITION
Case number: CU24-16
Location: 942 MINTERS CHAPEL ROAD, GRAPEVINE, TEXAS
MAYOR: [Signature]
SECRETARY: [Signature]
PLANNING AND ZONING COMMISSION
CHAIRMAN: [Signature]
PLANNING SERVICES DEPARTMENT

MAY 16 2024

DIMENSIONAL CONTROL SITE PLAN

FOR:
942 MCR ADDITION
LOT 1, BLOCK A
PHILLIP D. HUDGINS SURVEY, ABSTRACT NO. 755
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
88,182 SQ. FT. OR 2.024 ACRES
CASE NUMBER CU24-16
942 MINTERS CHAPEL ROAD
EXISTING ZONING: LI, LIGHT INDUSTRIAL



OWNER:
MINTERS 942, LLC
2210 HUTTON DRIVE, SUITE 100
CARROLLTON, TEXAS 75006
CONTACT: DONALD H. STONE

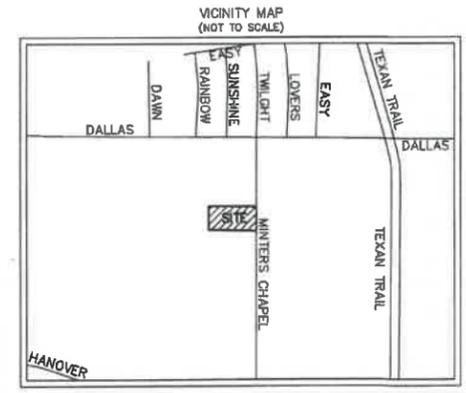
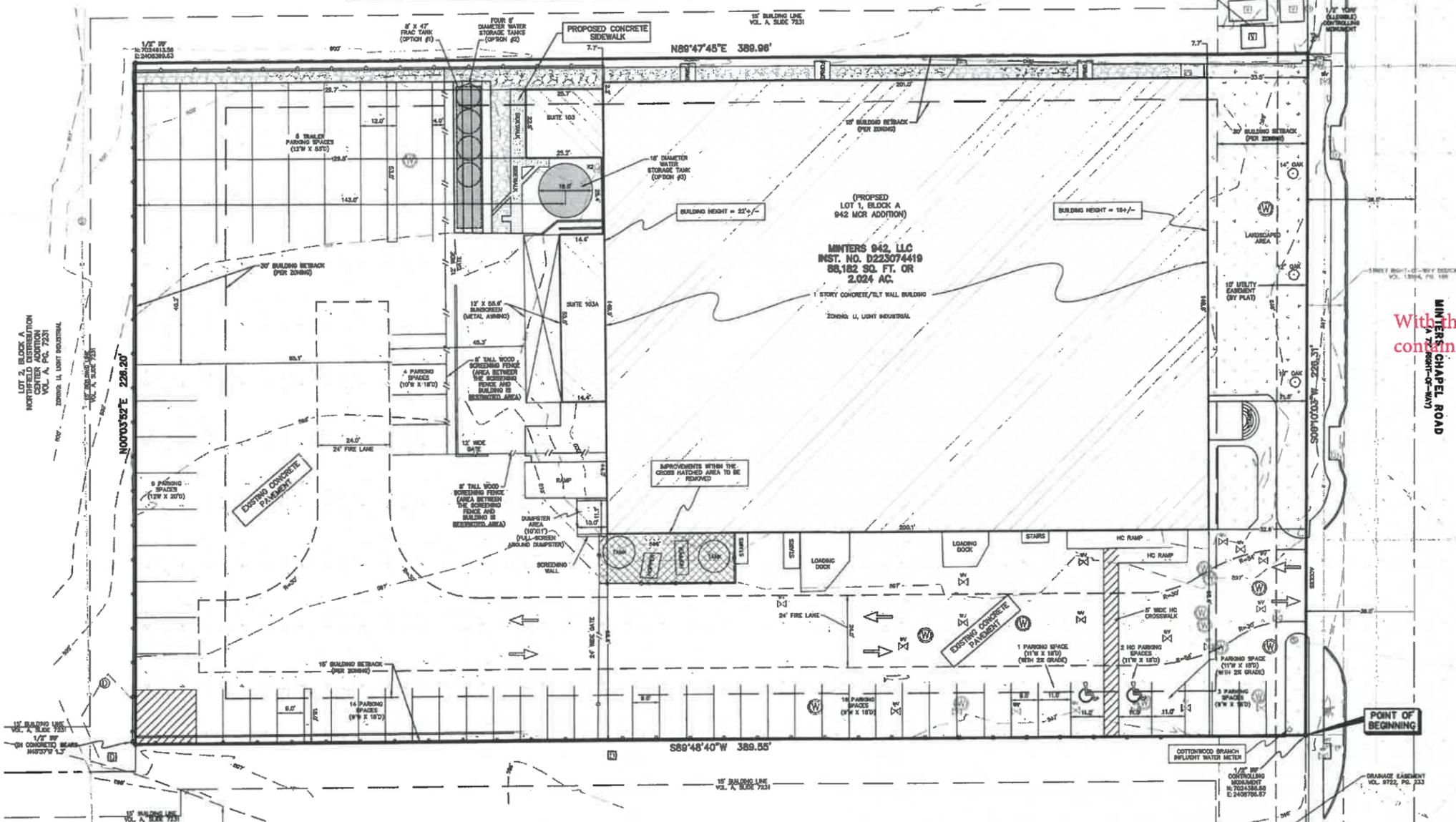
REVISED: 04/23/2024
05/14/2024

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
SHEET 1 OF 5

LANDSCAPE AREA
LANDSCAPE PERIMETER AREA (SQUARE FEET) 0.867 S.F.
INTERIOR LANDSCAPE AREA-PARKING LOT LANDSCAPING (SQUARE FEET) 1,379 S.F.
ADDITIONAL INTERIOR LANDSCAPE AREA 0
OTHER LANDSCAPE AREA WITHIN THE LOT (SQUARE FEET) 7,248 S.F.
TOTAL LANDSCAPE AREA 9,494 S.F.

SITE DATA CHART
EXISTING REQUIRED
BUILDING HEIGHT 1-STORY, 16'-22' MAX 50'
BUILDING AREA 31,500 SQ. FT. OR 0.723 AC. MAX 50% OR 44,091 SQ. FT.
TOTAL LOT AREA 88,182 SQ. FT. OR 2.024 AC. MIN. 20,000 SQ. FT.
TOTAL PARKING REQUIRED 44 (REQUIRED PARKING IS 1 SPACE PER 2,000 SQ. FT. OF LOT AREA)
TOTAL PARKING PROPOSED 48 REG., 2 HC, AND 8 TRAILER 58 TOTAL

WATER STORAGE OPTIONS
OPTION #1: 6' X 47' FRAC WATER STORAGE TANK
OPTION #2: FOUR 8' DIAMETER WATER STORAGE TANKS
OPTION #3: 18' DIAMETER WATER STORAGE TANK



LINE TYPE TABLE
BOUNDARY LINE
ADJOINER LINE
STREET CENTERLINE
EASEMENT LINE
BUILDING LINE
GATE
CHAIN LINK FENCE
CONTOUR LINE
WATER LINE
OVERHEAD SERVICE LINE
SEWER LINE
STORM WATER LINE

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122
05/14/2024

RIGHT-OF-WAY DEDICATION AREA 0 (ZERO) SQ. FT.
EASEMENT DEDICATION AREA 2,263 SQ. FT.
NET PLATTED AREA 88,182 SQ. FT. OR 2.024 AC.
TOTAL PLATTED AREA 88,182 SQ. FT. OR 2.024 AC.

LEGEND
GAS METER
FIRE HYDRANT
WATER METER
TELEPHONE PEDESTAL
POWER POLE
DOWN GUY
S.S. MANHOLE
CLEAN OUT
MONITORING WELL
TRAFFIC SIGNAL POLE
TELEPHONE MANHOLE
VERIZON MANHOLE
MONITORING WELL
VAULT
HANDICAP SPACE
SIGN
LIGHT POLE
JUNCTION BOX
CONCRETE
BOLLARD
COVERED AREA
A/G PAD

LANDSCAPE AREA	
LANDSCAPE PERIMETER AREA (SQUARE FEET)	5,867 S.F.
INTERIOR LANDSCAPE AREA-PARKING LOT LANDSCAPING (SQUARE FEET)	0
ADDITIONAL INTERIOR LANDSCAPE AREA	1,379 S.F.
TOTAL LANDSCAPE AREA WITHIN THE LOT (SQUARE FEET)	7,246 S.F.
IMPERVIOUS AREA	
BUILDING FOOTPRINT AREA (SQUARE FEET)	31,500 S.F.
AREA OF PARKING PAVEMENT (SQUARE FEET)	41,700 S.F.
OTHER IMPERVIOUS AREA, SIDEWALKS, PLATWORKS, ETC. (SQUARE FEET)	7,736 S.F.
TOTAL IMPERVIOUS AREA (SQUARE FEET AND PERCENTAGE)	7,246 S.F. (8.2%)
TOTAL IMPERVIOUS AREA (SQUARE FEET AND PERCENTAGE)	80,036 S.F. (81.8%)

SITE DATA CHART		
	EXISTING	REQUIRED
BUILDING HEIGHT	1-STORY, 16'-22'	MAX 50'
BUILDING AREA	31,500 SQ. FT. OR 0.723 AC.	MAX 50% OR 44,091 SQ. FT.
TOTAL LOT AREA	88,182 SQ. FT. OR 2.024 AC.	MIN. 20,000 SQ. FT.
TOTAL PARKING REQUIRED	44	(REQUIRED PARKING IS 1 SPACE PER 2,000 SQ. FT. OF LOT AREA)
TOTAL PARKING PROPOSED	48 REG., 2 HC, AND 8 TRAILER 58 TOTAL	

LOT 2, BLOCK A
NORTHFIELD DISTRIBUTION
CENTER ADDITION
VOL. A, PG. 7231
ZONING: LI, LIGHT INDUSTRIAL

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BEGINNING at a 1/2 inch iron rod found for the southeast corner of said Minters 942 tract, same being the northeast corner of Lot 4R, Block A, Northfield Distribution Center Addition, an addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D205146631, Official Public Records, Tarrant County, Texas, same being in the west right-of-way line of Minters Chapel Road (a 72 foot right-of-way);

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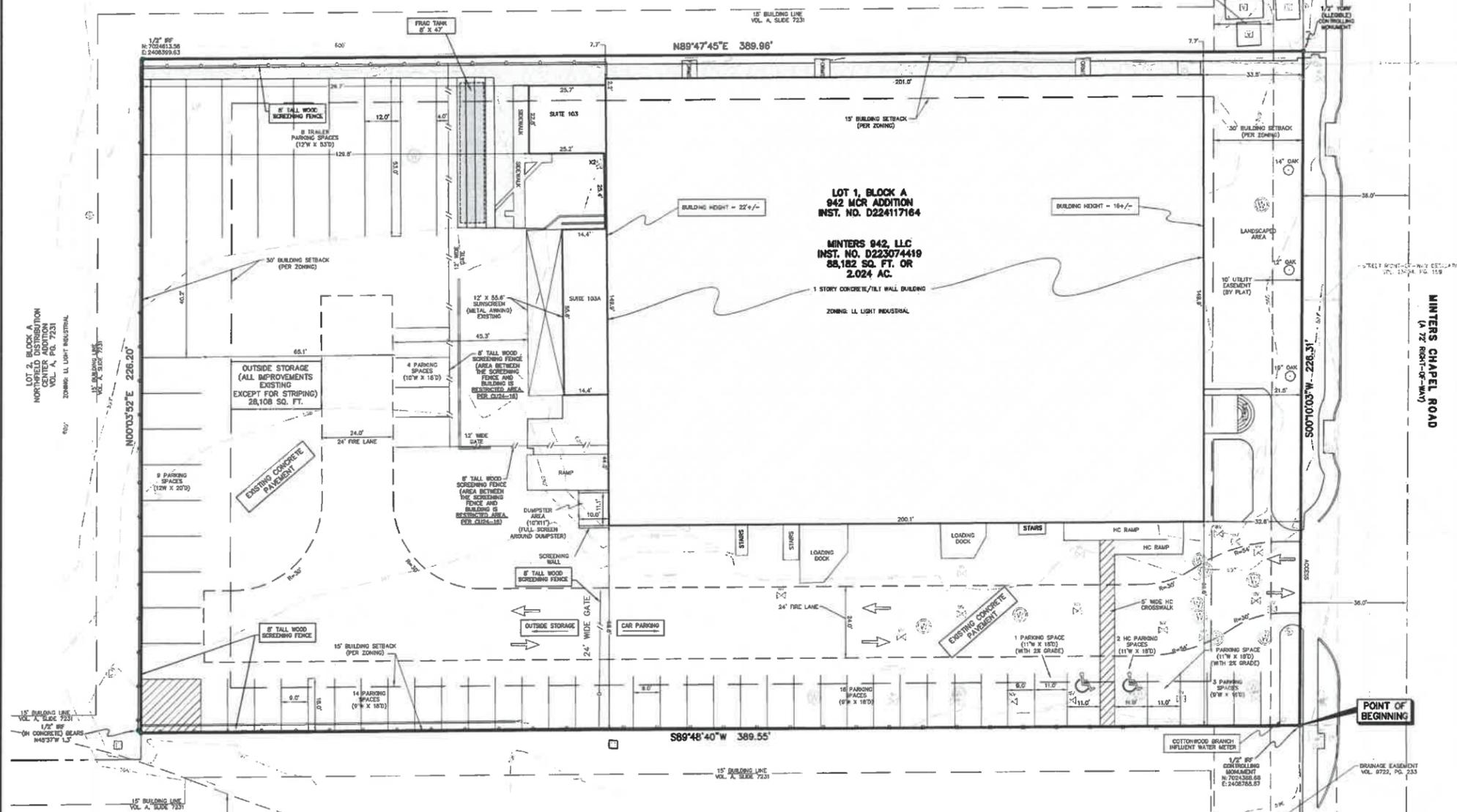
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- NOTES:
1. IRF = Iron Rod Found
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 3. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Alterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.
 4. Total Plotted Area = 88,182 SQ. FT. OR 2.024 AC.
Right of Way Dedication = 0 SQ. FT.
Easement Dedication = 0 SQ. FT. OR 0 AC.
Net Plotted Area = 88,182 SQ. FT. OR 2.024 AC.
 5. Coordinates shown hereon are grid coordinates, and can be converted to ground coordinates and distances by applying an average Combination Factor of 1.00015111.



Conditional Use CU24-38 is a request to amend the previously approved site plan of CU24-16 (Ord. 2024-048) to allow outside storage and revised elevations in conjunction with an existing office/warehouse building. This request is specifically to enlarge the outdoor storage area.

CASE NAME: OFFICE/WAREHOUSE
CASE NUMBER: CU24-38
LOCATION: 942 MINTERS CHAPEL ROAD, GRAPEVINE, TEXAS

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION

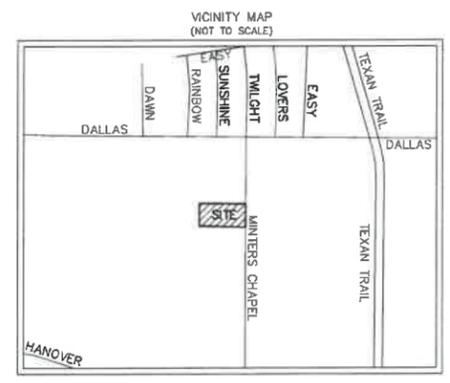
CHAIRMAN _____
DATE: _____
SHEET: 1 OF 2

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

RIGHT-OF-WAY DEDICATION AREA	0 (ZERO) SQ. FT.
EASEMENT DEDICATION AREA	2,263 SQ. FT.
NET PLATTED AREA	88,182 SQ. FT. OR 2.024 AC.
TOTAL PLATTED AREA	88,182 SQ. FT. OR 2.024 AC.

LEGEND

CAD MEASUR	PIPE HADRIANT	WOODING GRILL	SOI
IRF, CONTR	WATER METER	TRAFFIC SIGNAL	RIGHT HALL
IRF, CONTR	FUEL PUMP	TELEPHONE MANHOLE	ANCHOR BOLT
POWER POLE	WATER VALVE	VERTICAL MANHOLE	CONCRETE
ROWAY SIGN	TORNSH CORNER MARK	NOTHING WELL	DOLLARD
S. MANHOLE	ELECTR METER	VAULT	ORBLD. ARE A
CLEAN AIR	STORM DRAIN MANHOLE	HANDICAP SPACE	A/A, PAI



LINTYPE TABLE	
---	BOUNDARY LINE
- - - -	ADJOINER LINE
---	STREET CENTERLINE
- - - -	EASEMENT LINE
---	BUILDING LINE
---	GATE
---	CHAIN LINK FENCE
---	CONTOUR LINE
---	WATER LINE
---	OVERHEAD SERVICE LINE
---	SEWER LINE
---	STORM WATER LINE

STATE OF TEXAS
TIMOTHY R. MANKIN
6122
REGISTERED PROFESSIONAL LAND SURVEYOR
09/26/2024
Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

OWNER:
MINTERS 942, LLC
2210 HUTTON DRIVE, SUITE 100
CARROLLTON, TEXAS 75006
CONTACT: DONALD H. STONE

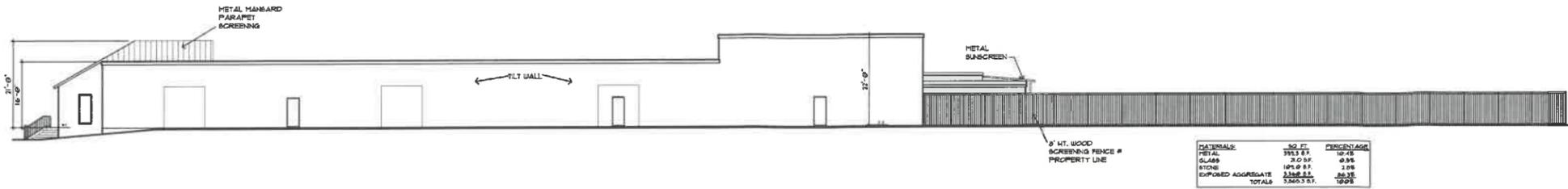
REVISED: 06/20/2024
09/26/2024

DIMENSIONAL CONTROL SITE PLAN

FOR
942 MCR ADDITION
LOT 1, BLOCK A
PHILLIP D. HUDGINS SURVEY, ABSTRACT NO. 755
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
88,182 SQ. FT. OR 2.024 ACRES
CASE NUMBER CU24-38
942 MINTERS CHAPEL ROAD
EXISTING ZONING: LI, LIGHT INDUSTRIAL

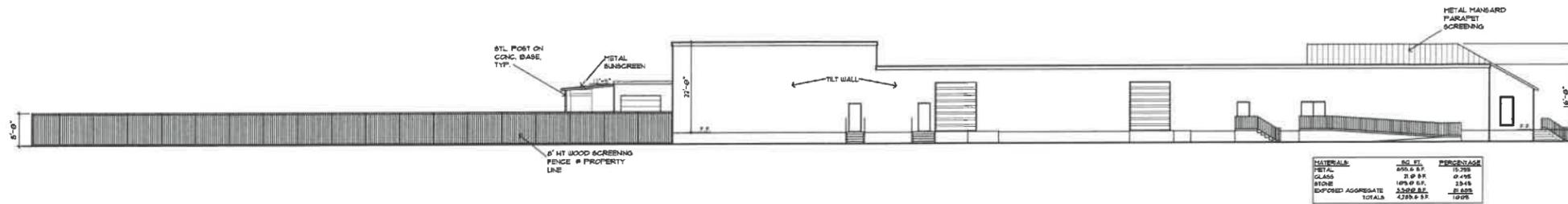
SHEET 1 OF 2

JOB NO.:	24-03048P	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET
DATE:	08/21/2024		
SCALE:	1" = 20'	1612 HART STREET SOUTH LAKE, TEXAS 76092 817-481-1806 (O) COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF
DRAWN BY:	T.R.M.		
CHECKED BY:	J.B.W.	tmanin@peisersurveying.com	FIRM No. 100999-00



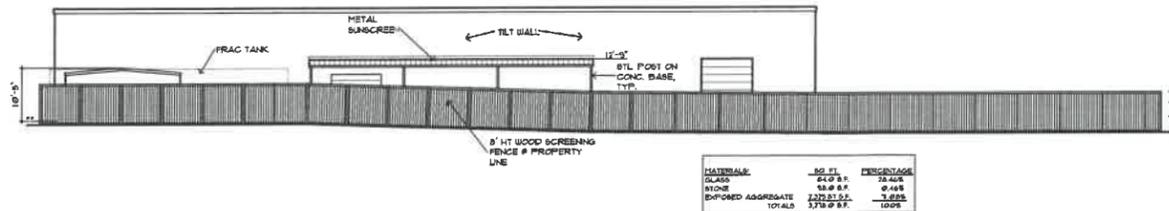
04-NORTH ELEVATION

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



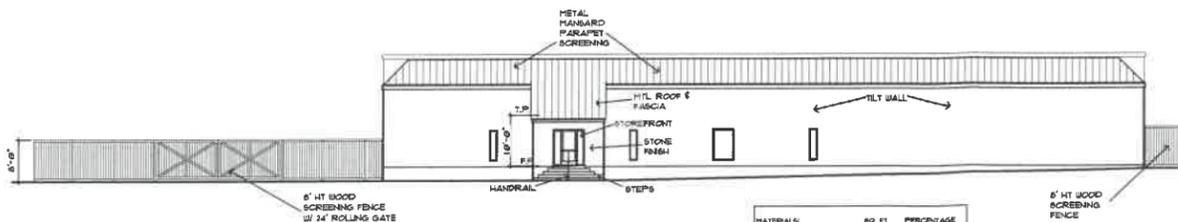
03-SOUTH ELEVATION

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



02-WEST ELEVATION

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



01-EAST ELEVATION

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

Conditional Use CU24-38 is a request to amend the previously approved site plan of CU24-16 (Ord. 2024-046) to allow outside storage and revised elevations in conjunction with an existing office/warehouse building. This request is specifically to enlarge the outdoor storage area.

CASE NAME: OFFICE/WAREHOUSE
CASE NUMBER: CU24-38
LOCATION: 942 MINTERS CHAPEL ROAD, GRAPEVINE, TX

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____
DATE: _____
SHEET: 2 OF 2

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

REVISIONS:

9-26-24
9-20-24



942 MCR ADDITION

GRAPEVINE, TX

NORMAN PATTEN & ASSOC.
ARCHITECTURE & PLANNING



413 CEDAR ST. @ MAIN - CEDAR HILL, TX 75104 - 972/ 893 - 8999
npatten@flash.net

3-29-24
DATE:

2412
JOB NO.

SHEET NO.
2
OF 2



CITY OF GRAPEVINE
SITE PLAN REVIEW COMMITTEE MEETING MINUTES
WEDNESDAY, AUGUST 7, 2024 AT 2:00 P.M.

The Site Plan Review Committee of the City of Grapevine, Texas met in Session, on this the 7th day of August 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 **CU24-32** [Courtyard Marriot] addressed as 2200 Bass Pro Court, and consideration of the same.

Albert presented **CU24-32** and answered questions. The Committee discussed.

Motion was made to **approve** conditional use request **CU24-32** [Courtyard Marriot] addressed as 2200 Bass Pro Court:

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

- 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, and consideration of the same.

Albert presented **CU24-33** and answered questions. The Committee discussed.

Motion was made to **approve** conditional use request **CU24-33** [Og Wine Tasting Room] addressed as 909 South Main Street with the condition that the plans are revised to show the outdoor seating area as approved with CU24-18:

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

IV. MINUTES

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

Motion was made to **approve** the **minutes** from May 8, 2024, regular Site Plan Review Committee meeting:

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

ADJOURNMENT

Oliver made a motion to adjourn the meeting at **2:22 P.M.**

PASSED AND APPROVED BY THE SITE PLAN REVIEW COMMITTEE OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 4th DAY OF SEPTEMBER 2024.

APPROVED:

LARRY OLIVER
CHAIRMAN

ATTEST:

ALBERT TRIPLETT
PLANNER II