



AGENDA  
CITY OF GRAPEVINE  
SITE PLAN REVIEW COMMITTEE MEETING  
WEDNESDAY, JANUARY 8, 2025 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 **CU24-40** [Grapevine TwentyFour 99 Apartment Garages] addressed as 3601 Grapevine Mills Parkway, and consideration of same.
- B. Site Plan Review Committee to consider a public hearing relative to Special Use Request **SU24-04** [Fellowship Church Canopy] addressed as 2450 State Highway 121, and consideration of same.

IV. MINUTES

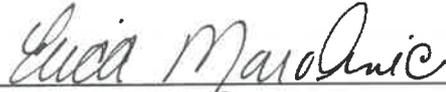
- A. Site Plan Review Committee to consider the minutes of the November 6, 2024, regular meeting.

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 3<sup>RD</sup> DAY OF JANUARY 2025 AT 5:00 P.M.



---

ERICA MAROHNIC, AICP  
PLANNING SERVICES DIRECTOR

TO: SITE PLAN REVIEW COMMITTEE MEMBERS

FROM: ALBERT L. TRIPLETT, JR. PLANNER II

DATE: JANUARY 8, 2025

SUBJECT: CONDITIONAL USE REQUEST CU24-40; GRAPEVINE TWENTYFOUR  
99 APARTMENT GARAGES, 3701 GRAPEVINE MILLS PARKWAY

### RECOMMENDATION

Staff recommends the Site Plan Review Committee (SPRC) consider the proposed changes to the previously approved site plan CU01-60 (Ord. 2001-97) to allow the construction of nine detached garages, or 60 stand-alone parking garage units to the existing apartment complex. The property is zoned "R-MF-2", Multifamily District.

### REQUEST

The applicant is seeking a revision to the previously approved site plan for the construction of nine detached garages, totaling 60 parking spaces. The garages will replace 71 existing surface parking spaces.

In 2001 the parking ratio for the apartment complex was 2.5 parking spaces per unit, resulting in a requirement for 870 parking spaces for the site. The applicant proposes reducing the required parking by 71 parking spaces, from 870 to 799 parking spaces. On March 20, 2012, the City Council approved AM12-01 (Ord. 2012-11), which allowed off-street parking for apartments to be reduced to two parking spaces per dwelling unit, totaling 696 parking spaces for the subject site. With this request, the applicant proposes to provide 799 parking spaces. The applicant has provided supplemental information to support a reduction in required parking. This variation in required parking is being requested through a conditional use permit.

### BACKGROUND INFORMATION

The subject property and surrounding areas were rezoned in the 1984 City-wide rezoning, from "L-1", Limited Industrial District to "PID", Planned Industrial Development District.

- On September 24, 1985, City Council approved zone change request Z85-23 (Ord. 1985-60) to rezone 19.759 acres from "PID", Planned Industrial Development District to "R-MF-2" Multifamily District.
- On December 18, 2001, City Council approved CU01-60 (Ord. 2001-97) to allow reduced building separation and increased building height for a 348-unit multifamily project.

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

Current or if unplatted, proposed subdivision name(s),  
block(s), & lot(s)  
Lot 1, Block 1, Butch Van Hopper Addition

Street frontage & distance to nearest cross street  
Frontage - 543.77' Distance to Grapevine Mills Blvd

Proposed Zoning North - 635.08'  
No Change - R-MF-2

Future Land Use Designation  
N/A

Gross area of parcel (to nearest tenth of  
acre)  
19.759 Acres

Describe the Proposed Use  
Existing - Multi-family

Existing Zoning  
R-MF-2

Subject Property Address  
3601 Grapevine Mills Parkway

***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 Yamasa Co Ltd. c/o Erik Peterson Owner Phone Number 916-792-7142

Company Yamasa Co Ltd.

Address 5275 Moss Lane,

City Granite Bay State CA Zip Code 95746

Email [REDACTED]

**CU24-40**

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**NOV 04 2024**

CONDITIONAL USE PERMIT APPLICATION  
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Cameron Culver - Rawls Culver Architects (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.

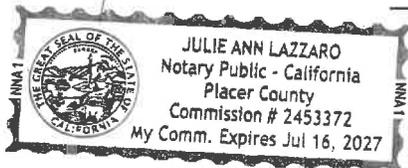
Property Owner's Signature [Signature] Date 10/29/2024

STATE OF: California  
COUNTY OF: Placer

BEFORE ME, a Notary Public, on this day personally appeared ERIK PETERSON (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 29<sup>th</sup> day of October, 2024

[Signature: Julie Ann Lazzaro]



NOTARY PUBLIC in and for the State of ~~Texas~~ California

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NOV 04 2024

CU24-40

CONDITIONAL USE PERMIT APPLICATION  
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer  Purchaser  Tenant  Preparer  Other (specify) Architect

Name Cameron Culver Company Rawls Culver Architects, LP

Address 901 North McDonald Street Suite 203

City McKinney State TX Zip Code 75069

Phone 972-529-9790 Email [REDACTED]

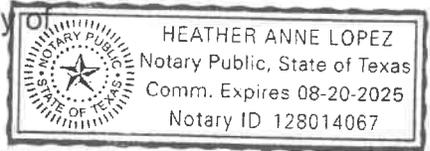
Applicant's Signature [Signature] Date 2024-11-1

STATE OF: Texas

COUNTY OF: Dallas

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

SUBSCRIBED AND SWORN TO before me, this the 1st day of November, 2024



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

If the legal owner of the property is a corporation, company, partnership, or Limited Liability Company, provide a copy of a legal document attached with this application showing that the individual signing this document is a duly authorized partner, officer, or owner of said corporation, partnership, or Limited Liability Company.

For any individual or organization who consents to act as an agent for the entity for purposes of receiving any process, notice or demand:

Entity Name or File Number: Yamasa Co Ltd. - File Number: 0803092528

Provide a most recent public information report that includes:

- 1. All general partners
- 2. File Number
- 3. Registered agent name
- 4. Mailing address

**CV24-40**

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NOV 04 2024

(You may order a copy of a Public Information Report from [open.records@cpa.texas.gov](https://open.records@cpa.texas.gov) or Comptroller of Public Accounts, Open Records Section, PO Box 13528, Austin, Texas 78711 or go to <https://mycpa.cpa.state.tx.us/coa/search.do>)

**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 3601 Grapevine Mills Pkwy

Legal description of subject property  
LOT 1, BLOCK 1, BUTCH VAN HOPPER

Cristin P. Palmer  
Public Works Department

NOVEMBER 6, 2024  
Date



Case Name: Garages for Grapevine TwentyFour 99 Apartment Complex

Case Number: CU24-XX

Location: 3601 Grapevine Mills Parkway

RE: Narrative letter for conditional use.

The purpose of this conditional use permit application is for the proposed construction of additional garage buildings on this site. There are 36 existing stand-alone garages to serve the residents of Grapevine TwentyFour 99 Apartment Complex and this proposal would add 60 additional stand-alone garage units. Residents are interested in have covered and protected parking for their vehicles and this added amenity will support the needs of the residences. The intent is to follow all current regulations and build the garages on top of areas that are already paved and impervious. Since the proposed locations are already impervious, no off-site drainage is affected or increased with this proposal. There are no variances being requested to be able to complete this request.

Thank you for your consideration,

A handwritten signature in blue ink, appearing to read "Cameron Culver".

Cameron Culver, RA  
Rawls Culver Architects  
Applicant

RECEIVED

NOV 04 2024

CU24-40

OWNER'S CERTIFICATE

{STATE OF TEXAS}  
{COUNTY OF TARRANT}

860,681 SQUARE FEET of the J. M. Baker Survey, Abstract Number 167 and the Heirs of James Gibson Survey, Abstract Number 586, situated in the City of Grapevine, in Tarrant County, Texas, embracing a tract of land described in the deed to H/A Grapevine Joint Venture recorded in Volume 94124, Page 2000 of the Deed Records of Dallas County, Texas and recorded in Volume 11635, Page 2042 of the Deed Records of Tarrant County, Texas.

BEGINNING at a 1/2 inch iron rod found in the west line of Grapevine Mills Parkway (F.M. 2499), a 160 feet wide right of way, for the northeast corner of said H/A Grapevine Joint Venture tract and the southeast corner of Lot 1R, Block 1 of Jackson Addition, an addition to the City of Grapevine, Tarrant County, Texas as shown on the replat recorded in Volume A, Page 6391 of the Plat Records of Tarrant County, Texas.

THENCE North 88 degrees 13 minutes 18 seconds West, along a north line of said H/A Grapevine Joint Venture tract and a south line of said Lot 1R, Block 1 of said Jackson Addition, a distance of 324.31 feet to a 1/2 inch iron rod found for corner.

THENCE North 65 degrees 32 minutes 20 seconds West, along a northeast line of said H/A Grapevine Joint Venture tract and a southwest line of said Lot 1R, Block 1 of said Jackson Addition, a distance of 229.67 feet to a 1/2 inch iron rod found for corner.

THENCE North 53 degrees 52 minutes 51 seconds West, along a northeast line of said H/A Grapevine Joint Venture tract and a southwest line of said Lot 1R, Block 1 of said Jackson Addition, a distance of 340.80 feet to a 1/2 inch iron rod found for corner.

THENCE South 87 degrees 14 minutes 57 seconds West, along a north line of said H/A Grapevine Joint Venture tract and a south line of said Lot 1R, Block 1 of said Jackson Addition, a distance of 246.51 feet to a 1/2 inch iron rod found for corner.

THENCE South 02 degrees 45 minutes 03 seconds East, along a west line of said H/A Grapevine Joint Venture tract and an east line of said Lot 1R, Block 1 of said Jackson Addition, a distance of 122.45 feet to a 1/2 inch iron rod found for corner.

THENCE South 57 degrees 08 minutes 39 seconds West, along a northwest line of said H/A Grapevine Joint Venture tract and a southeast line of said Lot 1R, Block 1 of said Jackson Addition, a distance of 588.84 feet to a 1/2 inch iron rod found for corner.

THENCE South 03 degrees 49 minutes 06 seconds West, along a west line of said H/A Grapevine Joint Venture tract and an east line of said Lot 1R, Block 1 of said Jackson Addition, a distance of 220.66 feet to a 1/2 inch iron rod found for the southwest corner of said H/A Grapevine Joint Venture tract and the northwest corner of Lot 1, Block 1 of Mills Run Addition, an addition to the City of Grapevine, Tarrant County, Texas as shown on the replat recorded in Cabinet A, Slide 6389 of the Plat Records of Tarrant County, Texas.

THENCE North 87 degrees 14 minutes 57 seconds East, along a south line of said H/A Grapevine Joint Venture tract and a north line of said Lot 1, Block 1 of said Mills Run Addition, a distance of 490.00 feet to a 5/8 inch iron rod set for corner.

THENCE North 02 degrees 45 minutes 03 seconds West, along a east line of said H/A Grapevine Joint Venture tract and a west line of said Lot 1, Block 1 of said Mills Run Addition, a distance of 61.00 feet to a 5/8 inch iron rod set for corner.

THENCE North 87 degrees 14 minutes 57 seconds East, along a south line of said H/A Grapevine Joint Venture tract and a north line of said Lot 1, Block 1 of said Mills Run Addition, a distance of 111.50 feet to a 5/8 inch iron rod set for corner.

THENCE South 02 degrees 45 minutes 03 seconds East, along a west line of said H/A Grapevine Joint Venture tract and a east line of said Lot 1, Block 1 of said Mills Run Addition, a distance of 256.00 feet to a 5/8 inch iron rod set for a southwest corner of said H/A Grapevine Joint Venture tract and the northwest corner of a tract of land described in the deed to Ray Wallace recorded in Volume 4429, Page 442 of said Tarrant County Deed Records.

THENCE South 89 degrees 23 minutes 20 seconds East, along a south line of said H/A Grapevine Joint Venture tract and the north line of said Wallace tract, a distance of 563.70 feet to a 5/8 inch iron rod set for corner.

THENCE South 89 degrees 23 minutes 44 seconds East, along a south line of said H/A Grapevine Joint Venture tract and the north line of said Wallace tract, a distance of 367.51 feet to a 5/8 inch iron rod set in the west line of said Grapevine Mills Parkway (F.M. 2499) for the southeast corner of said H/A Grapevine Joint Venture tract and the northeast corner of said Wallace tract.

THENCE North 01 degree 46 minutes 42 seconds East, along an east line of said H/A Grapevine Joint Venture tract and the west line of said Grapevine Mills Parkway (F.M. 2499), a distance of 543.77 feet to the PLACE OF BEGINNING and containing 860,681 square feet or 19.759 acres of land.

RECEIVED

NOV 04 2024

CU24-40

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CU24-40



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CU24-40



Case Name: Garages for Grapevine TwentyFour 99 Apartment Complex

Case Number: CU24-40

Location: 3601 Grapevine Mills Parkway

RE: Parking Letter for conditional use

2025.01.03

The purpose of this letter is to address how the parking calculations have been established on the proposed parking count for this project.

The original parking count was calculated based on 2.5 parking spaces per unit, this was the city requirement at the time. (348 units x 2.5 spaces/unit = 871 required parking spaces)

The proposed parking count is 799 spaces. This is less than the original requirement and the justification for this reduction is based on the current city requirement for 2.0 parking spaces per unit. This is the current city standard for these types of developments. (348 units x 2.0 spaces/unit = 696 required parking spaces)

This would mean that if this facility was developed today, it would only be required to have 696 parking spaces, but the project as proposed is showing 799 total spaces.

To confirm that this would not create a conflict on site, and that the use of this site does not exceed the current city requirements; The Owner verified that there are 552 registered resident vehicles on site. All residents are required to register their vehicles with the property. Out of the 348 units on site, only 8 units are vacant. This shows that the registered vehicle count is not artificially low due to vacant units.

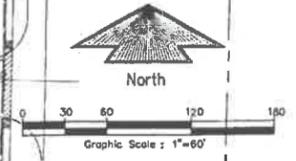
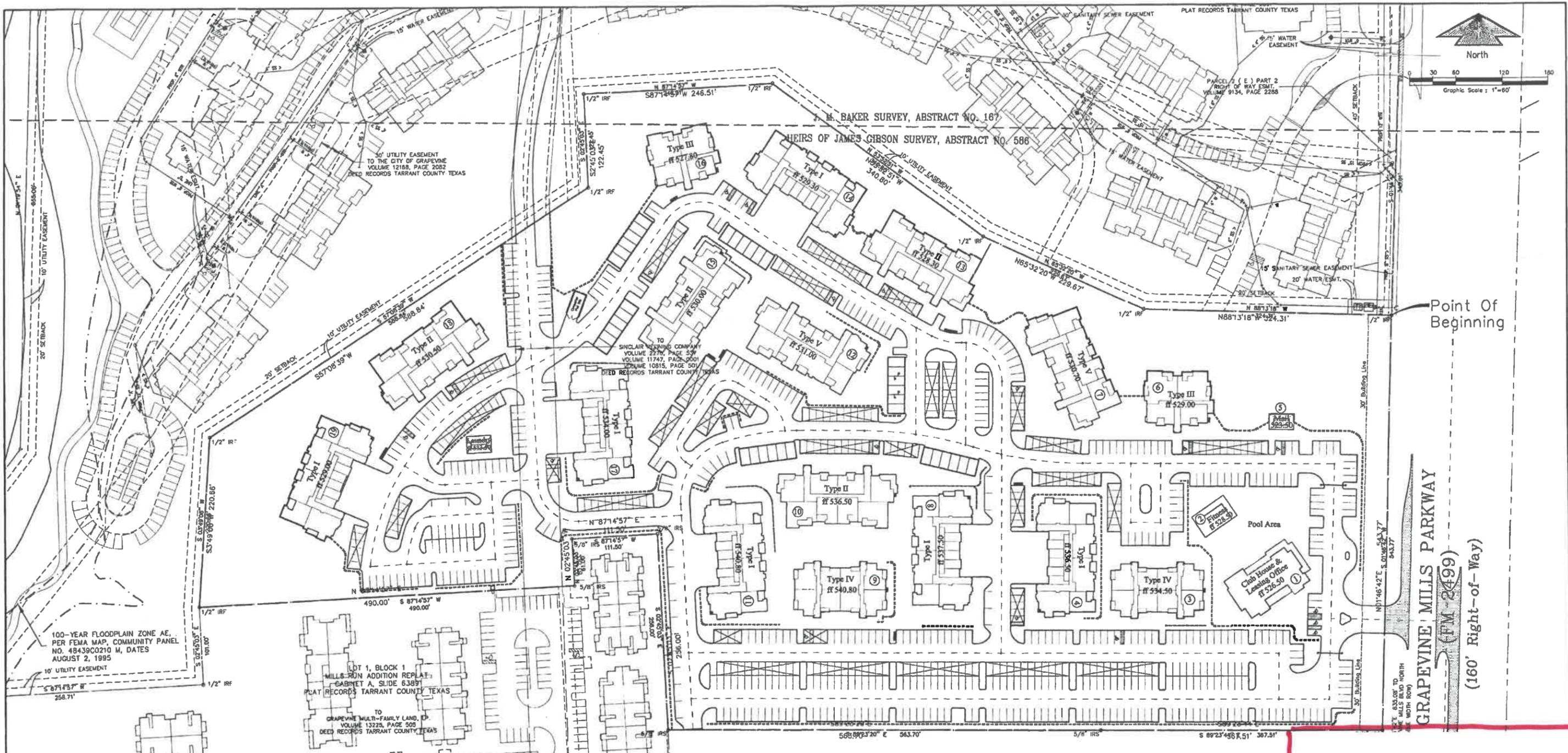
With 552 registered vehicles at nearly full capacity, and 799 proposed spaces at completion of this project, that provides 247 available spaces which more than covers the 8 vacant units and property guests that may come visit a resident.

Thank you for your consideration,

A handwritten signature in purple ink, appearing to read "Cameron Culver". The signature is fluid and cursive, extending across the width of the page.

Cameron Culver, RA  
Rawls Culver Architects  
Applicant





**PREVIOUSLY APPROVED**

**SITE PLAN**  
**BUTCH VAN HOPPER ADDITION**  
 LOT 1, BLOCK 1  
 R-MF-2 Zoning, One Lot  
 860681 Sq. Ft. / 19.759 Ac.  
 PART OF THE  
 J.M. BAKER SURVEY, ABSTRACT NO. 167  
 AND THE  
 HEIRS OF JAMES GIBSON SURVEY, ABSTRACT NO. 586  
 SITUATED IN THE  
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS



CASE NAME: Butch Van Hopper  
 CASE NUMBER: CL01-60  
 LOCATION: Lot 2, Block 1, Butch Van Hopper Addition

*[Signature]* Mayor  
*[Signature]* Secretary

DATE: 12/10/01  
 PLANNING AND ZONING COMMISSION

*[Signature]* Chairman

DATE: 12/10/01  
 SHEET: 1 OF 17

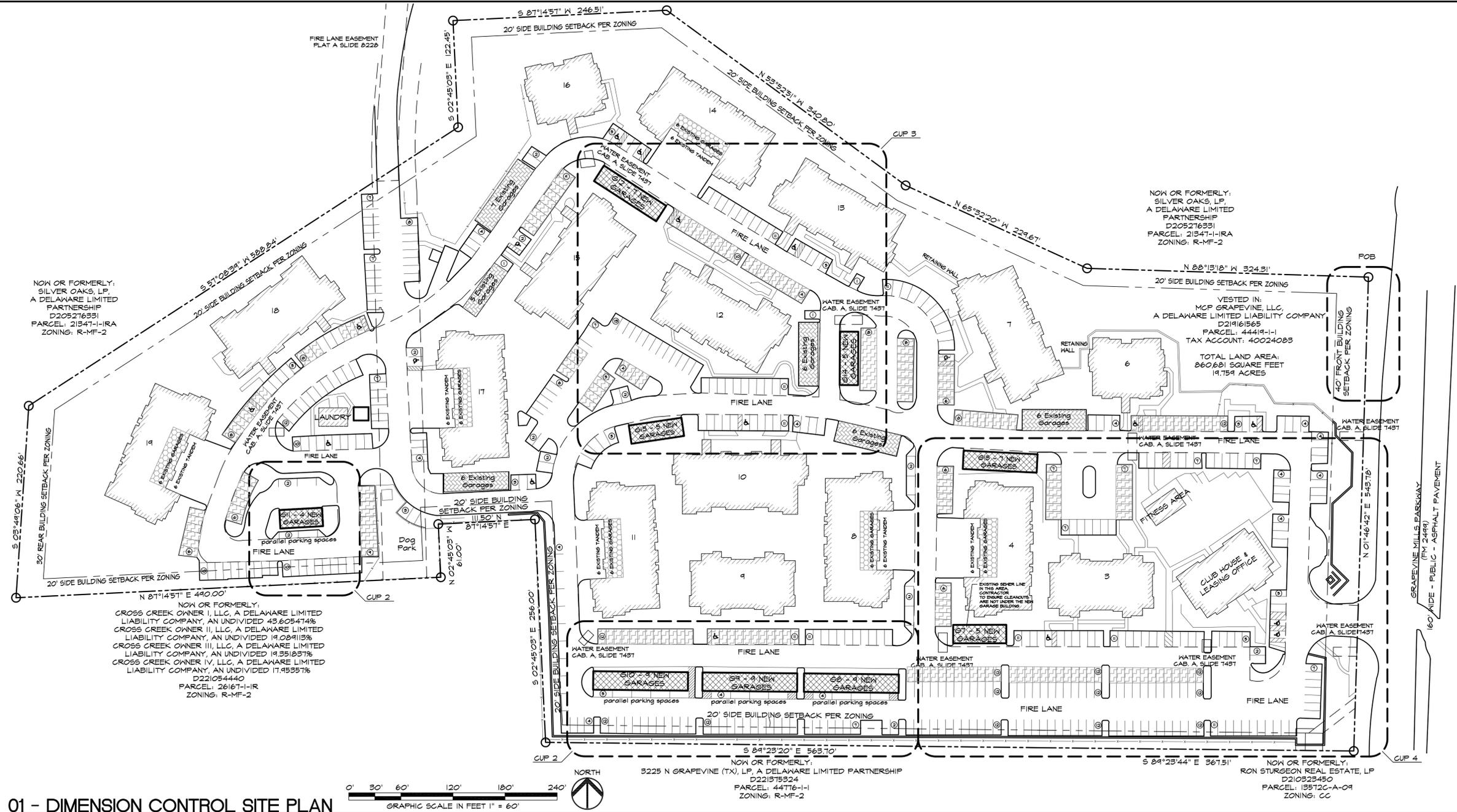
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

OWNER: GRAPEVINE MULTI-FAMILY LAND, L.P.  
 11234 GOODNIGHT LANE, SUITE 200  
 DALLAS, TEXAS 75229

DEVELOPER: DUKE RESIDENTIAL DEVELOPMENT PARTNERS, L.P.  
 11234 GOODNIGHT LANE, SUITE 200  
 DALLAS, TEXAS 75229

SURVEYOR: CARSON-SALCEDO-McWILLIAMS INC.  
 6800 MANHATTAN BLVD., SUITE 400  
 FORT WORTH, TEXAS 76120  
 (817) 492-9868

PAGE 1 OF 2  
 DATE: DECEMBER, 2001



**01 - DIMENSION CONTROL SITE PLAN**  
SCALE: 1"=60'

901 N. McDonald St.  
Suite 203  
McKinney, Texas 75069  
972.529.9790



CONDITIONAL USE PERMIT SUBMITTAL FOR  
**GARAGES AT GRAPEVINE TWENTYFOUR 99 APARTMENTS**  
3601 GRAPEVINE MILLS PKWY, GRAPEVINE, TX 76051

"ISSUED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION," JANUARY 3, 2025.

Job No: 24036

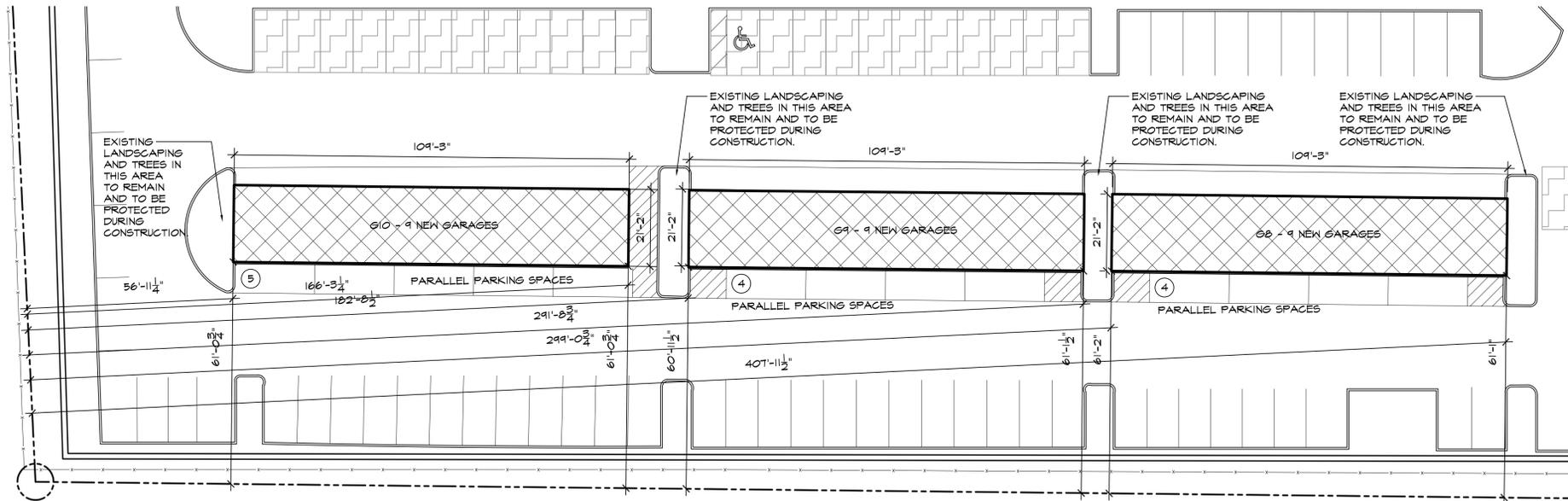


Date: 2025.01.03

Revision:

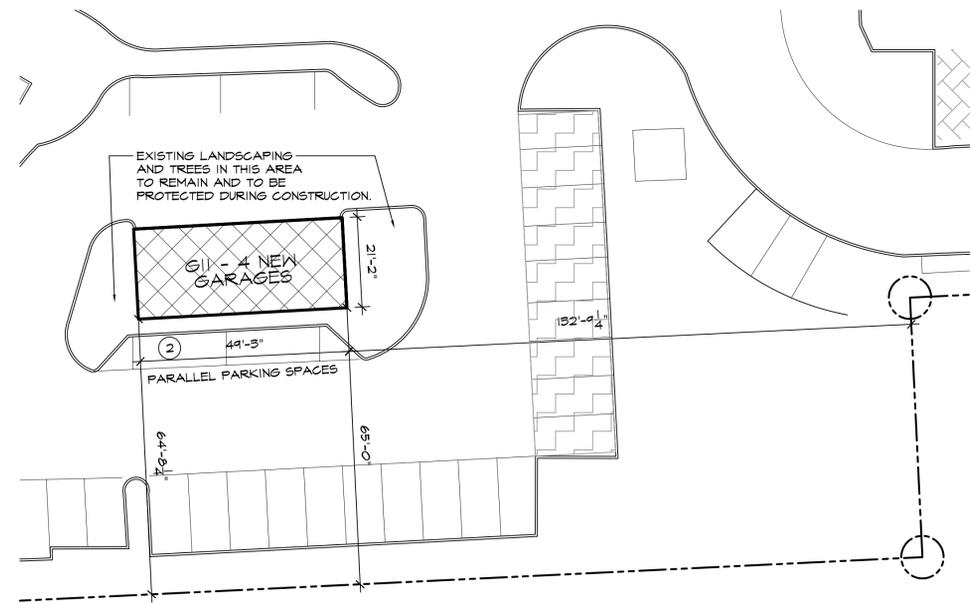
Sheet Title:  
**DIMENSION CONTROL SITE PLAN**  
Drawn By: NCC  
Sheet Number:

**CUP 1**



**02 - ENLARGED DIMENSION CONTROL SITE PLAN**  
SCALE: 1"=20'

LEGEND	
	EXISTING BUILDINGS
	EXISTING BUILDING GARAGES
	EXISTING CARPORTS
	EXISTING STAND ALONE GARAGES
	PROPOSED GARAGES



**01 - ENLARGED DIMENSION CONTROL SITE PLAN**  
SCALE: 1"=20'

OWNER:  
YAMASA CO LTD  
c/o ERIK PETERSON  
5275 MOSS LANE  
GRANITE BAY, CA 95746  
PHONE: 916-792-7142

APPLICANT:  
RAWLS CULVER ARCHITECTS  
c/o CAMERON M CULVER, RA  
901 N. McDONALD ST. SUITE 203  
MCKINNEY, TEXAS 75069  
PHONE: 972-529-9790

**PURPOSE STATEMENT:**  
The purpose of conditional use CU24-40 is to amend the previously approved site plan CU01-60 (ord. 2001-97) to allow a 348-unit apartment complex, 3-stories in height, and reduced building setbacks. This request is specifically to add 60 stand-alone parking garage units to the existing apartment complex.

**ENLARGED DIMENSION CONTROL SITE PLAN**  
for  
Garages for TwentyFour 99 Apartment Complex  
Lot 1, Block 1, Butch Van Hopper Addition, City of Grapevine, Tarrant County, Texas 19.159 Acres or 860,681 Sq. Ft.  
Zone: "R-MF-2", Community Commercial District  
Date of Preparation: November 1st, 2024

**CASE NAME:** Garages for TwentyFour 99 Apartment Complex  
**CASE NUMBER:** CU24-40  
**LOCATION:** 3601 Grapevine Mills Parkway

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

CHAIRMAN \_\_\_\_\_  
DATE: \_\_\_\_\_  
SHEET: 2 OF 10

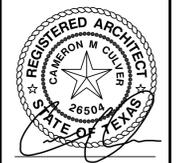
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OF ORDINANCES  
Planning Services Department

901 N. McDonald St.  
Suite 203  
McKinney, Texas 75069  
972.529.9790



CONDITIONAL USE PERMIT SUBMITTAL FOR  
**GARAGES AT GRAPEVINE TWENTYFOUR 99 APARTMENTS**  
3601 GRAPEVINE MILLS PKWY, GRAPEVINE, TX 76051

Job No: 24036



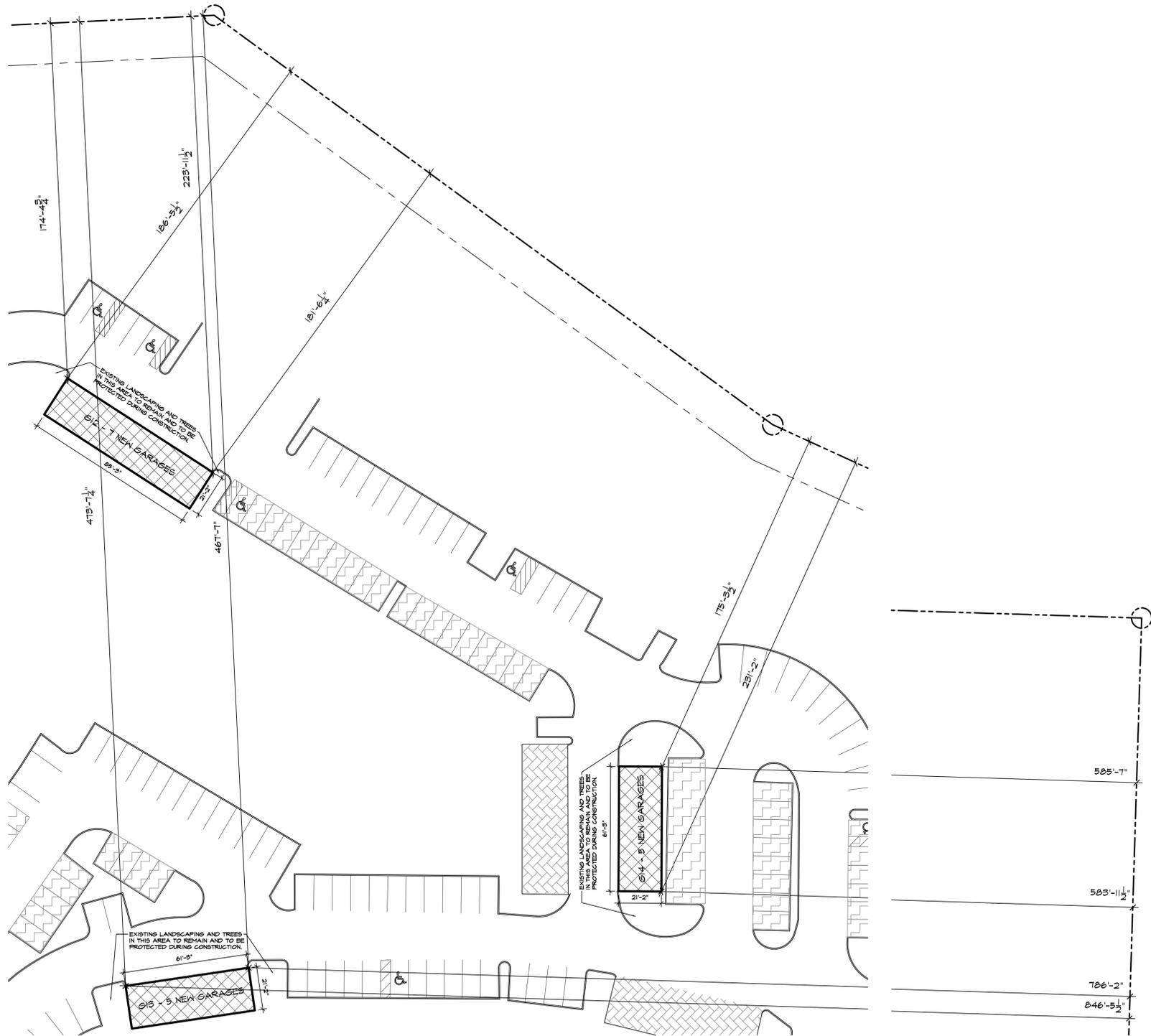
Date: 2025.01.03

Revision: \_\_\_\_\_

Sheet Title:  
**ENLARGED DIM. CONTROL SITE PLAN**  
Drawn By: NCC  
Sheet Number:

**CUP 2**

"ISSUED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION," JANUARY 3, 2025.



**01 - ENLARGED DIMENSION CONTROL SITE PLAN**

SCALE: 1"=30'  
 GRAPHIC SCALE IN FEET 1" = 30'

LEGEND	
	EXISTING BUILDINGS
	EXISTING BUILDING GARAGES
	EXISTING CARPORTS
	EXISTING STAND ALONE GARAGES
	PROPOSED GARAGES

**PURPOSE STATEMENT:**  
 The purpose of conditional use CU24-40 is to amend the previously approved site plan CU01-60 (Ord. 2001-97) to allow a 348-unit apartment complex, 3-stories in height, and reduced building setbacks. This request is specifically to add 60 stand-alone parking garage units to the existing apartment complex.

**ENLARGED DIMENSION CONTROL SITE PLAN**  
 for  
 Garages for TwentyFour 99 Apartment Complex  
 Lot 1, Block 1, Butch Van Hopper Addition, City of Grapevine, Tarrant County, Texas  
 14.154 Acres or 860,681 Sq. Ft.  
 Zone: "R-MF-2", Community Commercial District  
 Date of Preparation: November 1st, 2024

**OWNER:**  
 YAMASA CO LTD  
 c/o ERIK PETERSON  
 5275 MOSS LANE  
 GRANITE BAY, CA 95746  
 PHONE: 916-792-7142

**APPLICANT:**  
 RAWLS CULVER ARCHITECTS  
 c/o CAMERON CULVER, RA  
 901 N. McDONALD ST. SUITE 203  
 MCKINNEY, TEXAS 75069  
 PHONE: 972-529-9790

**CASE NAME:** Garages for TwentyFour 99 Apartment Complex  
**CASE NUMBER:** CU24-40  
**LOCATION:** 3601 Grapevine Mills Parkway

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

CHAIRMAN \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SHEET: 3 OF 10

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OF ORDINANCES  
 Planning Services Department

901 N. McDonald St.  
 Suite 203  
 McKinney, Texas 75069  
 972.529.9790



**CONDITIONAL USE PERMIT SUBMITTAL FOR GARAGES AT GRAPEVINE TWENTYFOUR 99 APARTMENTS**  
 3601 GRAPEVINE MILLS PKWY, GRAPEVINE, TX 76051

Job No: 24036



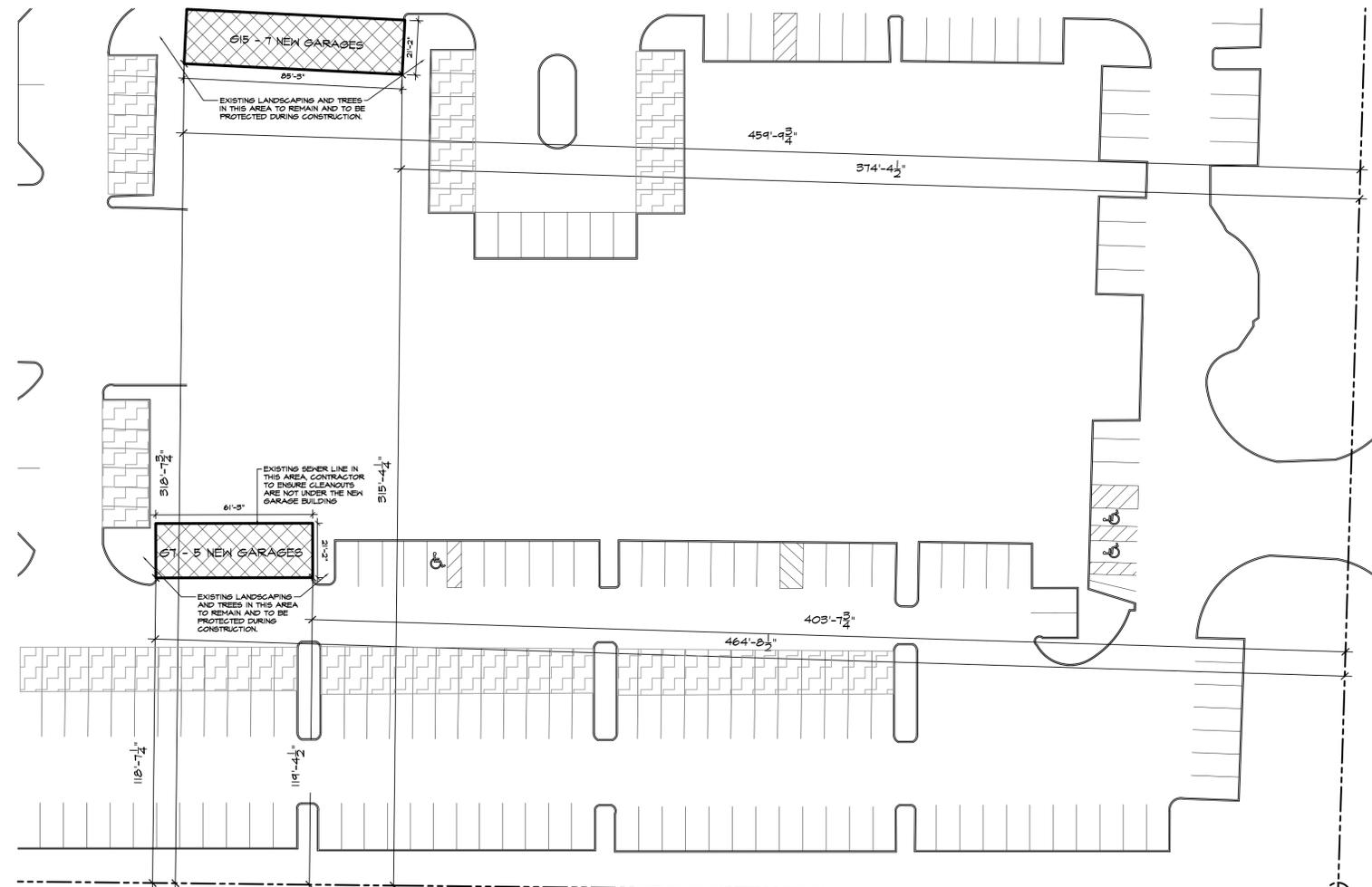
Date: 2025.01.03

Revision: \_\_\_\_\_

Sheet Title:  
**ENLARGED DIM. CONTROL SITE PLAN**  
 Drawn By: NCC  
 Sheet Number: \_\_\_\_\_

**CUP 3**

"ISSUED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION," JANUARY 3, 2025.



**01 - ENLARGED DIMENSION CONTROL SITE PLAN**

SCALE: 1"=30'  
 0' 15' 30' 60' 90' 120'  
 GRAPHIC SCALE IN FEET 1" = 30'



LEGEND	
	EXISTING BUILDINGS
	EXISTING BUILDING GARAGES
	EXISTING CARPORTS
	EXISTING STAND ALONE GARAGES
	PROPOSED GARAGES

**PURPOSE STATEMENT:**  
 The purpose of conditional use CU24-40 is to amend the previously approved site plan CU01-60 (ord. 2001-97) to allow a 348-unit apartment complex, 3-stories in height, and reduced building setbacks. This request is specifically to add 60 stand-alone parking garage units to the existing apartment complex.

**ENLARGED DIMENSION CONTROL SITE PLAN**  
 for  
 Garages for TwentyFour 99 Apartment Complex  
 Lot 1, Block 1, Butch Van Hopper Addition, City of Grapevine, Tarrant County, Texas  
 19.154 Acres or 860,681 Sq. Ft.  
 Zone: "R-MF-2", Community Commercial District  
 Date of Preparation: November 1st, 2024

**CASE NAME:** Garages for TwentyFour 99 Apartment Complex  
**CASE NUMBER:** CU24-40  
**LOCATION:** 3601 Grapevine Mills Parkway  
 \_\_\_\_\_ MAYOR \_\_\_\_\_ SECRETARY  
 DATE: \_\_\_\_\_  
 PLANNING AND ZONING COMMISSION  
 \_\_\_\_\_ CHAIRMAN  
 DATE: \_\_\_\_\_  
 SHEET: 4 OF 10  
 APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OF ORDINANCES  
 Planning Services Department

**OWNER:**  
 YAMASA CO LTD  
 c/o ERIK PETERSON  
 5275 MOSS LANE  
 GRANITE BAY, CA 95746  
 PHONE: 916-792-7142  
**APPLICANT:**  
 RAWLS CULVER ARCHITECTS  
 c/o CAMERON CULVER, RA  
 901 N. McDONALD ST. SUITE 203  
 MCKINNEY, TEXAS 75069  
 PHONE: 972-529-9790

901 N. McDonald St.  
 Suite 203  
 McKinney, Texas 75069  
 972.529.9790



**CONDITIONAL USE PERMIT SUBMITTAL FOR  
 GARAGES AT GRAPEVINE  
 TWENTYFOUR 99 APARTMENTS**  
 3601 GRAPEVINE MILLS PKWY, GRAPEVINE, TX 76051

Job No: 24036



Date: 2025.01.03

Revision:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Sheet Title:  
**ENLARGED DIM. CONTROL SITE PLAN**  
 Drawn By: NCC  
 Sheet Number:

**CUP 4**

"ISSUED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION," JANUARY 3, 2025.

901 N. McDonald St.  
 Suite 203  
 McKinney, Texas 75069  
 972.529.9790

**RAWLS-CULVER**  
 ARCHITECTS, L.P.

CONDITIONAL USE PERMIT SUBMITTAL FOR  
**GARAGES AT GRAPEVINE  
 TWENTYFOUR 99 APARTMENTS**  
 3601 GRAPEVINE MILLS PKWY, GRAPEVINE, TX 76036

"ISSUED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION," NOVEMBER 22ND, 2024.

Job No: 24036

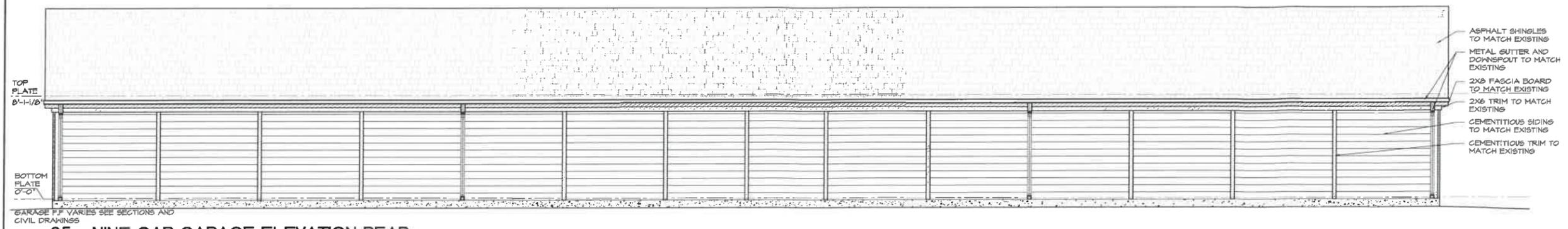


Date: 2024.11.22  
 Revision:

Sheet Title:  
**ELEVATIONS**

Drawn By: NCC  
 Sheet Number:

**CUP 5**

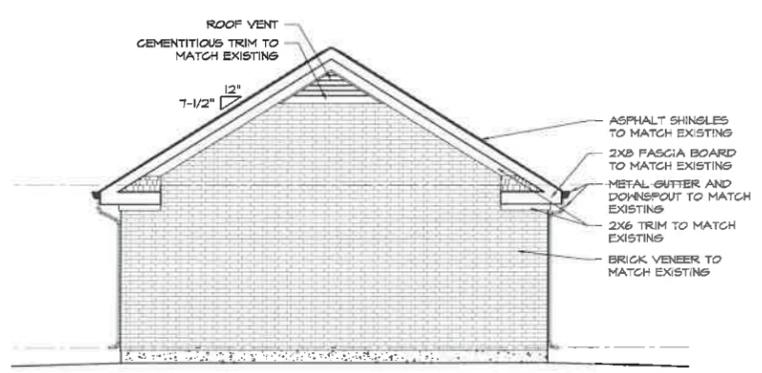


**05 - NINE CAR GARAGE ELEVATION REAR**  
 SCALE: 1/4" = 1'-0"

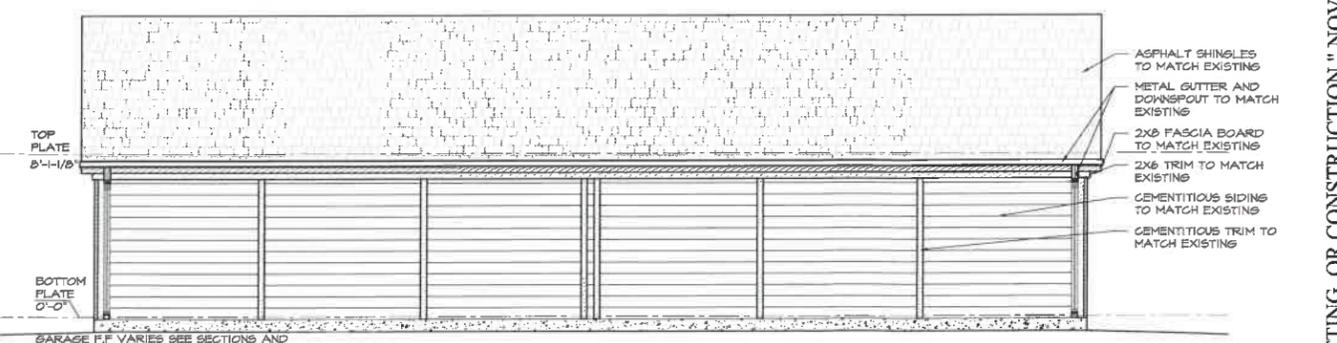


**04 - NINE CAR GARAGE ELEVATION FRONT**  
 SCALE: 1/4" = 1'-0"

<b>NINE CAR</b>	
FRONT:	
BRICK:	340 S.F. (30.6%)
GARAGE DOOR:	540 S.F. (61.4%)
BACK:	
SIDING:	754 S.F. (100%)
SIDE 1:	
BRICK:	219 S.F. (100%)
SIDE 2:	
BRICK:	219 S.F. (100%)

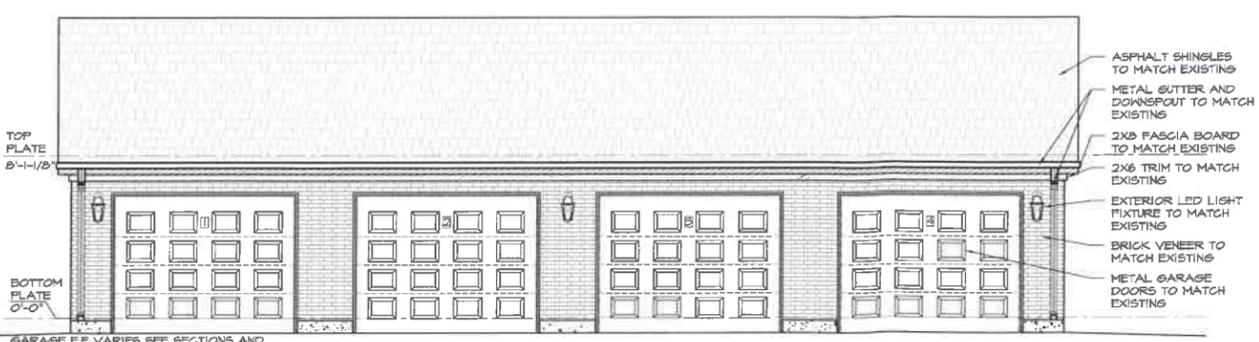


**03 - SIDE ELEVATION TYPICAL**  
 SCALE: 1/4" = 1'-0"



**02 - FOUR CAR GARAGE ELEVATION REAR**  
 SCALE: 1/4" = 1'-0"

<b>FOUR CAR</b>	
FRONT:	
BRICK:	106 S.F. (30.7%)
GARAGE DOOR:	240 S.F. (69.3%)
BACK:	
SIDING:	546 S.F. (100%)
SIDE 1:	
BRICK:	219 S.F. (100%)
SIDE 2:	
BRICK:	219 S.F. (100%)



**01 - FOUR CAR GARAGE ELEVATION FRONT**  
 SCALE: 1/4" = 1'-0"

OWNER:  
 YAMASA CO LTD  
 c/o ERIK PETERSON  
 5215 MOSS LANE  
 GRANITE BAY, CA 95146  
 PHONE: 916-742-7142

APPLICANT:  
 RAWLS-CULVER ARCHITECTS  
 c/o CAMERON & CULVER, RA  
 901 N. McDONALD ST. SUITE 203  
 MCKINNEY, TEXAS 75069  
 PHONE: 972-529-9790

**PURPOSE STATEMENT:**  
 The purpose of conditional use CU24-40 is to amend the previously approved site plan CU01-60 (Ord. 2001-47) to allow a 348-unit apartment complex, 3-stories in height, and reduced building setbacks. This request is specifically to add 60 stand-alone parking garage units to the existing apartment complex.

**BUILDING ELEVATIONS**  
 for  
 Garages for TwentyFour 99 Apartment Complex  
 Lot 1, Block 1, Butch Van Hopper Addition, City of Grapevine, Tarrant County, Texas 14.754 Acres or 660,681 Sq. Ft.  
 Zone: "RM-2", Community Commercial District  
 Date of Preparation: November 1st, 2024

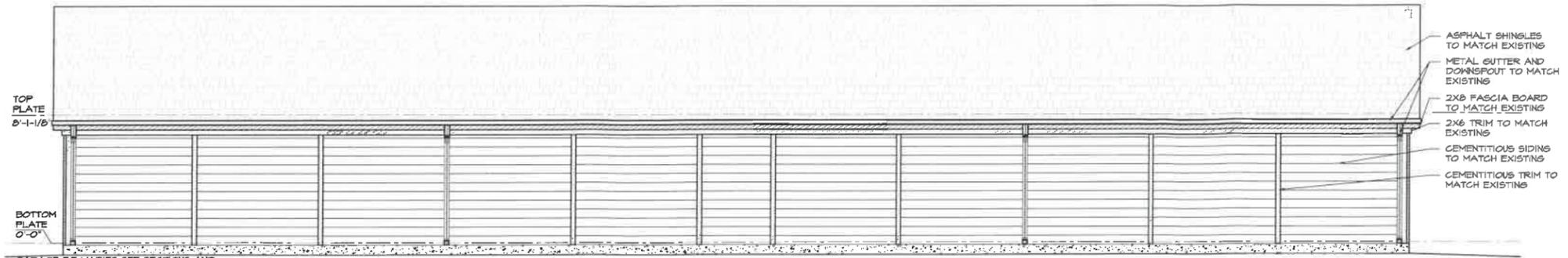
**CASE NAME:** Garages for TwentyFour 99 Apartment Complex  
**CASE NUMBER:** CU24-40  
**LOCATION:** 3601 Grapevine Mills Parkway

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

CHAIRMAN \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SHEET: 5 OF 10

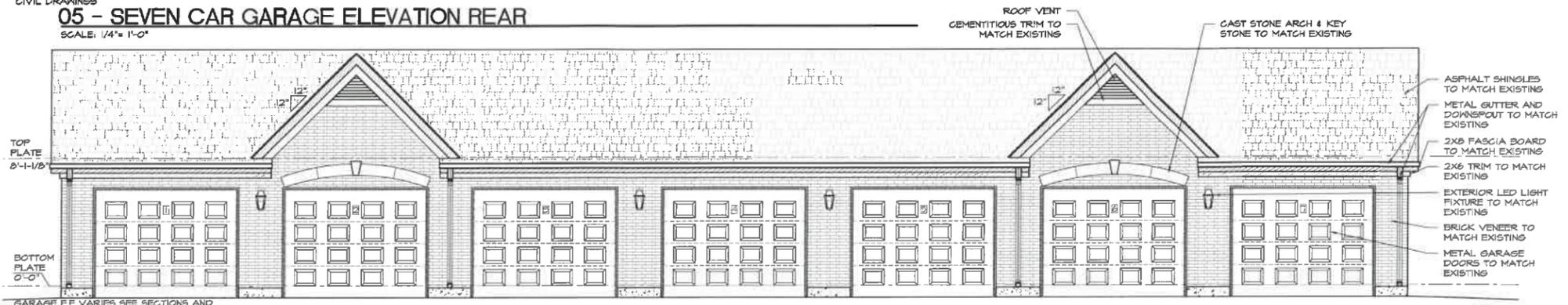
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OF ORDINANCES  
 Planning Services Department

**SEVEN CAR**  
 FRONT:  
 BRICK: 254 S.F. (31.6%)  
 GARAGE DOOR: 420 S.F. (62.4%)  
 BACK:  
 SIDING: 542 S.F. (100%)  
 SIDE 1:  
 BRICK: 214 S.F. (100%)  
 SIDE 2:  
 BRICK: 214 S.F. (100%)

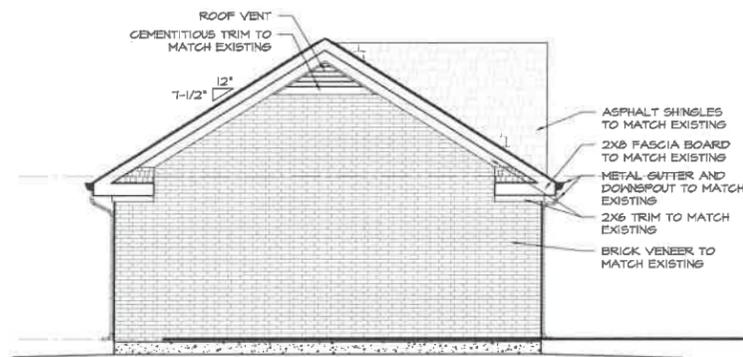


**05 - SEVEN CAR GARAGE ELEVATION REAR**  
 SCALE: 1/4" = 1'-0"

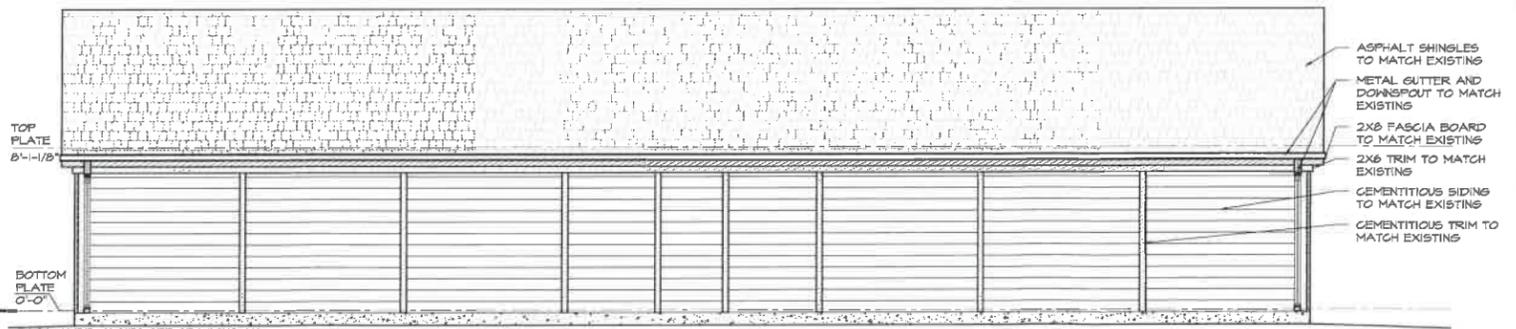
**FIVE CAR**  
 FRONT:  
 BRICK: 168 S.F. (35.8%)  
 GARAGE DOOR: 300 S.F. (64.2%)  
 BACK:  
 SIDING: 425 S.F. (100%)  
 SIDE 1:  
 BRICK: 214 S.F. (100%)  
 SIDE 2:  
 BRICK: 214 S.F. (100%)



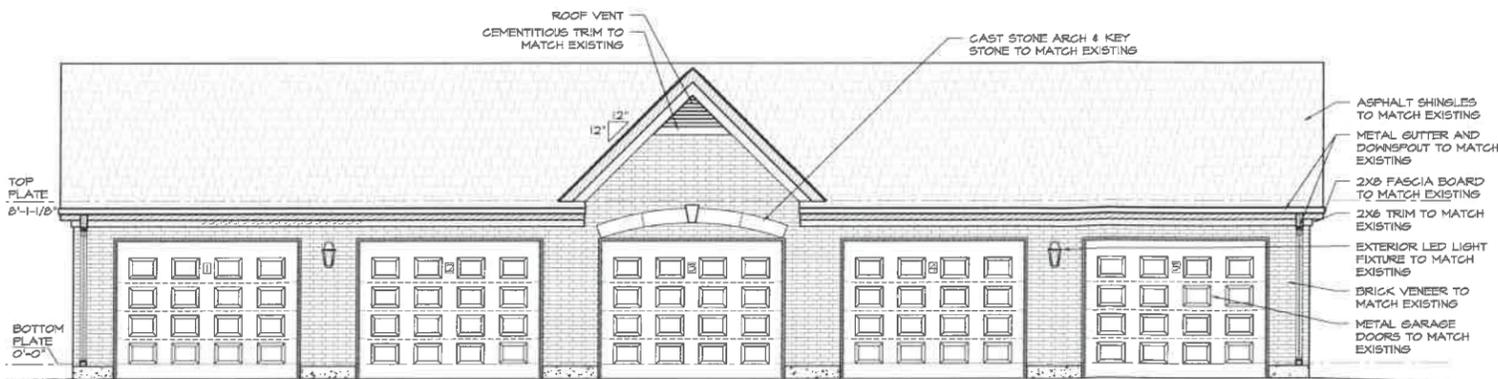
**04 - SEVEN CAR GARAGE ELEVATION FRONT**  
 SCALE: 1/4" = 1'-0"



**03 - SIDE ELEVATION TYPICAL**  
 SCALE: 1/4" = 1'-0"



**02 - FIVE CAR GARAGE ELEVATION REAR**  
 SCALE: 1/4" = 1'-0"



**01 - FIVE CAR GARAGE ELEVATION FRONT**  
 SCALE: 1/4" = 1'-0"

OWNER:  
 YAMASA CO LTD  
 c/o BRIK PETERSON  
 5275 MOSS LANE  
 GRANITE BAY, CA 95746  
 PHONE: 916-782-7142

APPLICANT:  
 RAWLS CULVER ARCHITECTS  
 c/o CAMERON CULVER, RA  
 901 N. McDONALD ST. SUITE 203  
 MCKINNEY, TEXAS 75069  
 PHONE: 972-529-9790

**PURPOSE STATEMENT:**  
 The purpose of conditional use CU24-40 is to amend the previously approved site plan CU01-60 (ord. 2001-47) to allow a 348-unit apartment complex, 3-stories in height, and reduced building setbacks. This request is specifically to add 60 stand-alone parking garage units to the existing apartment complex.

**BUILDING ELEVATIONS**  
 for  
 Garages for TwentyFour 99 Apartment Complex  
 Lot 1, Block 1, Butch Van Hopper Addition, City of Grapevine, Tarrant County, Texas 19,759 Acres or 860,881 Sq. Ft.  
 Zone: "R-MF-2", Community Commercial District  
 Date of Preparation: November 1st, 2024

CASE NAME: Garages for TwentyFour 99 Apartment Complex  
 CASE NUMBER: CU24-40  
 LOCATION: 3601 Grapevine Mills Parkway

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

CHAIRMAN \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SHEET: 6 OF 10

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OF ORDINANCES  
 Planning Services Department

"ISSUED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION," NOVEMBER 22ND, 2024.

Job No: 24036



Date: 2024.11.22  
 Revision:

Sheet Title:  
**ELEVATIONS**

Drawn By: NCC  
 Sheet Number:

**CUP 6**

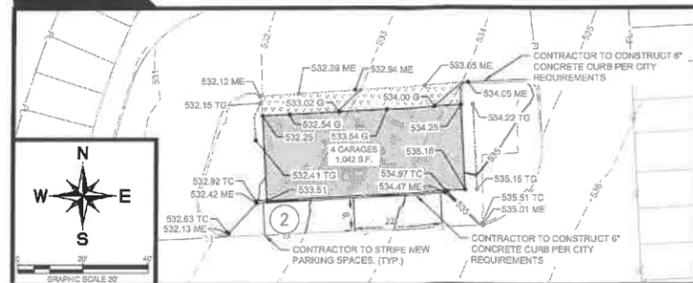
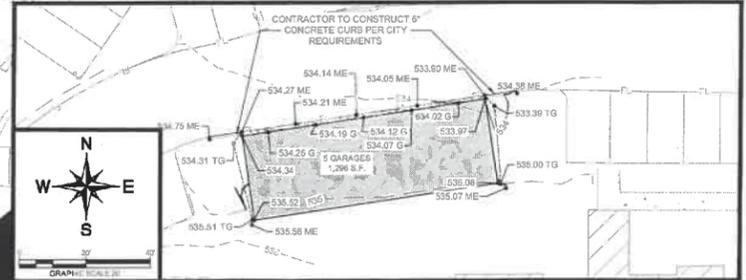
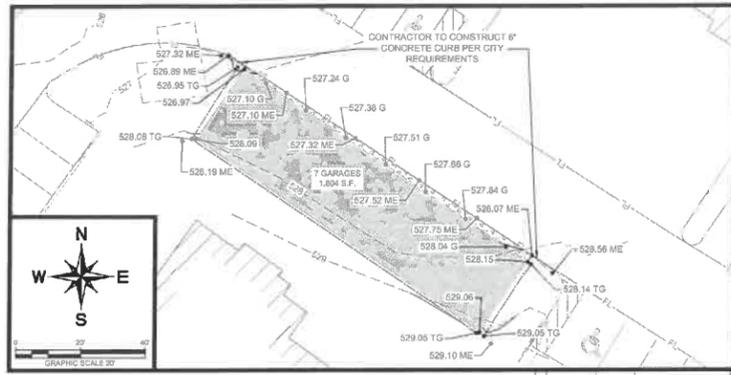
901 N. McDonald St.  
 Suite 203  
 McKinney, Texas 75069  
 972.529.9790  
**rawls.culver**  
 ARCHITECTS, L.P.

CONDITIONAL USE PERMIT SUBMITTAL FOR  
**GARAGES AT GRAPEVINE  
 TWENTYFOUR 99 APARTMENTS**  
 3601 GRAPEVINE MILLS PKWY, GRAPEVINE, TX 76051



811  
 Know what's below.  
 Call before you dig.

This document, together with the concept and design presented herein, is intended only for the specific purpose and client for which it was prepared. Please do not disseminate or use this document without written authorization and signature by Kimley-Horn and Associates, Inc.



**LEGEND**

— 731 —	PROPOSED CONTOURS	x717.23 TC	TOP OF CURB
- - - -	EXISTING CONTOURS	x717.23 TG	TOP OF GROUND
— 1/2" —	CONCRETE SAWCUT LIMITS	x717.23 G	GARAGE DOOR ELEVATION
— > —	PROPOSED SWALE	x717.23 ME	MATCH EXISTING
[Pattern]	PROPOSED GARAGE		
[Pattern]	EXISTING CONCRETE		
[Pattern]	PROPOSED CONCRETE		

- GENERAL NOTES:**
- CONTRACTOR TO FIELD VERIFY EXISTING GRADE
  - CONTRACTOR TO REMOVE AND REPLACE CONCRETE CURBS AS NECESSARY.
  - CONTRACTOR TO FIELD VERIFY ALL EXISTING WET AND DRY UTILITIES.
  - CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR GARAGE BUILDING SPECS

No.	REVISIONS	DATE	BY

**Kimley-Horn**  
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
 2600 N. CENTRAL EXPY, SUITE 400 RICHARDSON, TX 75080  
 PHONE: 214-677-4335  
 WWW.KIMLEY-HORN.COM TX 14-828

**Kimley-Horn**  
 STEPHANIE TUTT  
 PROJECT NO. 145584 DATE: NOV 2024

KHA PROJECT	060624600
DATE	NOV 2024
SCALE	AS SHOWN
DESIGNED BY	ST
DRAWN BY	IC
CHECKED BY	ST

GRAPEVINE GRADING  
 AND PAVING

GRADING AND PAVING  
 PLAN  
 SHEET 1

OWNER:  
 YAMASA CO LTD  
 c/o ERIK PETERSON  
 5275 MOSS LANE  
 GRANITE BAY, CA 95746  
 PHONE: 916-792-7142

APPLICANT:  
 RAWLS CULVER ARCHITECTS  
 c/o CAMERON CULVER, RA  
 901 N. McDONALD ST., SUITE 203  
 MCKINNEY, TEXAS 75069  
 PHONE: 972-529-9790

CASE NAME: Garages for TwentyFour 99  
 Apartment Complex  
 CASE NUMBER: CU24-40  
 LOCATION: 3601 Grapevine Mills Parkway

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

CHAIRMAN \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SHEET: 8 OF 10

APPROVAL DOES NOT AUTHORIZE ANY  
 WORK IN CONFLICT WITH ANY CODES OF  
 ORDINANCES  
 Planning Services Department

**PURPOSE STATEMENT:**  
 The purpose of conditional use CU24-40 is to amend the previously approved site plan CU01-60 (ord. 2001-97) to allow a 348-unit apartment complex, 3-stories in height, and reduced building setbacks. This request is specifically to add 60 stand-alone parking garage units to the existing apartment complex.

**GRADING AND PAVING PLAN**  
 for  
 Garages for TwentyFour 99 Apartment Complex  
 Lot 1, Block 1, Butch Van Hopper Addition,  
 City of Grapevine, Tarrant County, Texas  
 19.759 Acres or 860,681 Sq. Ft.  
 Zone: "R-MF-2", Community Commercial District  
 Date of Preparation: November 1st, 2024

SHEET NUMBER





TO: SITE PLAN REVIEW COMMITTEE MEMBERS

FROM: ALBERT L. TRIPLETT, JR. PLANNER II

DATE: JANUARY 8, 2025

SUBJECT: SPECIAL USE REQUEST SU24-04; FELLOWSHIP CHURCH CANOPY,  
2450 STATE HIGHWAY 121

### RECOMMENDATION

Staff recommends the Site Plan Review Committee (SPRC) consider the proposed changes to the previously approved site plan to allow the construction of a canopy at the existing Fellowship Church. The property is zoned "CC", Community Commercial District.

### REQUEST

On June 20, 2023, City Council approved SU23-02 (Ord. 2023-034) to allow a one-story, 7,591-square-foot building expansion to the existing Fellowship Church for offices and area to accommodate guest speakers for church events.

The applicant is seeking a revision to the previously approved site plan for the construction of a 1,050-square-foot canopy located adjacent to the office entry, to the south of the existing church to provide shade over the entry way and outdoor patio area. The proposed pre-manufactured canopy will have a height of 13 feet, a maximum variable depth of 22 feet, and will extend approximately 65 feet in length. No other changes are being proposed with this request.

### BACKGROUND INFORMATION

The subject property and surrounding areas were rezoned in the 1984 City-wide rezoning, from "1-1", Light Industrial District to "PID", Planned Industrial District.

- On July 20, 1993, City Council approved CU93-07 (Ord.1993-35) to establish the development of a church, however the CUP expired.
- On June 18, 1996, City Council approved Z96-13 (Ord.1996-45) to rezone 79.892 acres from "PID", Planned Industrial District to "CC", Community Commercial District.
- On December 17, 1996, City Council approved SU96-14 (Ord. 1996-103) to allow Fellowship of Las Colinas to develop a church with a height of 60-foot, 6-inch, exceeding the 50-foot maximum height allowed in "CC", Community Commercial District.
- On September 16, 1997, City Council approved SU97-08 (Ord.an1997-109) to allow an 87,300

square foot Children's Education Center as part of the second phase and to allow a second story creative communications center and an increase in auditorium seating.

- On February 17, 1998, City Council approved SU98-01 (Ord. 1998-28) to allow a 26,000 square foot temporary modular building to the east of the existing church to be utilized for a preschool, with the stipulation it be removed in four years.
- On May 18, 1999, City Council approved SU99-08 (Ord. 1999-84) to amend the previously approved site plan to revise parking lot access to allow for 1,000 additional parking spaces and the addition of a sidewalk to the north adjacent to the existing church.
- On January 16, 2001, City Council approved SU00-21 (Ord. 2001-08) to amend the previously approved site plan to revise the second-story creative communication center and the addition of an atrium/ food court.
- On June 20, 2001, the Site Plan Review Committee (SPRC) approved a reduction in the second story creative communications center.
- On May 21, 2002, City Council approved SU02-02 (Ord. 2002-39) to modify the west exterior elevation, modify landscaping in the courtyard and add six flagpoles to the site.
- On November 19, 2002, City Council approved SU02-05 (Ord. 2002-96) to eliminate the four-year time limit on the existing temporary modular preschool building and allow it to be permanent and for the addition of another preschool building.
- On April 21, 2015, City Council approved SU15-01 (Ord. 2015-18) to decrease the acreage of the site of the existing church.
- On June 20, 2023, City Council approved SU23-02 (Ord. 2023-034) to allow a one-story, 7,591 square foot building expansion to the existing church.

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

**Subject Property Information**

Current or if unplatted, proposed subdivision name(s),  
block(s), & lot(s)  
Lot 1R-1, Block 1

Gross area of parcel (to nearest tenth of  
acre)  
30 Acres

Street frontage & distance to nearest cross street  
2450 TX-121, Grapevine, TX 76051

Describe the Proposed Use  
Church / Office

Proposed Zoning  
CC

Existing Zoning

Future Land Use Designation

Subject Property Address  
2450 TX-121, Grapevine, TX 76051

**Property Owner Information, Authorization and Acknowledgements**

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

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

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

***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 zoning change request and acknowledge that all requirements of this application have been met at the time of submittal.***

Owner Name Fellowship Church / ATTN: Brad Stovall

5424-04

Company Fellowship Church Grapevine

DEC 02 2024

Address 2450 TX-121

City Grapevine State TX Zip Code 76051

Phone 214.908.1550

Email [REDACTED]

**SPECIAL 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.

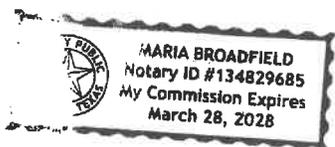
Property Owner's Signature Hy Brad Still Date 12-3-2024

STATE OF: TARRANT TEXAS  
COUNTY OF: TARRANT

BEFORE ME, a Notary Public, on this day personally appeared HEARY BRAD STOVALL (*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 3rd day of DECEMBER, 2024

Maria Broadfield  
NOTARY PUBLIC in and for the State of Texas



**SU24-04**  
DEC 03 2024

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

**Project Representative Information** (complete if designated by owner)

Engineer  Purchaser  Tenant  Preparer  Other (specify) \_\_\_\_\_

Name Yoosook Lee Company Parkhill

Address 3000 Internet Blvd, Suite 550

City Frisco State TX Zip Code 75034

Phone 469-556-3286 Email [REDACTED]

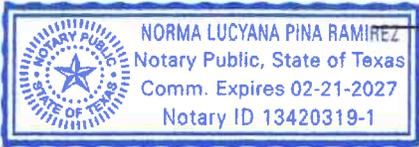
Applicant's Signature *Yoosook Lee* Date \_\_\_\_\_

STATE OF: Texas

COUNTY OF: Collin

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

SUBSCRIBED AND SWORN TO before me, this the 2<sup>nd</sup> day of  
December, 20 24



*Norma Lucyana Pina Ramirez*  
NOTARY PUBLIC in and for the State of Texas

If the legal owner of the property is a corporation, company, partnership, or Limited Liability Company, provide a copy of a legal document attached with this application showing that the individual signing this document is a duly authorized partner, officer, or owner of said corporation, partnership, or Limited Liability Company.

For any individual or organization who consents to act as an agent for the entity for purposes of receiving any process, notice or demand:

Entity Name or File Number: \_\_\_\_\_

DEC 02 2024

SU24-04

Provide a most recent public information report that includes:

- 1. All general partners
- 2. File Number
- 3. Registered agent name
- 4. Mailing address

(You may order a copy of a Public Information Report from [open.records@cpa.texas.gov](https://open.records@cpa.texas.gov) or Comptroller of Public Accounts, Open Records Section, PO Box 13528, Austin, Texas 78711 or go to <https://mycpa.cpa.state.tx.us/coa/search.do>)



EASEMENT  
BEARING AND DISTANCE

1	S 61°05'47" E	392.09'
2	N 73°54'13" E	87.46'
3	S 61°05'47" E	173.43'
4	S 28°54'13" W	15.00'
5	N 61°05'47" W	167.22'
6	S 73°54'13" W	81.24'
7	S 28°54'13" W	184.30'
8	N 61°05'47" W	15.00'
9	N 28°54'13" E	179.91'
10	N 61°05'47" W	387.33'
11	N 27°29'05" E	15.00'
12	N 61°05'47" W	32.49'
13	N 16°05'47" W	60.81'
14	N 28°54'13" E	15.00'
15	S 61°05'47" E	6.21'
16	S 16°05'47" E	60.81'
17	S 61°05'47" E	18.04'
18	S 00°08'15" W	17.11'
19	N 28°54'13" E	43.12'
20	S 10°24'46" W	6.14'
21	N 73°54'13" E	290.66'
22	N 88°54'13" E	96.59'
23	S 61°05'47" E	20.00'
24	S 28°54'13" W	57.12'
25	S 61°05'47" E	88.04'
26	N 73°54'13" E	195.10'
27	N 28°54'13" E	157.17'
28	N 61°05'47" W	42.50'
29	N 28°54'13" E	30.00'
30	S 61°05'47" E	15.00'
31	S 28°54'13" W	20.00'
32	S 61°05'47" E	37.50'
33	S 28°54'13" W	171.31'
34	S 73°54'13" W	203.39'
35	N 61°05'47" W	102.18'
36	S 28°54'13" W	238.23'
37	S 58°54'13" W	217.64'
38	N 58°54'13" E	217.83'
39	N 28°54'13" E	305.36'

EASEMENT CURVE DATA

E-C1	E-C2	E-C3
$\Delta=30^{\circ}00'00''$	$\Delta=00^{\circ}41'18''$	$\Delta=30^{\circ}00'00''$
R=142.50'	R=832.50'	R=132.50'
T=38.18'	T=5.00'	T=35.50'
L=74.61'	L=10.00'	L=69.38'

DEC 0'2 2024

SU24-04

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

PLATTING VERIFICATION:

- 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 2450 TX-121, GRAPEVINE, TX 76051

Legal description of subject property LOT 1-R, BLOCK 1, Fellowship of Las Colinas Addition

*Austin D. Dumas*

Public Works Department

12.2.2024

Date

DEC 0'2 2024

SU24-04

December 2, 2024

Erica Marohnic, Planning Director  
City of Grapevine  
Grapevine City Hall  
200 S. Main Street  
Grapevine, TX 76051

Re: Fellowship Church Office Addition  
2450 SH 121, Grapevine, Texas 76051

Dear Ms. Marohnic:

Parkhill is hereby applying for a Special Use Permit to amend the previously approved site plan SU23-02 for a church in a non-residential zoning district, specifically to allow to add approximately 1,050 square feet of canopy to the new church structure.

Relating to the request, please find attached the following:

- | Special Use Application Form
- | Filing Fee - \$250 + \$25 = \$275
- | Overall Site Plan
- | Focused Site Plan
- | Building Elevations
- | Canopy Elevations
- | Flash drive with all files in PDF format

If you have any questions or concerns, please contact me at 469.556.3286.

Sincerely,

PARKHILL

By 

By \_\_\_\_\_  
Yoosook Lee  
Project Architect

DEC 02 2024

SU24-04

YL/clw  
Enclosures

# Parkhill

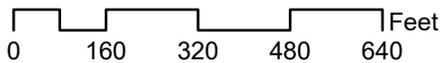
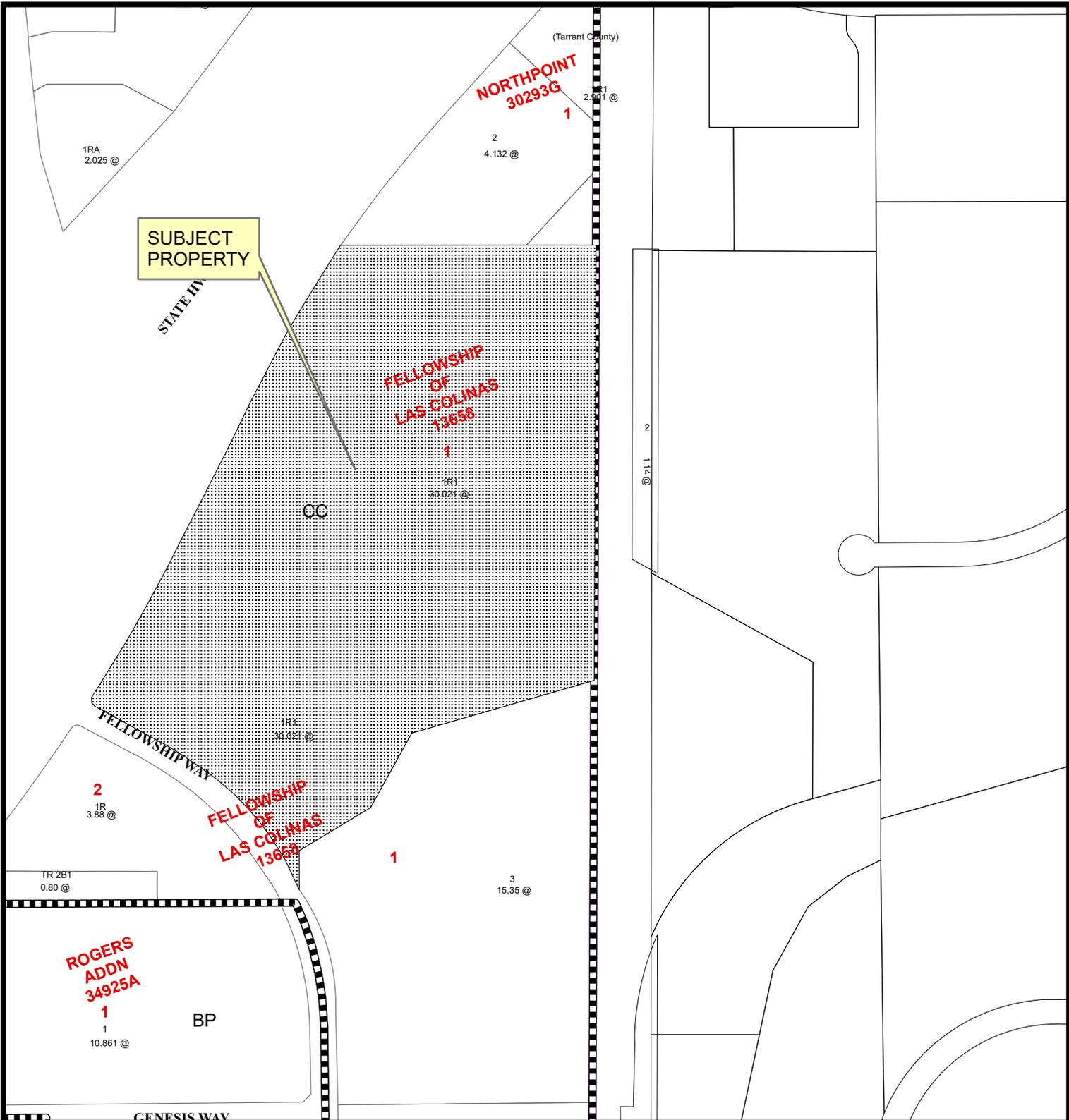
## LEGAL DESCRIPTION:

2450 TX-121  
GRAPEVINE, TX 76051

LOT 1-R, BLOCK 1, Fellowship of Las Colinas Addition

DEC 0'2 2024

SU24-04



## SU24-04; Fellowship Church Canopy 2450 State Highway 121

Date Prepared: 1/3/2025

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

THIS DOCUMENT IS RELEASED ON 05-01-2023 FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF SCOTT A. NELSON, R.A., TEXAS LICENSE #20208. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT PURPOSES. PARKHILL, SMITH & COOPER, INC.

Parkhill.com

## CAMPUS RENOVATION Fellowship Church Grapevine

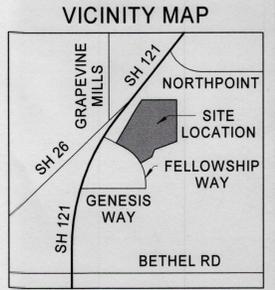


**CLIENT**  
Fellowship Church Grapevine  
2450 TX-121  
Grapevine, TX 76051

**PROJECT NO.**  
12399.22

**KEY PLAN**

#	DATE	DESCRIPTION
2	06/01/2023	SUP Comments Response 02
1	05/24/2023	SUP Comments Response
-	05/01/2023	Issue for SUP



	BUILDING INFORMATION	
	MAIN BUILDING	PROPOSED EXPANSION BUILDING
HEIGHT:	58'-6" (2 STORIES)	24' (1 STORY)
AREA:		
1ST FLOOR	113,973 SQFT	7,591 SQFT
2ND FLOOR	96,397 SQFT	
TOTAL	210,370 SQFT	7,591 SQFT

**PREVIOUSLY APPROVED**



Item	Required	Existing	Proposed
<b>Site Plan Data Summary Table</b>			
BLOCK 1, LOT 1R-1, FELLOWSHIP OF LAS COLINAS ADDITION			
<b>General Site data</b>			
Zoning (from zoning map)	CC	CC	CC
Land Use (from Zoning Ordinance; include all applicable uses)	N/A	Church	Church
Total Lot Area (square feet and acres)	30,000 SF	1,307,729 SF	
First Floor-Building Footprint Area (square feet)	N/A	113,973 SF	7,591 SF
Second Floor-Building Footprint Area (square feet)	N/A	96,397 SF	
Modular Building Footprint Area (square feet)	N/A	27,894 SF	
Total Building Area (square feet)	Less than 784,637 SF 60% of total lot area.	238,264 SF	7,591 SF
Building Height (feet/# stories)	50'	Main: 58'-6"/ 2-story Modular: 16'/ 1-story	24'/ 1-story
<b>Impervious/ Open Space</b>			
Building Footprint Area (main, modular, expansion)		141,867 SF	149,458 SF
Area of sidewalks, pavement & other flatwork		589,336 SF	598,103 SF
Total Impervious Area (Building and Paved Area)	Less than 1,046,183 SF (80% max.)	731,203 SF	747,561 SF
Total Open Space Area (Landscape area)	More than 261,545 SF (20% min.)	576,526 SF	560,168 SF
<b>Landscape Area</b>			
Landscape Perimeter Area	21,557 SF	56,917 SF	56,917 SF
Interior Landscape Area (Parking Lot)	52,768 SF	57,877 SF	37,175 SF
Other Landscape Area within lot	198,309 SF	461,732 SF	466,076 SF
<b>Parking</b>			
Parking Ratio (from Zoning Ordinance)	1250 Spaces (1 space/ 3 seats in Sanctuary)	2,200 spaces	2,142 spaces
Accessible Parking (# of spaces)	23 spaces	45 spaces	47 spaces
Total Parking	1,250	2,245 spaces	2,189 spaces

CASE NAME: FELLOWSHIP CHURCH OFFICE  
CASE NUMBER: SU23-02  
LOCATION: 2450 SH 121  
GRAPEVINE, TX 76051

DATE: JUN 2 0 2023  
PLANNING AND ZONING COMMISSION

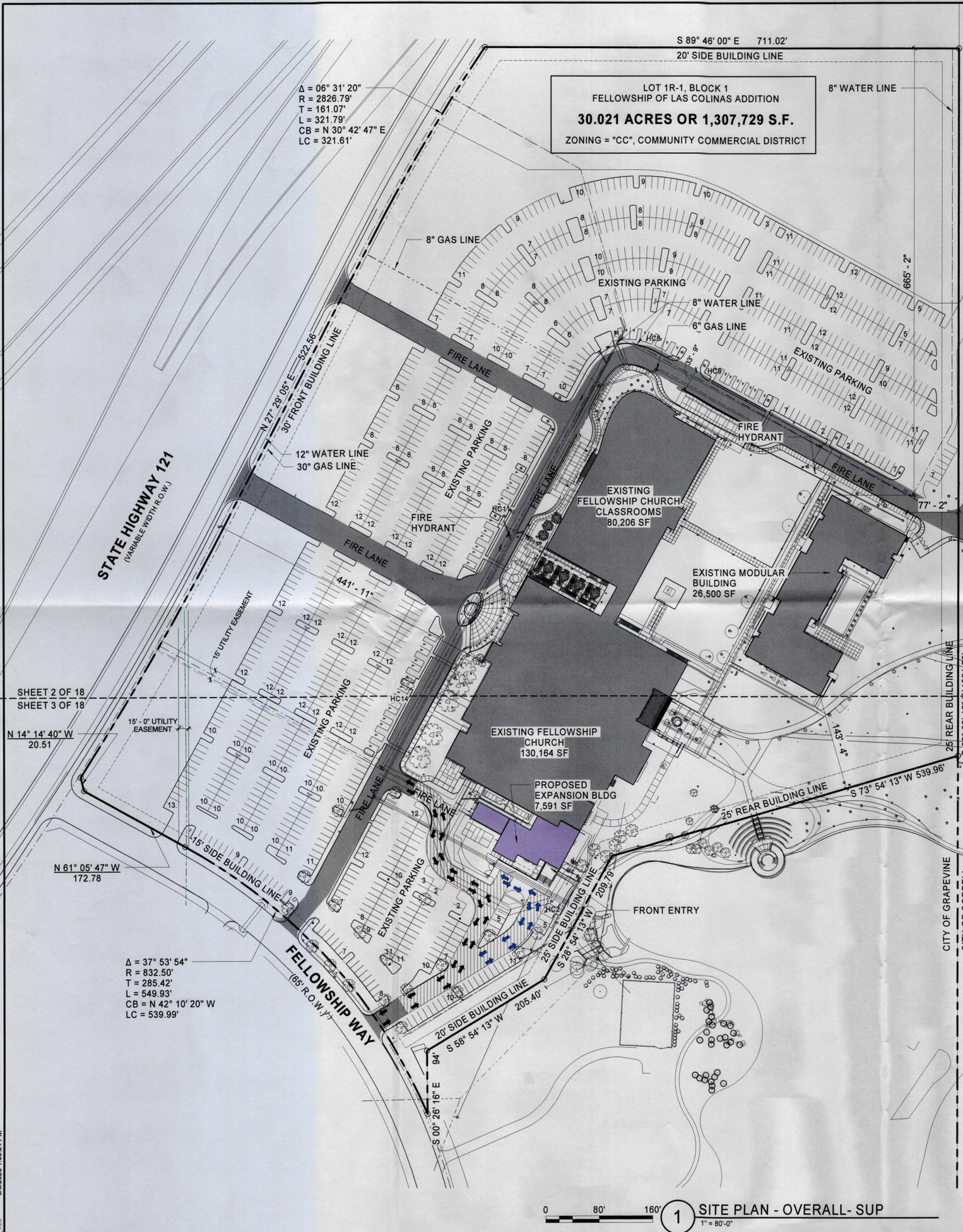
DATE: JUN 2 0 2023  
CHAIRMAN

SHEET: SHEET 1 OF 18

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

THE PURPOSE OF SU23-02 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN SU15-01 (ORD.2015-018) TO ALLOW A 7,591 SQUARE FOOT BUILDING EXPANSION ADJACENT TO THE EXISTING CHURCH STRUCTURE.

Overall Site Plan  
for  
Fellowship Church Office Building  
Lot 1R-1, Block 1, FELLOWSHIP OF LAS COLINAS ADDITION  
J. Gibson Survey, Ab. No. 586  
City of Grapevine, Tarrant County, Texas  
30.021 acres or 1,307,729 sq. ft.  
Zone: "CC" Community Commercial  
Date of Preparation: May 1, 2023



LOT 1R-1, BLOCK 1  
FELLOWSHIP OF LAS COLINAS ADDITION  
**30.021 ACRES OR 1,307,729 S.F.**  
ZONING = "CC", COMMUNITY COMMERCIAL DISTRICT

Δ = 06° 31' 20"  
R = 2826.79'  
T = 161.07'  
L = 321.79'  
CB = N 30° 42' 47" E  
LC = 321.61'

STATE HIGHWAY 121  
(VARIABLE WIDTH R.O.W.)

SHEET 2 OF 18  
SHEET 3 OF 18  
N 14° 14' 40" W  
20.51

N 61° 05' 47" W  
172.78

Δ = 37° 53' 54"  
R = 832.50'  
T = 285.42'  
L = 549.93'  
CB = N 42° 10' 20" W  
LC = 539.99'

1 SITE PLAN - OVERALL - SUP  
1" = 80'-0"

THIS DOCUMENT IS RELEASED ON 05-01-2023 FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF SCOTT A. NELSON, R.A., TEXAS LICENSE #020208. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, CONSTRUCTION, BIDDING OR PERMIT PURPOSES. PARKHILL, SMITH & COOPER, INC.

Parkhill.com

**CAMPUS RENOVATION**  
Fellowship Church Grapevine



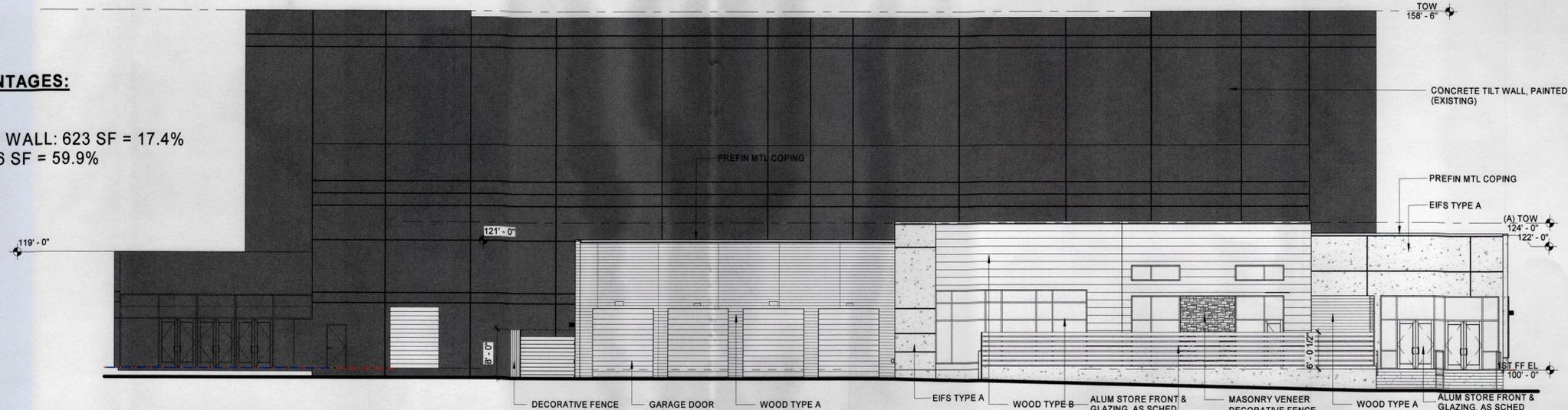
**CLIENT**  
Fellowship Church Grapevine  
2450 TX-121  
Grapevine, TX 76051

**PROJECT NO.**  
12399 22

**KEY PLAN**

**SOUTH FACADE MATERIAL PERCENTAGES:**  
TOTAL: 3,580 SF

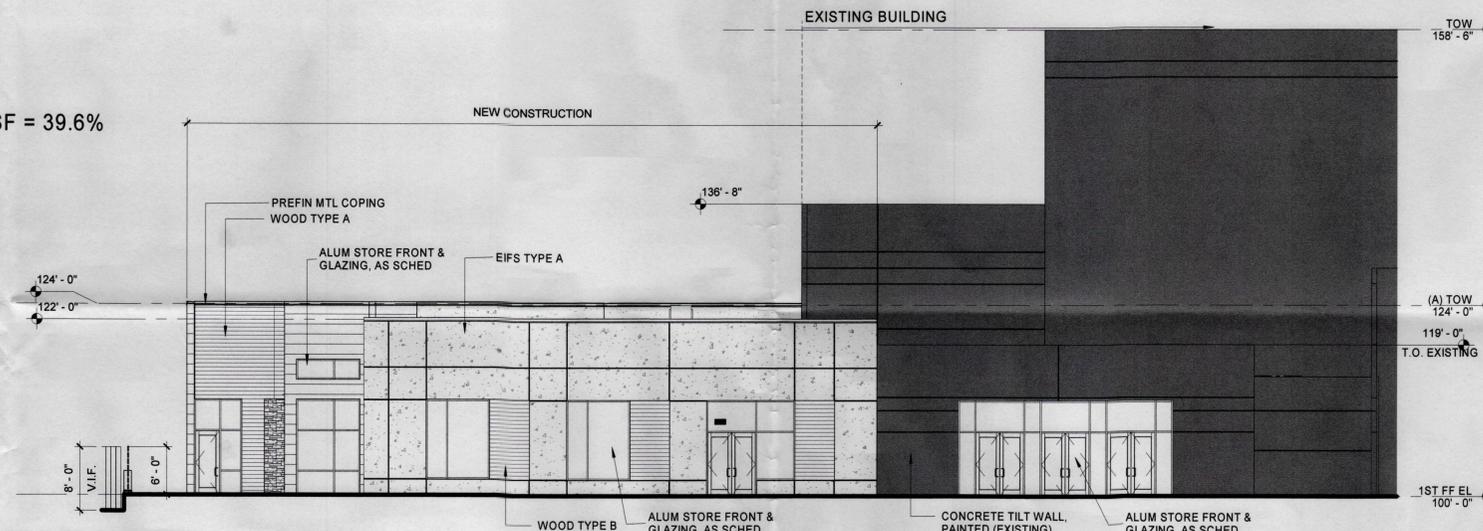
EIFS ON METAL STUD FRAMING WALL: 623 SF = 17.4%  
WOOD LOOK (TYPE A & B): 2,146 SF = 59.9%  
GLAZING: 811 SF = 22.7%



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

**EAST FACADE MATERIAL PERCENTAGES:**  
TOTAL: 3,072 SF (EXISTING - 565 SF)

EIFS ON METAL STUD FRAMING WALL: 1,215 SF = 39.6%  
WOOD LOOK (TYPE A & B): 515 SF = 16.7%  
GLAZING: 778 SF = 25.3%  
EXISTING CONCRETE TILT: 565 SF = 18.4%



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

**PREVIOUSLY APPROVED**

CASE NAME: FELLOWSHIP CHURCH OFFICE  
CASE NUMBER: SU23-02  
LOCATION: 2450 SH 121  
GRAPEVINE, TX 76051

*[Signature]* MAYOR  
*[Signature]* SECRETARY

DATE: JUN 20 2023  
PLANNING AND ZONING COMMISSION

*[Signature]* CHAIRMAN  
DATE: JUN 20 2023

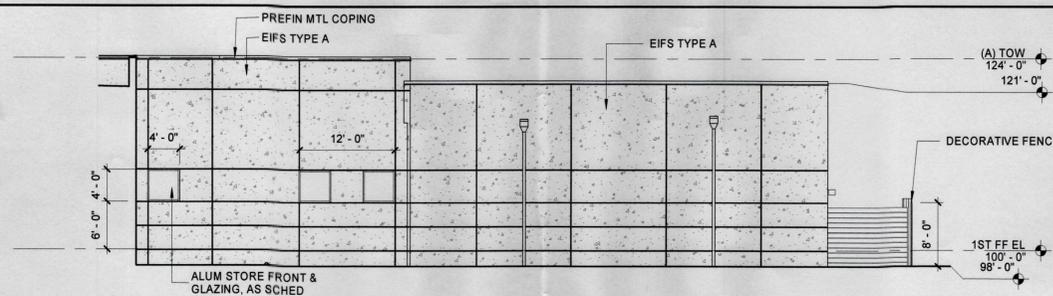
SHEET: SHEET 5 OF 18  
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES  
PLANNING SERVICES DEPARTMENT

THE PURPOSE OF SU23-02 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN SU15-01 (ORD.2015-018) TO ALLOW A 7,591 SQUARE FOOT BUILDING EXPANSION ADJACENT TO THE EXISTING CHURCH STRUCTURE.

Exterior Elevations - Office  
for  
Fellowship Church Office Building  
Lot 1R-1, Block 1, FELLOWSHIP OF LAS COLINAS ADDITION  
J. Gibson Survey, Ab. No. 586  
City of Grapevine, Tarrant County, Texas  
30.021 acres or 1,307,729 sq. ft.  
Zone: "CC" Community Commercial  
Date of Preparation: May 1, 2023

**NORTH FACADE MATERIAL PERCENTAGES:**  
TOTAL: 2,170 SF

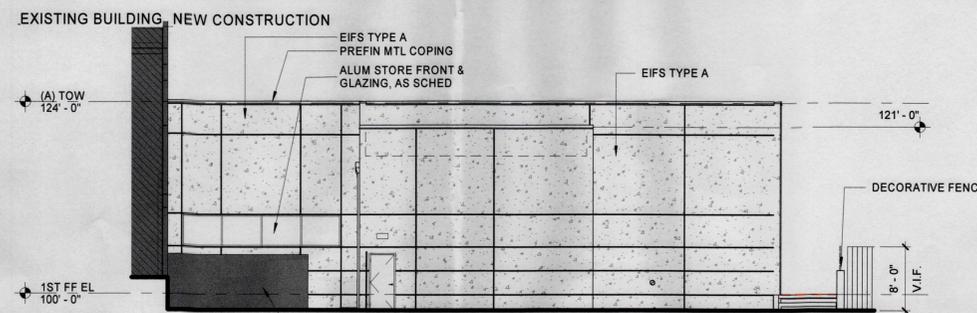
EIFS ON METAL STUD FRAMING WALL: 2,090 SF = 96.3%  
WOOD LOOK (TYPE A & B): N/A  
GLAZING: 80 SF = 3.7%



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

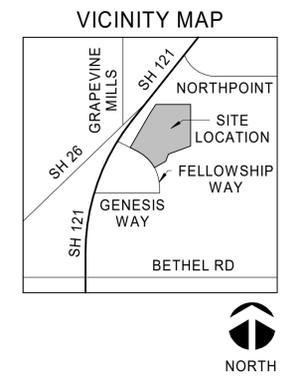
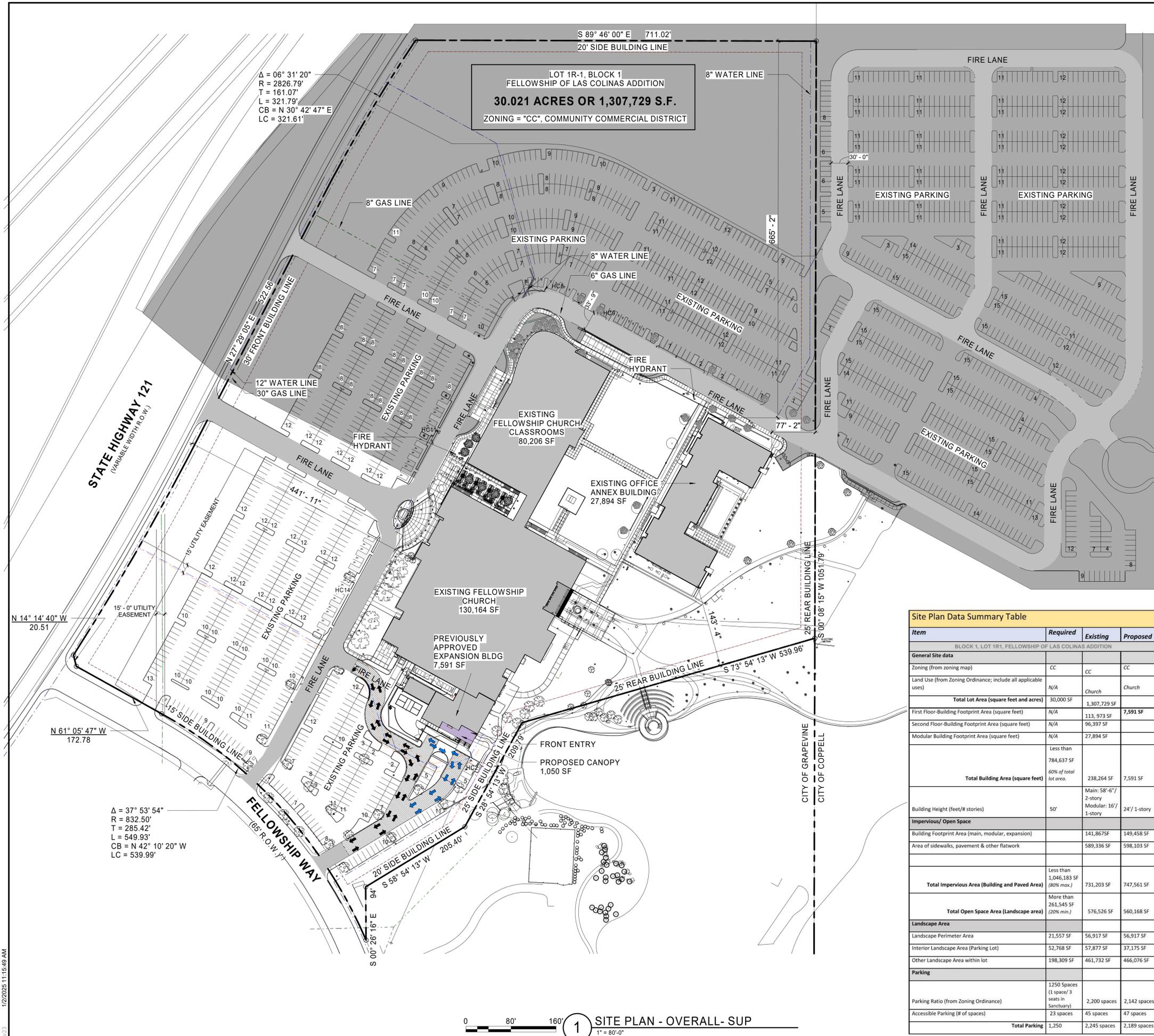
**WEST FACADE MATERIAL PERCENTAGES:**  
TOTAL: 2,297 SF

EIFS ON METAL STUD FRAMING WALL: 2,193 SF = 95.5%  
WOOD LOOK (TYPE A & B): N/A  
GLAZING: 80 SF = 3.5%  
MTL DOOR: 24 SF = 1.0%



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

**Exterior Elevations - Office**  
**SHEET 5 OF 18**



**BUILDING INFORMATION**

	MAIN BUILDING	PREVIOUSLY APPROVED EXPANSION BUILDING
HEIGHT:	58'-6" (2 STORIES)	24' (1 STORY)
AREA:		
1ST FLOOR	113,973 SQFT	7,591 SQFT
2ND FLOOR	96,397 SQFT	
TOTAL	210,370 SQFT	7,591 SQFT

**NEW PROPOSED CANOPY AREA: 1,050 SQFT**

**Site Plan Data Summary Table**

Item	Required	Existing	Proposed
BLOCK 1, LOT 1R1, FELLOWSHIP OF LAS COLINAS ADDITION			
<b>General Site data</b>			
Zoning (from zoning map)	CC	CC	CC
Land Use (from Zoning Ordinance; include all applicable uses)	N/A	Church	Church
<b>Total Lot Area (square feet and acres)</b>	30,000 SF	1,307,729 SF	30,000 SF
First Floor-Building Footprint Area (square feet)	N/A	113,973 SF	7,591 SF
Second Floor-Building Footprint Area (square feet)	N/A	96,397 SF	
Modular Building Footprint Area (square feet)	N/A	27,894 SF	
	Less than 784,637 SF		
<b>Total Building Area (square feet)</b>	60% of total lot area.	238,264 SF	7,591 SF
Building Height (feet/# stories)	50'	Main: 58'-6"/ 2-story Modular: 16'/ 1-story	24'/ 1-story
<b>Impervious/ Open Space</b>			
Building Footprint Area (main, modular, expansion)		141,867 SF	149,458 SF
Area of sidewalks, pavement & other flatwork		589,336 SF	598,103 SF
<b>Total Impervious Area (Building and Paved Area)</b>	Less than 1,046,183 SF (80% max.)	731,203 SF	747,561 SF
<b>Total Open Space Area (Landscape area)</b>	More than 261,545 SF (20% min.)	576,526 SF	560,168 SF
<b>Landscape Area</b>			
Landscape Perimeter Area	21,557 SF	56,917 SF	56,917 SF
Interior Landscape Area (Parking Lot)	52,768 SF	57,877 SF	37,175 SF
Other Landscape Area within lot	198,309 SF	461,732 SF	466,076 SF
<b>Parking</b>			
Parking Ratio (from Zoning Ordinance)	1250 Spaces (1 space/ 3 seats in Sanctuary)	2,200 spaces	2,142 spaces
Accessible Parking (# of spaces)	23 spaces	45 spaces	47 spaces
<b>Total Parking</b>	1,250	2,245 spaces	2,189 spaces

CASE NAME: FELLOWSHIP CHURCH CANOPY  
CASE NUMBER: SU24-04  
LOCATION: 2450 SH 121 GRAPEVINE, TX 76051

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_  
DATE: \_\_\_\_\_  
PLANNING AND ZONING COMMISSION  
CHAIRMAN \_\_\_\_\_  
DATE: \_\_\_\_\_  
SHEET: A1  
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES  
PLANNING SERVICES DEPARTMENT

THE PURPOSE OF SU24-04 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN SU23-02 (ORD. 2023-034) TO ADD A 1,050 SQUARE FOOT CANOPY TO THE EXISTING CHURCH OVER THE OFFICE ENTRY TO THE SOUTHEAST.

Overall Site Plan  
for  
Fellowship Church Canopy  
Lot 1R-1, Block 1, FELLOWSHIP OF LAS COLINAS ADDITION  
J. Gibson Survey, Ab. No. 586  
City of Grapevine, Tarrant County, Texas  
30.021 acres or 1,307,729 sq. ft.  
Zone: "CC" Community Commercial  
Date of Preparation: December 2, 2024



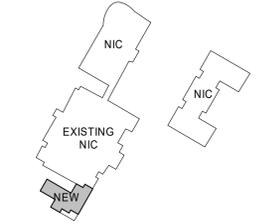
**CAMPUS RENOVATION**  
Fellowship Church Grapevine



CLIENT  
**Fellowship Church Grapevine**  
2450 TX-121  
Grapevine, TX 76051

PROJECT NO.  
12399.22

KEY PLAN



A 12/20/2024 SUP Comments Response  
- 12/02/2024 Issue for SUP

# DATE

**Overall Site Plan**  
**A1**

0 80' 160' **1** SITE PLAN - OVERALL- SUP  
1" = 80'-0"



**GENERAL NOTES**

A. EXTERIOR ELEVATION NOTES AS NEEDED.



**CAMPUS RENOVATION**  
Fellowship Church Grapevine

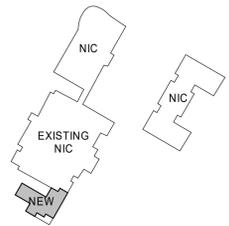


**CLIENT**  
Fellowship Church Grapevine

2450 TX-121  
Grapevine, TX 76051

**PROJECT NO.**  
12399.22

**KEY PLAN**



CASE NAME: FELLOWSHIP CHURCH CANOPY  
CASE NUMBER: SU24-04  
LOCATION: 2450 SH 121  
GRAPEVINE, TX 76051

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

CHAIRMAN \_\_\_\_\_

DATE: \_\_\_\_\_

SHEET: A3

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

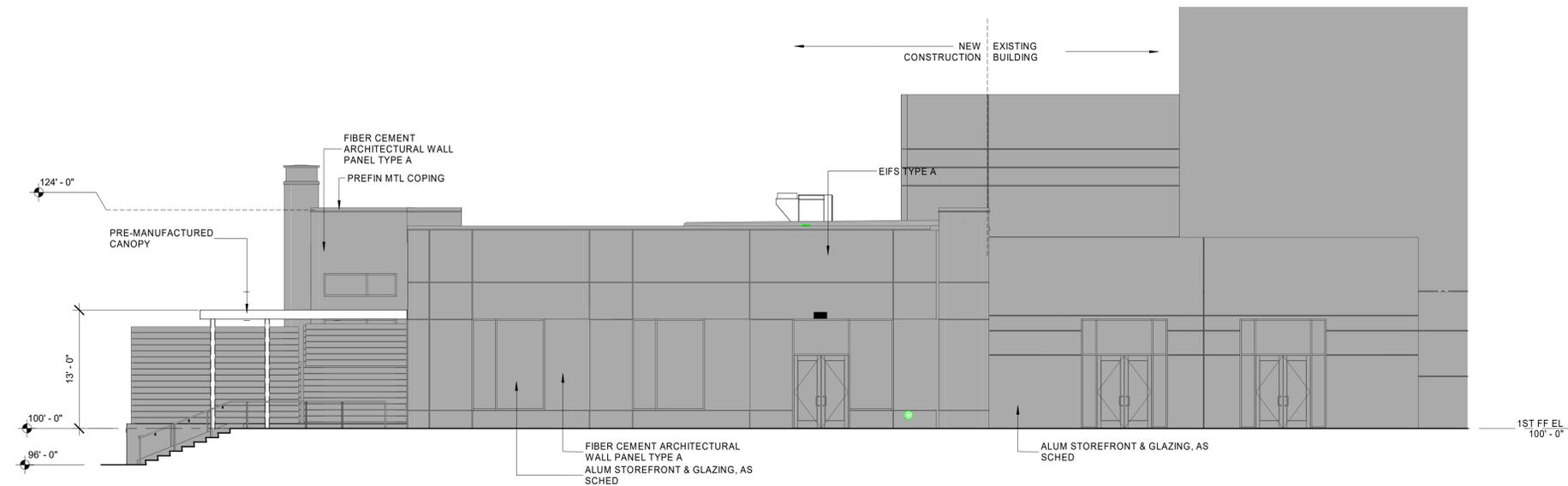
PLANNING SERVICES DEPARTMENT

THE PURPOSE OF SU24-04 IS TO AMEND THE  
PREVIOUSLY APPROVED SITE PLAN SU23-02  
(ORD. 2023-034) TO ADD A 1,050 SQUARE FOOT  
CANOPY TO THE EXISTING CHURCH OVER THE  
OFFICE ENTRY TO THE SOUTHEAST.

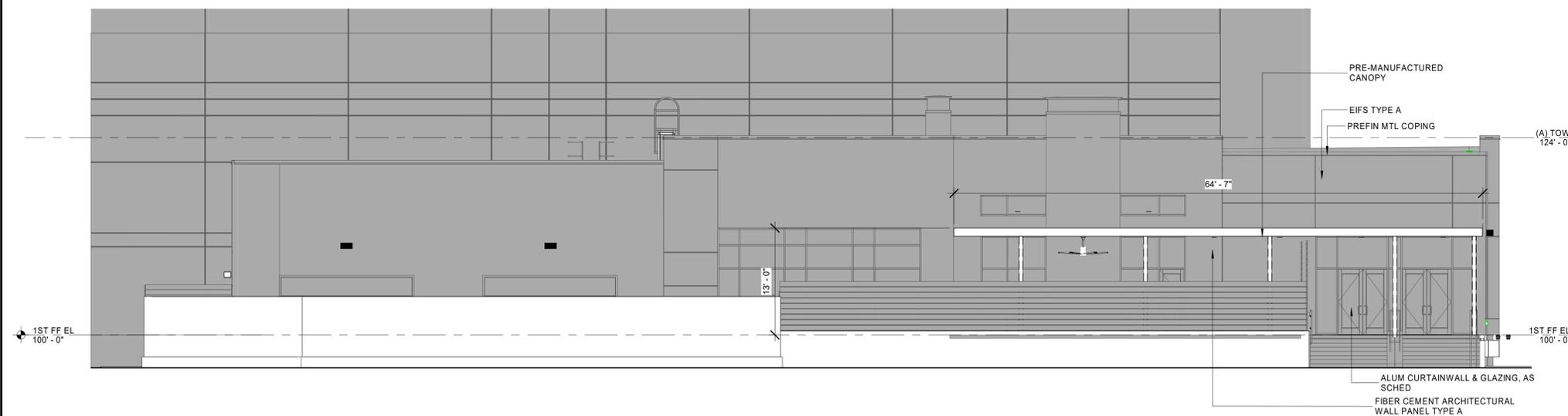
A 12/20/2024 SUP Comments Response  
- 12/02/2024 Issue for SUP

# DATE

Exterior Elevation  
for  
Fellowship Church Canopy  
Lot 1R-1, Block 1, FELLOWSHIP OF LAS COLINAS  
ADDITION  
J. Gibson Survey, Ab. No. 586  
City of Grapevine, Tarrant County, Texas  
30.021 acres or 1,307,729 sq. ft.  
Zone: "CC" Community Commercial  
Date of Preparation: December 2, 2024



**C2** ELEVATION - EAST - CANOPY  
1/8" = 1'-0"



**A3** EXT - OFFICE (A) - SOUTH - CANOPY Copy 1  
1/8" = 1'-0"

P. 0/23 1/2/2025 11:16:00 AM





CITY OF GRAPEVINE  
SITE PLAN REVIEW COMMITTEE MEETING MINUTES  
WEDNESDAY, NOVEMBER 6, 2024 AT 2:00 P.M.

The Site Plan Review Committee of the City of Grapevine, Texas met in Session, on this the 6<sup>th</sup> day of November 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
Erica Marohnic	Member

With Sharron Rogers absent, 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 **CU24-45** [Grapevine Mills Mall, Primark] addressed as 3000 Grapevine Mills Parkway, and consideration of same.

Albert presented **CU24-45** and answered questions. The Committee discussed.

Motion was made to **approve** conditional use request **CU24-45** [Grapevine Mills Mall, Primark] addressed as 3000 Grapevine Mills Parkway:

Motion: Marohnic

Second: Oliver

Nays: None

Approved: 2 - 0

- B. Site Plan Review Committee to consider a public hearing relative to Conditional Use Request **CU24-48** [Sunbelt Rentals] addressed as 1035 Texan Trail, and consideration of same.

Albert presented **CU24-48** and answered questions. The Committee discussed.

Motion was made to **approve** the 10-foot-tall concrete retaining wall adjacent to Building 2 and to **refer** the request to allow two monument signs to exceed maximum height and effective area requirements along Texan Trail to the December 17, 2024 joint public hearing as part of conditional use request **CU24-48** [Sunbelt Rentals] addressed as 1035 Texan Trail:

Motion: Marohnic

Second: Oliver

Nays: None

Approved: 2 - 0

**IV. MINUTES**

- A. Site Plan Review Committee to consider the minutes of the October 2, 2024, regular meeting.

Motion was made to **approve** the **minutes** from October 2, 2024, regular Site Plan Review Committee meeting:

Motion: Oliver

Second: Marohnic

Nays: None

Abstention: None

Approved: 2 - 0

**ADJOURNMENT**

Oliver made a motion to adjourn the meeting at **2:18 P.M.**

PASSED AND APPROVED BY THE SITE PLAN REVIEW COMMITTEE OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 8<sup>th</sup> DAY OF JANUARY 2024.

APPROVED:

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LARRY OLIVER

CHAIRMAN

ATTEST:

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ALBERT TRIPLETT