



AGENDA
CITY OF GRAPEVINE
SITE PLAN REVIEW COMMITTEE MEETING
WEDNESDAY, APRIL 2, 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 **CU25-07** [Stuart's Pole Sign] addressed as 2051 State Highway 121, and consideration of same.

- IV. MINUTES

- A. Site Plan Review Committee to consider the minutes of March 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 28TH DAY OF MARCH 2025 AT 5:00 P.M.

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

ERICA MAROHNIC, AICP
PLANNING SERVICES DIRECTOR

TO: SITE PLAN REVIEW COMMITTEE MEMBERS

FROM: ALBERT L. TRIPLETT, JR. PLANNER II

DATE: APRIL 2, 2025

SUBJECT: CONDITIONAL USE REQUEST CU25-07; STUART’S POLE SIGN,
2051 STATE HIGHWAY 121

RECOMMENDATION

Staff recommends the Site Plan Review Committee (SPRC) consider the proposed changes to amend the previously approved site plan CU24-14 (Ord. 2024-034) to develop an automotive repair garage with an 18-foot pole sign. This request is specifically to revise the previously approved pole sign design and location. The property is zoned “CC”, Community Commercial District.

REQUEST

With this request, the applicant proposes an 18-foot, themed, sign to exceed the maximum gross surface area of 108 square feet and the maximum cabinet width of 12 feet. The proposed sign will be 16 feet wide and the gross surface area, including the lightning bolt as part of the signage, totals 151.42 square feet.

	Approved with CU24-14	Proposed with CU25-07
Height	18 feet	18 feet
Width	10 feet	16 feet
Gross Surface Area	~ 63 sqft.	151.42 sqft. (including the lightning bolt)

The proposed location for the pole sign is now at the southeastern corner of the property along State Highway 121 frontage. This location keeps it clear of any public utility easements.

BACKGROUND INFORMATION

The property was zoned “S-P”, Site Plan prior to the 1984 City-wide Rezoning at which time the property was rezoned to “CC”, Community Commercial District.

- On April 16, 2024, City Council approved conditional use request CU24-14 (Ord. 2024-034) to develop an automotive repair garage with an 18-foot pole sign.

/lf

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

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

121 AND 26 APPLITION, BLOCK 1 LOT 3

Street frontage & distance to nearest cross street

Gross area of parcel (to nearest tenth of acre)

Describe the Proposed Use

Proposed Zoning
CC

Existing Zoning
CC

Future Land Use Designation
CO

Subject Property Address
2051 St Highway 121

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 Omar Oweis Owner Phone Number 512-924-7279

Company NET7 Real Estate, LLC

Address 2051 St Highway 121

City Grapevine, Texas State Tx Zip Code 76051

Email [REDACTED]

CU25-07

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MAR 03 2025

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Jack Baker - Barnett Signs, Inc. (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 02/20/2025

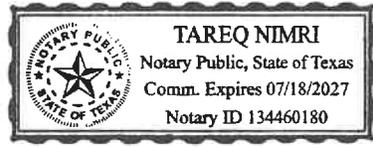
STATE OF: Texas
COUNTY OF: Denton

BEFORE ME, a Notary Public, on this day personally appeared Omar Oweis (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 February, 2025

[Signature]
Tareq Nimri

NOTARY PUBLIC in and for the State of Texas



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CU25-07

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) Owner

Name Omar Oweis Company Cana Capital

Address 2061 S. Stemmons

City Lewisville State Tx Zip Code 75067

Phone 512-924-7279 Email [REDACTED]

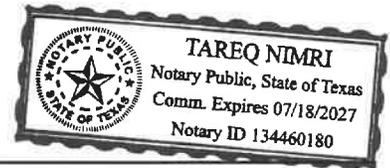
Applicant's Signature [Signature] Date 02/26/2025

STATE OF: Texas

COUNTY OF: Denton

BEFORE ME, a Notary Public, on this day personally appeared Omar Oweis
(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 20th day of
February, 20 25



[Signature]
Tareq Nimri

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:

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MAR 03 2025

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

CU25-07

(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>)



To whom it may concern,

The intent of the proposed Conditional Use is to add a pole cover to the previously approved pole sign per our branding standards. The pole cover will provide an aesthetically pleasing alternative to the exposed pipe that was approved under our existing conditional use.

The footprint of the sign and structure will remain unchanged from the previous approval.

Regards,

Name:

Brent McKinney

Role:

EVP Operations

Signature:

[Handwritten Signature]

Date:

2-26-2025

Name:

Omar Oweis

Role:

Owner

Signature:

[Handwritten Signature]

Date:

2-26-2025

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DFW'S ELITE AUTO BODY SHOP FOR 40+ YEARS

www.stuartspaintandbody.com

CU25-07

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 2051 State Highway 121

Legal description of subject property
121 & 26 Addition Block 1, Lot 3

<u>Cristin Durnea</u>	<u>3.3.2025</u>
Public Works Department	Date

MAR 03 2025

CU25-07



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

The Site Plan Review Committee of the City of Grapevine, Texas met in Session, on this the 5th day of March 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 **CU25-06** [Grapevine Faith Press Box] addressed as 729 East Dallas Road, and consideration of same.

Albert presented **CU25-06** 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 with the condition that if there are any noise complaints, Andy Beene, Grapevine Faith Facility Director, will reduce the volume or remove the middle speaker:

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

IV. MINUTES

A. Site Plan Review Committee to consider the minutes of February 5, 2025, regular meeting.

Motion was made to **approve** the **minutes** from February 5, 2025, regular Site Plan Review Committee meeting:

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

ADJOURNMENT

Oliver made a motion to adjourn the meeting at **2:07 P.M.**

PASSED AND APPROVED BY THE SITE PLAN REVIEW COMMITTEE OF THE CITY OF GRAPEVINE, TEXAS ON THIS 2ND DAY OF APRIL 2025.

APPROVED:

LARRY OLIVER
CHAIRMAN

ATTEST:

ALBERT TRIPLETT
PLANNER II