



AGENDA  
CITY OF GRAPEVINE  
SITE PLAN REVIEW COMMITTEE MEETING  
WEDNESDAY, MARCH 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 **CU25-06** [Grapevine Faith Press Box] addressed as 729 East Dallas Road, and consideration of same.

- IV. MINUTES

- A. Site Plan Review Committee to consider the minutes of February 5, 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 28<sup>TH</sup> DAY OF FEBRUARY 2025 AT 5:00 P.M.

Handwritten signature of Erica Marohnic in cursive script.

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ERICA MAROHNIC, AICP  
PLANNING SERVICES DIRECTOR

TO: SITE PLAN REVIEW COMMITTEE MEMBERS

FROM: ALBERT L. TRIPLETT, JR. PLANNER II

DATE: MARCH 5, 2025

SUBJECT: CONDITIONAL USE REQUEST CU25-06; GRAPEVINE FAITH PRESS BOX, 729 EAST DALLAS ROAD

### RECOMMENDATION

Staff recommends the Site Plan Review Committee (SPRC) consider the proposed changes to amend the previously approved site plan CU19-24 (Ord. 2019-082) to construct a baseball field with stadium lighting and parking lot modifications. This request is specifically to add a press box at the southeast corner of the existing baseball field. The property is zoned "LI", Light Industrial District.

### REQUEST

On April 18, 2006, City Council approved CU06-06 (Ord. 2006-026) and PD06-04 (Ord. 2006-027) to allow for a non-profit educational institution in the "LI", Light Industrial District and a planned development overlay to exceed the height requirement for ball field light standards.

With this request, the applicant proposes the addition of a 16-foot-tall, 96-square-foot press box adjacent to the existing bleachers. To enable public address announcements, four speakers are proposed to be mounted on the press box.

### BACKGROUND INFORMATION

The East Dallas Road campus [729 East Dallas] was zoned "I-2", Heavy Industrial District prior to the 1984 City-wide Rezoning at which time the subject site was rezoned to "LI", Light Industrial District.

- On April 18, 2006, City Council approved CU06-06 (Ord. 2006-026) and PD06-04 (Ord. 2006-027) to allow for a non-profit educational institution in the "LI", Light Industrial District and to allow for a planned development overlay to exceed the height requirement for ball field light standards.
- On December 12, 2007, the Site Plan Review Committee (SPRC) approved CU07-38 to allow two exterior staircases in addition to a Porte cochere and to revise the parking layout for constructing 315 spaces, with a second phase of 85 parking spaces immediately south of the proposed football stadium.

- On July 21, 2009, City Council approved CU09-16 (Ord. 2009-027) and PD09-04 (Ord. 2006-028) to allow for six portable buildings and to allow for deviation from the 70% masonry requirement for the portable buildings.
- On August 19, 2014, City Council approved CU14-35 (Ord. 2014-052) to allow for the development of a new athletic training facility and 186 parking spaces.
- On December 17, 2019, City Council approved CU19-24 (Ord. 2019-082) to allow for a softball field with stadium lighting and parking lot modifications.
- On October 4, 2023, SPRC approved CU23-29 to allow perimeter fencing along East Worth Street and East Dallas Road for updated security to both campuses.

The East Worth Street campus [730 East Worth Street] was zoned “R-1”, Single Family District prior to the 1984 City-wide Rezoning at which time the subject site was rezoned to “GU”, Governmental Use District.

- On July 10, 2006, the Board of Zoning Adjustment approved BZA06-07 a special exception to allow the continued operation of Faith Christian School at the subject site.
- On July 18, 2006, City Council approved Z06-07 (Ord. 2006-049) to rezone 16.75 acres from “GU”, Governmental Use District to “R-7.5”, Single Family District and CU06-27 (Ord. 2006-050) to allow for a non-profit educational institution in the “R-7.5”, Single Family District for the Faith Christian School.
- On July 15, 2014, City Council approved CU14-29 (Ord. 2014-042) to allow for the field house to remain and to allow an expansion of the existing gymnasium.
- On August 19, 2014, City Council approved CU14-34 (Ord. 2014-052) to allow for the re-development of athletic facilities to include a new football field and running track, concessions, stadium seating, restroom and parking.
- On March 17, 2015, City Council approved CU15-04 (Ord. 2015-012) and PD15-01 (Ord. 2015-012) to allow for the field house to remain and to allow for sports field light standards and outdoor speakers and to allow for deviation from the height requirement for sports field light standards.
- On December 17, 2019, City Council approved CU19-25 (Ord. 2019-083) to allow for a softball field and an outdoor educational (STEAM) classroom area.

- On March 3, 2021, SPRC approved CU21-02 to allow for modifications to the (STEAM) classroom area including: an expanded canopy, new sidewalks, ramps, railings, improved vehicular circulation and adding a new seven-foot refuse container enclosure.
- On October 4, 2023, SPRC approved CU23-29 to allow perimeter fencing along East Worth Street and East Dallas Road for updated security to both campuses.
- On September 17, 2024, City Council approved CU24-37 (Ord. 2024-085) and PD24-05 (Ord. 2024-086) to amend the previously approved site plan to construct football field seating and an indoor multi-purpose facility and to deviate from the height regulations of Section 15.

/at

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

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

Faith Christian School, Block 1, Lot 1A

Gross area of parcel (to nearest tenth of acre)

13.39

Street frontage & distance to nearest cross street

EAST DALLAS

Describe the Proposed Use

Proposed Zoning

LI

Existing Zoning

LI

Future Land Use Designation

LI

Subject Property Address

729 E Dallas Rd, Grapevine

**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 DAVID SANDERSON, CFO Owner Phone Number 817-817-2484

Company FAITH CHRISTIAN SCHOOL, INC

Address 780 E. WORTH STREET

City GRAPEVINE State TX Zip Code 76051

Email [REDACTED]

FEB 03 2025

**CU 25-04**

CONDITIONAL USE PERMIT APPLICATION  
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

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

Name Fernando Pineda Company Pennington Concrete

Address 13350 Euless st

City Euless State Tx Zip Code 76040

Phone 817 571 6300 Email [REDACTED]

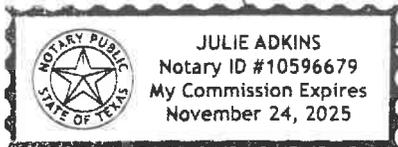
Applicant's Signature [Signature] Date 2/3/25

STATE OF: Texas  
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Fernando Pineda  
(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 3rd day of  
February, 2025

[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

FEB 03 2025  
CH25-06

(You may order a copy of a Public Information Report from [open.records@cpa.texas.gov](mailto: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

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate FERNANDO PINEDA (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.

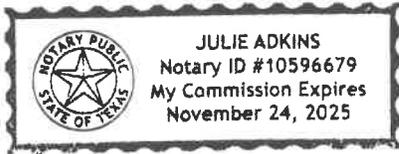
Property Owner's Signature [Signature] Date 2-3-25

STATE OF: Texas  
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared David Amador (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 February, 2025  
[Signature]

NOTARY PUBLIC in and for the State of Texas



FEB 03 2025

CU25-06

**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 729 E. Dallas

Legal description of subject property  
LOT 1A, BLOCK 1, FAITH CHRISTIAN SCHOOL

*Sustan Palma*  
Public Works Department

2.3.2025  
Date

FEB 03 2025

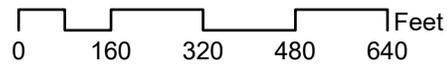
CU25-04

## Grapevine Faith Press Box

Pennington Concrete proposes to install the proposed slab/foundation for the new Grapevine Faith baseball stadium press box, slab/foundation will be installed according to city review and approved plans once permit has been issued. Pennington Concrete will keep disturbance to surrounding areas to a minimal if possible (landscape, irrigation, existing concrete, retaining walls).

FEB 03 2025

C425-06



## CU25-06; Grapevine Faith Press Box 729 East Dallas Road

Date Prepared: 2/27/2025

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.

SITE DATA SUMMARY	
EXISTING ZONING	LI
GROSS ACREAGE	13.397 ac.
NUMBER OF LOTS	1
AREA OF OPEN SPACE	7,178 ac.
AREA OF IMPERVIOUS COVERAGE	6,219 ac.
PERCENTAGE OF OPEN SPACE	53.58 %
PERCENTAGE OF IMPERVIOUS COVERAGE	46.42%
EXISTING HIGH SCHOOL AREA	60,651 s.f.
PROPOSED INDOOR MULTI-PURPOSE FACILITY AREA	50,473 s.f.
PHASE I INDOOR MULTI-PURPOSE FACILITY AREA	15,781 s.f.
NUMBER OF STORIES (PROP.)	1
REQUIRED PARKING (1 SPACE/3 SEATS)	500
1500 SEATS/3 SEATS PER 1 SPACE	508
PARKING SPACES PROVIDED (INCLUDING 11 HC)	508
REQUIRED HC SPACES	11
PROVIDED HC SPACES	11

CASE NAME: FAITH CHRISTIAN SCHOOL  
 CASE NUMBER: CU19-24  
 LOCATION: 729 EAST DALLAS ROAD  
 LOT 1A, BLOCK 1, FAITH CHRISTIAN SCHOOL ADDITION

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_  
 DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION  
 CHAIRMAN \_\_\_\_\_  
 DATE: \_\_\_\_\_

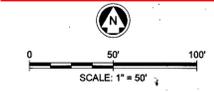
SHEET: \_\_\_ OF \_\_\_

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

DEPARTMENT OF DEVELOPMENT SERVICES

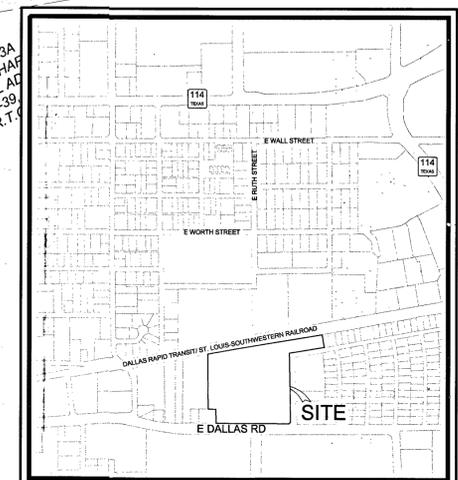
- NOTES**
1. CONDITIONAL USE REQUEST CU19-24 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU14-35 (ORD. 14-52) FOR A NON-PROFIT EDUCATIONAL INSTITUTION, SPECIFICALLY TO ALLOW A BASEBALL FIELD WITH STADIUM LIGHTING AND ADDITIONAL PHASED SITE MODIFICATIONS TO ACCOMMODATE PARKING FOR SCHOOL EVENTS..
  2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  3. ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
  4. ALL THE REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

Parking Data		
	Change	Total
Existing	N/A	508
Baseball Field Installation	-130	378
Interim Spaces	+99	477
Ultimate Parking Plan	+213	690



**LEGEND**

- PROPERTY LINE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- CONCRETE SIDEWALK
- CONCRETE
- EXISTING TREE TO REMAIN
- PARKING COUNT
- PROPOSED LIGHT POLE



CASE NAME: Faith Christian School  
 CASE NUMBER: CU19-24  
 LOCATION: 729 East Dallas Road

DATE: 12/17/19

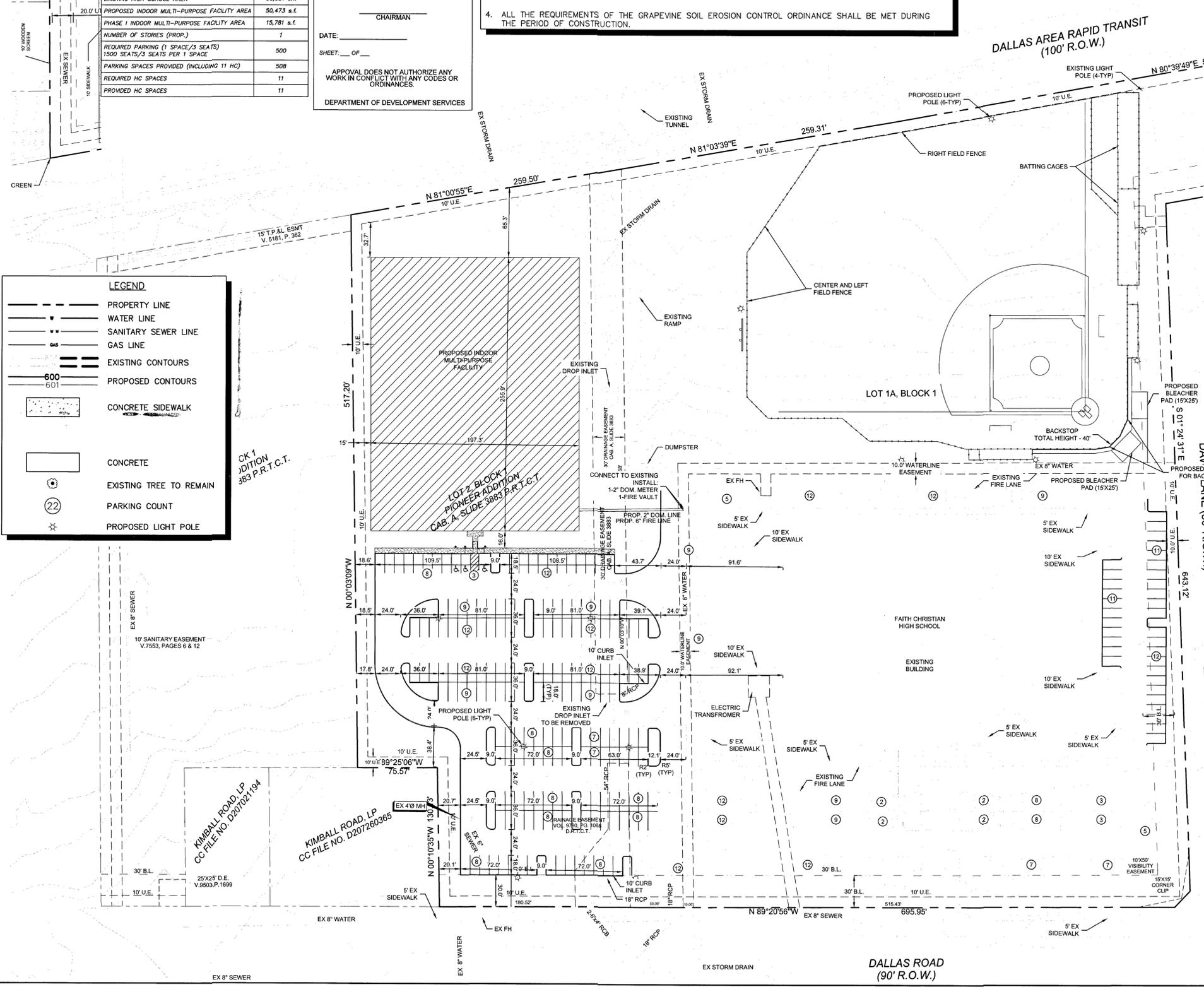
MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_

PLANNING AND ZONING COMMISSION  
 CHAIRMAN \_\_\_\_\_

DATE: 12/17/19

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

DEPARTMENT OF DEVELOPMENT SERVICES



10875 JOHANN ELLIOTT DR  
 SUITE 400  
 FRISCO, TX 75033  
 PHONE: 469-213-1800  
 TX FIRM NO 12207

**PELTON**  
 LAND SOLUTIONS

**FAITH CHRISTIAN SCHOOL**  
 730 EAST WORTH STREET  
 GRAPESVILLE, TEXAS 75051  
 PHONE: 817-421-5595

**SITE PLAN**  
**CONDITIONAL USE PERMIT**

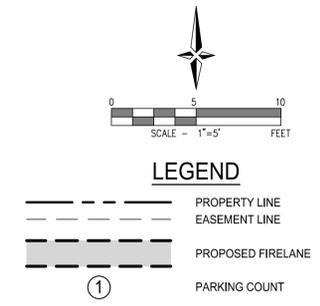
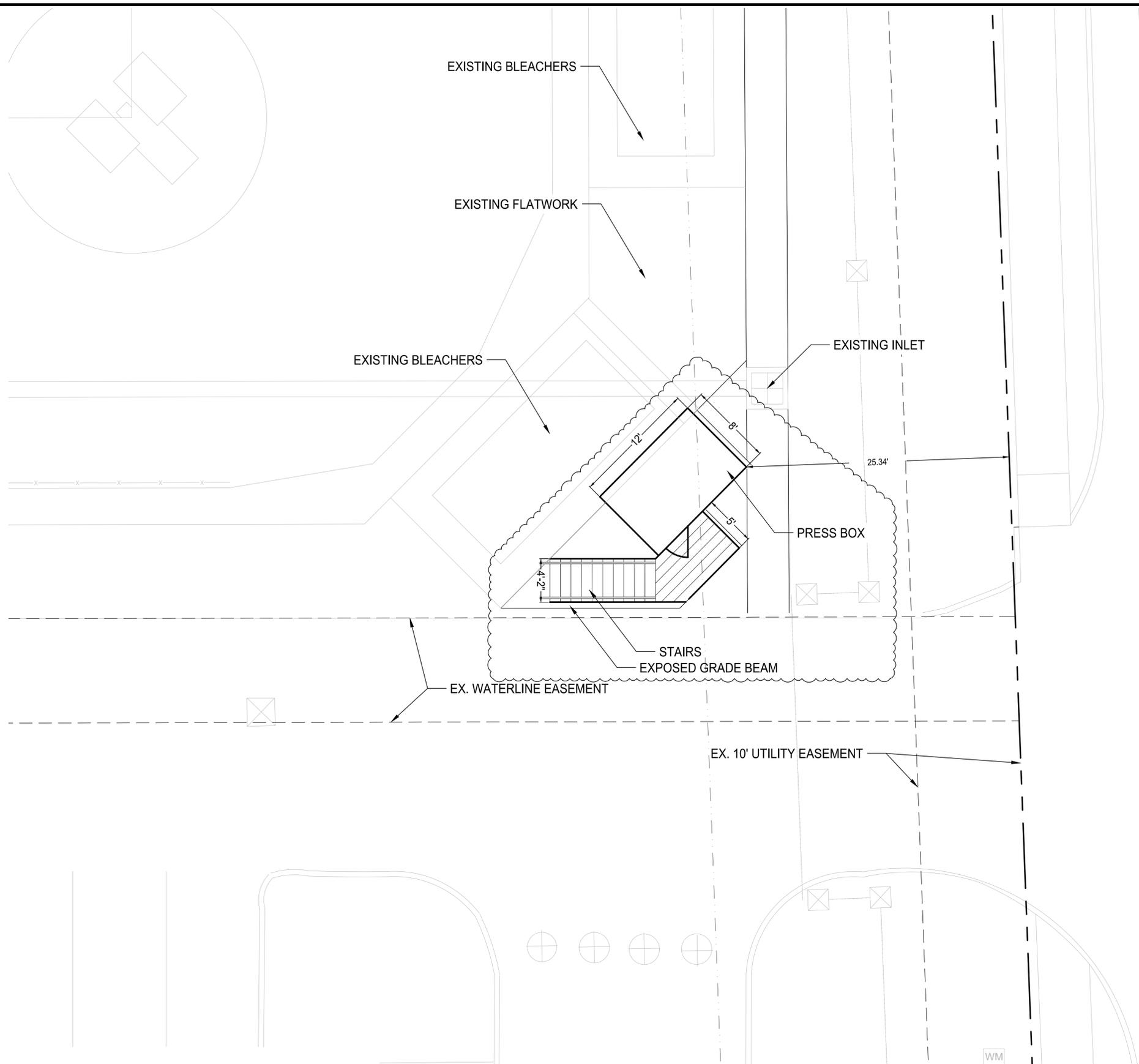
DESIGNED BY:  
 DRAWN BY:  
 ET / PROJ. MNGR:  
 PLS PROJECT #:  
 CITY PROJECT #:

**SHEET**  
**2**  
**OF 8**

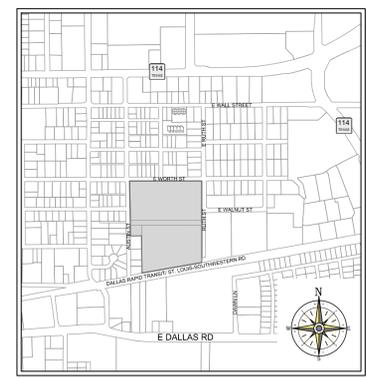
DATE: 12/17/2019 10:46 AM. Designer: schmidt@pelton.com. Checker: schmidt@pelton.com. Title: SITE PLAN. Project: CU19-24. File: 19121719.dwg. Plot Date: 12/17/2019 10:46 AM. Plot Scale: 1/8" = 1'-0". Plot Size: 11x17. Plot Orientation: Landscape. Plot Color: Black. Plot Lineweight: 0.20. Plot Font: Arial. Plot Font Size: 10. Plot Font Color: Black. Plot Font Weight: Normal. Plot Font Style: Regular. Plot Font Orientation: Horizontal. Plot Font Underline: None. Plot Font Color: Black. Plot Font Weight: Normal. Plot Font Style: Regular. Plot Font Orientation: Horizontal. Plot Font Underline: None.



Drawing: H:\004841\004841\004841.dwg  
 User: jbarrett  
 Date: 2/20/25 2:59 PM  
 Plot Date: 2/20/25 2:59 PM



- NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
  2. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING AND DUMPSTER ENCLOSURE LAYOUT AND DESIGN.
  3. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
  4. ALL MECHANICAL EQUIPMENT, DUMPSTERS, ROOFTOP UNITS, ETC SHALL BE SCREENED IN COMPLIANCE WITH THE ZONING ORDINANCE.
  5. ALL LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
  6. ALL STRIPING TO BE PAINTED WHITE.
  7. ALL PROPOSED RAMPS TO FOLLOW THE ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS).
  8. ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
  9. ALL THE REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.



VICINITY MAP  
NOT TO SCALE

SITE PLAN  
 FOR  
**GRAPEVINE FAITH CHRISTIAN SCHOOL**  
 LOT 2A, BLOCK 1, FAITH CHRISTIAN SCHOOL  
 ESTHER MOORE AB, NO. 1029  
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS  
 13.418 ACRES OR 584,472 SQ. FT.  
 ZONE: L1 LIGHT INDUSTRIAL DISTRICT  
 DATE OF PREPARATION: FEBRUARY 17, 2025

THE PURPOSE OF CONDITIONAL USE PERMIT CU25-06 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU19-24 (ORD. 2019-062) TO CONSTRUCT A BASEBALL FIELD WITH STADIUM LIGHTING AND PARKING LOT MODIFICATIONS. THIS REQUEST IS SPECIALLY TO ADD A PRESS BOX AT THE SOUTHEAST CORNER OF THE EXISTING BASEBALL FIELD.

CASE NAME: FAITH CHRISTIAN PRESS BOX  
 CASE NUMBER: CU25-06  
 LOCATION: 729 E. DALLAS ROAD,  
 LOT 1, BLOCK 2A, FAITH CHRISTIAN SCHOOL

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

DATE: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SHEET: 2 OF 5  
 APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.  
 PLANNING SERVICES DEPARTMENT

**BENCHMARKS**  
 BM #1 CENTER OF SSMH  
 N: 70327407.646  
 E: 2407042.096  
 ELEV: 638.133  
 BM #2 CENTER OF SSMH  
 N: 7026884.260  
 E: 2407440.945  
 ELEV: 633.8651

Faith Christian School  
 Baseball Field Press Box

729 E. Dallas Road  
 Grapevine, Texas 76051



02/25/2025

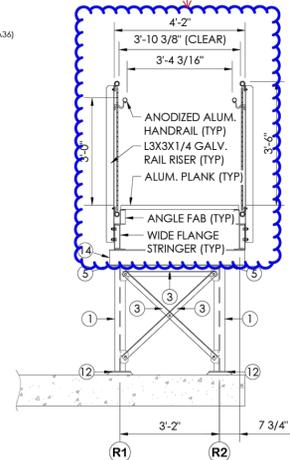
PROJECT: FCS BASEBALL FIELDS  
 PROJECT NO: FCS23000.00  
 DATE: FEBRUARY 24, 2025  
 DRAWN: OCTAVIO AGUIRRE  
 DESIGNED: OCTAVIO AGUIRRE  
 REVIEWER: THOMAS BARTKOWSKI

DIMENSIONAL CONTROL  
 SITE PLAN

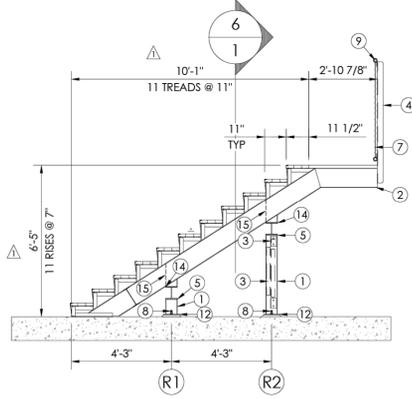
C2



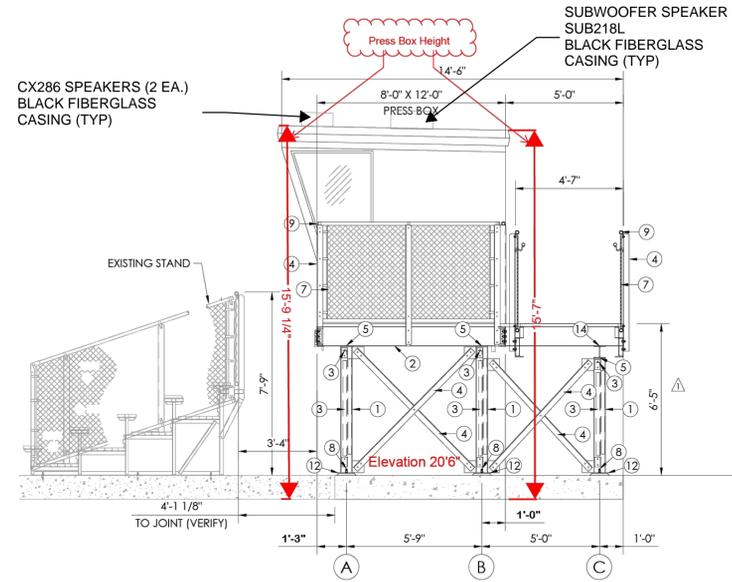
- ITEM DESCRIPTION
- 1 W 6 X 9 (50 kb)
  - 2 W 10 X 12 (50 kb)
  - 3 L 2 X 2 X 3/4 (50 kb)
  - 4 L 3 X 3 X 1/4 (50 kb)
  - 5 4 X 8 X 3/8 PLATE
  - 6 12 X 12 X 5/8 PLATE
  - 7 9 GAUGE GALV. STEEL CHAINLINK FENCE
  - 8 3/4" X 1/2" ALL-THREADED ROD W/HEX NUT 200 ADHESIVE (MIN. EMBEDMENT = 9")
  - 9 ANODIZED ALUMINUM RAIL (SEE NOTES)
  - 10 C10X15.3 CHANNEL
  - 11 3 X 8 X 3/8 PLATE
  - 12 8 X 8 X 1/2 PLATE
  - 13 6 X 6 X 3/8 PLATE
  - 14 W 4 X 15 (50 kb)
  - 15 2 X 1/4 GUSSET PLATE (A36)



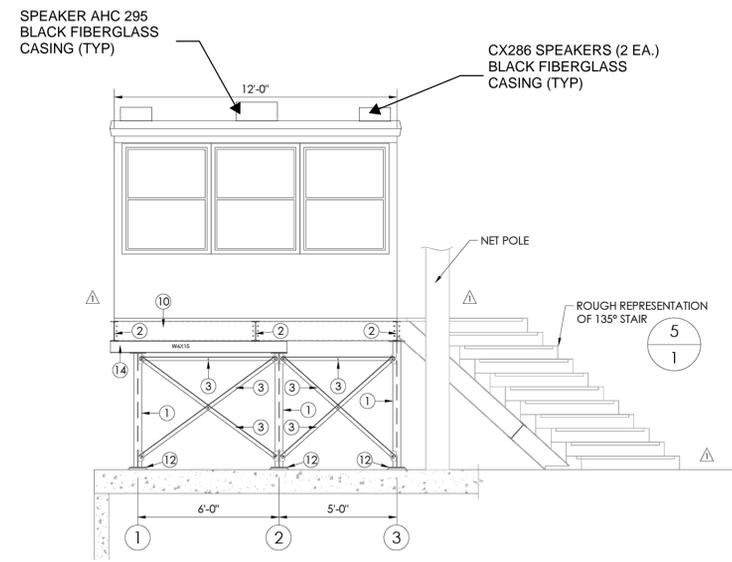
6 EXIT STEP SECTION  
NOT TO SCALE



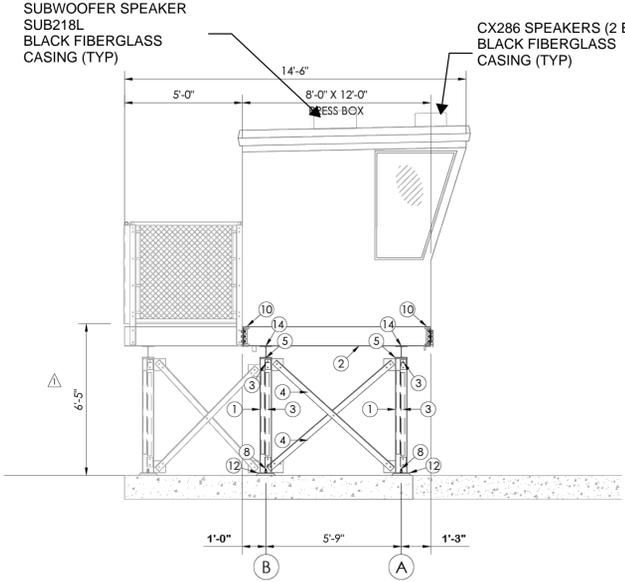
5 END EXIT FOR 6.125 X 11 (80")  
SCALE: 3/8"=1'-0"



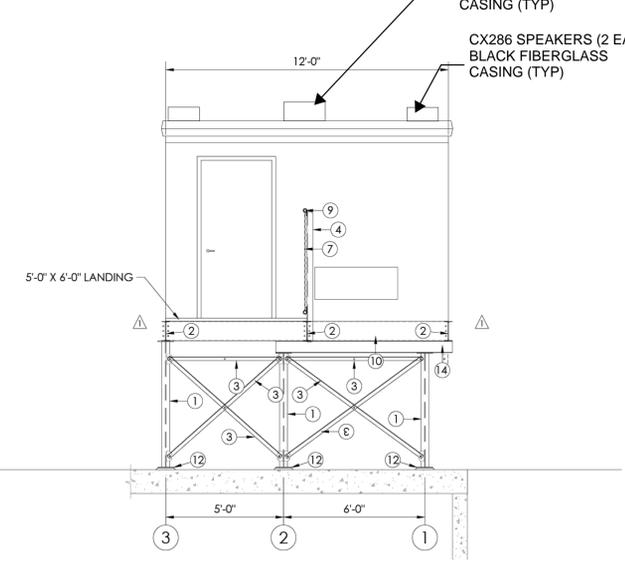
1 SECTION VIEW  
SCALE: 3/8"=1'-0"



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



2 SECTION VIEW  
SCALE: 3/8"=1'-0"



4 BACK ELEVATION VIEW  
SCALE: 3/8"=1'-0"

DETAIL NUMBER: 1-1 SHEET NUMBER

SAFARI GROUP  
STRUCTURAL ENGINEERS ARCHITECTS INTERIORS  
300 MAIN STREET, SUITE 100 • FORT WORTH, TEXAS 76102  
Phone: (817) 750-9818 Fax: (817) 750-9819

Southern  
BLEACHER COMPANY  
PO Box One, Graham, Texas 76450  
401 11th Street, Grapevine, Texas 76451  
Phone: 940-594-1365 Fax: 940-594-1365

GRANDSTANDS • BLEACHERS • STADIUMS  
Established 1946

STATE OF TEXAS  
THOMAS R. SELLER  
Professional Engineer  
No. 45440  
Exp. 08/31/2024

SECTION VIEWS  
8'-0" X 12'-0" PRESS BOX

GRAPEVINE FAITH CHRISTIAN SCHOOL  
NEW PRESS BOX  
GRAPEVINE, TEXAS

DATE: 4/30/2024  
DRAWN BY: BGL  
CHECKED BY: AS  
JOB NUMBER: #24110  
SHEET: 1

22" X 34" (11X17)  
= 1/2" indicated scale

SITE PLAN FOR GRAPEVINE FAITH CHRISTIAN SCHOOL LOT 2A, BLOCK 1, FAITH CHRISTIAN SCHOOL ESTHER MOORE AB, NO. 1029 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS 13.418 ACRES OR 584,472 SQ. FT. ZONE: L1 LIGHT INDUSTRIAL DISTRICT DATE OF PREPARATION: FEBRUARY 17, 2025

THE PURPOSE OF THE SPEAKERS IS TO CONVEY INFORMATION DURING A SPORTING EVENT SUCH AS PLAYERS NAMES, INNINGS, OUTS, SCORE, AND MUSIC BEFORE GAMES AND BETWEEN INNINGS OR BREAKS.

THE PURPOSE OF CONDITIONAL USE PERMIT CU25-06 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU19-24 (ORD. 2019-062) TO CONSTRUCT A BASEBALL FIELD WITH STADIUM LIGHTING AND PARKING LOT MODIFICATIONS. THIS REQUEST IS SPECIALLY TO ADD A PRESS BOX AT THE SOUTHEAST CORNER OF THE EXISTING BASEBALL FIELD.

**BENCHMARKS**  
BM #1 CENTER OF SSMH  
N: 70327407.646  
E: 2407042.096  
ELEV: 638.133  
BM #2 CENTER OF SSMH  
N: 7026884.260  
E: 2407440.945  
ELEV: 633.8651

CASE NAME: FAITH CHRISTIAN PRESS BOX  
CASE NUMBER: CU25-06  
LOCATION: 729 E. DALLAS ROAD, LOT 1, BLOCK 2A, FAITH CHRISTIAN SCHOOL

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_  
DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION  
CHAIRMAN \_\_\_\_\_

DATE: \_\_\_\_\_  
SHEET: 4 OF 5

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

PROJECT: FCS BASEBALL FIELDS  
PROJECT NO: FCS23000.00  
DATE: FEBRUARY 24, 2025  
DRAWN: OCTAVIO AGUIRRE  
DESIGNED: OCTAVIO AGUIRRE  
REVIEWER: THOMAS BARTKOWSKI

DETAILS

C4

# Faith Christian School Baseball Field Press Box

**Westwood**  
Westwood Professional Services, Inc.  
500 WEST 7TH STREET, SUITE 1300  
FORT WORTH, TX 76102 T: 817.953.2777

729 E. Dallas Road  
Grapevine, Texas 76051





CITY OF GRAPEVINE  
SITE PLAN REVIEW COMMITTEE MEETING MINUTES  
WEDNESDAY, FEBRUARY 5, 2025 AT 2:00 P.M.

The Site Plan Review Committee of the City of Grapevine, Texas met in Session, on this the 5<sup>th</sup> day of February 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
Lindsay Flores	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 **CU25-05** [Freeman GMC Perimeter Fence] addressed as 501 West State Highway 114, and consideration of same.

Albert presented **CU25-05** and answered questions. The Committee discussed.

Motion was made to **approve** conditional use request **CU25-05** [Freeman GMC Perimeter Fence] addressed as 501 West State Highway 114:

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

- A. 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.

Albert presented **SU25-02** and answered questions. The Committee discussed.

Motion was made to **approve** special use permit **SU25-02** [Best Foot Spa] addressed as 2011 West Northwest Highway:

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

#### **IV. MINUTES**

- A. Site Plan Review Committee to consider the minutes of January 8, 2025, regular meeting.

Motion was made to **approve** the **minutes** from January 8, 2025, regular Site Plan Review Committee meeting:

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

#### **ADJOURNMENT**

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

PASSED AND APPROVED BY THE SITE PLAN REVIEW COMMITTEE OF THE CITY OF GRAPEVINE, TEXAS ON THIS 5<sup>th</sup> DAY OF MARCH 2025.

APPROVED:

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LARRY OLIVER  
CHAIRMAN

ATTEST:

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ALBERT TRIPLETT  
PLANNER II