



AGENDA
CITY OF GRAPEVINE
SITE PLAN REVIEW COMMITTEE MEETING
WEDNESDAY, FEBRUARY 5, 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 **CU25-05** [Freeman GMC Perimeter Fence] addressed as 501 West State Highway 114, and consideration of same.
- B. Site Plan Review Committee to consider a public hearing relative to Special Use Request **SU25-02** [Best Foot Spa] addressed as 2011 West Northwest Highway, and consideration of same.

- IV. MINUTES

- A. Site Plan Review Committee to consider the minutes of the January 8, 2025, 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 31ST DAY OF JANUARY 2025 AT 5:00 P.M.

A handwritten signature in cursive script, reading "Erica Marohnic", written in black ink over a horizontal line.

ERICA MAROHNIC, AICP
PLANNING SERVICES DIRECTOR

TO: SITE PLAN REVIEW COMMITTEE MEMBERS

FROM: ALBERT L. TRIPLETT, JR. PLANNER II

DATE: FEBRUARY 5, 2024

SUBJECT: CONDITIONAL USE REQUEST CU25-05; FREEMAN GMC PERIMETER FENCE, 501 WEST STATE HIGHWAY 114

RECOMMENDATION

Staff recommends the Site Plan Review Committee (SPRC) consider the proposed changes to conditional use permit CU24-21 (Ord. 2024-069) to amend the previously approved site plan for an automobile dealership with new and used car sales and allow a 40-foot pole sign. This request is specifically to construct a 6-foot security fence in conjunction with an existing new and used car dealership. The property is zoned "CC", Community Commercial District.

REQUEST

Approximately 580 linear feet, of a 6-foot-tall metal fence, with opaque slats is proposed adjacent the west and south property lines of 73,294 square feet (1.68 acres) property, recently acquired from the Cinemark movie theatre lot.

Conditional use permit CU24-21 approved reducing the existing Cinemark theatre lot from 16.37 acres to 14.70 acres and expanding the existing Freeman GMC automobile dealership lot from 11.50 acres to 14.70 acres. The GMC lot expansion allowed 144 additional vehicle storage parking spaces, bringing the total to 698 parking spaces, along with 11,595 square feet of landscaping.

BACKGROUND INFORMATION

The subject property was zoned "I-1" Light Industrial District prior to the 1984 City-wide Rezoning. The subject and surrounding properties were subsequently rezoned to "PID", Planned Industrial Development during the 1984 City-wide rezoning.

- On April 20, 1993, City Council approved Z93-04 (Ord. 1993-19) to rezone 70.5 acres from "PID", Planned Industrial Development to "CC", Community Commercial District for a proposed mixed-use development with restaurants, retail, office, hotel, and warehouse uses.
- On August 19, 1997, City Council approved CU97-08 (Ord. 1997-84) to allow an automobile dealership with new and used car sales, a 32-foot pole sign and a waiver for Section 47.E.2. in accordance with Section 47.F.
- On December 2, 1997, City Council approved CU97-59 (Ord. 1997-137) to amend

the previously approved site plan to reconfigure and relocate buildings and to add off-street parking and display parking and to waive Section 47.E.2. in accordance with Section 47.F.

- On March 2, 1999, City Council approved CU99-07 (Ord. 1999-39) to allow the addition of vehicle display features, a 2,326 square foot service and parts building, a reduction of 150 square feet for the new car showroom, a 2,275 square foot used car showroom, a 799 square foot automatic carwash, and a reduction of required off street parking from 222 spaces to 214 spaces.
- On October 19, 2010, City Council approved CU10-24 (Ord.2010-59) to replace the 32-foot pole sign with a 40-foot pole sign.
- On January 5, 2010, the Site Plan Review Committee (SPRC) approved CU10-35 to allow revisions to the exterior elevations.
- On August 20, 2024, City Council approved CU24-21 (Ord. 2024-69) to expand an existing car dealership to allow additional vehicle inventory storage.

/at

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

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

Metroplace Addition 2nd Instl Block 6 Lot 12

Gross area of parcel (to nearest tenth of
acre)

9.8221

Street frontage & distance to nearest cross street

Describe the Proposed Use

Proposed Zoning

CC

Existing Zoning

CC

Future Land Use Designation

Subject Property Address

501 W State Hwy 114, Grapevine, TX

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 Jerry Freeman

Owner Phone Number 972-815-2750

Company Omega Automotive Real Est. LTD

Address 1800 E Airport Fwy 501 W. STATE HWY. 114

City Irving GRAPEVINE

State TX

Zip Code 75062 76051

Email [REDACTED]

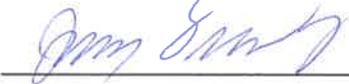
CU25-05

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

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Drew Donosky, Claymoore Engineering (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.

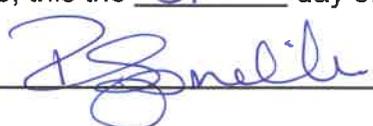
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature  Date 12/31/24

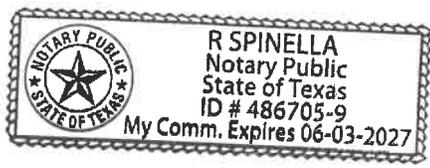
STATE OF: TEXAS
COUNTY OF: TARRANT

BEFORE ME, a Notary Public, on this day personally appeared TEERY FREEMAN (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 31st day of DECEMBER, 2024



NOTARY PUBLIC in and for the State of Texas



CU25-05

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name Drew Donosky Company Claymoore Engineering

Address 1903 Central Dr # 406

City Bedford State TX Zip Code 76021

Phone 817-281-0572 Email [REDACTED]

Applicant's Signature [Signature] Date 1/2/25

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Drew Donosky
(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 2 day of
January, 20 25



Melissa M. Andrews
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: Omega Automotive Real Estate LTD

Provide a most recent public information report that includes:

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

CU25-05

(You may order a copy of a Public Information Report from 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 501 W St 114

Legal description of subject property
Cinemark Addition Lot 1A, Block 1, and Metroplace Lot 12A,
Block 6 ^{2nd Installment}
Austin Quisenberry 1.10.2025
Public Works Department Date

CU25-05

City of Grapevine
200 S. Main Street
Grapevine, TX 76051

Subject: CUP Narrative

To whom it may concern:

Please let this Letter as Narrative for the proposed Development located at 501 W SH 114. The project site is currently zoned CC and will remain as CC.

The purpose of this conditional use permit request is to revise the proposed fencing from standard pipe rail to 6' black metal fencing with hurricane slats. No new buildings are proposed.

The land contains existing parking that will be used by the dealership for vehicle inventory storage. Minor parking lot modifications are proposed to comply with landscape setback requirements and to provide direct access back to the original dealership property.

The proposed use is permitted in this area or zone.

Thank you.



Drew Donosky, PE

CU25-05

Lot File: Z:\OFFICE\PROJECTS\2024\2403 - March 2024\2403.157 911 W STATE HWY 114\LOT\
CRD File: Z:\OFFICE\COORD\2403.157.crd

Lot: OVERALL BOUN, Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Description
L26			7021234.39	2405804.24	
	Radius: 1372.54	Length: 40.93	Chord: 40.93	Delta: 1°42'31"	
	Chord BRG: N 88°48'15" E	Rad-In: S 02°03'01" E	Rad-Out: S 00°20'30" E		
	Radius Pt: L27 7019862.73,2405853.35	Tangent: 20.47	Dir: Right		
	Tangent-In: N 87°56'59" E	Tangent-Out: N 89°39'30" E	Non Tangential-Out		
L28			7021235.24	2405845.17	
	N 89°44'08" E	514.06			
L29			7021237.62	2406359.22	
	S 00°49'16" E	240.01			
L30			7020997.63	2406362.66	
	N 89°44'10" E	112.26			
L31			7020998.15	2406474.92	
	S 00°47'30" E	576.97			
L32			7020421.23	2406482.89	
	S 89°12'30" W	275.14			
L33			7020417.43	2406207.77	
	Radius: 350.00	Length: 165.88	Chord: 164.33	Delta: 27°09'18"	
	Chord BRG: N 77°12'51" W	Rad-In: N 00°47'30" W	Rad-Out: N 26°21'48" E		
	Radius Pt: L34 7020767.40,2406202.94	Tangent: 84.53	Dir: Right		
	Tangent-In: S 89°12'30" W	Tangent-Out: N 63°38'12" W	Tangential-In	Tangential-Out	
L35			7020453.80	2406047.52	
	Radius: 350.00	Length: 61.04	Chord: 60.97	Delta: 9°59'34"	
	Chord BRG: N 68°37'59" W	Rad-In: S 26°21'48" W	Rad-Out: S 16°22'14" W		
	Radius Pt: L36 7020140.20,2405892.10	Tangent: 30.60	Dir: Left		
	Tangent-In: N 63°38'12" W	Tangent-Out: N 73°37'46" W	Tangential-In	Non Tangential	
L37			7020476.01	2405990.74	
	S 00°15'50" E	292.11			
L38			7020183.90	2405992.09	
	S 89°44'10" W	687.09			
L39			7020180.74	2405305.00	
	S 25°23'46" W	63.80			
L40			7020123.10	2405277.64	
	N 41°49'13" W	198.19			
L41			7020270.80	2405145.49	
	N 00°06'15" E	740.32			
L42			7021011.13	2405146.84	
	Radius: 1615.02	Length: 449.07	Chord: 447.62	Delta: 15°55'53"	
	Chord BRG: N 66°22'40" E	Rad-In: S 31°35'17" E	Rad-Out: S 15°39'24" E		
	Radius Pt: L43 7019635.39,2405992.80	Tangent: 225.99	Dir: Right		
	Tangent-In: N 58°24'43" E	Tangent-Out: N 74°20'36" E	Non Tangential-In	Non Tangential	
L44			7021190.49	2405556.95	
	S 00°15'50" E	283.58			
L45			7020906.92	2405558.25	
	N 89°44'10" E	192.50			
L46			7020907.80	2405750.75	
	N 00°15'50" W	323.54			
L47			7021231.34	2405749.26	
	Radius: 1402.40	Length: 55.07	Chord: 55.07	Delta: 2°15'00"	
	Chord BRG: N 86°50'00" E	Rad-In: S 04°17'30" E	Rad-Out: S 02°02'30" E		
	Radius Pt: L48 7019832.87,2405854.21	Tangent: 27.54	Dir: Right		
	Tangent-In: N 85°42'30" E	Tangent-Out: N 87°57'30" E	Non Tangential-In		

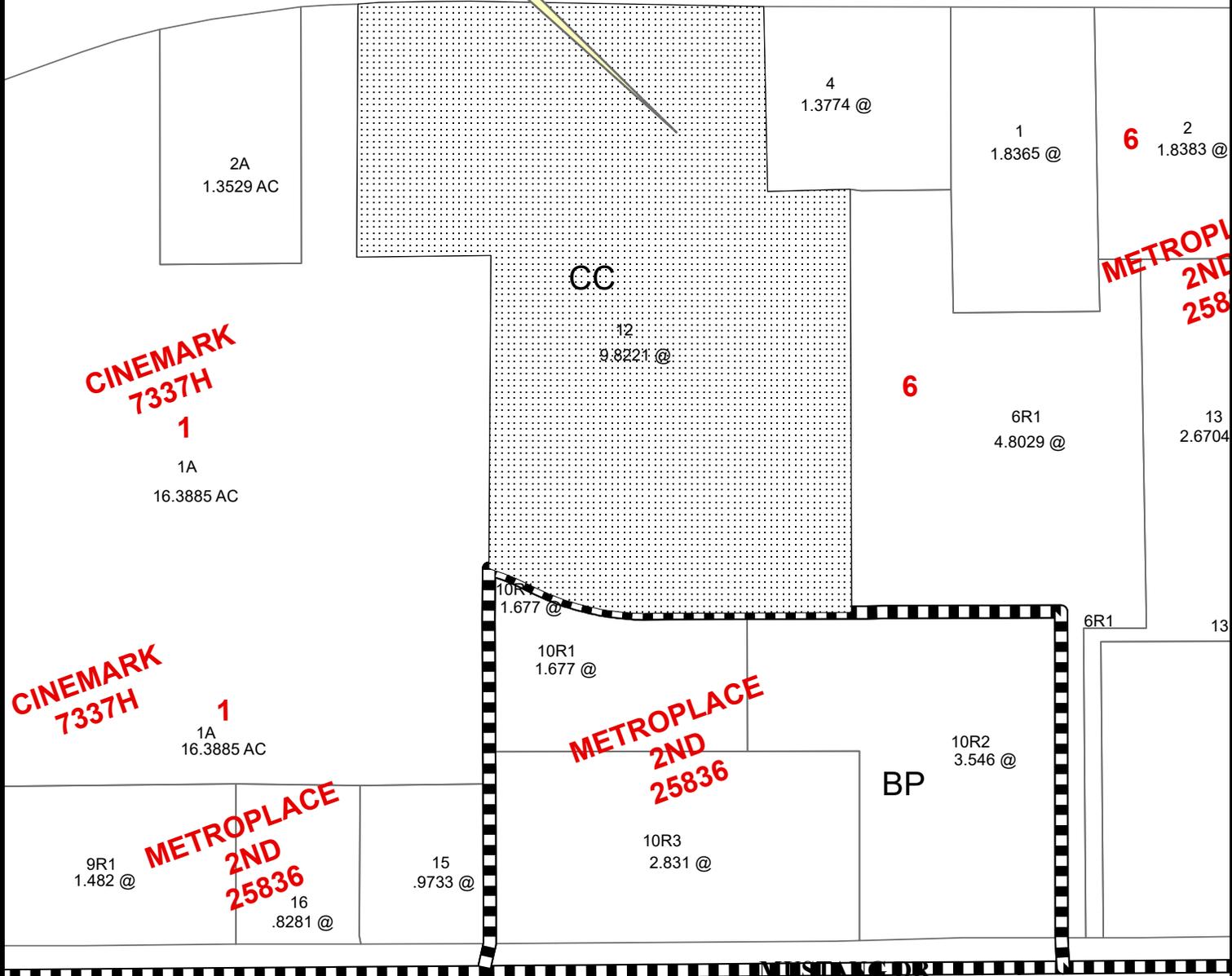
C425-05

L49 7021234.38 2405804.25
Closure Error Distance> 0.0140 Error Bearing> N 17°05'41" W
Closure Precision> 1 in 377116.7 Total Distance> 5271.56
Area: 1141295 Sq. Feet, 26.2005 Acres

Block 1 Total Area: 1141295 Sq. Feet, 26.2005 Acres

STATE HIGHWAY 114

SUBJECT
PROPERTY



METROPL
2ND
258

CINEMARK
7337H
1

1A
16.3885 AC

CINEMARK
7337H
1

1A
16.3885 AC

METROPL
2ND
25836
16
.8281 @

9R1
1.482 @

15
.9733 @

METROPL
2ND
25836

10R1
1.677 @

10R3
2.831 @

BP

10R2
3.546 @

6

6R1
4.8029 @

6 2
1.8383 @

4
1.3774 @

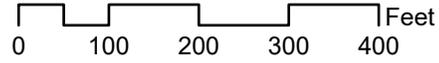
1
1.8365 @

13
2.6704

6R1

13

MUSTANG DR

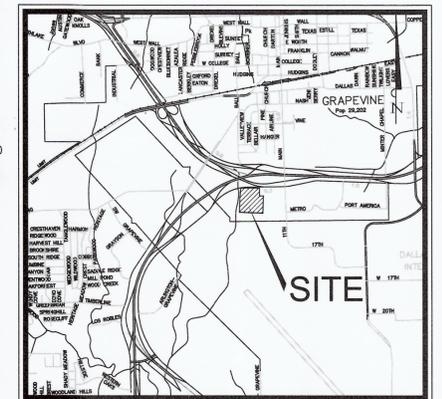
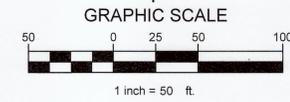


**CU25-05; Freeman GMC Perimeter Fence
501 West State Highway 114**

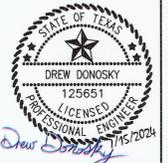
Date Prepared: 1/29/2025

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.

WILLIAM D. TATE AVENUE / WEST STATE HIGHWAY 114



CLAY MOORE ENGINEERING
 1903 CENTRAL DRIVE, SUITE #400
 BEDFORD, TX 76021
 PHONE: 817.281.0572
 WWW.CLAYMOORE.COM



FREEMAN GRAPEVINE
 501 W STATE HIGHWAY 114
 GRAPEVINE, TX 76051

OF ACCESS
 D.211019383
 P.R.T.C.T.

CALLED PARCEL 61 - 1,179 SQ. FT.
 STATE OF TEXAS
 DOC. NO. D210306057
 O.P.R.T.C.T.

D=01°42'31"
 R=1402.40'
 L=41.25'
 CB=N 88°48'15" E
 C=41.25'

N 89°44'21" E 513.58'

LOT 4, BLOCK 6
 METROPLACE ADDITION
 SECOND INSTALLMENT
 DOC 205076514
 O.P.R.T.C.T.
 ZONED: COMMUNITY COMMERCIAL

OWNER
 OMEGA AUTOMOTIVE REAL ESTATE, LTD.
 1800 E. AIRPORT FREEWAY
 IRVING, TX 75062
 PH: 972.815.2750
 CONTACT NAME: JERRY FREEMAN JR.

APPLICANT
 CLAYMOORE ENGINEERING, INC.
 1903 CENTRAL DRIVE, SUITE #400
 BEDFORD, TX 76021
 PH: 817.281.0572
 CONTACT NAME: DREW DONOSKY

SURVEYOR
 EAGLE SURVEYING, LLC
 210 S. ELM ST. SUITE #200
 DENTON, TX 76201
 PH: 940.222.3009
 CONTACT NAME: MASON DECKER

LANDSCAPE
 EVERGREEN DESIGN GROUP
 15455 DALLAS PKWY
 SUITE #500
 ADDISON, TX 75001
 PH: 800.680.6630
 CONTACT: RODNEY MCNABB
 EMAIL: RODNEY@EVERGREENDESIGNGROUP.COM

LEGEND

	HEAVY DUTY CONCRETE PAVEMENT
	PAVEMENT REMOVAL AREA
	PROPOSED CONCRETE CURB AND GUTTER
	PROPERTY LINE
	FULL-DEPTH SAWCUT
	FIRE LANE
	EASEMENT LINE
	10 PARKING COUNT

CASE NAME: FREEMAN GRAPEVINE
 CASE NUMBER: CU 24-21
 LOCATION: 501 W STATE HIGHWAY 114, 76051

[Signature]
 MAYOR

[Signature]
 ASST. TO THE SECRETARY

DATE: 8-12-2024

PLANNING AND ZONING COMMISSION
[Signature]
 CHAIRMAN

DATE: _____

SHEET: 1 of 7

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

- NOTES:**
- REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED, AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
 - ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
 - OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
 - PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 55 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
 - ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
 - USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
 - ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
 - LIGHT FIXTURES INCLUDING THE BASE MAY NOT EXCEED 30-FOOT OR THE HEIGHT, OR THE BUILDING HEIGHT WHICHEVER IS LESS.
 - ALL LIGHT FIXTURES SHALL BE RECESSED TO PREVENT GLARE.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RAIL ARE 3' UNLESS OTHERWISE NOTED.

NUMBER OF EMPLOYEES PER SHIFT

SALES - 2 SHIFTS OF 12 PERSONS
 SERVICES - 1 SHIFT OF 58 PERSONS

PARKING BREAKDOWN

CUSTOMER	58
EMPLOYEE	68
VEHICLE STORAGE	572

DIMENSIONAL CONTROL SITE PLAN

FOR
 OMEGA AUTOMOTIVE REAL ESTATE, LTD.
 LOT 12A, BLOCK 6 METROPLACE 2ND INSTALLMENT
 J.B. FAY SURVEY, ABSTRACT NO. 530
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 11.50 ACRES, 501,101 SQ. FT.
 ZONED: CC, COMMUNITY COMMERCIAL
 DATE OF PREPARATION: 8/14/2024

DIMENSIONAL CONTROL SITE PLAN

DESIGN	ASD
DRAWN	DC
CHECKED	ASD
DATE	8/14/2024
SHEET	1 OF 7
File No.	2024-048

J.B. FAY SURVEY,
 ABSTRACT NO. 530

16.37 ACRES
 713,440 SQ. FT.

LOT 1
 BLOCK 1

CINEMARK ADDITION
 CABINET A, SLIDE 2866
 P.R.T.C.T.

20' UTILITY EASEMENT
 CABINET A, SLIDE 9077
 P.R.T.C.T.

EXISTING PAVING

EXISTING PAVING

EXISTING PAVING

EXISTING PAVING

EXISTING PAVING

EXISTING PAVING

25' SETBACK LINE
 CABINET A, SLIDE 9077
 P.R.T.C.T.

20' UTILITY EASEMENT
 CABINET A, SLIDE 9077
 P.R.T.C.T.

LOT 2, BLOCK 1
 CINEMARK ADDITION
 DOC. NO. D204093428
 CABINET A, SLIDE 9077
 P.R.T.C.T.

10' UTILITY EASEMENT
 CABINET A, SLIDE 9077
 P.R.T.C.T.

EXISTING PAVING

25' SETBACK LINE

20' UTILITY EASEMENT
 CABINET A, SLIDE 9077
 P.R.T.C.T.

LOT 2, BLOCK 1
 CINEMARK ADDITION
 DOC. NO. D204093428
 CABINET A, SLIDE 9077
 P.R.T.C.T.

10' UTILITY EASEMENT
 CABINET A, SLIDE 9077
 P.R.T.C.T.

EXISTING PAVING

25' SETBACK LINE

20' UTILITY EASEMENT
 CABINET A, SLIDE 9077
 P.R.T.C.T.

LOT 2, BLOCK 1
 CINEMARK ADDITION
 DOC. NO. D204093428
 CABINET A, SLIDE 9077
 P.R.T.C.T.

10' UTILITY EASEMENT
 CABINET A, SLIDE 9077
 P.R.T.C.T.

EXISTING PAVING

25' BUILDING LINE
 CABINET A, SLIDE 4398
 P.R.T.C.T.

30' PUBLIC ACCESS EASEMENT
 VOLUME 11798, PAGE 237
 P.R.T.C.T.

DRAINAGE EASEMENT
 CABINET A, SLIDE 4398
 P.R.T.C.T.

EXISTING PAVING

25' BUILDING LINE
 CABINET A, SLIDE 4398
 P.R.T.C.T.

30' PUBLIC ACCESS EASEMENT
 VOLUME 11798, PAGE 237
 P.R.T.C.T.

DRAINAGE EASEMENT
 CABINET A, SLIDE 4398
 P.R.T.C.T.

EXISTING PAVING

LANDSCAPE AREA

EXISTING PAVING

LANDSCAPE AREA

EXISTING PAVING

LANDSCAPE AREA

EXISTING PAVING

LANDSCAPE AREA

EXISTING PAVING

LANDSCAPE AREA

EXISTING PAVING

LANDSCAPE AREA

EXISTING PAVING

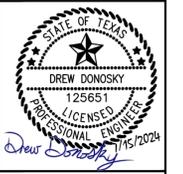
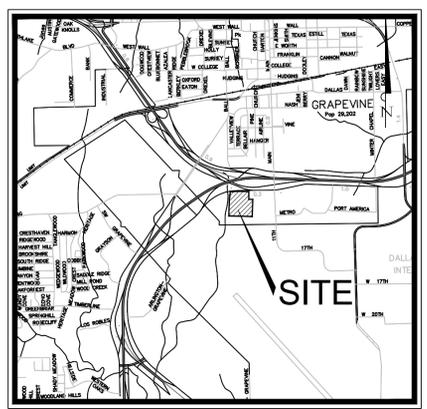
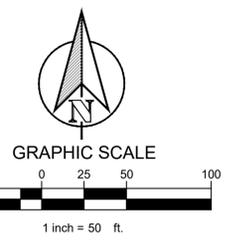
EXISTING PAVING

EXISTING PAVING

EXISTING PAVING

EXISTING PAVING

WILLIAM D. TATE AVENUE / WEST STATE HIGHWAY 114



FREEMAN GRAPEVINE
 501 W STATE HIGHWAY 114
 GRAPEVINE, TX 76051

D=01°42'31"
 R=1402.40'
 L=41.25'
 CB=N 88°48'15" E
 C=41.25'

LOT 4, BLOCK 6
 METROPLACE ADDITION
 SECOND INSTALLMENT
 DOC 205076514
 O.P.R.T.C.T.
 ZONED: COMMUNITY COMMERCIAL

LEGEND	
	HEAVY DUTY CONCRETE PAVEMENT
	PAVEMENT REMOVAL AREA
	PROPOSED CONCRETE CURB AND GUTTER
	PROPERTY LINE
	FULL-DEPTH SAWCUT
	FL FIRE LANE
	EASEMENT LINE
	PARKING COUNT
	EXISTING FENCE
	PROPOSED 6' FENCE
	TRAFFIC CIRCULATION

OWNER
 OMEGA AUTOMOTIVE REAL ESTATE, LTD.
 1800 E. AIRPORT FREEWAY
 IRVING, TX 75062
 PH: 972.815.2750
 CONTACT NAME: JERRY FREEMAN JR.

VICINITY MAP
 N.T.S.

APPLICANT
 CLAYMOORE ENGINEERING, INC.
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 PH: 817.281.0572
 CONTACT NAME: DREW DONOSKY

SURVEYOR
 EAGLE SURVEYING, LLC
 210 S. ELM ST. SUITE #200
 DENTON, TX 76201
 PH: 940.222.3009
 CONTACT NAME: MASON DECKER

LANDSCAPE
 EVERGREEN DESIGN GROUP
 15455 DALLAS PKWY
 SUITE #600
 ADDISON, TX 75001
 PH: 800.680.6630
 CONTACT: RODNEY MCNABB
 EMAIL: RODNEY@EVERGREENDESIGNGROUP.COM

CASE NAME: FREEMAN GRAPEVINE
 CASE NUMBER: CU 25-05
 LOCATION: 501 W STATE HIGHWAY 114, 76051

MAYOR _____ SECRETARY _____

DATE _____ PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE _____

SHEET: 1 of 4

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

- NOTES:**
- REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED, AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE. THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
 - ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
 - OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
 - PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
 - ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
 - USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
 - ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
 - LIGHT FIXTURES INCLUDING THE BASE MAY NOT EXCEED 30-FEET OR THE HEIGHT, OR THE BUILDING, HEIGHT WHICHEVER IS LESS.
 - ALL LIGHT FIXTURES SHALL BE RECESSED TO PREVENT GLARE.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADII ARE 3' UNLESS OTHERWISE NOTED.

NUMBER OF EMPLOYEES PER SHIFT	
SALES - 2 SHIFTS OF 12 PERSONS	
SERVICES - 1 SHIFT OF 56 PERSONS	
PARKING BREAKDOWN	
CUSTOMER	58
EMPLOYEE	68
VEHICLE STORAGE	572

DIMENSIONAL CONTROL SITE PLAN

FOR
 OMEGA AUTOMOTIVE REAL ESTATE, LTD.
 LOT 12A, BLOCK 6 METROPLACE 2ND INSTALLMENT
 J.B. FAY SURVEY, ABSTRACT NO. 530
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 11.50 ACRES, 501,101 SQ. FT.
 ZONED: CC, COMMUNITY COMMERCIAL
 DATE OF PREPARATION: 1/29/2025

SITE PLAN DATA SUMMARY TABLE		
ITEM	Required/Existing	Proposed
Zoning		CC
Land Use		Auto Sales and Service
Total Lot Area (SF and AC)	9.82 AC (427,807 SF)	11.50 AC (501,101 SF)
First Floor-Bldg Footprint area (SF)		62,878 SF
Total Building Area (SF)		63,063 SF
Building Height		30' - 2"
Floor Area Ratio	1:60 MAX	1:12
Open Storage (SF)	95,094 SF	121,014 SF
Impervious Coverage (SF)	400,881 (80% max)	389,286 (77.7%)
Open space (SF)	100,220 (20% max)	111,815 (22.3%)
PARKING		
Parking Ratio	1 SP PER 2,000 SF OF SITE	
Parking	251 Required	149
Accessible Parking (Total # of spaces)	554 Existing	698

PLOTTED BY: DAN CABALLERO / 1/29/2025 9:47 AM
 DWG NAME: Z:\PROJECTS\PROJECTS\2024\488\FREEMAN GRAPEVINE EXPANSION\CADD\SHEETS\FREEMAN CU05P-1 SITE PLAN.DWG
 LAST SAVER: 1/29/2025 9:48 AM
 IMAGES: 1/29/2025 9:48 AM

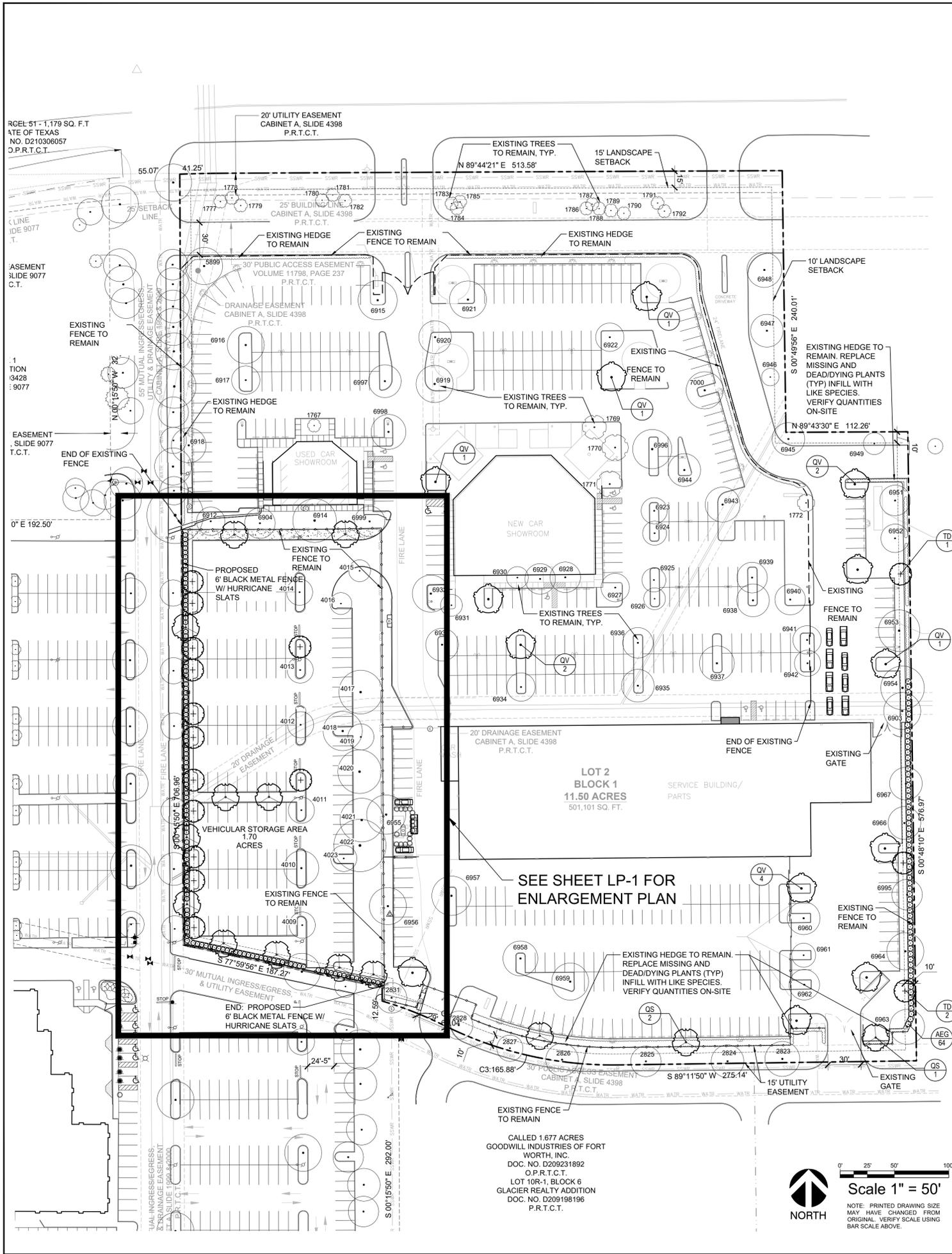
No.	DATE	REVISION	BY

DIMENSIONAL CONTROL SITE PLAN

DESIGN: ASD
 DRAWING: DC
 CHECKED: ASD
 DATE: 1/29/2025

SHEET
 1 OF 4

File No. 2024-048



GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ AND WILL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED. TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 2" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS). THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
 - THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
 - SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

SEE SHEET LP-1 FOR EXISTING TREE INVENTORY

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCLOSE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK LAYER OF 1-1/2" SHREDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

NOTES:

- COMPLETE A SOILS TEST AND PROVIDE ALL RECOMMENDED AMENDMENTS PRIOR TO ANY NEW LANDSCAPE INSTALLATIONS.
- REFRESH ORGANIC MULCH IN ALL PLANTING BEDS THROUGHOUT SITE.
- REPAIR ALL CONSTRUCTION DAMAGE NOT NOTED WITH PLANTINGS ON PLAN WITH SOD TO LIMITS OF DISTURBANCE.
- TREE PROTECTION FOR ANY PRESERVED TREES MUST BE ERECTED PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

PLANTING SCHEDULE

CANOPY TREES					
COUNT	SYMBOL	BOTANICAL NAME	COMMON NAME	MIN. SIZE*	NOTES
14	QS	Quercus shumardii	Texas Red Oak	3" cal.	B&B
13	QV	Quercus virginiana	Live Oak	3" cal.	B&B
16	TD	Taxodium distichum	Bald Cypress	3" cal.	B&B

* Caliper inches measured at 4 1/2 feet above the ground.

SHRUBS					
COUNT	SYMBOL	BOTANICAL NAME	COMMON NAME	MIN. SIZE	NOTES
64	AEG	Abelia x g. 'Edward Goucher'	Glossy Abelia	5 gal, 2' ht.	Spaced 60" O.C.
133	INR	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	15 gal, 5' ht.	Spaced 4" O.C.

SOD/SEED

-	Cynodon dactylon 'Tifway 419'	Tifway Hybrid Bermuda Grass	Sod	Min. 1 year old, uniform color & texture
---	-------------------------------	-----------------------------	-----	--

NOTES:
 1. Shrubs shall be a minimum of two (2) feet in height when measured immediately after planting. Hedges, where installed, shall be planted and maintained to form a continuous, unbroken, solid, visual screen which will be three (3) feet high within one (1) year after time of planting.
 2. All requirements of the City of Grapevine soil erosion control ordinance shall be met during the period of construction.

Item	Required	Proposed
Landscape Area		
Landscape Perimeter Area (SF)	28,334	28,449
Interior Landscape Area-Parking Lot Landscaping (SF)	28,720	34,975
Additional Interior Landscape Area	43,176	48,391
Other Landscape Area within the lot (SF)	0	0
Total Landscape Area (SF)	100,230	111,815
Impervious Area		
Building Footprint Area (SF)	-	62,879
Area of Sidewalks, Pavement & other Impervious Flatwork (SF)	-	326,455
Other Impervious Area	-	0
Total Open Space (SF and %)	100,230 (20% min.)	111,815 (22.3%)
Total Impervious Area (SF and %)	400,919 (80% max.)	389,334 (77.7%)
Perimeter Landscape: 1 tree per 50 LF		
North (589.09 LF, excluding driveways)	589.09 / 50 = 12 trees	12 existing orn. trees
East (786.98 LF, excluding driveways)	786.98 / 50 = 16 trees	3 new + 13 existing trees
South (630.33 LF, excluding driveways)	630.33 / 50 = 13 trees	6 new + 7 existing trees
West (689.55 LF, excluding driveways)	689.55 / 50 = 14 trees	13 new + 1 existing trees
Parking Lot Landscape		
Internal parking lot landscape area	28,720 SF (10%)	36,594 SF (12%)
Trees: 1 per 400 SF of req'd landscape area	28,720 / 400 = 72 trees	72 trees (19 new + 53 existing)
Min. 1 tree per island	28,720 / 400 = 72 trees	72 trees
Trees in non-vehicular open space		
% open space less than 30: 1 tree/2500 SF	43,176/2500 = 17 trees	17 existing trees meets req't

PURPOSE OF REQUEST
 CONDITIONAL USE PERMIT CU25-05 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU24-01 (ORD. 2024-059), SPECIFICALLY TO CONSTRUCT A 6-FOOT PERIMETER SECURITY FENCE IN CONJUNCTION WITH AN EXISTING NEW AND USED CAR DEALERSHIP.

CASE NAME: FREEMAN GRAPEVINE
 CASE NUMBER: CU25-05
 LOCATION: 501 W STATE HIGHWAY 114, 76051

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE _____

SHEET: 2 of 4

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

PLANNING SERVICES DEPARTMENT

OWNER
 OMEGA AUTOMOTIVE REAL ESTATE, LTD.
 1800 E. AIRPORT FREEWAY
 IRVING, TX 75062
 PH: 972.815.2750 CONTACT NAME: JERRY FREEMAN JR.

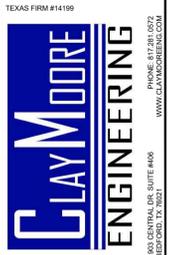
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 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 PH: 817.281.0572 CONTACT NAME: DREW DONOSKY

SURVEYOR
 EAGLE SURVEYING, LLC
 210 S. ELM ST. SUITE #200
 DENTON, TX 76201
 PH: 940.222.3009 CONTACT NAME: MASON DECKER

LANDSCAPE
 EVERGREEN DESIGN GROUP
 15455 DALLAS PKWY
 SUITE #600
 ADDISON, TX 75001
 PH: 800.680.6630 CONTACT NAME: RODNEY MCNABB

LANDSCAPE PLAN

FOR
 OMEGA AUTOMOTIVE REAL ESTATE, LTD.
 LOT 12, BLOCK 6 METROPLACE 2ND INSTALLMENT
 J.B. FAY SURVEY, ABSTRACT NO. 530
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 11.75 ACRES, 511,753 SQ. FT.
 ZONED: CC, COMMUNITY COMMERCIAL
 DATE OF PREPARATION: 9/06/2024



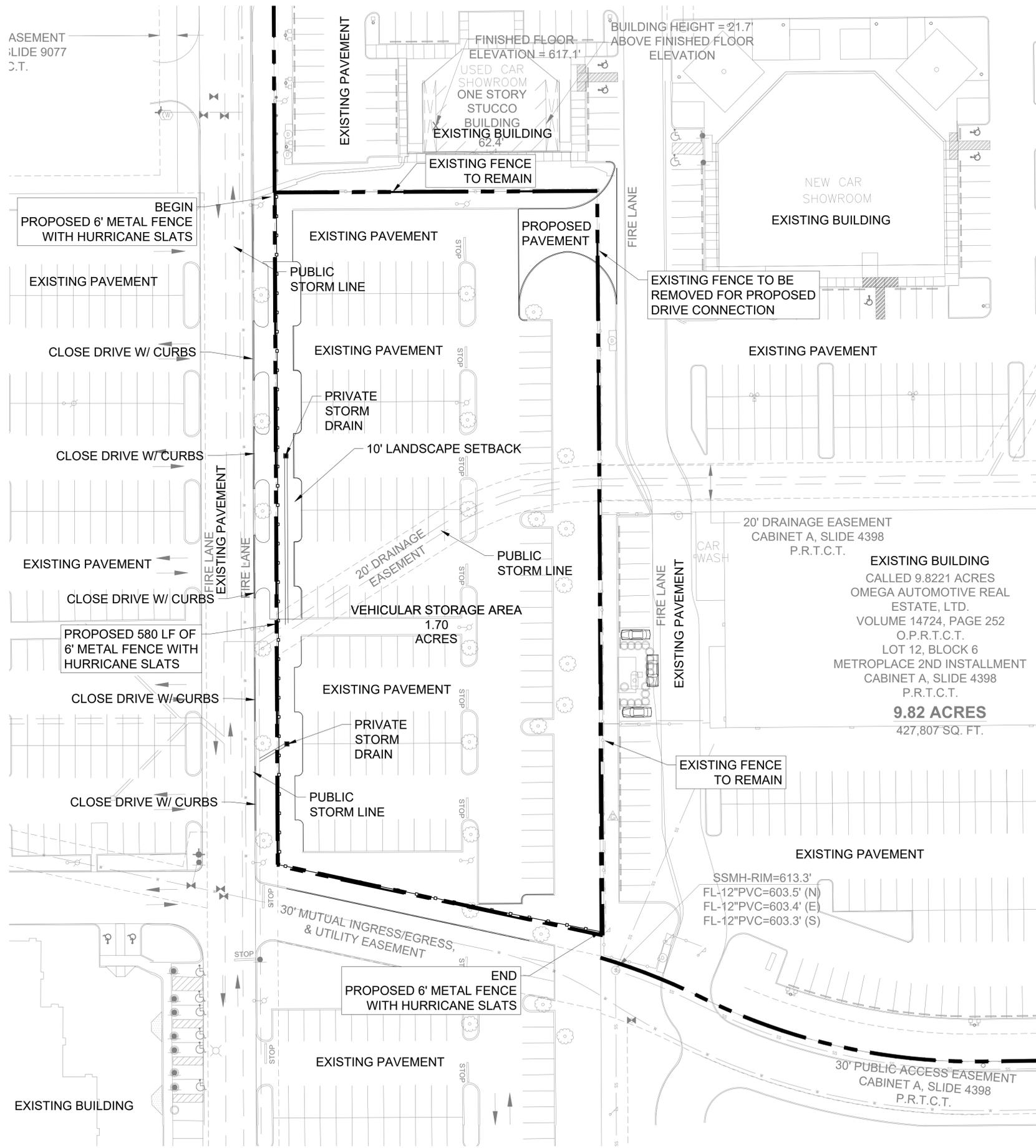
FREEMAN GRAPEVINE
 501 W STATE HIGHWAY 114
 GRAPEVINE, TX 76051

No.	DATE	REVISION	BY

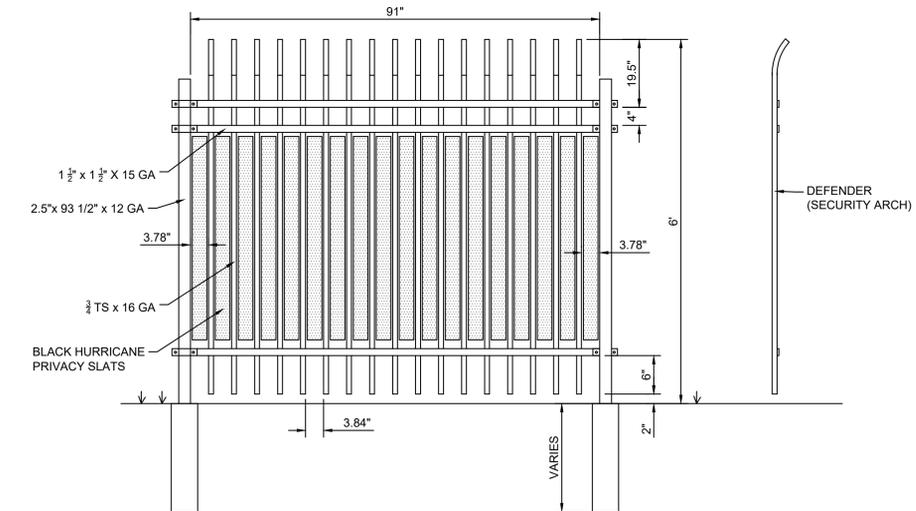
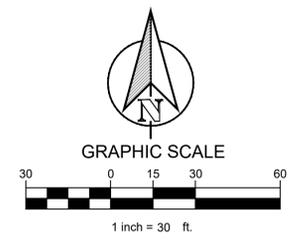
OVERALL LANDSCAPE PLAN

PLOTTED BY: SHARON STACHEK 1/20/2025 9:22 AM
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 LAST SAVED: 1/20/2025 9:42 PM
 IMAGES: 17

ASEMENT
SLIDE 9077
C.T.



LEGEND	
	PROPOSED CONCRETE CURB AND GUTTER
	PROPERTY LINE
	FIRE LANE
	EASEMENT LINE
	EXISTING FENCE
	PROPOSED 6' FENCE



6' TALL BLACK METAL FENCE
N.T.S.

EXISTING BUILDING
CALLED 9.8221 ACRES
OMEGA AUTOMOTIVE REAL ESTATE, LTD.
VOLUME 14724, PAGE 252
O.P.R.T.C.T.
LOT 12, BLOCK 6
METROPLACE 2ND INSTALLMENT
CABINET A, SLIDE 4398
P.R.T.C.T.
9.82 ACRES
427,807 SQ. FT.

CASE NAME: FREEMAN GRAPEVINE
CASE NUMBER: CU 25-05
LOCATION: 501 W STATE HIGHWAY 114, 76051

MAYOR _____ SECRETARY _____

DATE _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE _____

SHEET: 4 of 4

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

PURPOSE OF REQUEST:
CONDITIONAL USE PERMIT 25-05 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU24-21 (ORD. 2024-069), SPECIFICALLY TO CONSTRUCT A 6-FOOT PERIMETER SECURITY FENCE IN CONJUNCTION WITH AN EXISTING NEW AND USED CAR DEALERSHIP

FENCE PLAN

FOR
OMEGA AUTOMOTIVE REAL ESTATE, LTD.
LOT 12A, BLOCK 6 METROPLACE 2ND INSTALLMENT
J.B. FAY SURVEY, ABSTRACT NO. 530
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
11.50 ACRES, 501,101 SQ. FT.
ZONED: CC, COMMUNITY COMMERCIAL
DATE OF PREPARATION: 1/29/2025

TEXAS FIRM #14199

GLAY MOORE ENGINEERING

125651
DREW DONOSKY
LICENSED PROFESSIONAL ENGINEER
12/15/2024

STATE OF TEXAS
DREW DONOSKY
125651
LICENSED PROFESSIONAL ENGINEER
12/15/2024

FREEMAN GRAPEVINE
501 W STATE HIGHWAY 114
GRAPEVINE, TX 76051

No.	DATE	REVISION	BY

FENCE PLAN

DESIGN: ASD
DRAWN: DC
CHECKED: ASD
DATE: 1/29/2025

SHEET
4 OF 4

File No. 2024-048

PLOTTED BY: DAN CABALLERO, 1/29/2025 9:53 AM
DWG NAME: Z:\PROJECTS\PROJECTS\2024-048\FREEMAN GRAPEVINE EXPANSION\CADD\SHEETS\FREEMAN FENCING PLAN.DWG
LAST SAVED: 1/29/2025 8:22 AM
PAGES: 17

TO: SITE PLAN REVIEW COMMITTEE MEMBERS

FROM: ALBERT L. TRIPLETT, JR. PLANNER II

DATE: FEBRUARY 5, 2025

SUBJECT: SPECIAL USE PERMIT SU25-02; BEST FOOT SPA, 2011 WEST NORTHWEST HIGHWAY, SUITE 140

RECOMMENDATION

Staff recommends the Site Plan Review Committee (SPRC) consider amending the previously approved site plan SU16-01 (Ord. 2016-038) for a planned commercial center to allow a massage establishment. This request is to allow for a 1,579 square foot expansion into an adjacent suite (Suite 150) of the existing massage establishment. The property is zoned "CC", Community Commercial District.

REQUEST

Best Foot Spa currently leases a 1,200 square foot suite (Suite 140) in an 11,238 square foot, single-story, multi-tenant building located along West Northwest Highway, next to the Tom Thumb shopping center. The applicant plans to expand into the adjacent suite (Suite 150), increasing the total lease space to 2,779 square feet. This expansion will enhance the lobby and employee lounge areas and allow for the addition of eight therapy rooms. No other changes are proposed with this request.

BACKGROUND INFORMATION

The subject site was zoned "R-1", Single Family Dwelling District prior to the 1984 City-wide Rezoning at which time the site was rezoned to "PO", Professional Office District. The property is currently zoned "CC", Community Commercial District with a planned commercial center and is developed as a multi-tenant building.

- On May 19, 1987, City Council approved zone change request Z87-02 (Ord. 1988-006) to rezone approximately 21 acres from "PO", Professional Office District to "CC", Community Commercial District.
- On September 20, 1988, City Council approved conditional use permit CU88-06 (Ord. 1988-074) for the development of a planned commercial center and a 40-foot pole sign.
- On March 21, 1995, City Council approved conditional use permit CU95-09 (Ord. 1995-024) to develop a 11,238 square foot multi-tenant building on Lot 3R of the existing planned commercial center.
- On April 3, 1995, the Board of Zoning Adjustment (BZA) approved BZA95-04 for a

variance for a 15-foot side yard setback along the east property line of Lot 3R.

- On May 17, 2016, City Council approved special use permit SU16-01 (Ord. 2016-038) specifically to allow a massage establishment in suite 140 in the existing multi-tenant building.

/ng.

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

Subject Property Information

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

PARK & WELL Lot 3R

Gross area of parcel (to nearest tenth of acre)

0.92

Street frontage & distance to nearest cross street

Northwest Highway & Park Blvd

Describe the Proposed Use

Reflexology

Proposed Zoning

MSSCge

Existing Zoning

RETNBHD

Future Land Use Designation

Subject Property Address

2011 W Northwest Hwy, Ste 140/160

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 Jim Makens

Company Fleetwood / MAK LLC

Address 3231 Harwood Rd.

City Bedford State TX Zip Code 76021

Phone 214-957-8284 Email [REDACTED]

SU25-02

**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 _____ Date 12/20/24

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Jim Makens (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 20th day of December, 2024

NOTARY PUBLIC in and for the State of Texas



SUZS-02

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

Project Representative Information (complete if designated by owner)

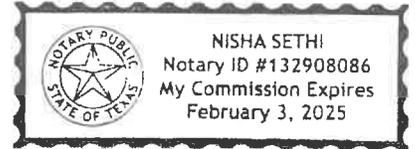
Engineer Purchaser Tenant Preparer Other (specify) _____
Name Hui Juan Pu Company Hemu LLC
Address 2011 W Morehouse Hwy #140
City Grapevine State TX Zip Code 76051
Phone 469 222 3543 Email [REDACTED]
Applicant's Signature Huijuan Pu Date 12/31/2024

STATE OF: Texas
COUNTY OF: Collin

BEFORE ME, a Notary Public, on this day personally appeared Huijuan Pu
(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 31st day of December, 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: _____

Provide a most recent public information report that includes:

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

SU25-02

(You may order a copy of a Public Information Report from 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>)

**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 2011 W NW Hwy

Legal description of subject property
LOT 3R, PARK AND WALL ADDITION

Cristin E. O'Neal
Public Works Department

1.6.2025
Date

SU26-02

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this date, made a careful and accurate survey on the ground of the following described property:

BEING all that certain lot, tract or parcel of land situated in the T. Mahan Survey, Abstract No. 1050, City of Grapevine, Tarrant County, Texas, same being a portion of Lot 3 of the PARK AND WALL ADDITION, an addition to the City of Grapevine according to the plat thereof recorded in Volume 388-217, Page 100 of the Tarrant County Map Records, and being more particularly described by notes and bounds as follows:

BEGINNING at a 1/2" iron rod found for corner at a Northwely-Northwest corner of said Lot 3, same being the Northwest corner of Lot 2 of the LUTHERAN CHURCH ADDITION, an addition to the City of Grapevine according to the plat thereof recorded in Volume 328-156, Page 42 of the Tarrant County Map Records, and being on the South line of Northwest Highway - State Highway No. 114, a 100 foot right-of-way at this point;

THENCE leaving said Lot 2, along the South line of said State Highway No. 114 and a North line of said Lot 3, SOUTH 89°49'56" EAST, a distance 184.19 feet to a 1/2" iron rod found for corner at a Northeast corner of said Lot 3, same being the Northwest corner of that tract of land called the "GIE TRACT", which is described in an instrument of record in Volume 480B, Page 203 of the Tarrant County Deed Records;

THENCE leaving said State Highway No. 114, along the common line of said Lot 3 and the said "GIE TRACT", SOUTH 00°10'06" WEST, a distance of 217.98 feet to a 1/2" iron rod found for corner at an interior corner of said Lot 3 and the Southwest corner of said "GIE TRACT";

THENCE leaving said "GIE TRACT", through said Lot 3, NORTH 89°49'56" WEST, a distance of 166.06 feet to a 5/8" iron rod set for corner on a West line of said Lot 3, same being on the East line of aforesaid Lot 2, LUTHERAN CHURCH ADDITION;

THENCE along the common line of said Lot 2 and Lot 3, NORTH 00°39'39" EAST, a distance of 218.00 feet to the PLACE OR POINT OF BEGINNING and CONTAINING 0.8264 ACRES or 35,996 SQUARE FEET OF LAND, more or less.

SU26-02

January 3rd, 2025

City of Grapevine
Attn: Planning and Zoning Commission
200 S Main Street
Grapevine, TX 76051

To Whom It May Concern,

Reflexology is a healthy way to reduce stress, improve circulation, improve sleep quality and relieve pain. For the past 8 years, the Best Foot Spa has been dedicated to serving the community of Grapevine at our location: 2011 W Northwest Hwy#140. In the upcoming year, we would like to increase the size of our current location so that we can offer our customers a more spacious and comfortable environment for their enjoyment.

At the Best Foot Spa, we have an experienced team of licensed therapists who take great pride in providing a safe and relaxing environment for customers to come and enjoy our services. The attached documents detail our plan to increase the size of our operation by adding available space in an adjacent unit to our current location.

To ensure compliance with all applicable city codes we are submitting this application to update our Special Use Permit and hope to get approval so that we can provide an even higher level of service for our community in the years to come.

Sincerely,

HuiJuan Pu
Owner
Best Foot Spa
2011 W Northwest Hwy #140
Grapevine, TX 76051

SUZS-02

PARK/WALL LIMITED PARTNERSHIP

By: _____

WINDFALL INVESTMENTS PARTNERSHIP

By: Tom Flee

A true copy of each of the following papers referred to in the foregoing minutes is appended hereto:

Specimen Membership Interest Certificate

SU25-02

**UNANIMOUS WRITTEN CONSENT IN LIEU OF
ORGANIZATIONAL MEETING OF MEMBERS OF
FLEETWOOD MAK, LLC
A LIMITED LIABILITY COMPANY**

The undersigned, being the Members named in FLEETWOOD MAK, LLC's (hereinafter the "Company") Certificate of Formation filed with the Secretary of State of Texas, hereby adopt the following resolutions in lieu of an organizational meeting of the Members.

CERTIFICATE OF FORMATION

RESOLVED, that the acknowledgment of filing issued by the Secretary of State of Texas, and the certified copy of the Certificate of Formation filed on August 16, 2007, are accepted and approved in all respects; and the Secretary is directed to place same in the Company record book.

COMPANY AGREEMENT

RESOLVED, that the form of the company agreement for regulating and managing Company affairs submitted to the undersigned is approved and adopted as the Company Agreement of the Company.

RESOLVED, that the secretary is directed to place the Company Agreement in the Company record book, and maintain a copy of the Company Agreement at the Company's principal office.

PRINCIPAL OFFICE

RESOLVED, that the Company's principal office be established and maintained at 3231 HARWOOD ROAD, BEDFORD, Texas 76021, and that meetings of the Members from time to time may be held either at the Company's principal office or at such other place as the Members may select.

MEMBERSHIP INTEREST CERTIFICATES

RESOLVED, that the specimen membership interest certificate proposed for use as the Company's certificate for membership interest is adopted as the Company's form of Membership Interest Certificate; and

RESOLVED FURTHER, that the specimen Membership Interest Certificate be appended to the minutes of the meeting.

COMPANY RECORD BOOK

RESOLVED, that the Company, through its secretary, shall maintain and authenticate in the Company record book the appropriate business records, including but not limited to originals, copies or certified copies of the Company's Certificate of Formation, the Acknowledgment of Filing, the

SU25-02

Company Agreement, the Membership Interest transfer ledger, minutes of the meetings and of other proceedings of the Members, Managers, and any committee established by the Managers; and

RESOLVED FURTHER, that the secretary is to maintain in the Company record book records pertaining to the issuance and transfer of Membership Interest in the Membership Interest Certificate stubs and Membership Interest transfer ledger respectively.

MEMBERSHIP INTEREST ISSUED

RESOLVED, that the Members be, and hereby are, authorized to issue from time to time authorized Membership Interests of the Company for money paid, labor done, promissory note, or personal property or real estate or leases thereof actually acquired and upon such terms as the Members in their discretion may determine; and

RESOLVED FURTHER, that an offer be issued to the following to purchase one hundred percent (100%) of the Membership Interest of the Company in the percentages and for the consideration indicated opposite each name:

<u>Member's Name</u>	<u>Member's Interest</u>	<u>Consideration</u>
PARK/WALL LIMITED PARTNERSHIP	50%	\$500
WINDFALL INVESTMENTS PARTNERSHIP	50%	\$500

RESOLVED, that the Members are authorized to issue additional Membership Interest to appropriately qualified purchasers.

OFFICERS

RESOLVED, that the following persons were nominated to the office preceding their name:

<u>Office</u>	<u>Officeholder</u>
President	Jim Makens
Vice President	Jim Makens
Secretary	Jim Makens
Treasurer	Jim Makens

COMMENCING BUSINESS

RESOLVED, that consideration has been received for the issuance of Membership Interest, and that the Company consequently is able to commence and transact business and to incur indebtedness.

2008-01-20

ORGANIZATIONAL EXPENSES

RESOLVED, that the Company treasurer be and hereby is authorized to pay all charges and expenses incident to or arising out of the organization of and to reimburse any person who has made any disbursement therefor.

BANK ACCOUNT

RESOLVED, that the treasurer be and hereby is authorized to open a bank account on the Company's behalf with any banks the President deems appropriate.

LICENSES AND PERMITS

RESOLVED, that Company officers are directed to obtain in the Company's name such other licenses and tax permits as may be required for the conduct of Company business by any federal, state, county, or municipal governmental statute, ordinance, or regulations, and are directed and authorized to do all things necessary or convenient to qualify to transact Company business in compliance with the laws and regulations of any appropriate federal, state, or municipal governmental authority.

OTHER STATES

RESOLVED, that for the purpose of authorizing the Company to do business in any state, territory or dependency of the United States or any foreign country in which it is necessary or expedient for the Company to transact business, the proper Company officers are hereby authorized to appoint and substitute all necessary agents or attorneys for service of process, to designate and change the location of all necessary statutory offices and to make and file all necessary certificates, reports, powers of attorney and other instruments as may be required by the laws of such state, territory, dependency or country to authorize the Company to transact business therein.

FISCAL YEAR

RESOLVED, that the Company fiscal year shall begin on January 1, and end on December 31, subject to change by resolution, as appropriate, at the discretion of the Members.

CARRY ON BUSINESS

RESOLVED, that the signing of these minutes shall constitute full consent, confirmation, ratification, adoption and approval of the holding of the above meeting, the actions hereby taken, the resolutions herein adopted and waiver of notice of the meeting by the signatories.

Dated: August 17, 2007

SUZS-02

PARK/WALL LIMITED PARTNERSHIP

By:  _____

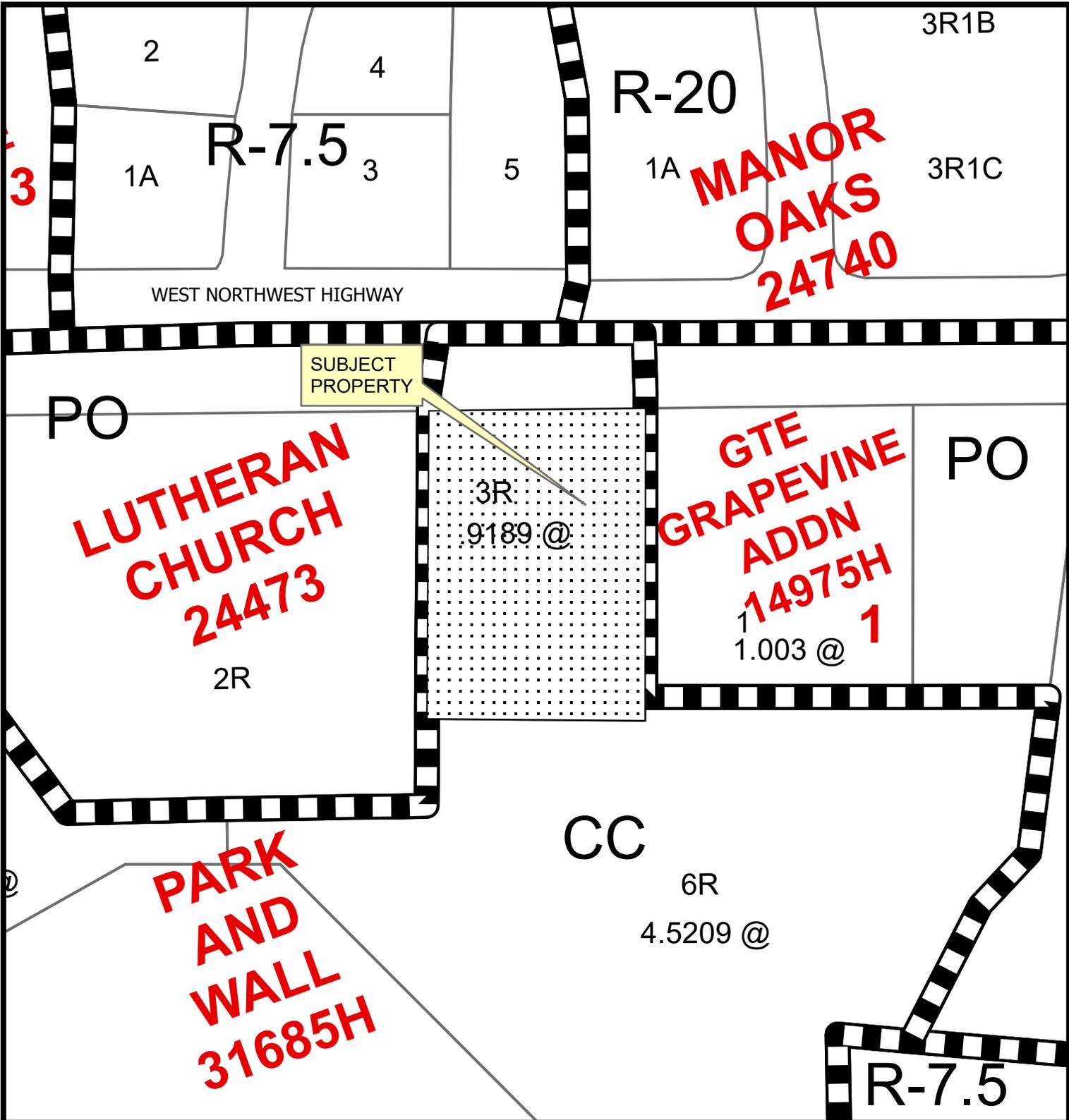
WINDFALL INVESTMENTS PARTNERSHIP

By: _____

A true copy of each of the following papers referred to in the foregoing minutes is appended hereto:

Specimen Membership Interest Certificate

03-2516



0 50 100 150 200 Feet



SU25-02; Best Foot Spa
2011 West Northwest Highway, Suite 140

Date Prepared: 1/29/2025

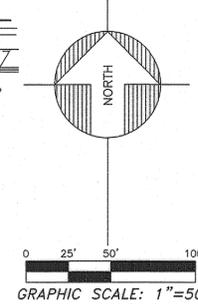
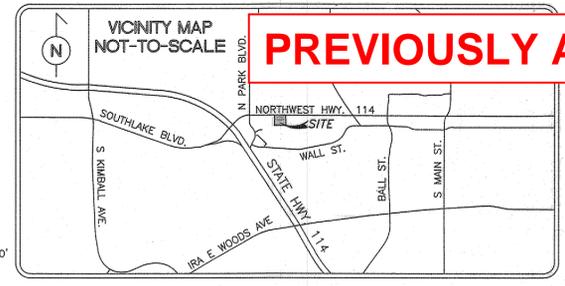
This data has been compiled by the City of Grapevine IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

PREVIOUSLY APPROVED

GAYMO ENGINEER
1000 CENTRAL DRIVE SUITE 400
GRAPEVINE, TX 76039



PARK & WALL ADDITION
PARKWEST SHOPPING CENTER
2011 WEST NORTHWEST HIGHWAY #140
GRAPEVINE, TX



SITE DATA TABLE						
LOT NUMBER	LOT SIZE (SF)	BUILDING COVERAGE	OPEN SPACE	TOTAL PARKING REQUIRED	HC PARKING REQUIRED	STANDARD PARKING PROVIDED
2	30,000	2,550	27,450	13	-	18
4	228,690	60,279	168,411	238	-	254
5	98,267	21,064	77,203	175	-	101
6R	196,928	30,500	166,428	193	-	212
3R	40,029	11,238	28,791	-	-	33

NOTE FOR LOTS 2, 4 AND 5:
4 PARKING SPACES FOR EACH 1,000 GLA PLUS 10 PARKING SPACES FOR EACH 1,000 SQUARE FOOT OF RESTAURANT.

TENANT TABLE			
UNIT NO.	SQ. FT.	TENANT	PARKING REQUIRED
100	1,576	MANPOWER	6
110	1,072	ALL STATE INS.	4
120	1,460	DANCE STUDIO	4
130	1,458	CHIROPRACTIC OFFICE	10
140	1,200	REFLEXOLOGY	8
150	4,472	CLINICAL PEDIATRICS	30

NOTE:
NINETEEN (19) SURPLUS PARKING SPACES FROM LOT 6R AND SEVEN (7) SURPLUS PARKING SPACES FROM LOTS 2, 4, AND 5 TO BE USED FOR REQUIRED PARKING ON LOT 3R.

PARKING TABLE LOTS 3R	
REGULAR	33
HANDICAPPED	3
TOTAL	36

LANDSCAPE AND HARDSCAPE INFORMATION (SQ. FT.)	
TOTAL AREA OF LOT 3R	40,029
PERVIOUS AREA OF LOT 3R	8,645
IMPERVIOUS AREA OF LOTS 3R	31,384

NOTE:
SPECIAL USE PERMIT No. SU16-01 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU95-09 (Ord. 1995-24) FOR A PLANNED COMMERCIAL CENTER, SPECIFICALLY TO ALLOW FOR MESSAGE SERVICES IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT.

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 77°56'11" W	9.62'
L2	N 16°21'45" E	15.09'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
1	480.50'	48°02'27"	402.89'	N 07°39'28" W	391.19'
2	480.50'	21°39'01"	181.58'	N 05°32'12" E	180.50'
3	480.50'	15°26'13"	129.46'	N 13°00'26" W	129.07'
4	480.50'	10°57'07"	91.85'	N 26°12'11" W	91.71'

CASE NAME: LUCKY FOOT SPA
CASE NUMBER: SU16-01
LOCATION: 2011 WEST NORTHWEST HIGHWAY #140
LOT 3R, BLOCK 1, PARK WEST PLAZA

MAYOR: *[Signature]*
DATE: 5/17/16
PLANNING AND ZONING COMMISSION

SECRETARY: *[Signature]*
DATE: 5/17/16
CHAIRMAN

SHEET 1 OF 1
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES

DEPARTMENT OF DEVELOPMENT SERVICES

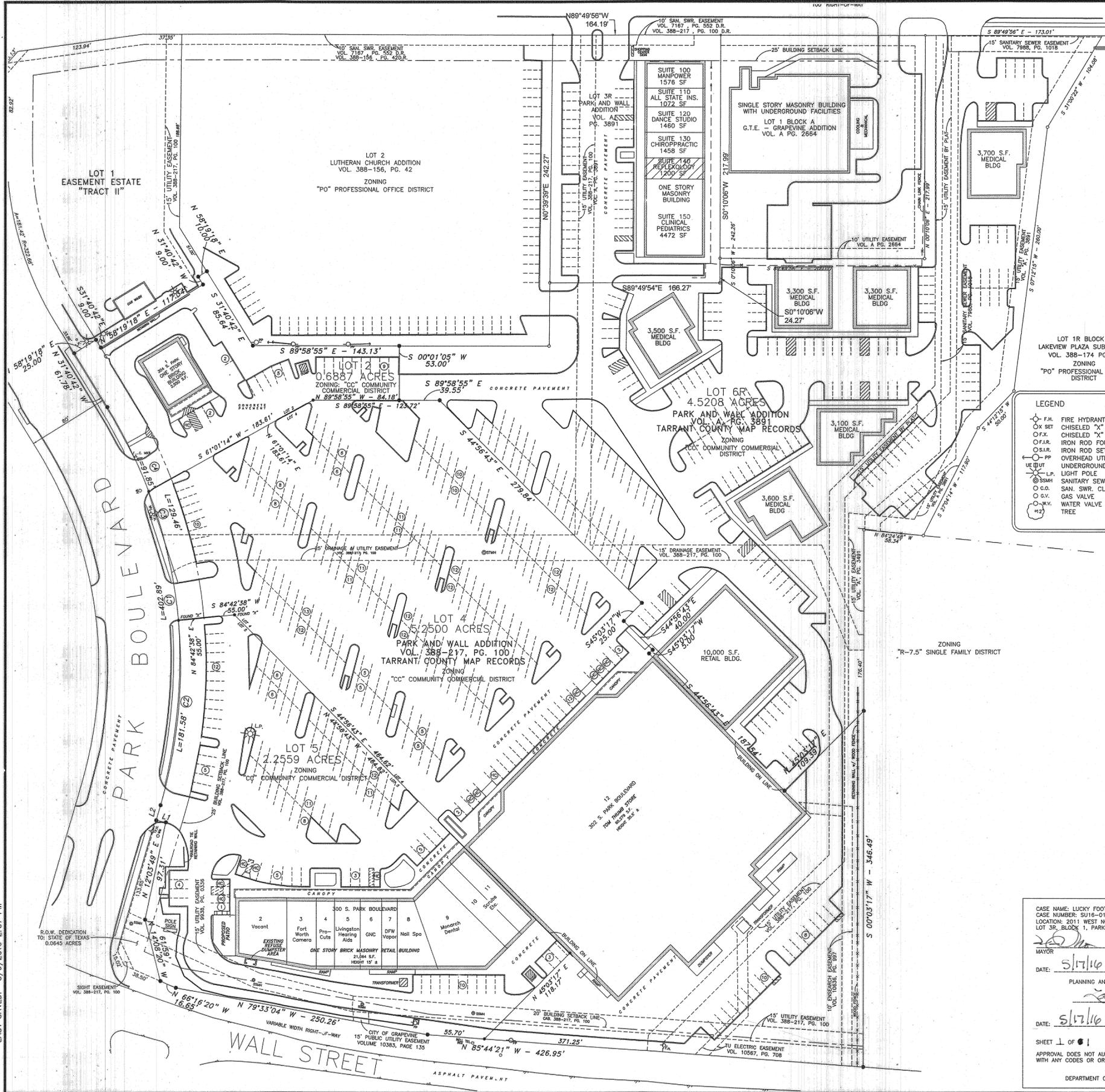
MASTER SITE PLAN
PARKWEST SHOPPING CENTER
PARK AND WALL ADDITION
2011 WEST NORTHWEST HIGHWAY #140
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

DATE: APRIL 27, 2016
SCALE: 1" = 50'

MASTER SITE PLAN

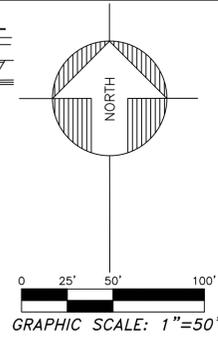
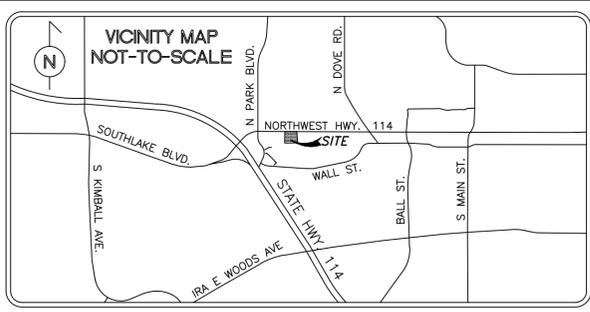
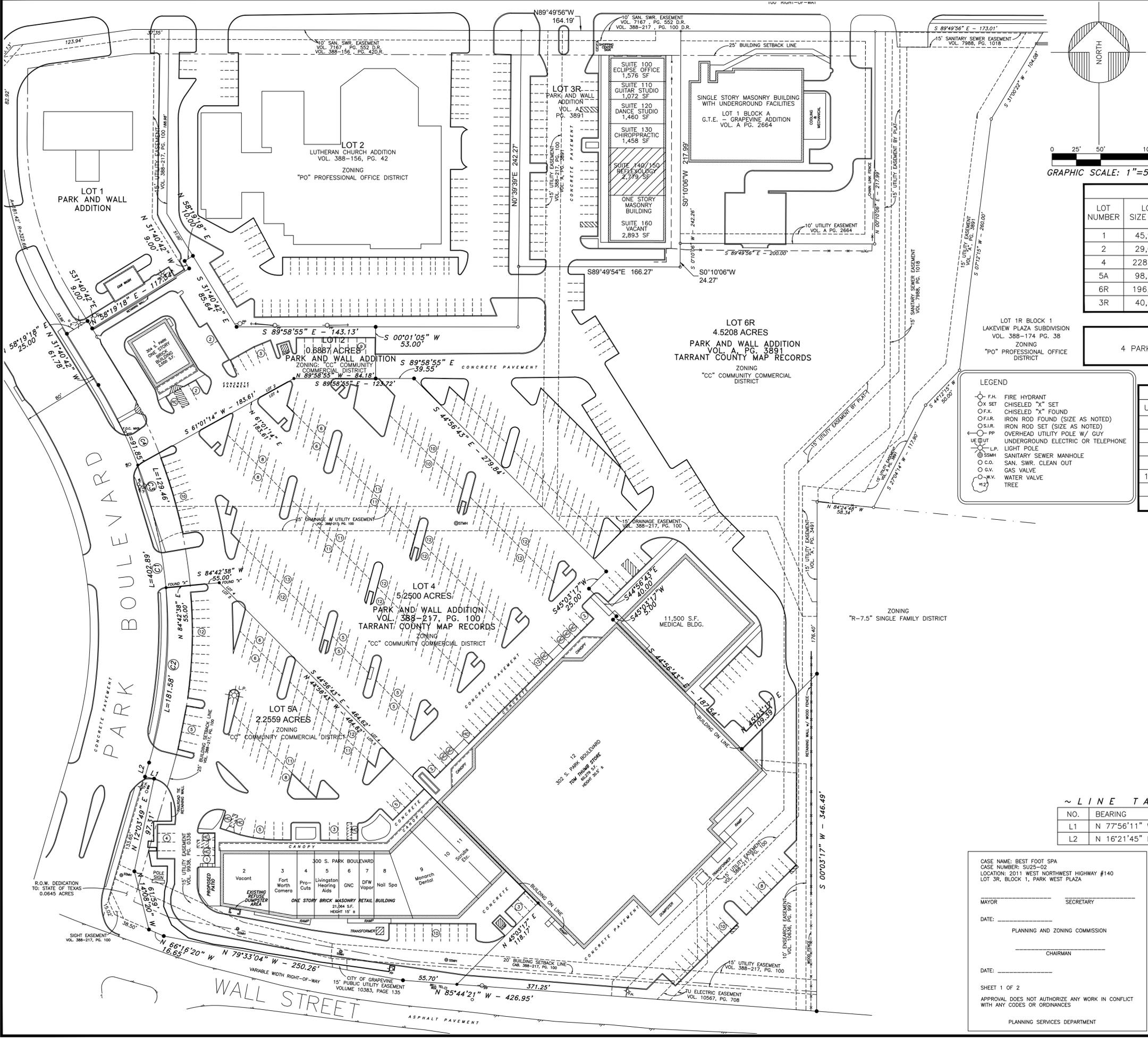
DESIGN: ASD
DRAWN: ASD
CHECKED: MAM
DATE: 5/10/2016

SHEET
SP-1



PLOTTED BY: NATHAN AYRES
PLOT DATE: 5/10/2016 11:28 AM
LOCATION: Z:\PROJECTS\MARKETING\WISE GUYS PIZZA\MASTERSITEPLAN-WISEGUYSPIZZA-2014.EDWG
LAST SAVED: 5/9/2016 2:37 PM

PLOTTED BY: DREW DONOSKY
 PLOT DATE: 1/28/2025 10:19 AM
 LOCATION: Z:\PROJECTS\MARKETING\WISE GUYS PIZZA\MASTERSITEPLAN-WISEGUYSPIZZA-2014 E.DWG
 LAST SAVED: 1/27/2025 1:46 PM



SITE DATA TABLE

LOT NUMBER	LOT SIZE (SF)	BUILDING COVERAGE	OPEN SPACE	TOTAL PARKING REQUIRED	STANDARD PARKING PROVIDED	HC PARKING PROVIDED
1	45,942	3,020	9,647	11	18	1
2	29,055	2,550	27,450	13	18	1
4	228,690	60,279	168,411	238	254	4
5A	98,255	21,064	77,203	114	104	6
6R	196,957	11,500	185,457	82	97	4
3R	40,029	11,238	28,791	67	33	3

NOTE FOR LOTS 2, 4 AND 5:
 4 PARKING SPACES FOR EACH 1,000 GLA PLUS 10 PARKING SPACES FOR EACH 1,000 SQUARE FOOT OF RESTAURANT.

LEGEND

- F.H. FIRE HYDRANT
- OX SET CHISELED "X" SET
- OX FOUND CHISELED "X" FOUND
- OF.I.R. IRON ROD FOUND (SIZE AS NOTED)
- OS.I.R. IRON ROD SET (SIZE AS NOTED)
- PP OVERHEAD UTILITY POLE W/ GUY
- LE.U.T UNDERGROUND ELECTRIC OR TELEPHONE
- L.P. LIGHT POLE
- SSMH SANITARY SEWER MANHOLE
- C.O. SAN. SWR. CLEAN OUT
- G.V. GAS VALVE
- W.V. WATER VALVE
- TREE

TENANT TABLE

UNIT NO.	SQ. FT.	TENANT	PARKING REQUIRED
100	1,576	ECLIPSE OFFICE	11
110	1,072	GUITAR STUDIO	3
120	1,460	DANCE STUDIO	4
130	1,458	CHIROPRACTIC OFFICE	10
140/150	2,779	REFLEXOLOGY	19
160	2,893	VACANT	20
TOTAL			67

NOTE:
 THIRTEEN (13) SURPLUS PARKING SPACES FROM LOT 6R AND EIGHTEEN (18) SURPLUS PARKING SPACES FROM LOTS 2, 4, AND 5 TO BE USED FOR REQUIRED PARKING ON LOT 3R.

PARKING TABLE LOTS 3R

REGULAR	33
HANDICAPPED	3
TOTAL	36

LANDSCAPE AND HARDSCAPE INFORMATION (SQ. FT.)

TOTAL AREA OF LOT 3R	40,029
PERVIOUS AREA OF LOT 3R	8,645
IMPERVIOUS AREA OF LOTS 3R	31,384

NOTE:
 THE PURPOSE OF SU25-02 IS TO AMEND THE PREVIOUSLY APPROVED SITE SU16-01 (ORD. 2016-038) FOR A PLANNED COMMERCIAL CENTER TO ALLOW THE EXPANSION OF THE EXISTING MASSAGE ESTABLISHMENT.

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 77°56'11" W	9.62'
L2	N 16°21'45" E	15.09'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
1	480.50'	48°02'27"	402.89'	N 07°39'28" W	391.19'
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3	480.50'	15°26'13"	129.46'	N 13°00'26" W	129.07'
4	480.50'	10°57'07"	91.85'	N 26°12'11" W	91.71'

CASE NAME: BEST FOOT SPA
 CASE NUMBER: SU25-02
 LOCATION: 2011 WEST NORTHWEST HIGHWAY #140 LOT 3R, BLOCK 1, PARK WEST PLAZA

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

MASTER SITE PLAN
PARKWEST SHOPPING CENTER
PARK AND WALL ADDITION
2011 WEST NORTHWEST HIGHWAY #140
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

DATE: January 15, 2025
 SCALE: 1" = 50'



PARK & WALL ADDITION
PARKWEST SHOPPING CENTER
2011 WEST NORTHWEST HIGHWAY #140
GRAPEVINE, TX

NO.	DATE	REVISION	BY

MASTER SITE PLAN
 SHEET
SP-1

DESIGN: ASD
 DRAWN: ASD
 CHECKED: ASD
 DATE: 5/10/2016



CITY OF GRAPEVINE
SITE PLAN REVIEW COMMITTEE MEETING MINUTES
WEDNESDAY, JANUARY 8, 2025 AT 2:00 P.M.

The Site Plan Review Committee of the City of Grapevine, Texas met in Session, on this the 8th day of January 2025, 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

With no members absent, constituting a quorum and the following City Staff:

Albert Triplett, Jr.	Planner II
Natasha Gale	Planner I

I. CALL TO ORDER – 2:01 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 **CU24-40** [Grapevine TwentyFour 99 Apartment Garages] addressed as 3601 Grapevine Mills Parkway, and consideration of same.

Albert presented **CU24-40** and answered questions. The Committee discussed. Applicant, Cameron Culver answered Committee's questions.

Motion was made to **approve** conditional use request **CU24-40** [Grapevine TwentyFour 99 Apartment Garages] addressed as 3601 Grapevine Mills Parkway:

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

B. Site Plan Review Committee to consider a public hearing relative to Special Use Permit **SU24-04** [Fellowship Church Canopy] addressed as 2450 State Highway 121, and consideration of same.

Albert presented **SU24-04** and answered questions. The Committee discussed.

Motion was made to **approve** special use permit **SU24-04** [Fellowship Church Canopy] addressed as 2450 State Highway 121:

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

IV. MINUTES

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

Motion was made to **approve** the **minutes** from the November 6, 2024, regular Site Plan Review Committee meeting:

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

ADJOURNMENT

Oliver made a motion to adjourn the meeting at **2:19 P.M.**

PASSED AND APPROVED BY THE SITE PLAN REVIEW COMMITTEE OF THE CITY OF GRAPEVINE, TEXAS ON THIS 5th DAY OF FEBRUARY 2025.

APPROVED:

LARRY OLIVER
CHAIRMAN

ATTEST:

ALBERT TRIPLETT
PLANNER II