



AGENDA
CITY OF GRAPEVINE
SITE PLAN REVIEW COMMITTEE MEETING
WEDNESDAY, MAY 7, 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 **CU25-03** [Gaylord ICE! Tent] addressed as 1501 Gaylord Trail, and consideration of same.
- B. Site Plan Review Committee to consider a public hearing relative to Conditional Use Request **CU25-13** [Caribou Coffee] addressed as 897 West Northwest Highway, and consideration of same.
- C. Site Plan Review Committee to consider a public hearing relative to Conditional Use Request **CU25-18** [Napoli's] addressed as 309 South Main Street, and consideration of same.

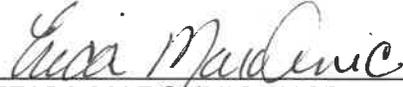
IV. MINUTES

- A. Site Plan Review Committee to consider the minutes of April 2, 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 2ND DAY OF MAY 2025 AT 5:00 P.M.

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

ERICA MAROHNIC, AICP
PLANNING SERVICES DIRECTOR

TO: SITE PLAN REVIEW COMMITTEE MEMBERS

FROM: ALBERT L. TRIPLETT, JR. PLANNER II

DATE: MAY 7, 2025

SUBJECT: CONDITIONAL USE REQUEST CU25-03; GAYLORD EVENT TENT,
1501 GAYLORD TRAIL

RECOMMENDATION

Staff recommends the Site Plan Review Committee (SPRC) consider the proposed changes to amend the previously approved site plan CU23-36 (Ord. 2024-008) for a planned commercial center to allow the possession, storage, retail sales of on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, hotel and convention center. This request is specifically to extend the dates for an event tent when ICE! is not on site. The property is zoned “PCD”, Planned Commerce Development District.

REQUEST

On September 16, 2008, City Council approved CU08-17 (Ord. 2008-48) for a hotel and convention center with the addition of a resort pool complex, food and beverage pavilion and an event pad site. The event pad is currently used for the annual ICE! event.

With this request, the applicant proposes hosting events on the event pad site previously used for the ICE! event, within a 24-foot-tall, 20,971 sq.ft. tent structure. Attendees will be shuttled to and from the events, with drop-off and pick-up occurring at a designated shuttle stop adjacent to an access drive. Attendees will enter the tent directly from the shuttle, as the entrance to the tent will not be accessible from the Gaylord convention center. Once the building permit is issued, the tent may not remain in place for more than 180 days, and it must be fully disassembled between events.

The ICE! event tent may also remain in place for a maximum of 180 days following the issuance of a building permit and the commencement of construction.

City Council has established stipulations for the use of the event pad tent when the ICE! event is not on site. The applicant’s proposal does not deviate from these stipulations. The stipulations dated November 26, 2008, and April 29, 2025 from the Gaylord Texan, reflect exactly what was approved by City Council.

AREA OF TENTS	
Previously approved ICE! tent	18,000 sq.ft.
Proposed event tent	20,971 sq.ft.

BACKGROUND INFORMATION

The subject site was zoned “R-1”, Single-Family Dwelling District prior to the 1984 City-wide Rezoning at which time the subject site was rezoned to “PCD”, Planned Commerce Development District.

- On March 1, 1977, City Council approved Z77-06 (Ord. 1977-12) to rezone the subject site from “R-1”, Single Family District to “SP”, Specific Use Permit District to allow the development of a health care center. The health care center was never developed, and the property remained undeveloped.
- On December 21, 1999, City Council approved CU99-69 (Ord. 1999-182) to allow for the development of a planned commercial center and allow the possession, storage, retail-sale and on-premise consumption of alcoholic beverages (beer, wine, and mixed drinks) in conjunction with a 1,600-room hotel with conference center space in excess of 300,000 square feet.
- On February 20, 2001, City Council approved CU01-05 (Ord. 2001-12) to allow revisions to the hotel and conference center’s parking layout.
- On March 18, 2003, City Council approved CU03-03/SU03-02 to allow a modification of the previously approved site plan for the Opryland Hotel specifically to establish sales and storage areas for alcoholic beverages, establish cellular antenna equipment under the hotel silo with low profile antenna arrays on the hotel roof, and allow for approximately 20 video games and 2 pool tables.
- On May 20, 2003, City Council approved CU03-15 (Ord. 2003-34) to allow the consumption of alcoholic beverages in conjunction with the development of the Point Restaurant.
- On October 21, 2003, City Council approved CU03-38/SU03-05 (Ord. 2003-65) to allow for minor site changes including landscape modifications along the Ruth Wall entrance to the site, identification of an outdoor seating area associated with the “Old Hickory Restaurant” within the hotel, addition of tennis courts just north of the parking lot, addition of a future events pavilion to the north of the hotel just east of the parking lot, and a revision to the final height of the hotel from 160-feet to 165-feet. SU03-05 was approved for a helistop location just to the north of the hotel for occasional VIP transport (approximately six to eight times per year) and emergency/care-flight situations, if necessary.
- On February 17, 2004, the City Council approved CU04-04 (Ord. 2004-17) to allow revisions to the site plan associated with the Glass Cactus restaurant (formerly known as The Point restaurant). Specifically, to allow revisions to the restaurant’s exterior elevations and floor plan to accommodate a variety of

entertainment options.

- On March 23, 2004 meeting, City Council approved CU04-09 (Ord. 2004-23) to allow for approval of the entire signage package for the Gaylord Hotel. At that same meeting, City Council approved SU04-01 (Ord. 2004-24) to allow for paid-parking throughout the hotel site.
- On November 16, 2004, City Council approved CU04-37 (Ord. 2004-76) to allow the development of an above surface, three- level parking garage containing 1,485 parking spaces.
- On March 23, 2005, the Site Plan Review Committee approved CU05-17 to allow minor changes to the site plan associated with the previously approved parking structure, such as the addition of a covered walkway and landscaping modifications.
- On December 18, 2007, City Council approved CU07-36 (Ord. 2007-69) to allow two additional levels of parking to be added to the north parking garage (approximately 636 spaces).
- On March 25, 2008, City Council approved CU08-01 (Ord. 08-12) with conditions to allow for a 492-guest room expansion and expansion of the conference center in excess of 600,000 square feet. The following conditions were approved:
 - Parking garage – headlight screening shall be placed from the spandrel panels up on levels two and three facing all residential properties,
 - Lighting – all ground level lights on the southwest side of the building shall be shielded for glare, and
 - Glass Cactus restaurant – immediately provide screening plans to be placed at the wrought iron fence west of the portico and Gaylord Texan officials shall provide a sound attenuation plan to the SPRC within 90 days of the approval of CU08-01.
- On August 27, 2008, the Site Plan Review Committee reviewed and approved CU08-01 (Ord. 2008-12) to ensure the specific conditions which City Council approved on March 25, 2008 had been met relative to the reduction of noise emanating from the Glass Cactus restaurant.
 - The noise reduction plan centered on providing wing walls and vestibules on key doorways leading onto the main and upper balconies. Specifically, a wing wall was proposed on the main balcony and upper balcony at the northwest corners – both of these walls deflecting sound northward as it escapes from the interior of the Glass Cactus. In addition to the wing walls, an exterior vestibule onto the main balcony on the west side (the side that faces the neighborhood) will be created to keep noise from escaping from the dance floor area. A second interior vestibule is proposed along the west side near the

- band/stage area. On the upper balcony, doorway exits onto the west side of the balcony will be converted to emergency access only.
- A letter from the sound consultants who measured the noise from the Glass Cactus on Saturday, March 1, 2008 between the hours of 8:00 p.m. to 12:00 a.m. determined that although there was on a periodic basis noise that could be heard coming from the Glass Cactus, it did not exceed the standards established in the City's Performance Standards relative to noise.
- On September 16, 2008, City Council approved CU08-17 (Ord. 2008-48) to allow for the development of a resort pool complex located immediately west of the tower addition, a food and beverage pavilion, and an event pad. Criteria was established for the use of the large event pad site other than the ICE! exhibit and guidelines were adopted relative to hours of operation, sound levels, and the size of events.
 - On June 16, 2009, City Council approved CU09-15 (Ord. 2009-24) to allow outdoor speakers in conjunction with a firework viewing area on the 5th floor of the existing Gaylord Texan garage on Friday evenings from 8:30 p.m. to 10:00 p.m. from May 22, 2009 through September 4, 2009.
 - On October 20, 2009, City Council approved CU09-33 (Ord. 2009-45) to allow the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with the development of a water park complex at the northeast corner of Gaylord Trail and State Highway 26, outdoor speakers, and temporary signage for the annual ICE event.
 - On June 15, 2010, City Council approved CU10-12 (Ord. 2010-27) to allow outdoor speakers in conjunction with a firework viewing area in the existing Gaylord Texan parking garage on an annual basis without the need to reapply for a conditional use permit each year.
 - On April 19, 2011, City Council approved CU11-07 (Ord. 2011-18) to allow a projection sign on the wall of the existing Gaylord Texan Convention Center.
 - On June 21, 2011, City Council approved CU11-13 (Ord. 2011-26) to allow seasonal signage from Memorial Day to Labor Day for the Gaylord Texan Resort's Paradise Springs and Summerfest.
 - On December 17, 2013, City Council approved CU13-30 (Ord. 2013-57) to allow the retail sale, storage, and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a gift store within the existing Gaylord Texan Resort.
 - On August 18, 2015, City Council approved CU15-34 (Ord. 2015-48) to allow for

the addition of a pool, water slides, play structure, pool deck, and cabanas at the existing Paradise Springs water park located at the northeast corner of the property near Gaylord Trail and State Highway 26.

- On April 19, 2016, City Council approved CU16-07 (Ord. 2016-29) to allow for a nine story, 344,000 square foot hotel and ballroom expansion comprised of 90,500 square feet of conference area and 303 rooms.
- On May 15, 2018, City Council approved CU18-12 (Ord. 2018-42) to allow for the expansion of the existing ground parking in the Gaylord Texan Convention Center area.
- On August 18, 2022, the Site Plan Review Committee approved CU22-40 to allow an 896 square foot expansion of the existing Silver Bar towards the interior courtyard of the Gaylord Texan.
- On August 15, 2023, City Council approved CU23-18 (Ord. 2023-046) for property located at 816 Ruth Wall Road to expand the planned commercial center by 5 acres to construct a 700-space lighted, temporary gravel parking lot.
- On August 15, 2023, City Council approved CU23-19 (Ord. 2023-047) to allow a new concrete access driveway off of Ruth Wall Road to the Gaylord Texan Property for use by Gaylord owned vehicles and City of Grapevine emergency service vehicles.
- On January 16, 2024, City Council approved CU23-36 (Ord. 2024-008) to allow a 1,484-square-foot restaurant expansion, including a revision to the hotel's west elevation and an enlargement of the restaurant's floor plan.

/at

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

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

Gross area of parcel (to nearest tenth of
acre)
51.24

Street frontage & distance to nearest cross street
1,375 feet along Ruth Wall Road @ Bushong Road

Describe the Proposed Use
Hotel and Convention Center - Tent

Proposed Zoning
HCO PCD

Existing Zoning
HCO PCD

Future Land Use Designation
Hotel and Convention Center

Subject Property Address
1501 Gaylord Trail

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 Scott Lynn Owner Phone Number 615-316-6180

Company RHP Property GT, LP

Address One Gaylord Drive

City Nashville State TN Zip Code 37214

Email [REDACTED]

CU25-03

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Alan Beams (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 12-19-24

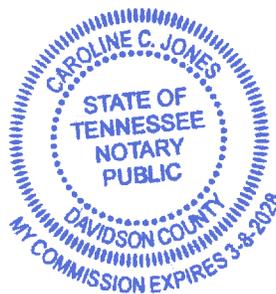
STATE OF: Tennessee
COUNTY OF: Davidson

BEFORE ME, a Notary Public, on this day personally appeared Scott Lynn (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 19th day of December 2024, 2024



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



CU25-03

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name Alan Beams Company Marriott Hotel Services, LLC

Address 1501 Gaylord Trail

City Grapevine State TX Zip Code 76051

Phone 817.304.1205 Email [REDACTED]

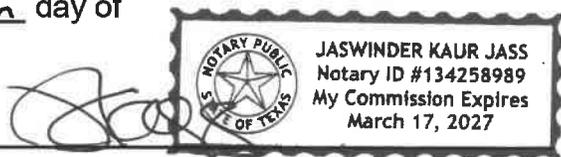
Applicant's Signature *Alan Beams* Date 12/30/24

STATE OF: Texas

COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Alan Beams
(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 30th day of
DECEMBER, 2024



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: RHP Property GT, LP

Provide a most recent public information report that includes:

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

CU26-03

(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 1501 Gaylord Trail

Legal description of subject property
OPRYLAND ADDITION

Justin Duvon 1.6.2025
Public Works Department Date

CU25-03



Gaylord Texan Resort & Convention Center

Date: December 30, 2024

RE: Tent – Request for extended dates

The purpose of this Conditional Use Permit is to extended the dates for the set-up and erection of the tent currently used for the ICE Event and the dates to be extended under the currently approved CUP.

We are looking to host additional events within the tent structures.

We are requesting that the tent structure date for set-up and erection be allowed to start on or about March 1st of each year.

Upon conclusion of the new event, the tent structures will be converted to host the yearly ICE event.

CU25-03



Comptroller of Public Accounts FORM 05-102 (Rev. 9-11/30)

Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

This report **MUST** be signed and filed to satisfy franchise tax requirements

■ Tcode 13196 Franchise

■ Taxpayer number

■ Report year

You have certain rights under Chapter 552 and 559, Government Code, to review, request, and correct information we have on file about you. Contact us at (800) 252-1381 or (512) 463-4600.

1 6 2 1 7 9 8 6 9 4 8

2 0 2 3

Taxpayer name RHP PROPERTY GT, LP				Secretary of State (SOS) file number or Comptroller file number 0800016210	
Mailing address 1 GAYLORD DR ATTN: TAX DEPT					
City NASHVILLE	State TN	ZIP Code 37214	Plus 4		

○ Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 1 Gaylord Drive, Nashville, TN 37214
Principal place of business 1 Gaylord Drive, Nashville, TN 37214

Please sign below!

Officer, director and manager information is reported as of the date a Public Information Report is completed. The information is updated annually as part of the franchise tax report. There is no requirement or procedure for supplementing the information as officers, directors, or managers change throughout the year.



SECTION A Name, title and mailing address of each officer, director or manager.

Name	Title	Director	Term expiration
Colin Reed	Chairman	<input checked="" type="radio"/> YES	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Mailing address 1 Gaylord Drive		City Nashville	State TN ZIP Code 37214
Mark Fioravanti	CEO	<input type="radio"/> YES	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Mailing address ONE GAYLORD DRIVE		City NASHVILLE	State TN ZIP Code 37214
Scott Lynn	Secretary	<input type="radio"/> YES	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
Mailing address ONE GAYLORD DRIVE		City NASHVILLE	State TN ZIP Code 37214

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership
RHP Property GT, LLC	DE		99.0

Registered agent and registered office currently on file. (see instructions if you need to make changes)
Agent: **CORPORATION SERVICE COMPANY DBA CSC - LAW** ○ Blacken circle if you need forms to change the registered agent or registered office information.

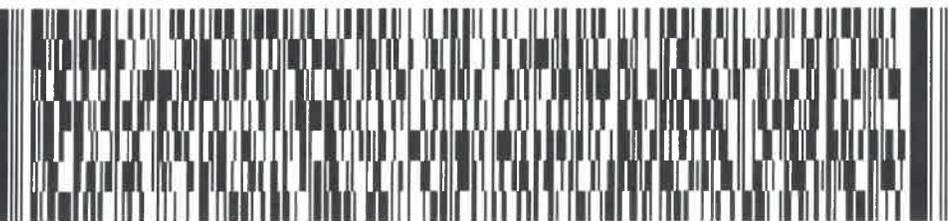
Office: 211 E. 7TH STREET SUITE 620	City AUSTIN	State TX	ZIP Code 78701
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The above information is required by Section 171.203 of the Tax Code for each corporation or limited liability company that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B, and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director or manager and who is not currently employed by this, or a related, corporation or limited liability company.

sign here Chase Slusher	Title Electronic	Date 05-04-2023	Area code and phone number (615) 316 - 6187
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Texas Comptroller Official Use Only



VE/DE	<input type="radio"/>	PIR IND	<input type="radio"/>
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CU25-03

LEGAL DESCRIPTION

Ryman Hospitality Properties, Inc., a Delaware corporation f/k/a Gaylord Entertainment Company, through its wholly-owned subsidiary, **RHP Property GT, LP**, a Delaware Limited Partnership f/k/a Opryland Hotel - Texas Limited Partnership, is the Owner of the real property described herein and the Owner of improvements constructed thereon, being the **Gaylord Texan Resort and Convention Center**.

The real property is described as follows:

- (1) Lot 1 of Opryland Addition, an Addition to the City of Grapevine, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Page 6120-6121, of the Plat Records of Tarrant County, Texas; and being in any event the same property conveyed by Baja Development Corporation, a Texas Corporation, to Opryland Hotel - Texas Limited Partnership, a Delaware Limited Partnership, by a Special Warranty Deed, effective October 20, 1999, and recorded on October 21, 1999, at Volume 14063, Page 460, of the Deed Records of Tarrant County, Texas; and
- (2) Lots 1 and 2 of Opryland Second Addition, an Addition to the City of Grapevine, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Page 8191, of the Plat Records of Tarrant County, Texas; and being in any event the same property conveyed by Donald Grantges, Trustee, to Opryland Hotel - Texas, Limited Partnership, by a Special Warranty Deed, effective December 31, 2002, and recorded on January 17, 2003, at Volume 16318, Page 136, of the Deed Records of Tarrant County, Texas; and
- (3) All of that certain tract or parcel of land, being 25.2302 acres of land, more or less, in Tarrant County, Texas, situated in the G.F. Martin Survey, Abstract 1003, the W.K. Payne Survey, Abstract 1211, the W.P. Herring Survey, Abstract 664, and the Heirs of M. Hood Survey, Abstract 669, in the City of Grapevine, Tarrant County, Texas; and being in any event the same real property described in that certain Special Warranty Deed, effective October 20, 1999, from Grapevine Joint Venture, a Texas Joint Venture, to Opryland Hotel - Texas Limited Partnership, recorded on October 21, 1999, at Volume 14063, Page 459, of the Deed Records of Tarrant County, Texas.

CU25-03



Gaylord Texan Resort & Convention Center

Date: December 30, 2024

RE: Tent – Request for extended dates

This request is to extend the dates for the set-up and erection of the tent currently used for the ICE Event to be extended under the current approved CUP.

We are looking to host additional events within the tent structures.

We are requesting that the tent structure date for set-up and erection be allowed to start on or about March 1st of each year.

Upon conclusion of the new event, the tent structures will be converted to host the yearly ICE event.

CU25-03

Certificate of Flame Resistance

This is to certify that the materials described are inherently flame retardant as specified by the material supplier. The flame-retardant process used will not be removed by washing and is effective for the life of the fabric.

Registered Fabric Number: **F-12117**

Trade Name: **“NUTENT” WHITE W/ BLOCKOUT**

Material Supplier: **TRIVANTAGE**

Type: **WHITE LAMINATE**

Weight: **16 OZ.**

Tent Size: **15m x 20m**

Description of Item Certified: **TOP**

GABLES

SIDES

Date Manufactured:

01/2022

This is to certify that per testing performed at an independent lab, the material used is flame retardant according to the following specifications and standards:

- National Fire Protection Association (NFPA) 701, Test Method 2
- California State Admin. Code Title 19, Paragraph 1237, Small Scale Test



arena
AMERICAS

7000 South 10th Street
Oak Creek, Wisconsin 53154
(414) 831-7000



CU25-03

Certificate of Flame Resistance

This is to certify that the materials described are inherently flame retardant as specified by the material supplier. The flame-retardant process used will not be removed by washing and is effective for the life of the fabric.

Registered Fabric Number: **F-12117**

Trade Name:

“NUTENT” WHITE W/ BLOCKOUT

Material Supplier:

TRIVANTAGE

Type:

WHITE LAMINATE

Weight:

16 OZ.

Tent Size:

6m x 3m

Description of Item Certified:

TOP

GABLES

SIDES

This is to certify that per testing performed at an independent lab, the material used is flame retardant according to the following specifications and standards:

- National Fire Protection Association (NFPA) 701, Test Method 2
- California State Admin. Code Title 19, Paragraph 1237, Small Scale Test

Date Manufactured:

01/2022



arena
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Registered Fabric Number: **F-12117**

Trade Name: **"NUTENT" WHITE W/ BLOCKOUT
TRIVANTAGE**

Material Supplier: **WHITE LAMINATE**

Type: **16 OZ.**

Weight: **3m x 3m**

Tent Size: **[✓] TOP
[✓] GABLES
[✓] SIDES**

Date Manufactured:

01/2022

This is to certify that per testing performed at an independent lab, the material used is flame retardant according to the following specifications and standards:

- National Fire Protection Association (NFPA) 701, Test Method 2
- California State Admin. Code Title 19, Paragraph 1237, Small Scale Test

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Registered Fabric Number: **F-12117**

Trade Name: **"NUTENT" WHITE W/ BLOCKOUT**

Material Supplier: **TRIVANTAGE**

Type: **WHITE LAMINATE**

Weight: **16 OZ.**

Tent Size: **30m x 45m**

Description of Item Certified: TOP

GABLES

SIDES

Date Manufactured:

01/2022

This is to certify that per testing performed at an independent lab, the material used is flame retardant according to the following specifications and standards:

- National Fire Protection Association (NFPA) 701, Test Method 2
- California State Admin. Code Title 19, Paragraph 1237, Small Scale Test




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CU25-03

Certificate of Flame Resistance

This is to certify that the materials described are inherently flame retardant as specified by the material supplier. The flame-retardant process used will not be removed by washing and is effective for the life of the fabric.

Registered Fabric Number: **F-12117**

Trade Name: **“NUTENT” WHITE W/ BLOCKOUT**

Material Supplier: **TRIVANTAGE**

Type: **WHITE LAMINATE**

Weight: **16 OZ.**

Tent Size: **12.5m x 35m**

Description of Item Certified: **TOP**

GABLES

SIDES

Date Manufactured:

01/2022

This is to certify that per testing performed at an independent lab, the material used is flame retardant according to the following specifications and standards:

- National Fire Protection Association (NFPA) 701, Test Method 2
- California State Admin. Code Title 19, Paragraph 1237, Small Scale Test



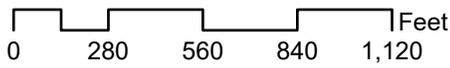
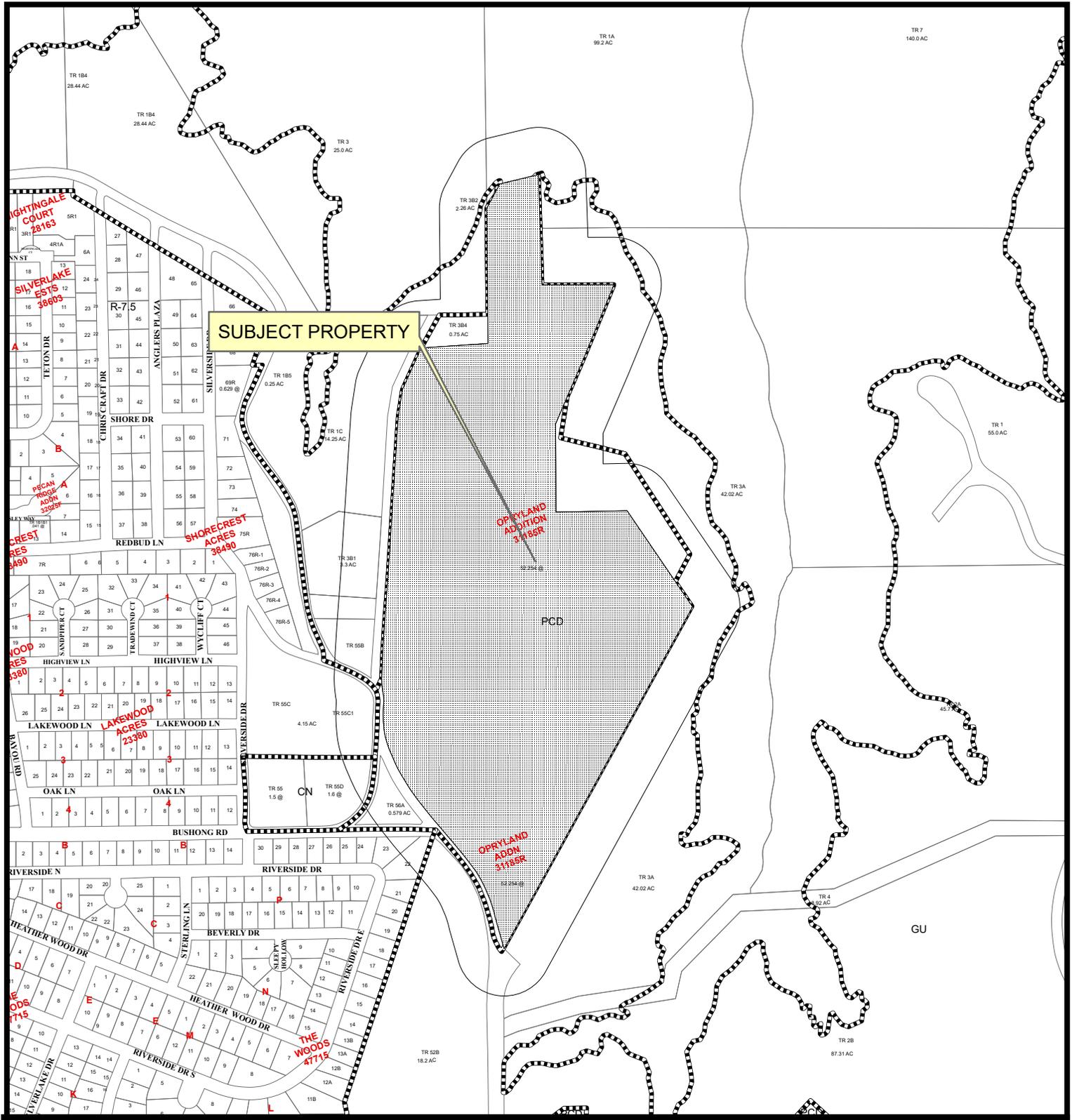
arena
AMERICAS

7000 South 10th Street
Oak Creek, Wisconsin 53154
(414) 831-7000



Cu25-03

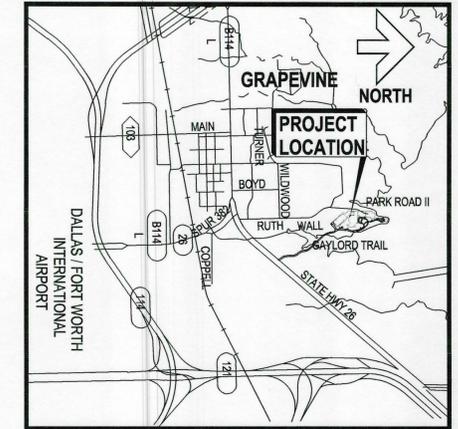
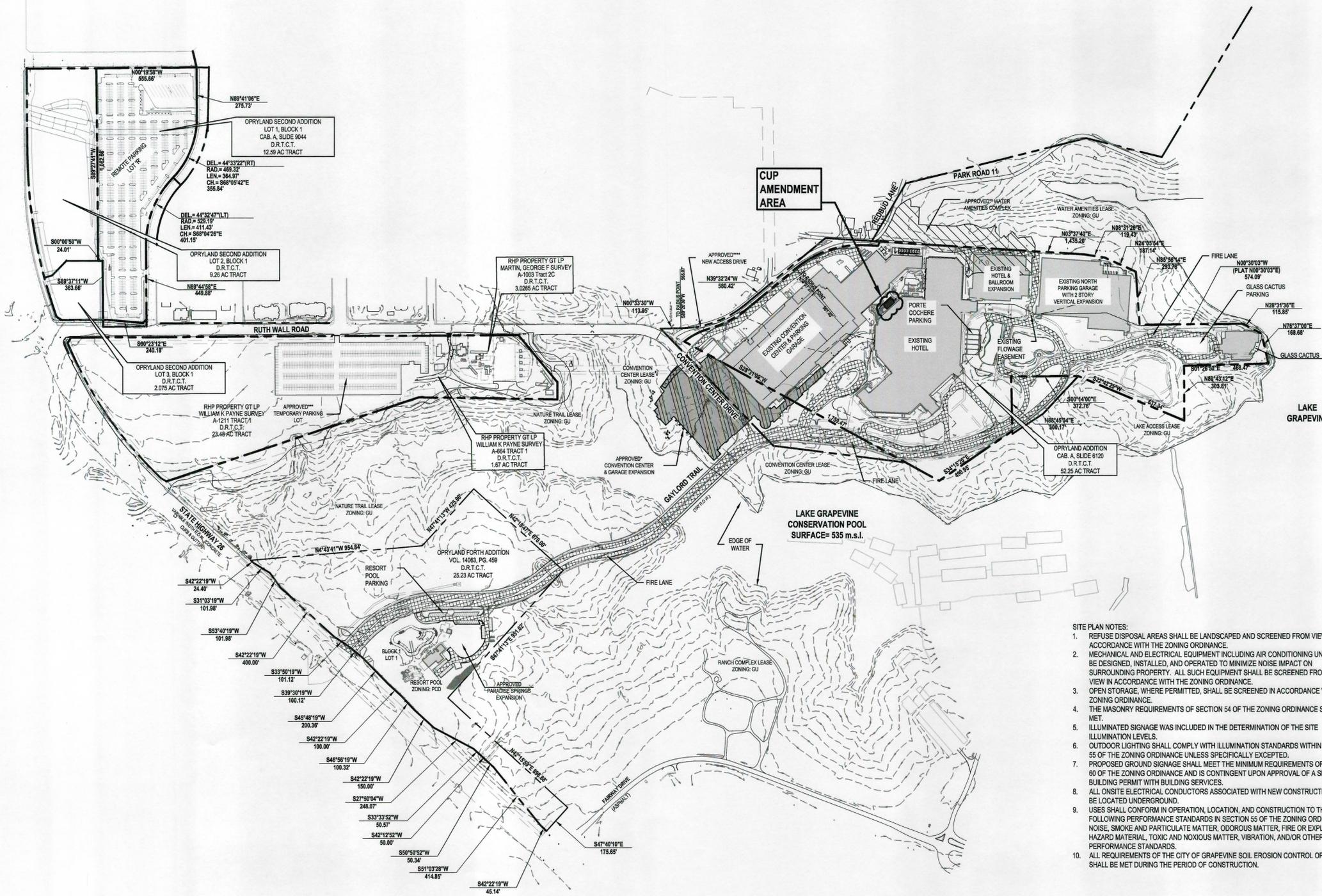
SUBJECT PROPERTY



**CU25-03; Gaylord ICE! Tent
1501 Gaylord Trail**

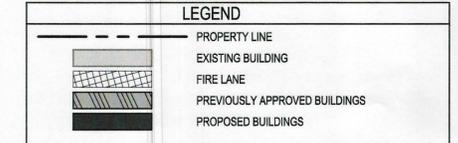
Date Prepared: 4/29/2025

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.



VICINITY MAP

NOTE:
1. ALL THE REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
2. (*) PER HOTEL & CONVENTION CENTER CUP SITE PLAN APPROVED MARCH 25, 2008.
3. (**) PER WATER AMENITIES CUP SITE PLAN APPROVED
4. (***) PER TEMPORARY PARKING CUP SITE PLAN CU23-18.
5. (****) PER NEW ACCESS DRIVEWAY CUP SITE PLAN CU23-19.



EXISTING ZONING:
PCD - PLANNED COMMERCE DEVELOPMENT
PROPOSED ZONING:
PCD - PLANNED COMMERCE DEVELOPMENT

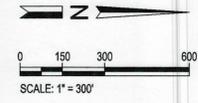
CONDITIONAL USE PERMIT CU23-36 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU23-19 (ORD. 2023-047) FOR A PLANNED COMMERCIAL CENTER TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A RESTAURANT, HOTEL AND CONVENTION CENTER. SPECIFICALLY TO EXPAND THE BUILDING FOOTPRINT, REVISE THE EXTERIOR ELEVATIONS AND REVISE THE FLOOR PLAN TO THE EXISTING RESTAURANT.

THE ENTIRE SITE IS THE PREMISE.

- SITE PLAN NOTES:
1. REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
2. 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.
3. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
4. THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
5. ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
6. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
7. 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.
8. ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
9. 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.
10. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.



Case Name: GAYLORD TEXAN OLD HICKORY EXPANSION
Case Number: CU23-36
Location: 1501 GAYLORD TRAIL, GRAPEVINE, TEXAS 76051
Date: JAN 16 2024
Mayor: [Signature] Secretary: [Signature]
Planning and Zoning Commission
Chairman: Monica Hallett
Date: JAN 16 2024
Sheet: 2 of 11
Approval does not authorize any work in conflict with any codes or ordinances.
Planning Services Department



HUITT ZOLLARS
500 W. 7th Street, Suite 300
Fort Worth, Texas 76102-4728
817.335.3000
www.huilt-zollars.com

OVERALL SITE PLAN
GAYLORD TEXAN OLD HICKORY EXPANSION
OPRYLAND ADDITION
GEORGE F. MARTIN SURVEY, A- 1003
52.25 ACRES
PCD PLANNED COMMERCE DEVELOPMENT DISTRICT
DATE OF PREPARATION: JANUARY 10, 2024
GAYLORD TEXAN RESORT HOTEL AND CONVENTION CENTER
1501 GAYLORD TRAIL
GRAPEVINE, TEXAS 76051

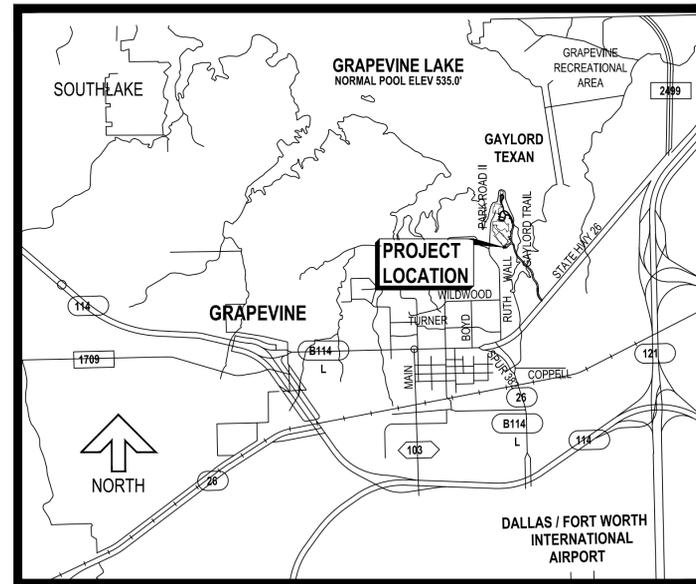
HZ PROJECT NO.:	R316932.01
ISSUE DATE:	JANUARY 10, 2024
DRAWN BY:	B.COLE
REVIEWED BY:	K.CARLSON
APPROVED BY:	K.CARLSON
SHEET	2 OF 11

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GAYLORD TEXAN

ICE TENT

CUP SITE PLAN SUBMITTAL
 GRAPEVINE, TEXAS
 APRIL 21, 2025



VICINITY MAP
 NTS

 **GAYLORD TEXAN**
 RESORT HOTEL AND
 CONVENTION CENTER
 GRAPEVINE, TEXAS
 1501 GAYLORD TRAIL
 GRAPEVINE, TEXAS 76051

CIVIL ENGINEER / SURVEYOR:

 **HUIT
 ZOLLARS**

500 W. 7th Street, Suite 300
 Fort Worth, Texas 76102-4728
 817.335.3000
 www.huit-zollars.com
 CONTACT: KEVIN N. CARLSON, P.E.



SHEET INDEX	
SHEET NO.	SHEET TITLE
1	COVER SHEET
2	OVERALL SITE PLAN
3	SITE DATA TABLES
4	TENT DRAWINGS AND FLOOR PLANS
5	TENT DRAWINGS AND FLOOR PLANS
6	TENT DRAWINGS AND FLOOR PLANS

NOTE:

TENT CANNOT EXCEED 180 DAYS. BREAKDOWN IS REQUIRED BETWEEN EVENTS.

CASE NAME: GAYLORD TEXAN ICE TENT
 CASE NUMBER: CU25-03
 LOCATION: 1501 GAYLORD TRAIL, GRAPEVINE, TEXAS 76051

 MAYOR SECRETARY

DATE: _____

 PLANNING AND ZONING COMMISSION

 CHAIRMAN

DATE: _____

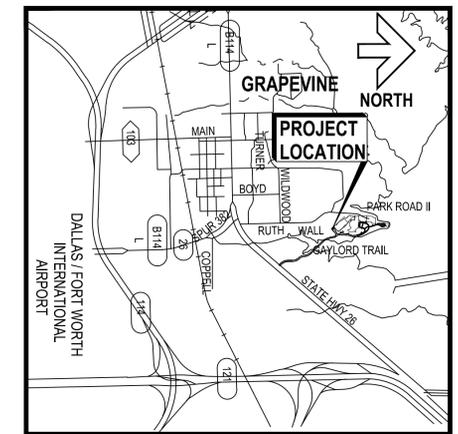
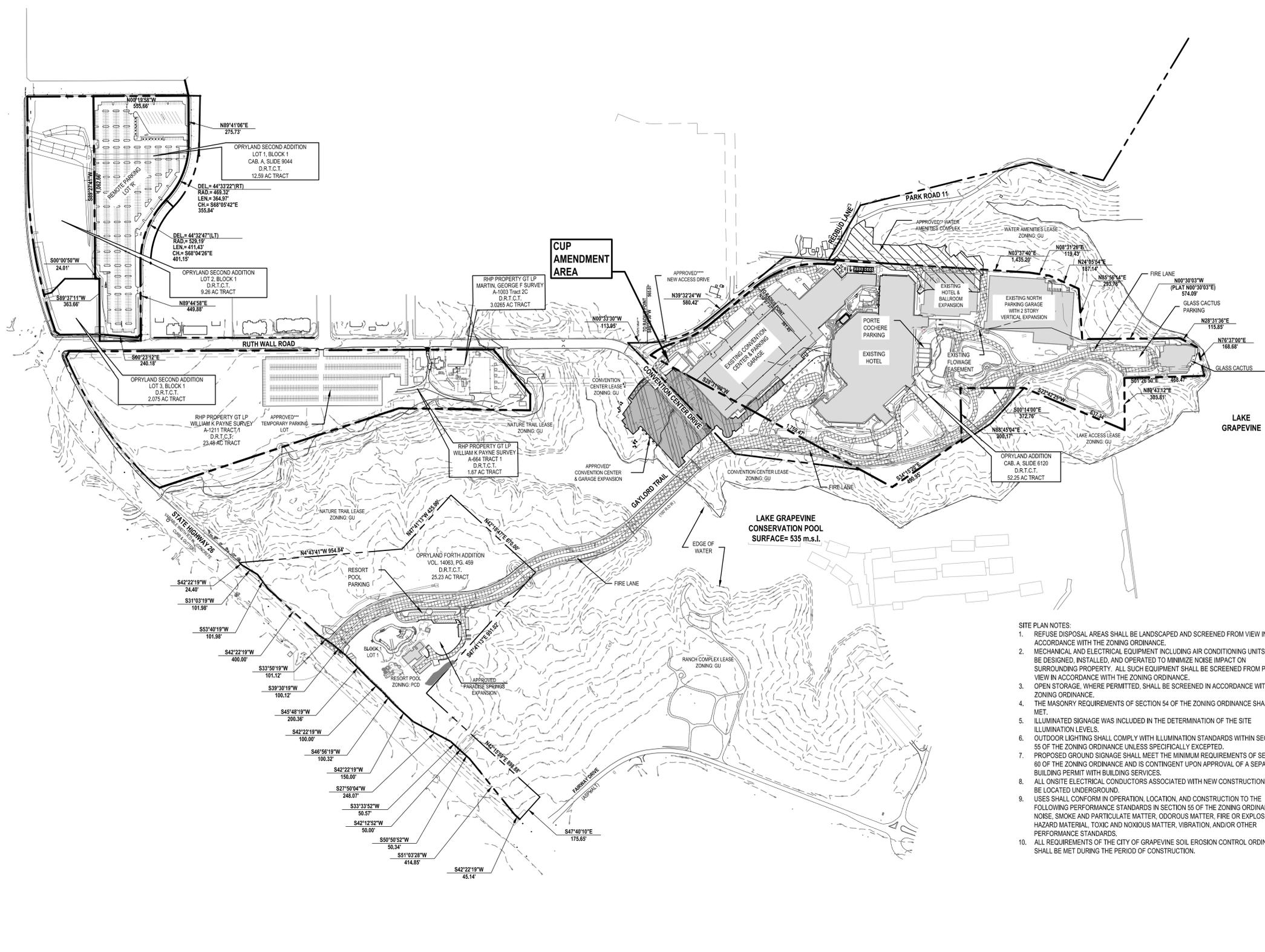
SHEET: 1 OF 6

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

PLANNING SERVICES DEPARTMENT

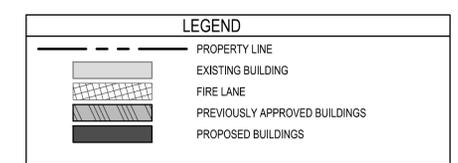
DEVELOPER / OWNER:
 RHP PROPERTY GT, LP
 ONE GAYLORD DRIVE
 NASHVILLE, TN 37214
 PHONE: (615) 316-6000
 FAX: (615) 316-6898
 CONTACT: JAMES CHAMBLIN
 EMAIL: jchamblin@rymanhp.com

B:COLE 04/21/2025 11:13AM I:\PROJECTS\16932.01 - GAYLORD OLD HICKORY\10 CADD & BIM\10.1 AUTOCAD\CUP TENT\1693201-C-SP-CUP.DWG



VICINITY MAP
NTS

- NOTE:
- ALL THE REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
 - (*) PER HOTEL & CONVENTION CENTER CUP SITE PLAN APPROVED MARCH 25, 2008.
 - (**) PER WATER AMENITIES CUP SITE PLAN APPROVED
 - (***) PER TEMPORARY PARKING CUP SITE PLAN CU20-18.
 - (****) PER NEW ACCESS DRIVEWAY CUP SITE PLAN CU23-19.



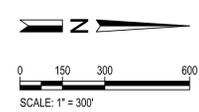
EXISTING ZONING:
PCD - PLANNED COMMERCE DEVELOPMENT

PROPOSED ZONING:
PCD - PLANNED COMMERCE DEVELOPMENT

THE APPLICANT IS REQUESTING A CONDITIONAL USE PERMIT TO AMEND THE PREVIOUSLY APPROVED SITE PLAN CU23-36 (ORD. 2024-008) FOR A PLANNED COMMERCIAL CENTER TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A RESTAURANT, HOTEL AND CONVENTION CENTER. THIS REQUEST IS SPECIFICALLY TO EXTEND THE DATES FOR THE ICE TENT TO REMAIN ERRECTED FOR MULTIPLE SPECIAL EVENTS. THIS REQUEST IS SPECIFICALLY TO EXTEND THE DATES FOR THE USE OF THE ICE TENT FOR SPECIAL EVENTS, WITH THE EXTENSION NOT TO EXCEED 180 DAYS.

TENT CANNOT EXCEED 180 DAYS. BREAKDOWN IS REQUIRED BETWEEN EVENTS.

- SITE PLAN 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.
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CASE NAME: GAYLORD TEXAN ICE TENT
CASE NUMBER: CU25-03
LOCATION: 1501 GAYLORD TRAIL, GRAPEVINE, TEXAS 76051

DATE: _____

DATE: _____

SHEET: 2 OF 6

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

PLANNING SERVICES DEPARTMENT

500 W. 7th Street, Suite 300
Fort Worth, Texas 76102-4728
817.335.3000
www.huitt-zollars.com

OVERALL SITE PLAN

GAYLORD TEXAN ICE TENT
OPRYLAND ADDITION
GEORGE F. MARTIN SURVEY, A- 1003
52.25 ACRES
PCD PLANNED COMMERCE DEVELOPMENT DISTRICT
DATE OF PREPARATION: MARCH 11, 2025

GAYLORD TEXAN
RESORT HOTEL AND
CONVENTION CENTER

1501 GAYLORD TRAIL
GRAPEVINE, TEXAS 76051

HZ PROJECT NO.: R316932.01
ISSUE DATE: APRIL 21, 2025
DRAWN BY: B.COLE
REVIEWED BY: K.CARLSON
APPROVED BY: K.CARLSON

SHEET **2** OF **6**

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EXISTING DEVELOPMENT

OPRYLAND ADDITION LOT 1, BLOCK 1

BUILDING	STORIES	HEIGHT
HOTEL		
FINISHED FLOOR TO TOP OF ATRIUM	9	164'-10"
CONVENTION CENTER		
FINISHED FLOOR TO TOP ROOF	3	75'-6"
GLASS CACTUS		
FINISHED FLOOR TO TOP OF ROOF	2	53'-3.5"
NORTH PARKING GARAGE		
FINISHED FLOOR TO TOP OF ROOF	5	75'-0"
HOTEL AND BALLROOM EXPANSION		
572 ELEVATION TO ELEVATOR PENTHOUSES	9	121'-0"

HOTEL		TOTAL
BUILDING AREA		
HOTEL TOTAL AREA	1,327,950 S.F.	
GROUND FLOOR FOOTPRINT	340,856 S.F.	
GUEST ROOMS	1,511 ROOMS	
CHILD CARE	6,000 S.F.	
EMPLOYEE SERVICE CENTER	25,400 S.F.	

CONVENTION CENTER		TOTAL
BUILDING AREA		
GARAGE LEVEL (BASEMENT LEVEL)	241,248 S.F.	
1ST, MEZZANINE, & 2ND LEVEL	860,762 S.F.	
CONVENTION CENTER TOTAL AREA	1,102,010 S.F.	
GROUND FLOOR FOOTPRINT	364,969 S.F.	
CONVENTION CENTER USABLE AREA INCLUDING HOTEL	310,303 S.F.	

GLASS CACTUS		TOTAL
BUILDING AREA		
GLASS CACTUS TOTAL BUILDING AREA	41,777 S.F.	
GROUND FLOOR FOOTPRINT	29,443 S.F.	

HOTEL AND BALLROOM EXPANSION		TOTAL
BUILDING AREA		
HOTEL AND BALLROOM EXPANSION AREA	344,000 S.F.	
GROUND FLOOR FOOTPRINT EXPANSION	76,000 S.F.	
CONFERENCE AREA EXPANSION	90,500 S.F.	
GUEST ROOMS/NUMBER OF BEDROOMS	303 ROOMS	
TYPICAL ROOMS	380 S.F.	

BUILDING AREAS		TOTAL
TOTAL BUILDING AREA	2,906,237 S.F.	
TOTAL USEABLE MEETING & CONFERENCE AREA	400,803 S.F.	
GLASS CACTUS TOTAL USEABLE AREA	25,776 S.F.	
TOTAL GROUND FLOOR FOOTPRINTS	811,268 S.F.	

FLOOR AREA RATIO			
PARCEL	BUILDING S.F.	S.F.	F.A.R.
LOT 1	2,906,237 S.F.	2,276,194 S.F.	1:1.28

SITE DATA		TOTAL
BUILDING AREA-LOT 1		
TOTAL IMPERVIOUS AREA	753,597 S.F.	
TOTAL OPEN SPACE	618,269 S.F.	

PARKING TABULATIONS		TOTAL
GAYLORD PROPERTY		
NORTH PARKING GARAGE (LOT A)	2,212 SPACES	
CONVENTION CENTER PARKING GARAGE	604 SPACES	
SELF PARKING LOT D	84 SPACES	
SELF PARKING LOT E	133 SPACES	
ICE SCULPTURE LOT	59 SPACES	
GLASS CACTUS	141 SPACES	
PORTE COCHERE	12 SPACES	
TOTAL		3,245 SPACES

OPRYLAND SECOND ADDITION LOT 1, BLOCK 1 (LOT 'R')

SITE DATA		TOTAL
BUILDING AREA-LOT 1		
TOTAL IMPERVIOUS AREA	412,885 S.F.	
TOTAL OPEN SPACE	128,628 S.F.	

PARKING TABULATIONS		TOTAL
GAYLORD PROPERTY		
REMOTE PARKING LOT "R"	1,075 SPACES	

OPRYLAND FOURTH ADDITION LOT 1, BLOCK 1 (RESORT POOL)

BUILDING HEIGHT		
BUILDING	STORIES	HEIGHT
FINISHED FLOOR TO ROOF (ORIGINAL)	2	30'-0"
FINISHED FLOOR TO ROOF (WATER SLIDE)	1	36'-2"

SITE DATA		TOTAL
BUILDING AREA-LOT 1		
TOTAL IMPERVIOUS AREA	726,001 S.F.	
TOTAL OPEN SPACE	615,143 S.F.	

WATER AMENITIES COMPLEX		TOTAL
FACILITY		
LOUNGE CHAIRS	1,203 CHAIRS	
POOL DECK	76,101 S.F.	
POOL SURFACE	21,950 S.F.	
FOOD & BEVERAGE BUILDING AREA	5,827 S.F.	
GROUND FLOOR FOOTPRINT	2,812 S.F.	

FLOOR AREA RATIO			
PARCEL	BUILDING S.F.	S.F.	F.A.R.
LOT 1	5,827 S.F.	440,827 S.F.	1:0.013

PARKING TABULATIONS		TOTAL
GAYLORD PROPERTY		
FRONT ENTRY RESORT POOL COMPLEX	66 SPACES	

EXISTING DEVELOPMENT (CONTINUED)

WILLIAM K PAYNE SURVEY A-1211, TRACT 1

TEMPORARY GRAVEL PARKING		TOTAL
BUILDING AREA		
GUARD SHACK	24 S.F.	

SITE DATA		TOTAL
BUILDING AREA		
TOTAL IMPERVIOUS AREA	24 S.F.	
TOTAL OPEN SPACE	1,022,765 S.F.	

PARKING TABULATIONS		TOTAL
WILLIAM K PAYNE SURVEY A-1211, TRACT 1		
TEMPORARY GRAVEL PARKING	680 SPACES	

WILLIAM K PAYNE SURVEY A-664, TRACT 1

TEMPORARY GRAVEL PARKING		TOTAL
BUILDING AREA		
GUARD SHACK	0 S.F.	

SITE DATA		TOTAL
BUILDING AREA		
TOTAL IMPERVIOUS AREA	0 S.F.	
TOTAL OPEN SPACE	72,745 S.F.	

PARKING TABULATIONS		TOTAL
WILLIAM K PAYNE SURVEY A-1211, TRACT 1		
TEMPORARY GRAVEL PARKING	20 SPACES	

APPROVED DEVELOPMENT (NOT CONSTRUCTED)

OPRYLAND ADDITION LOT 1, BLOCK 1

BUILDING HEIGHT		
BUILDING	STORIES	HEIGHT
CONVENTION CENTER EXPANSION		
FINISHED FLOOR TO ROOF	3	69'-6"

CONVENTION CENTER EXPANSION		TOTAL
BUILDING AREA		
CONVENTION CENTER EXPANSION AREA	613,423 S.F.	
GROUND FLOOR FOOTPRINT EXPANSION	211,342 S.F.	
USEABLE CONFERENCE AREA EXPANSION	132,338 S.F.	

WATER AMENITIES COMPLEX		TOTAL
FACILITY		
LOUNGE CHAIRS	600 CHAIRS	
RESTAURANT SEATING	120 SEATS	
POOL DECK	19,625 S.F.	
POOL SURFACE	13,401 S.F.	
FOOD & BEVERAGE PAVILION	3,500 S.F.	
RESTROOM FACILITY-1 STORY	1,200 S.F.	
GATE HOUSE-1 STORY	125 S.F.	

PARKING TABULATIONS		TOTAL
GAYLORD PROPERTY		
CONVENTION CENTER PARKING GARAGE EXPANSION	386 SPACES	
PARKING AREAS REMOVED		
ICE SCULPTURE LOT (REMOVED)	-59 SPACES	

PROPOSED DEVELOPMENT (ICE SCULPTURE LOT TENT)

OPRYLAND ADDITION LOT 1, BLOCK 1

TENT HEIGHT		
TENT	STORIES	HEIGHT
ICE TENT		
FINISHED FLOOR TO ROOF	1	33'-2"

SITE DATA		TOTAL
TENT AREA		
TEMPORARY CONNECTOR TENT	4,306 S.F.	
TEMPORARY TENT	19,000 S.F.	

PARKING TABULATIONS		TOTAL
ICE SCULPTURE LOT		
TEMPORARY PARKING COVERED	-59 SPACES	

TOTAL DEVELOPMENT

OPRYLAND ADDITION LOT 1, BLOCK 1

FLOOR AREA RATIO			
PARCEL	BUILDING S.F.	S.F.	F.A.R.
LOT 1	2,906,237 S.F.	2,276,194 S.F.	1:1.28
CONVENTION CENTER LEASE	613,423 S.F.	534,344 S.F.	1:1.14
POOL COMPLEX LEASE	4,825 S.F.	392,040 S.F.	1:0.012

SITE DATA		TOTAL
BUILDING AREA-LOT 1		
TOTAL IMPERVIOUS AREA	752,113 S.F.	
TOTAL OPEN SPACE	619,753 S.F.	
GUEST ROOMS	1,814 ROOMS	
CHILD CARE	6,000 S.F.	
EMPLOYEE CENTER	25,400 S.F.	
REQUIRED PARKING	1,919 SPACES	

BUILDING AREA-CONVENTION CENTER LEASE		TOTAL
TOTAL IMPERVIOUS AREA	37,851 S.F.	
TOTAL OPEN SPACE	463,402 S.F.	
USABLE AREA	400,803 S.F.	
REQUIRED PARKING	1,604 SPACES	

PARKING TABULATIONS (EXCLUDES APPROVED DEVELOPMENT)		TOTAL
GAYLORD PROPERTY		
NORTH PARKING GARAGE	2,212 SPACES	
CONVENTION CENTER PARKING GARAGE	604 SPACES	
SELF PARKING LOT D	84 SPACES	
SELF PARKING LOT E	133 SPACES	
ICE SCULPTURE LOT	59 SPACES	
GLASS CACTUS	141 SPACES	
PORTE COCHERE	12 SPACES	
TOTAL		3,245 SPACES

OPRYLAND SECOND ADDITION LOT 1, BLOCK 1

SITE DATA		TOTAL
BUILDING AREA-LOT 1		
TOTAL IMPERVIOUS AREA	412,885 S.F.	
TOTAL OPEN SPACE	128,628 S.F.	
REQUIRED PARKING	0 SPACES	

PARKING TABULATIONS		TOTAL
GAYLORD PROPERTY		
REMOTE PARKING LOT "R"	1,075 SPACES	

OPRYLAND FOURTH ADDITION LOT 1, BLOCK 1

FLOOR AREA RATIO (EXCLUDES APPROVED DEVELOPMENT)			
PARCEL	BUILDING S.F.	S.F.	F.A.R.
LOT 1	5,827 S.F.	440,827 S.F.	1:0.013

SITE DATA (EXCLUDES APPROVED DEVELOPMENT)		TOTAL
BUILDING AREA-LOT 1		
TOTAL IMPERVIOUS AREA	726,001 S.F.	
TOTAL OPEN SPACE	615,143 S.F.	
REQUIRED PARKING	67 SPACES	

PARKING TABULATIONS		TOTAL
GAYLORD PROPERTY		
FRONT ENTRY RESORT POOL COMPLEX	66 SPACES	

WILLIAM K PAYNE SURVEY A-1211, TRACT 1

SITE DATA		TOTAL
BUILDING AREA		
TOTAL IMPERVIOUS AREA	24 S.F.	
TOTAL OPEN SPACE	1,022,765 S.F.	

PARKING TABULATIONS		TOTAL
WILLIAM K PAYNE SURVEY A-1211, TRACT 1		
TEMPORARY GRAVEL PARKING	680 SPACES	

WILLIAM K PAYNE SURVEY A-664, TRACT 1

SITE DATA		TOTAL
BUILDING AREA		
TOTAL IMPERVIOUS AREA	0 S.F.	
TOTAL OPEN SPACE	72,745 S.F.	

PARKING TABULATIONS		TOTAL
WILLIAM K PAYNE SURVEY A-1211, TRACT 1		
TEMPORARY GRAVEL PARKING	20 SPACES	

TOTAL DEVELOPMENT

OVERALL PARKING TABULATIONS

PARKING TABULATIONS (EXCLUDES APPROVED DEVELOPMENT)		TOTAL
GAYLORD PROPERTY		
TOTAL PARKING PROVIDED	5,086 SPACES	
TOTAL PARKING REQUIRED	3,590 SPACES	

- NOTES:
- PARKING CALCULATIONS:
 - HOTEL: 1 PARKING SPACE PER GUEST ROOM
 - CONVENTION CENTER: 1 SPACE PER 290 SF
 - EMPLOYEE SERVICE CENTER: 1 SPACE PER 300 SF
 - DAY CARE CENTER: 1 SPACE PER 300 SF OF ACTIVITY SPACE



CASE NAME: GAYLORD TEXAN ICE TENT
 CASE NUMBER: CU25-03
 LOCATION: 1501 GAYLORD TRAIL, GRAPEVINE, TEXAS 76051

MAYOR: _____ SECRETARY: _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN: _____

DATE: _____

SHEET: 3 OF 6

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

PLANNING SERVICES DEPARTMENT

500 W. 7th Street, Suite 300
 Fort Worth, Texas 76102-4728
 817.335.3000
 www.huitt-zollars.com

SITE DATA TABLE

GAYLORD TEXAN ICE TENT
 OPRYLAND ADDITION
 GEORGE F. MARTIN SURVEY, A- 1003
 52.25 ACRES
 PCD PLANNED COMMERCE DEVELOPMENT DISTRICT
 DATE OF PREPARATION: MARCH 11, 2025

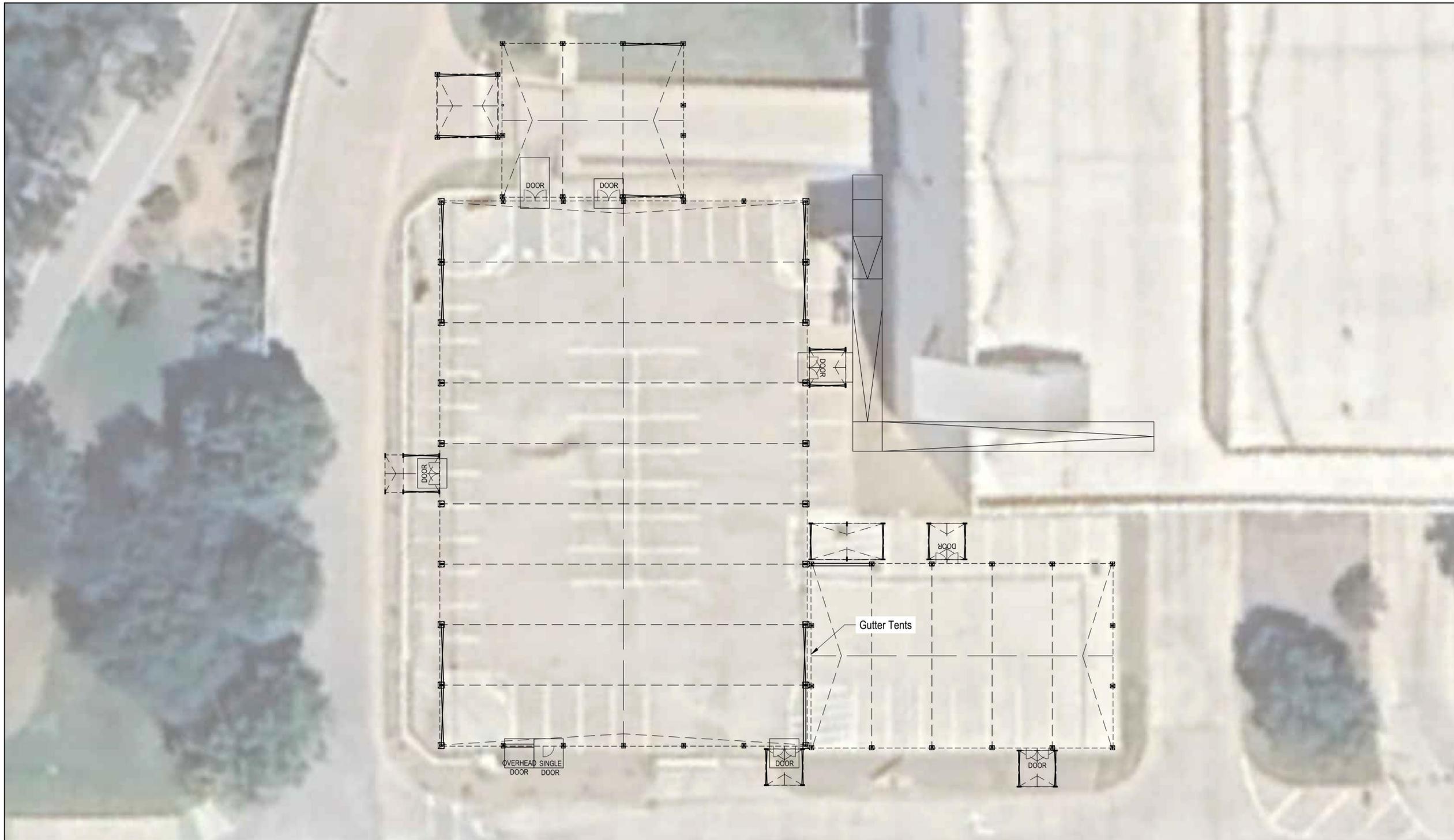
GAYLORD TEXAN
 RESORT HOTEL AND
 CONVENTION CENTER

1501 GAYLORD TRAIL
 GRAPEVINE, TEXAS 76051

HZ PROJECT NO.: R316932.01
 ISSUE DATE: APRIL 21, 2025
 DRAWN BY: B.COLE
 REVIEWED BY: K.CARLSON
 APPROVED BY: K.CARLSON

SHEET 3 OF 6

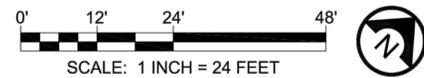
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Arena

All dimensions to the nearest inch.
Dimensions on-center where applicable.

The designs, concepts, and materials (collectively referred to as "Designs") herein are the exclusive and proprietary property of Arena Group ("Proprietor"). The Designs are provided for the sole purpose of evaluating and considering potential collaboration between the Proprietor and recipient of the Designs and may not be replicated, distributed, or otherwise disclosed to any third party without the express written consent of the Proprietor.



Overview
Option 6

Gaylord Texan ICE!
Grapevine, Texas

REVISIONS	DATE	20250320	EMS
A	20250320	EMS	
B	20250320	EMS	
C	20250403	EMS	
D	20250404	EMS	
E	20250407	EMS	
F	20250407	EMS	

SHEET 6A

CASE NAME: GAYLORD TEXAN ICE TENT
CASE NUMBER: CU25-03
LOCATION: 1501 GAYLORD TRAIL, GRAPEVINE, TEXAS 76051

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 4 OF 6

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

PLANNING SERVICES DEPARTMENT

**HUITT
HZ ZOLLARS**

500 W. 7th Street, Suite 300
Fort Worth, Texas 76102-4728
817.335.3000
www.huitt-zollars.com

TENT DRAWINGS AND FLOOR PLANS

GAYLORD TEXAN ICE TENT
OPRYLAND ADDITION
GEORGE F. MARTIN SURVEY, A- 1003
52.25 ACRES
PCD PLANNED COMMERCE DEVELOPMENT DISTRICT
DATE OF PREPARATION: MARCH 11, 2025

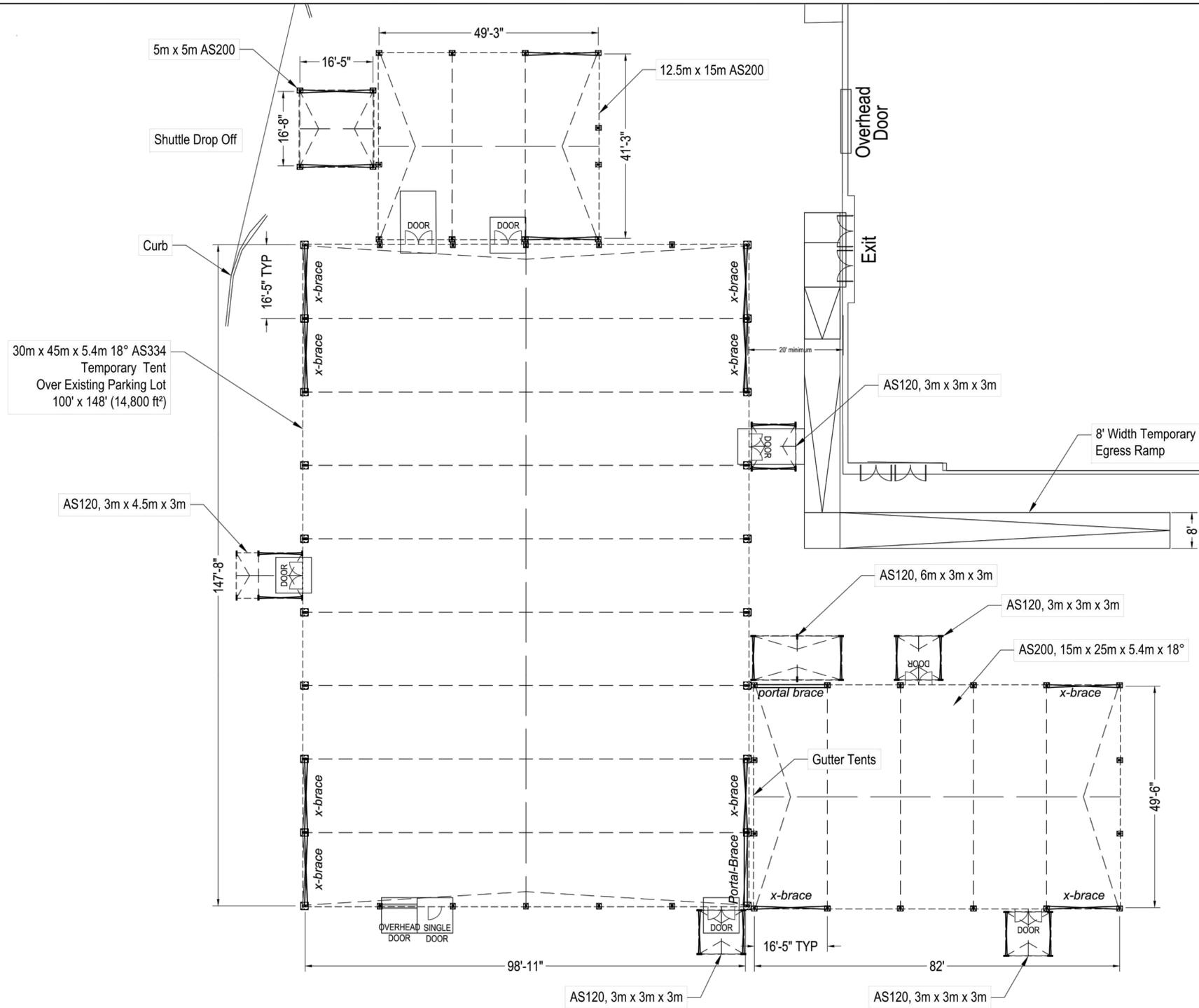
GAYLORD TEXAN
RESORT HOTEL AND
CONVENTION CENTER
1501 GAYLORD TRAIL
GRAPEVINE, TEXAS 76051



HZ PROJECT NO.: R316932.01
ISSUE DATE: APRIL 21, 2025
DRAWN BY: B.COLE
REVIEWED BY: K.CARLSON
APPROVED BY: K.CARLSON

SHEET 4 OF 6

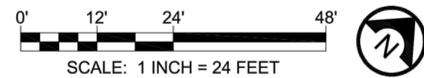
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Arena

All dimensions to the nearest inch.
Dimensions on-center where applicable.

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Overview
Option 6
Gaylord Texan ICE!
Grapevine, Texas

DATE	20250320	EMS
REVISIONS	A	20250320 EMS
	B	20250320 EMS
	C	20250403 EMS
	D	20250404 EMS
	E	20250407 EMS
	F	20250407 EMS

SHEET 6B

CASE NAME: GAYLORD TEXAN ICE TENT
CASE NUMBER: CU25-03
LOCATION: 1501 GAYLORD TRAIL, GRAPEVINE, TEXAS 76051

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 5 OF 6

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

PLANNING SERVICES DEPARTMENT

HUITT ZOLLARS

500 W. 7th Street, Suite 300
Fort Worth, Texas 76102-4728
817.335.3000
www.huitt-zollars.com

TENT DRAWINGS AND FLOOR PLANS

GAYLORD TEXAN ICE TENT
OPRYLAND ADDITION
GEORGE F. MARTIN SURVEY, A- 1003
52.25 ACRES
PCD PLANNED COMMERCE DEVELOPMENT DISTRICT
DATE OF PREPARATION: MARCH 11, 2025

GAYLORD TEXAN
RESORT HOTEL AND
CONVENTION CENTER

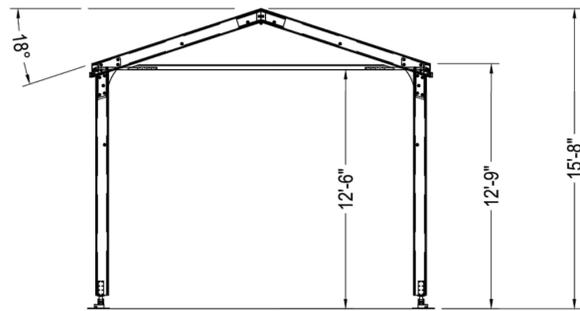
1501 GAYLORD TRAIL
GRAPEVINE, TEXAS 76051



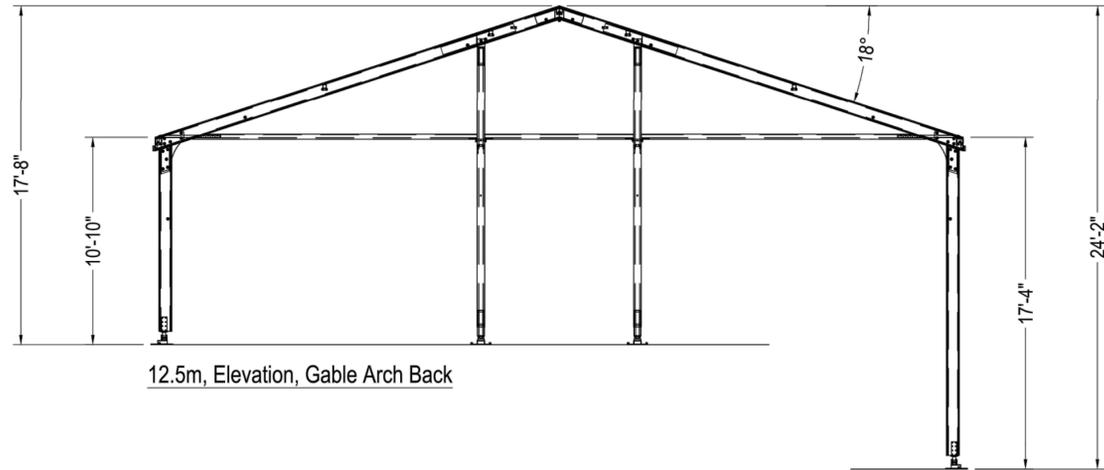
HZ PROJECT NO.: R316932.01
ISSUE DATE: APRIL 21, 2025
DRAWN BY: B.COLE
REVIEWED BY: K.CARLSON
APPROVED BY: K.CARLSON

SHEET 5 OF 6

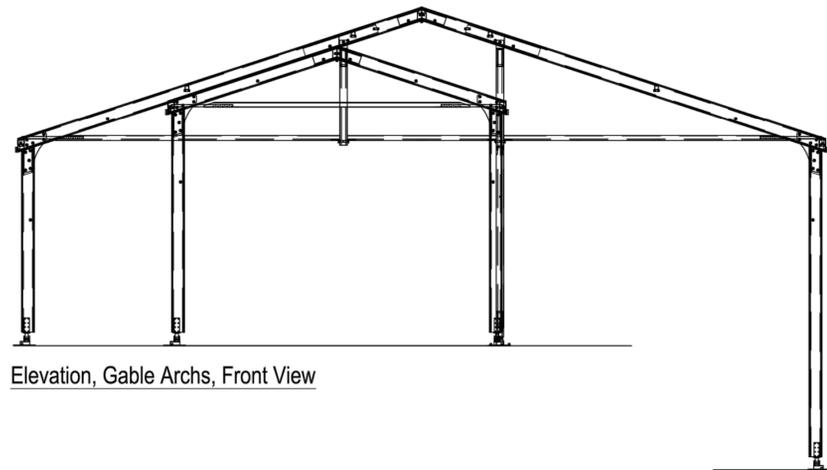
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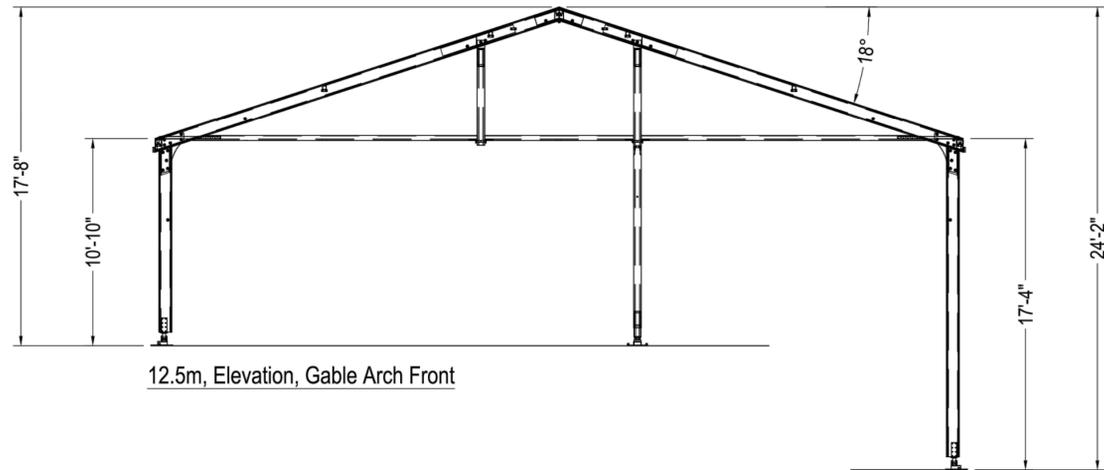
5m, Elevation, Gable Arch



12.5m, Elevation, Gable Arch Back



Elevation, Gable Archs, Front View



12.5m, Elevation, Gable Arch Front

Arena

All dimensions to the nearest inch.
Dimensions on-center where applicable.

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Elevation Views
Option 6

Gaylord Texan ICE!
Grapevine, Texas

REVISIONS	DATE	20250320	EMS
A	20250320	EMS	
B	20250320	EMS	
C	20250403	EMS	
D	20250404	EMS	
E	20250407	EMS	
F	20250407	EMS	

SHEET 6C

CASE NAME: GAYLORD TEXAN ICE TENT
CASE NUMBER: CU25-03
LOCATION: 1501 GAYLORD TRAIL, GRAPEVINE, TEXAS 76051

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____
SHEET: 6 OF 6

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

PLANNING SERVICES DEPARTMENT

HUITT ZOLLARS

500 W. 7th Street, Suite 300
Fort Worth, Texas 76102-4728
817.335.3000
www.huilt-zollars.com

TENT DRAWINGS AND FLOOR PLANS

GAYLORD TEXAN ICE TENT
OPRYLAND ADDITION
GEORGE F. MARTIN SURVEY, A- 1003
52.25 ACRES
PCD PLANNED COMMERCE DEVELOPMENT DISTRICT
DATE OF PREPARATION: MARCH 11, 2025

GAYLORD TEXAN
RESORT HOTEL AND
CONVENTION CENTER
1501 GAYLORD TRAIL
GRAPEVINE, TEXAS 76051



HZ PROJECT NO.: R316932.01
ISSUE DATE: APRIL 21, 2025
DRAWN BY: B.COLE
REVIEWED BY: K.CARLSON
APPROVED BY: K.CARLSON

SHEET 6 OF 6

TO: SITE PLAN REVIEW COMMITTEE MEMBERS
FROM: ALBERT L. TRIPLETT, JR. PLANNER II
DATE: MAY 7, 2025
SUBJECT: CONDITIONAL USE REQUEST CU25-13, CARIBOU COFFEE,
897 WEST NORTHWEST HIGHWAY

RECOMMENDATION

Staff recommends the Site Plan Review Committee (SPRC) consider the proposed changes to amend the previously approved site plan CU21-29 (Ord. 2022-029) to allow for the development of a 664 square foot restaurant with a dual-drive through and outdoor dining. This request is specifically to reduce the drive through lanes to one, rebrand the signage, and repurpose the existing building for a Caribou Coffee. The property is zoned "HC", Highway Commercial District is owned by Luminare Bank.

REQUEST

With this request, the applicant proposes to repurpose an existing 664 sq.ft. coffee shop with a drive through and outdoor dining for a Caribou Coffee. The following are the proposed changes to the site:

- Remove the outer menu board and speaker to reduce the drive-through lanes to one;
- Add a clearance bar along the eastern side of the building; and
- Repurpose and/ or replace existing signage for new brand (all signage is compliant with Section 60. *Sign Standards*).

The applicant proposes no other changes to the site and intends to maintain the same number of outdoor seats as previously approved (6 seats).

BACKGROUND INFORMATION

The subject property and the sites to the east and south were rezoned in the 1984 City-wide Rezoning from "R-1", Single-Family Dwelling District to "HC", Highway Commercial District. The site to the north was rezoned from "CC", Community Commercial District to "HC", Highway Commercial District.

- On April 19, 2022, City Council approved CU21-29 (Ord. 22-29) to allow for the development of a 664 square foot restaurant with a drive through and outdoor dining.

/lf

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

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) Hurst, M L Addition Block 1, Lot 2R1	Gross area of parcel (to nearest tenth of acre) 0.690
Street frontage & distance to nearest cross street 11' to nearest cross street	Describe the Proposed Use Coffee shop with drive-thru
Proposed Zoning CO - Commercial	Existing Zoning HC - Highway Commercial
Future Land Use Designation CO - Commercial	Subject Property Address 897 W Northwest Highway

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 Turk, CFO Owner Phone Number 952.939.7200
 Company Luminate Bank
 Address 2523 Wayzata Blvd S, Suite 100 Address
 City Minneapolis State MN Zip Code 55405
 Email [REDACTED]

CU25-13

APR 07 2025

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Michael Thomas (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.

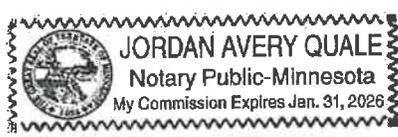
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature [Signature] Date 4/8/25

STATE OF: MINNESOTA
COUNTY OF: HENNEPIN

BEFORE ME, a Notary Public, on this day personally appeared DAVID TURK (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 8th day of April, 2025.
Jordan Quale



NOTARY PUBLIC in and for the State of Texas

CU25-13

APR 07 2025

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____
Name Michael Thomas Company MJ Thomas Engineering, LLC
Address 4700 Bryant Irvin Ct, Ste 204
City Ft Worth State TX Zip Code 76107
Phone 817.732.9839 Email [REDACTED]
Applicant's Signature [Signature] Date 4/7/25

STATE OF: TEXAS
COUNTY OF: TARRANT

BEFORE ME, a Notary Public, on this day personally appeared MICHAEL THOMAS
(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 7th day of
April, 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: MJ Thomas Engineering, LLC

Provide a most recent public information report that includes:

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

(You may order a copy of a Public Information Report from open.records@cpa.texas.gov 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>)

CU25-13
APR 07 2025

**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 897 W Northwest Highway

Legal description of subject property
Hurst, M L Addition Block 1, Lot 2R1

Cristin Osburn
Public Works Department

4-9-2025
Date

CU25-13
APR 07 2025

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00006473962
AD NUMBER: 20868 1 2R
CERTIFICATE NO : 86902004

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

EDGE REALTY PARTNERS

5950 BERKSHIRE LN STE 700
DALLAS TX 75225

DATE : 5/5/2022
FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION

HURST, M L ADDITION BLOCK 1 LO
T 2R

0000897 W NORTHWEST HWY
0.5143 ACRES

PROPERTY OWNER

OMNEX INC

901 W NORTHWEST HWY
GRAPEVINE TX 76051

YEAR	TAX UNIT	AMOUNT DUE
2021	Tarrant County	\$0.00
2021	JPS HEALTH NETWORK	\$0.00
2021	TARRANT COUNTY COLLEGE	\$0.00
TOTAL		\$0.00

ISSUED TO : EDGE REALTY PARTNERS
ACCOUNT NUMBER: 00006473962
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

Deputy

APR 07 2025

CU25-13



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00006473954
AD NUMBER: 20868 1 1R
CERTIFICATE NO : 86901999
COLLECTING AGENCY
WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

DATE : 5/5/2022
FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION
HURST, M L ADDITION BLOCK 1 LO
T 1R

REQUESTED BY
EDGE REALTY PARTNERS

5950 BERKSHIRE LN STE 700
DALLAS TX 75225

0000901 W NORTHWEST HWY
0.359 ACRES

PROPERTY OWNER
OMNEX INC

901 W NORTHWEST HWY
GRAPEVINE TX 760515030

YEAR	TAX UNIT	AMOUNT DUE
2021	Tarrant County	\$0.00
2021	JPS HEALTH NETWORK	\$0.00
2021	TARRANT COUNTY COLLEGE	\$0.00
TOTAL		\$0.00

ISSUED TO : EDGE REALTY PARTNERS
ACCOUNT NUMBER: 00006473954
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

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Deputy

APR 07 2025

CU25-13



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00006449727
AD NUMBER: A1050 4H05
CERTIFICATE NO : 86902006

DATE : 5/5/2022
FEE : \$10.00

PAGE 1 OF 1

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

PROPERTY DESCRIPTION

MAHAN, THOMAS SURVEY ABSTRAC
T 1050 TRACT 4H05

REQUESTED BY

EDGE REALTY PARTNERS

0000100 BALL ST
0.2246 ACRES

PROPERTY OWNER

OMNEX INC

5950 BERKSHIRE LN STE 700
DALLAS TX 75225

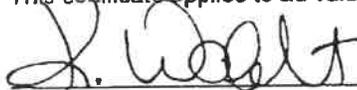
901 W NORTHWEST HWY
GRAPEVINE TX 760515030

YEAR	TAX UNIT	AMOUNT DUE
2021	Tarrant County	\$0.00
2021	JPS HEALTH NETWORK	\$0.00
2021	TARRANT COUNTY COLLEGE	\$0.00
TOTAL		\$0.00

ISSUED TO : EDGE REALTY PARTNERS
ACCOUNT NUMBER: 00006449727
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

 Deputy

APR 07 2025

CU25-13

TAX CERTIFICATE
NO: 4197

Collecting Office: GRAPEVINE-COLLEYVILLE TAX OFFICE
COLETTE BALLINGER TAX ASSESSOR-COLLECTOR
3072 MUSTANG DRIVE
GRAPEVINE, TEXAS 76051
(817)481-1242

Collecting Taxes For: CITY OF GRAPEVINE
GRAPEVINE-COLLEYVILLE ISD

PROPERTY OWNER
OMNEX INC

901 W NORTHWEST HWY
GRAPEVINE, TX 76051-5030

PROPERTY DESCRIPTION
BALL ST 0000100
MAHAN, THOMAS SURVEY ABSTRACT
1050 TRACT 4H05

ACRES: 0.2246

STATUS: 2 -
Property Account Number: 06449727

PIDN: A1050---4H05

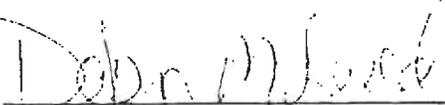
This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for this taxing unit.

Year Delinquent	Taxing Unit	Type	Base Tax Due	Delinquent Taxes, Penalties & Interest
TOTAL DELINQUENT: \$				0.00

* * * * * CURRENT YEAR TAXES * * * * *

YEAR	ENTITY	TYPE	NET VALUE	BASE LEVY	AMOUNT PAID	AMOUNT DUE
2021	111		3,914	10.64	10.64	0.00
2021	906		3,914	49.91	49.91	0.00
TOTAL DUE: \$						0.00

(if applicable) The above property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.



Signature Of: Authorized Officer

MAY 6, 2022
Date of Tax Certificate

APR 07 2025
CU25-13

TAX CERTIFICATE
NO: 4196

Collecting Office: GRAPEVINE-COLLEYVILLE TAX OFFICE
COLETTE BALLINGER TAX ASSESSOR-COLLECTOR
3072 MUSTANG DRIVE
GRAPEVINE, TEXAS 76051
(817)481-1242

Collecting Taxes For: CITY OF GRAPEVINE
GRAPEVINE-COLLEYVILLE ISD

PROPERTY OWNER
OMNEX INC

901 W NORTHWEST HWY
GRAPEVINE, TX 76051-0000

PROPERTY DESCRIPTION
W NORTHWEST HWY 0000897
HURST, M L ADDITION BLOCK 1
LOT 2R

ACRES: 0.5143

STATUS: 2 -
Property Account Number: 06473962

PIDN: 20868----1----2R

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for this taxing unit.

Year Delinquent	Taxing Unit	Type	Base Tax Due	Delinquent Taxes, Penalties & Interest
TOTAL DELINQUENT: \$				0.00

* * * * * CURRENT YEAR TAXES * * * * *

YEAR	ENTITY	TYPE	NET VALUE	BASE LEVY	AMOUNT PAID	AMOUNT DUE
2021	111		268,860	730.79	730.79	0.00
2021	906		268,860	3,428.23	3,428.23	0.00
TOTAL DUE: \$						0.00

(if applicable) The above property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

[Handwritten Signature]

Signature Of Authorized Officer

MAY 6, 2022
Date of Tax Certificate

APR 07 2025
CU25-13

TAX CERTIFICATE
NO: 4195

Collecting Office: GRAPEVINE-COLLEYVILLE TAX OFFICE
COLETTE BALLINGER TAX ASSESSOR-COLLECTOR
3072 MUSTANG DRIVE
GRAPEVINE, TEXAS 76051
(817) 481-1242

Collecting Taxes For: CITY OF GRAPEVINE
GRAPEVINE-COLLEYVILLE ISD

PROPERTY OWNER
OMNEX INC

901 W NORTHWEST HWY
GRAPEVINE, TX 76051-5030

PROPERTY DESCRIPTION
W NORTHWEST HWY 0000901
HURST, M L ADDITION BLOCK 1
LOT 1R

ACRES: 0.3590

STATUS: 2 -
Property Account Number: 06473954

PIDN: 20868----1----1R

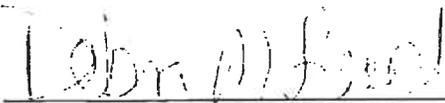
This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties and interest are due on the described property for this taxing unit.

Year Delinquent	Taxing Unit	Type	Base Tax Due	Delinquent Taxes, Penalties & Interest
			TOTAL DELINQUENT:	\$ 0.00

* * * * * CURRENT YEAR TAXES * * * * *

YEAR	ENTITY	TYPE	NET VALUE	BASE LEVY	AMOUNT PAID	AMOUNT DUE
2021	111		448,000	1,217.71	1,217.71	0.00
2021	906		448,000	5,712.45	5,712.45	0.00
TOTAL DUE:						\$ 0.00

(if applicable) The above property has/is receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.


Signature Of Authorized Officer

MAY 6, 2022
Date of Tax Certificate

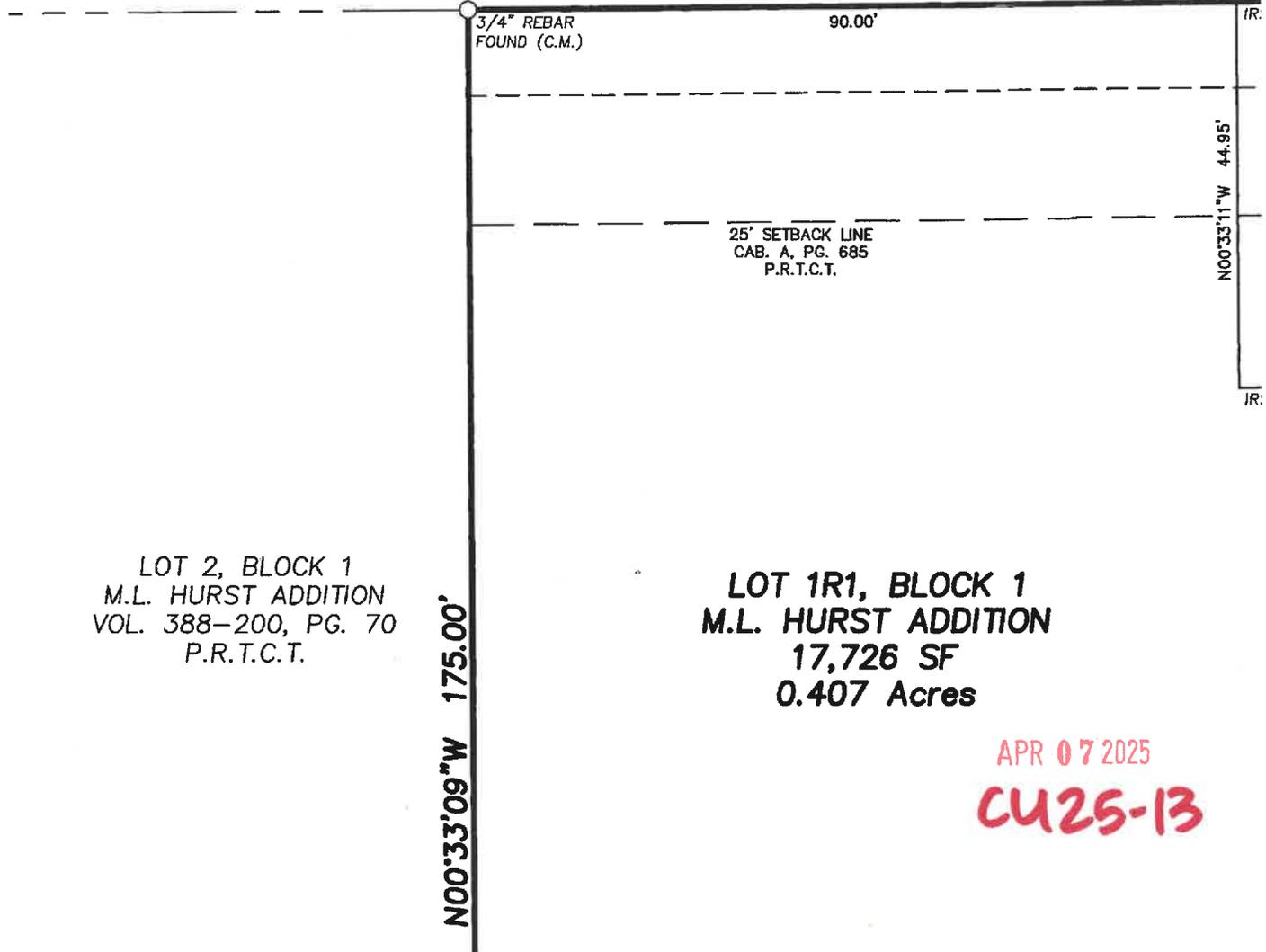
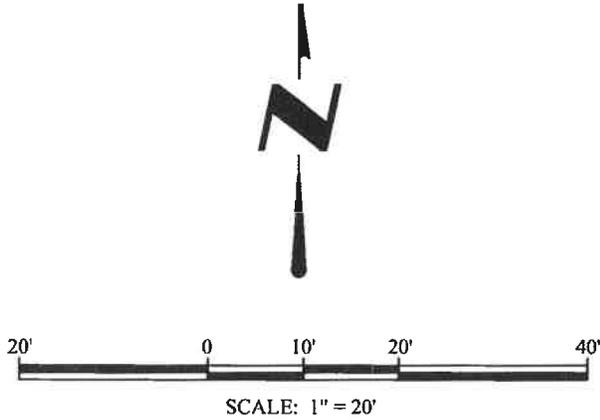
APR 07 2025

CU25-13

D222121414

SURVEYOR'S NOTES:

1. Bearings and distances are based on Texas State Plane Texas North Central Zone 4202 North American Datum (U.S. Foot) with a combined scale factor of 1.00012.
2. This property lies within Zone "X" of the Flood Insurance Tarrant County, Texas and Incorporated Areas, map no. 4 September 25, 2009, via scaled map location and graphic r
3. Notice: Selling a portion of this addition by metes and bou City subdivision ordinance and state platting statutes and and withholding of utilities and building certificates.
4. The purpose of this plat is to combine two platted lots a into two recorded lots.
5. Total Platted Area - 1.097 Acres
 - 5.1. Net Platted Area - 1.097 Acres
 - 5.2. Right-of-Way Dedication - 0 Square Feet
 - 5.3. Easement Dedicated - 2,749 Square Feet



LOT 2, BLOCK 1
M.L. HURST ADDITION
VOL. 388-200, PG. 70
P.R.T.C.T.

**LOT 1R1, BLOCK 1
M.L. HURST ADDITION
17,726 SF
0.407 Acres**

APR 07 2025
CU25-13

WHEREAS, pursuant to the authority granted in the Deed of Trust and in accordance with the terms of the Notice, at **10:00AM**, or within three hours after such time, on Tuesday **10/01/2024**, the Substitute Trustee did offer the Property for sale at public venue at the county courthouse of Tarrant County, Texas, in the area of said courthouse designated by the commissioners court of Tarrant County, Texas, for sales of real property under a power of sale conferred by a deed of trust or other contract lien, or, if no such designation had been made by said commissioners court, at the courthouse door of said courthouse; and

WHEREAS, at such sale **Luminate Bank** ("Grantee"), whose mailing address is **5900 Green Oak Dr., Ste. 100, Minnetonka, MN 55343**, bid for the Property the sum of **\$1,600,000.00** which was the highest and best bid offered for the Property, whereupon the Property was struck off and sold for such sum to Grantee in accordance with the terms and provisions of the Deed of Trust and laws of the State of Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That the Substitute Trustee, appointed in accordance with terms of the Deed of Trust and acting under and by the virtue of the power conferred by the Deed of Trust and in accordance with the laws of the State of Texas, for and in consideration of the sum bid as aforesaid, which amount has been applied on the indebtedness secured by the Deed of Trust in accordance with the terms thereof, has **BARGAINED, SOLD AND CONVEYED** and by the presents does hereby **BARGAIN, SELL AND CONVEY** unto Grantee, its successors and assigns, all of the Property, together with all appurtenances, fixtures, rights, rents, and profits incident or appertaining thereto; and being subject to the restrictions, covenants, conditions, limitation, easements, mineral reservations, unpaid taxes, if any, and other matters existing of record to the extent that the same are valid, subsisting and affecting the Property, or apparent on the ground and are superior in priority to the Deed of Trust.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, interests, privileges, and appurtenances thereto in any wise belonging unto Grantee, Grantee's successors and/or assigns forever, in fee simple; and the Substitute Trustee, acting in the capacity and manner aforesaid, to the extent of the power-vested in the Substitute Trustee under the terms of the Deed of Trust, without any liabilities whatsoever on the Substitute Trustee personally, does hereby bind and obligate Mortgagors and Mortgagors' heirs, executors, administrators and successors to **WARRANT AND FOREVER DEFEND** all and singular the right and title to the Property unto Grantee, Grantee's successors and/or assigns, against every person whomever lawfully claiming or to claim the same or any part thereof.

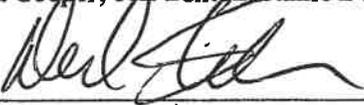
The warranty of title herein made, if any, is made solely on behalf of Mortgagors and Mortgagors' heirs, executors, administrators and successors; and, **EXCEPT FOR THE ABOVE WARRANTY OF TITLE, IF ANY, ON BEHALF OF MORTGAGORS AND MORTGAGORS' HEIRS, EXECUTORS, ADMINISTRATORS AND SUCCESSOR, THIS DEED AND CONVEYANCE IS MADE AND ACCEPTED WITHOUT ANY WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED (INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OF TITLE, MERCHANTABILITY, CONDITION, HABITABILITY OR FITNESS OF ANY PARTICULAR USE OR PURPOSE, WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY, AND ALL OTHER WARRANTIES WHATSOEVER), BY THE SUBSTITUTE TRUSTEE, ANY OWNER OR HOLDER OF THE NOTE OR ANY OTHER PERSON OR ENTITY WHATSOEVER.**

APR 07 2025

CU25-13

0224100310 Page 3 of 3
Dated: 10/07/2024

David Stockman, ~~Donna Stockman, Guy Wiggs, Janet Pinder, Michelle Schwartz, Brandy Bacon, Angela Cooper, Jeff Benton, Jamie Dworsky, Cherie Maples or Michele Sanders~~


By: David Stockman

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF TEXAS

COUNTY OF Parker

On Oct 8, 2024 before me, Cindy Rupell, Notary Public, personally appeared David Stockman who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Cindy Rupell
Notary Public
Cindy Rupell



AFTER RECORDING RETURN TO:

Assured Lender Services, Inc.
111 Pacifica
Suite 140
Irvine, CA 92618

APR 07-2025

CU25-13

DECLARATION OF COMPLETED FORECLOSURE

Under, as allowed by, and in accordance with Section 132.001 of the Texas Civil Practice and Remedies Code I declare as follows:

I am a duly authorized agent of Assured Lender Services, Inc. ("ALSI"). My duties include providing various administrative services concerning matters referred to ALSI for foreclosure processing. I make this declaration for the purposes of declaring the incidents of statutory and contractual compliance of the entities set out below.

This declaration concerns the following 10/1/24 foreclosure sale details:

WHEREAS, Brew Joy, Inc., ("Mortgagors", whether one or more), executed and delivered to Luminare Bank, Trustee, that certain Deed of Trust (the "Deed of Trust") dated 05/04/2022, recorded on 05/18/2022 as Document No. D222128572 in Tarrant County, Texas, in order to secure the payment of certain promissory note (the "Note") in the original sum of \$1,732,000.00, executed by Mortgagors and payable to the order of Luminare Bank

APN: 42895454 AKA 941706206

Commonly known as: 897 W. Northwest Hwy, Grapevine, TX 76051

ALSI was retained to initiate foreclosure proceedings, including the providing of this declaration.

To the best of my knowledge and belief, proper notice was sent prior to acceleration of the indebtedness and all notices were served on the mortgagor(s) at the mortgagor(s) last known address as show by the records of the Mortgage Servicer.

According to the information available from the United States Department of Manpower Data Center, the mortgagor(s) relative to the above described property either were not members of the Armed Forces of the United States of America and had not been members of any such entities for the least twelve (12) months prior to the date of the Trustee's Sale, or were not entitled to certain conditions of foreclosure afforded to members of the Armed Forces of the United States of America. A copy or copies of the Department of Manpower Defense Date Center Status Report pursuant to the Servicemembers Civil Relief Act.

The mortgagor(s) was/were alive at the time of foreclosure sale, or the mortgagor(s) is/are deceased and any estate or last will and testament (if any) was not probated or it has been more than six months since an independent administrator was appointed and said administrator was provided notice of the foreclosure sale, or an order allowing foreclosure was obtained from an appropriate court.

On behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustee(s), ALSI served a Notice of Trustee's sale on every mortgagor(s) under said deed of trust, in strict compliance with the Texas Property Code, USPS certified mail, at least twenty-one (21) days prior to the date therein specified for sale at the last known address of each such mortgagor according to the records of the Mortgage Servicer.

CU25-13

APR 07 2025

On behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustee(s), ALSI caused a Notice of Trustee's Sale to be filed with the County Clerk in the county or counties in which the subject property is situated and copies thereof to be posted at said courthouse(s) as required by law and in the manner specified by ordinance and custom and retains file-stamped copies of said notices as confirmation of filing and posting.

My name is Cherie Maples my work address is 111 Pacifica, Suite 140, Irvine, CA 92618. I declare under penalty of perjury that the facts stated in the foregoing are true and correct.

Executed in Riverside County, California on
10/2/24

Cherie Maples

Cherie Maples, Vice President of Trustee Operations

CU25-13

APR 07 2025



Letter of Transmittal

To: City of Grapevine
200 S Main Street
Grapevine, TX 76051

Date: April 7, 2025
MJT No: 694-018
Re: Caribou Coffee
897 West Northwest Highway

Attn: Lindsay Flores

WE ARE SENDING YOU:

Via: Delivery

As requested For your use/information For review/comment For approval/signature (please return)

Copies	Description
4	Folded Plan Set
1	Signed Application w/ Checklist
1	Project Narrative
1	Check for Fee
1	Flash drive w/ plan set
1	Preapplication Meeting Notes

Remarks:

Copy To: _____

By: 
Michael Thomas, P.E.

Correspondence File

694-018_Trans_COG_25-0404

If enclosures are not as noted, kindly notify us at once.

APR 07 2025

CU25-13



MJT No. 694-018

April 4, 2025

Lindsay Flores
City of Grapevine
200 S Main Street
Grapevine, TX 76051

Reference: Caribou Coffee - 897 West Northwest Highway

Dear Ms. Flores:

A new Caribou Coffee location will be replacing the existing Scooter's Coffee location on the Southwest corner of Northwest Highway and Ball Street. The address of the site is 897 West Northwest Highway City of Grapevine, Tarrant County, Texas. The legal description is Lot 2R1 Block 1 M.L. Hurst Addition Situated in the Thomas Mahan Survey Abstract No. 1050. The total area of the property is 0.69 Acres or 30,061 square feet. The existing building is currently a 676 square foot Scooter's Coffee which will be repurposed into a Caribou Coffee. All the signs and logos for the existing Scooter's Coffee will be removed from the building's exterior and replaced with the Caribou Coffee sign and logo. The building's interior floor plan will be remodeled while the building's square footage remains the same. The site contains 17,935 square feet of existing concrete pavement with 2 drive-through lanes, 5 parking spaces and 1 handicapped parking space. No existing pavement will be removed, and no new pavement will be added to the site. The grading for the site will remain unchanged. The existing water, sewer and electric utilities that currently service Scooter's Coffee will be used by Caribou Coffee. No existing utilities will be removed, and no new utilities will be added. The existing menu board, voice box and overhang for the outermost drive-through lane will be removed leaving the innermost drive-through lane to remain displaying Caribou Coffee's menu and a new bicycle rack will be installed on the west side of the building on the existing concrete pavement.

Sincerely,
Michael A. Thomas, P.E.

MJ Thomas Engineering, LLC.

SR/ars
Project Narrative_25-0404
Enclosure
cc: File

APR 07 2025

CU25-13

9550
**DEAN
DAVIS
9550**

1
1
2.499 @

**PONY
PKWY**

16475
**THE GROUP
W CABLE
16475**

SUBJECT PROPERTY

HC

4D4
AC

**M L HURST
20868**

1R1

2R1

69 @

2

1

3R

1
.4590 @

**AFCO
ADDN
159G**

TR 4
.752

2
.4840 @

4D4A
AC

PO

**WALL ST
ADDN
25**

2

**MASON
DENTAL
5032**

GU

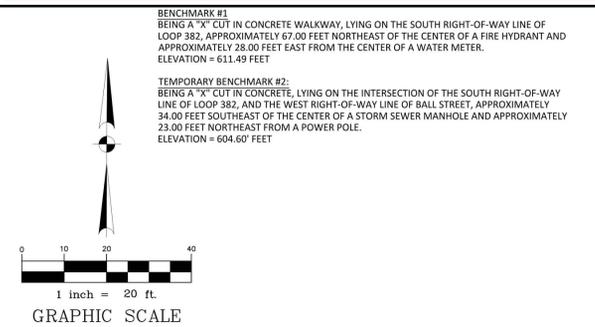
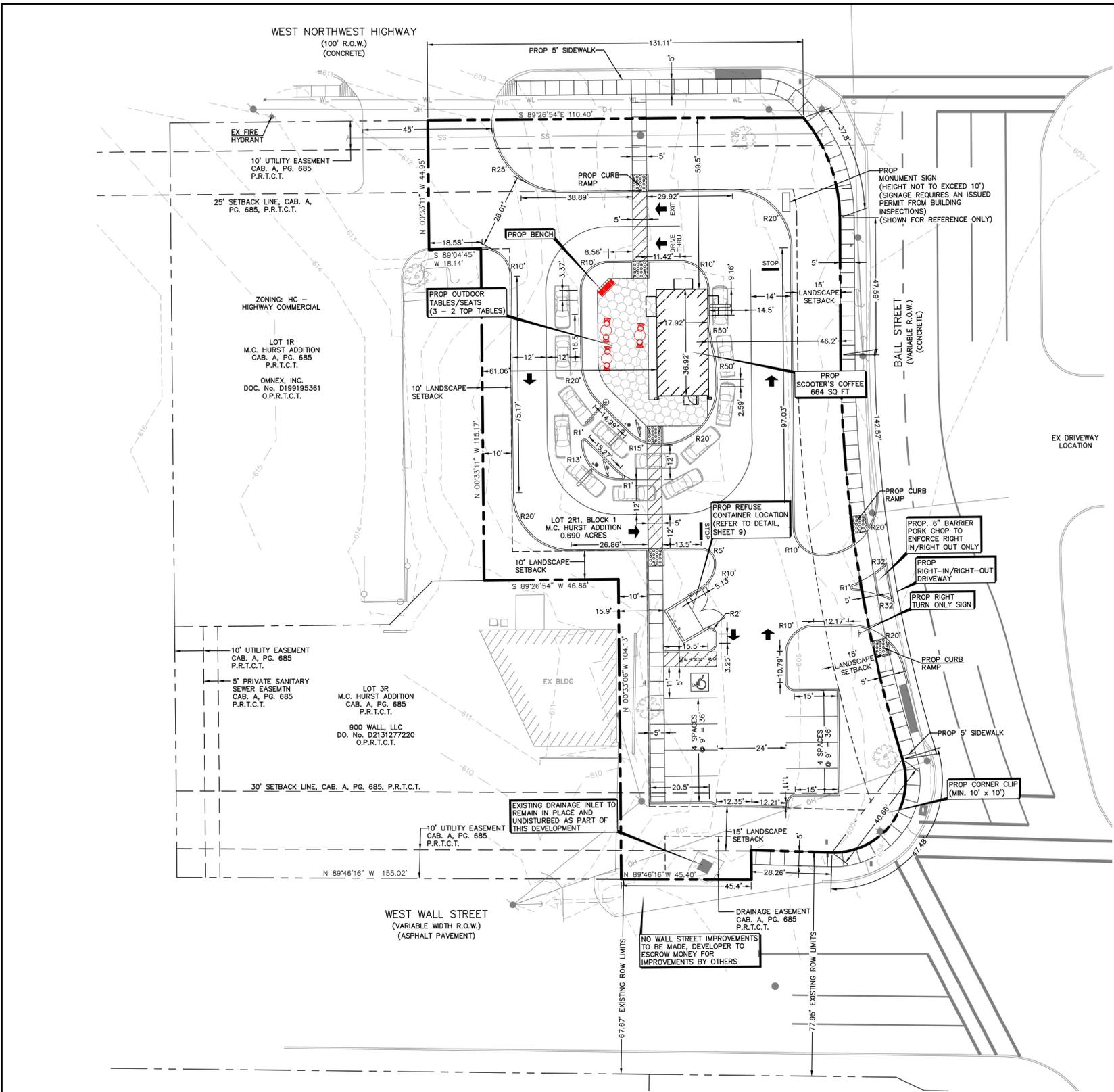
0 40 80 120 160 Feet



**CU25-13; Caribou Coffee
897 West Northwest Highway**

Date Prepared: 4/29/2025

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.



BENCHMARK #1
BEING A "X" CUT IN CONCRETE WALKWAY, LYING ON THE SOUTH RIGHT-OF-WAY LINE OF LOOP 382, APPROXIMATELY 67.00 FEET NORTHEAST OF THE CENTER OF A FIRE HYDRANT AND APPROXIMATELY 28.00 FEET EAST FROM THE CENTER OF A WATER METER.
ELEVATION = 611.49 FEET

TEMPORARY BENCHMARK #2:
BEING A "X" CUT IN CONCRETE, LYING ON THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF LOOP 382, AND THE WEST RIGHT-OF-WAY LINE OF BALL STREET, APPROXIMATELY 34.00 FEET SOUTHEAST OF THE CENTER OF A STORM SEWER MANHOLE AND APPROXIMATELY 23.00 FEET NORTHEAST FROM A POWER POLE.
ELEVATION = 604.60 FEET

- CITY OF GRAPEVINE SITE NOTES:**
- CONDITIONAL USE REQUEST CU21-29 IS A REQUEST TO ALLOW A DRIVE THROUGH AND OUTDOOR DINING IN CONJUNCTION WITH A RESTAURANT.
 - REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW.
 - 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.
 - THE MASONRY REQUIREMENTS OF SECTION 54 SHALL BE MET.

LEGEND

	PROPOSED BUILDING PERIMETER SIDEWALK
	PROPOSED CURB RAMP
	EX. MANHOLE
	EX. STORM SEWER
	EX. WATER LINE
	EX. SANITARY SEWER LINE
	EX. OVERHEAD POWER LINE
	EX. UNDERGROUND GAS LINE
	EX. MAJOR CONTOUR
	EX. MINOR CONTOUR

SITE INFORMATION:

SUBJECT TRACT SIZE: 30,052 SQ FT (0.690 AC)
 LEGAL DESCRIPTION: LOT 2R1, BLOCK 1 M.C. HURST ADDITION
 EXISTING ZONING: HC: HIGHWAY COMMERCIAL
 PROPOSED USE: DRIVE-THRU COFFEE KIOSK
 DEVELOPER: SCOOTER'S COFFEE

	SITE REQUIREMENTS	PROVIDED
BUILDING HEIGHT		
STORIES	2 STORIES MAXIMUM	1 STORY
FEET	35 FEET MAXIMUM	19 FEET
SITE DENSITY REQUIREMENTS:		
TOTAL LOT SIZE	5,000 SQ FT	30,052 SQ FT
TOTAL IMPERVIOUS COVER	85% MAXIMUM	17,940 SQ FT (59.7%)
- BUILDING		664 SQ FT (2.2%)
- DRIVEWAY/PARKING LOT		17,276 SQ FT (57.5%)
TOTAL PERVIOUS COVER	15% MINIMUM	12,112 SQ FT (40.3%)
- OPEN AREA (LANDSCAPE)		12,103 SQ FT (40.3%)
SITE PARKING REQUIREMENTS:		
1 PER 100 SQ FT BUILDING AREA	664/100 = 6.64 = 7	7
1 PER 3 SEATS OUTDOOR SITTING	6/3 = 2	2
TOTAL PARKING COUNT	9	9 (INCLUDES 1 ADA STALL)

- GENERAL NOTES**
- PAVEMENT DIMENSIONS AND RADII ARE FACE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
 - RADII ARE 3' UNLESS OTHERWISE NOTED.
 - REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
 - REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING/FOUNDATION DIMENSIONS.

PAVEMENT MARKING NOTE

"NO PARKING" SHALL BE PAINTED ON THE ACCESS AISLE AT THE STRIPED STALL AS SHOWN ON THE PLANS IN CAPITAL LETTERS WITH HEIGHT OF AT LEAST 12" AND A STROKE OF AT LEAST 2" CENTERED WITHIN THE AISLE.

CALL BEFORE YOU DIG
 TEXAS ONE CALL PARTICIPANTS REQUEST
 72 HOURS NOTICE BEFORE YOU DIG, DRILL
 OR BLAST - STOP CALL
 TEXAS ONE CALL SYSTEM
 1-800-344-8377
 IN HOUSTON
 (713)-223-4567

CASE NAME: SCOOTER'S COFFEE
 CASE NUMBER: CU21-29
 LOCATION: 897 WEST NORTHWEST HGWY

MAVOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION

CHAIRMAN _____
 DATE: _____
 SHEET: 1 of 9

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

PROJECT TEAM:

DEVELOPER SCOOTER'S COFFEE 10500 SAPP BROTHERS DR. OMAHA, NEBRASKA 68138 402.235.6537 CONTACT: ABBY HELI	CIVIL ENGINEER ALI LINDSEY, LLC. 5629 FM 1960 WEST, SUITE 314 HOUSTON, TEXAS 77069 281.301.5955 EXT 1008 CONTACT: KEVIN DEW	ARCHITECT GHA ARCHITECTURE 14901 QUORUM DRIVE, SUITE 300 DALLAS, TEXAS 75254 972.239.8884 CONTACT: DARYL ATWOOD	OWNER BREWJOY, INC. 3928 VALLEY VIEW LANE FLOWER MOUND, TEXAS 75022 469.907.9979 CONTACT: WENDY WELLS
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<p>ALJ Lindsey Civil Engineer, License No. 314 Houston, TX 77068 281.301.5955 FRN F11526</p>	<p>25 APRIL 2022</p> <p>ALL PROJECT NO. 617.21.C1003 DATE: APRIL 2022 SCALE: 1/20 DRAWN BY: IS CHECKED BY: KAD</p>
<p>DIMENSIONAL CONTROL SITE PLAN</p>	
<p>SCOOTER'S COFFEE STORE #488 CITY OF GRAPEVINE, TEXAS</p>	
<p>SHEET 1</p>	

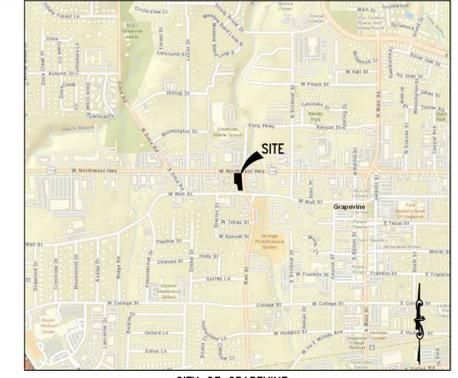
- CITY OF GRAPEVINE SITE PLAN GENERAL NOTES:**
1. REFUSE DISPOSAL AREA SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 2. MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
 3. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 4. THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
 5. 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.
 6. 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.
 7. ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND. USES SHALL CONFORM TO 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.
 8. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

NOTE: MINIMUM FINISHED FLOOR ELEVATION IS 599.0' FINISHED FLOOR ELEVATION IS 609.50'.
 NOTE: SITE IS EXISTING. NO STRUCTURAL OR NONSTRUCTURAL STORM WATER CONTROLS/BEST MANAGEMENT PRACTICES ARE REQUIRED.
 THE PURPOSE OF CU25-13 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN SPECIFICALLY TO REDUCE THE DRIVE THROUGH LANES TO ONE, REBRAND THE SIGNAGE, AND REPURPOSE THE EXISTING BUILDING FOR CARIBOU COFFEE.

- SITE PLAN NOTES:**
1. ALL CONSTRUCTION METHODS AND MATERIAL SHALL CONFORM TO THE PROJECT SPECIFICATIONS. IN AREAS WHERE PROJECT SPECIFICATIONS DO NOT COVER, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AS PUBLISHED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) LATEST EDITION SHALL APPLY.
 2. ALL SIDEWALKS SHALL CONFORM TO THE A.D.A. SPECIFICATIONS AS STATED IN THE TEXAS ACCESSIBILITY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY COMPLIANCE.
 3. NO SAND SHALL BE USED UNDER ANY PAVEMENT - NO EXCEPTIONS.

DIMENSION CONTROL SITE PLAN DATA SUMMARY TABLE

SITE INFORMATION		
SUBJECT TRACT SIZE:	30,052 SQ FT (0.690)	
LEGAL DESCRIPTION:	LOT 2R1, BLOCK 1, M.C. HURST ADDITION	
EXISTING ZONING:	HC- HIGHWAY COMMERCIAL	
PROPOSED ZONING:	DRIVE-THRU COFFEE KIOSK	
PROPOSED LAND USE:	CARIBOU COFFEE	
DEVELOPER:		
Item	Required	Proposed
Building Height:		
STORIES	2 STORIES MAXIMUM	1 STORY
FEET	35 FEET MAXIMUM	19 FEET
SITE DENSITY REQUIREMENTS:		
TOTAL LOT SIZE	5,000 SQ FT	30,052 SQ FT
TOTAL IMPERVIOUS COVER	85% MAXIMUM	17,940 SQ FT (59.7%)
BUILDING		664 SQ FT (2.2%)
DRIVEWAY/PARKING LOT		12,276 SQ FT (40.5%)
TOTAL PERVIOUS COVER	15% MINIMUM	12,112 SQ FT (40.3%)
OPEN AREA (LANDSCAPE)		12,103 SQ FT (40.3%)
SITE PARKING REQUIREMENTS		
1 PER 100 SQ FT BUILDING AREA:	664/100 = 6.64 = 7	7
1 PER 3 SEATS OUTDOOR SITTING:	803 = 2	2
TOTAL PARKING COUNT:	9	9 (INCLUDES 1 ADA STALL)



MJTHOMAS ENGINEERING LLC.
 MICHAEL THOMAS
 4700 BRYANT IRVIN CT, ST 204
 PHONE: 871-732-9839
PREPARER

LUMINATE BANK
 DAVID TURK, CFO
 2523 WAYZATA BLVD S, ST 100
 PHONE: 952-939-7200
OWNER

CASE NAME: Caribou Coffee
 CASE NUMBER: CU25-13
 LOCATION: 897 West Northwest Hwy.

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

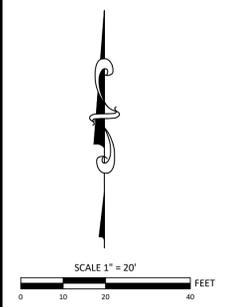
DATE: _____

SHEET: ___ OF ___

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

PLANNING SERVICES DEPARTMENT

DIMENSIONAL CONTROL SITE PLAN
 for
CARIBOU COFFEE
 HURST, M L ADDITION Lots 2R1, Block 1,
 Ab. No. 1050
 City of Grapevine, Tarrant County, Texas
 0.69 acres or 30,052 sq. ft.
 Zone: "HC" HIGHWAY COMMERCIAL DISTRICT
 Date of Preparation: April 3rd, 2025



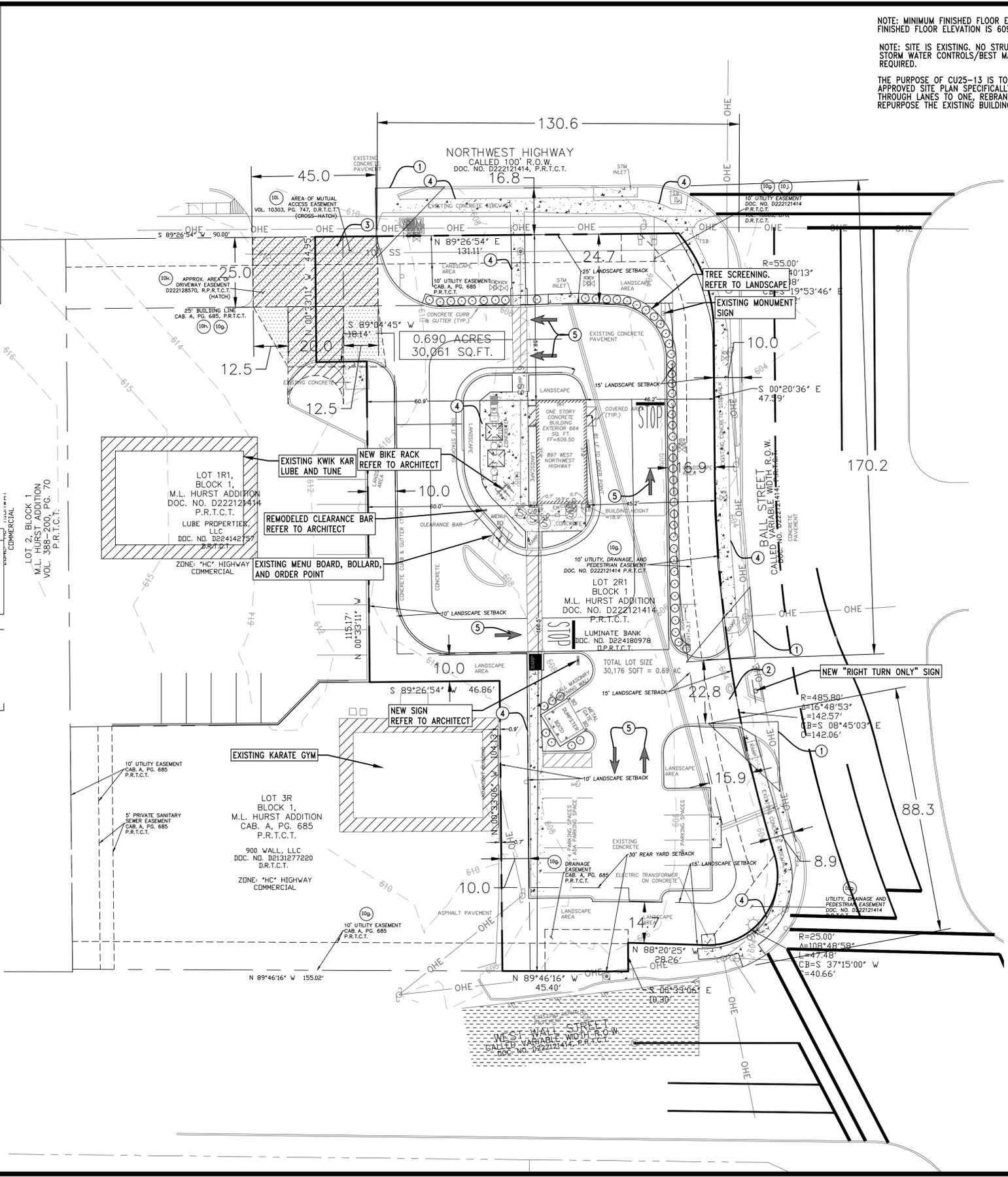
PAVING LEGEND

EXISTING CONCRETE SIDEWALK

EXISTING ASPHALTIC PAVEMENT

NOTES BY SYMBOL

- 1 DRIVEWAY VISIBILITY TRIANGLE
- 2 EXISTING DRIVEWAY
- 3 EXISTING SHARED DRIVEWAY
- 4 EXISTING SIDEWALK
- 5 EXISTING DIRECTIONAL STRIPING



MJTHOMAS ENGINEERING, LLC
 4700 BRYANT IRVIN CT, SUITE 204
 FORT WORTH, TX 76107
 REGISTRATION NO. F-54195
 PHONE: 871-732-9839
 FAX: 871-732-9841
 M.T. NO. 694-018



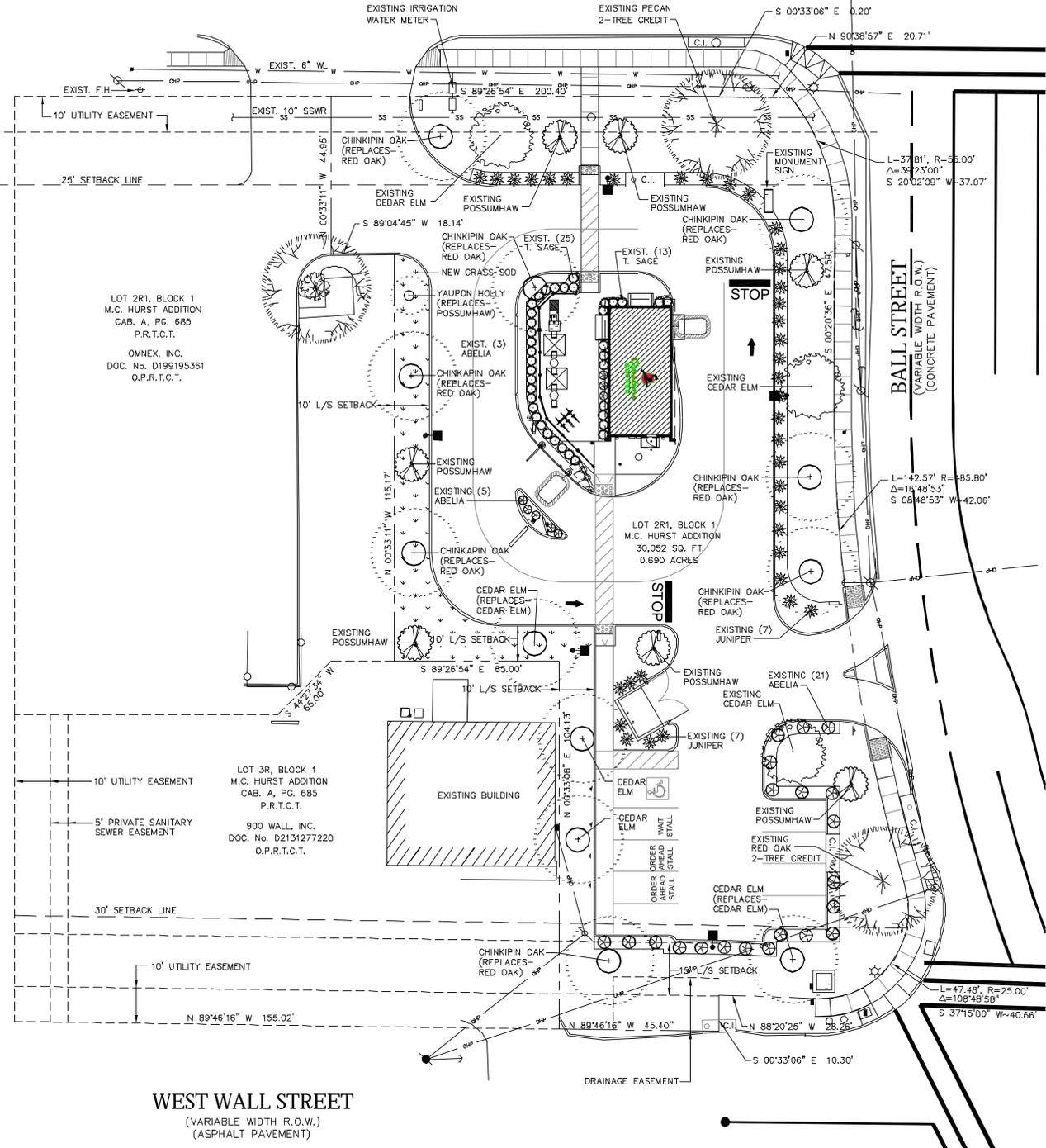
CARIBOU COFFEE
ADDITIONS & RENOVATIONS
 897 W NORTHWEST HWY.
 GRAPEVINE, TX.

DIMENSIONAL CONTROL SITE PLAN

NO.	REVISION	DATE	BY	DATE	PROJECT	DATE	DESIGNED	DWH	DRAWN	DWH	CHECKED	MAT
					694-018		04/07/25					

SHEET
1 of 5

WEST NORTHWEST HIGHWAY
(100' R.O.W.)
(CONCRETE PAVEMENT)



PLANTING SPECIFICATIONS:

PLANTING BEDS:
PLANTING BED BACKFILL SHALL BE "SCREENED BEDDING SOIL" FROM CLEAR FORK MATERIALS: 800 OLD ANNETTA RD., ALEDO, TX 76008. 817-441-7777. COMMERCIAL FERTILIZER SHALL BE 5-10-5 WITH IRON AND SULFUR. MULCH SHALL BE SHREDED CEDAR BARK MULCH.

THE LANDSCAPE CONTRACTOR SHALL REMOVE ANY SOIL IN PROPOSED PLANTING BEDS TO A SUBGRADE OF FOUR INCHES BELOW PROPOSED FINAL GRADES (SHOWN ON THE ENGINEER'S GRADING PLAN), ROTO TILL AND LOOSEN THE SUBGRADE, REMOVE ALL GRASS TOPS, DEBRIS AND ROCKS OVER ONE INCH IN DIAMETER. THE LANDSCAPE CONTRACTOR SHALL APPLY AND COVER ALL AREAS TO BE PLANTED WITH PLANTING BED BACKFILL TO A BED LEVEL AS DESCRIBED BELOW. BEFORE BEGINNING ANY PLANTING OPERATIONS, THE SOIL MUST BE LOOSE. LOOSEN COMPACTED TOPSOIL BY ROTOTILLING. DO NOT PLANT ON COMPACTED TOPSOIL. HAND RAKE PROPOSED PLANTING BED SURFACES CLEAN OF WEEDS, DEBRIS AND ROCK ONE INCH OR LARGER. FINAL GRADES SHALL HAVE A SMOOTH AND CONTINUOUS GRADE BETWEEN EXISTING FIXED CONTROLS SUCH AS WALKS, TOP OF CURB, CATCH BASINS, ETC.

PLANTING BEDS TO BE MOIST BEFORE PLANTING. AFTER PLANTING, BROADCAST FERTILIZER OVER PLANTING BEDS AT THE RATE OF 4 LBS. PER 100 SQ. FT.

FINAL PLANTING BED LEVEL SHALL BE TWO INCHES HIGHER THAN ADJACENT CONSTRUCTION FEATURES, IE. SIDEWALKS, ETC. OR ADJACENT GRASS. COVER ENTIRE PLANTING BED WITH A TWO INCH BLANKET OF MULCH.

TREES:
EXCAVATE TREE PITS TWICE AS WIDE AS THE TREE BALL AND SAME DEPTH AS TREE BALL. BACKFILL WITH PLANTING BED SOIL. "ROOT FLARE" SHALL BE EXPOSED AND LEVEL WITH TOP OF FINISHED GRADE. WATER EACH PLANT TO ELIMINATE AIR POCKETS. COVER TOP OF TREE PLANTING AREA WITH A TWO INCH BLANKET OF MULCH.

SHRUBS:
EXCAVATE SHRUB PITS TWICE AS WIDE AS THE SHRUB BALL AND SAME DEPTH AS SHRUB BALL. BACKFILL WITH PLANTING BED SOIL. "ROOT FLARE" SHALL BE EXPOSED AND LEVEL WITH TOP OF FINISHED GRADE. WATER EACH PLANT TO ELIMINATE AIR POCKETS. COVER ENTIRE SHRUB BED WITH A TWO INCH BLANKET OF MULCH.

GRASS AREAS:
TOPSOIL FOR LANDSCAPE LAWN AREAS SHALL BE ORGANICALLY ENRICHED TOPSOIL FROM CLEAR FORK MATERIALS.
*OPTION-USE SCREENED TOPSOIL FROM CLEAR FORK MATERIALS. FERTILIZER SHALL BE 12-12-12 WITH IRON AND SULFUR.

THE TOP ONE INCH OF ALL PROPOSED LAWN AREAS SHALL HAVE A ONE INCH BLANKET OF TOPSOIL. BEFORE APPLYING TOPSOIL, ROTOTILL OR DISC SUBGRADE. REPAIR AS NEEDED TO THOROUGHLY LOOSEN SUBGRADE. REMOVE ALL CLODS AND ROCK. RAKE SMOOTH. APPLY TOPSOIL. RAKE SMOOTH. APPLY SOD. ROLL ALL LAWN AREAS TO REMOVE UNDULATIONS AND PROVIDE COMPLETE SOIL CONTACT. ALL LAWN AREAS TO BE SOLID SODDED. APPLY TOPSOIL TO FILL GAPS. APPLY FERTILIZER. WATER THOROUGHLY. FINAL GRASS GRADE SHALL BE LEVEL WITH ADJACENT CONSTRUCTION FEATURES. IE. SIDEWALKS, ETC.

MAINTENANCE:
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE INCLUDING: WATERING, MOWING, ETC. UNTIL FINAL ACCEPTANCE BY THE OWNER REPRESENTATIVE.

GUARANTY:
ALL PLANTS INCLUDING TREES SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE BY THE PROJECT OWNER.
REPLACE ALL DEAD PLANTS WITH THE SAME PLANT VARIETY AND SIZE AS SPECIFIED ON THE PLANT LIST.
ALL GRASS SOD SHALL BE HEALTHY AND GROWING AT THE END OF SIX WEEKS AFTER SODDING OPERATIONS ARE COMPLETE AND ACCEPTED BY THE PROJECT OWNER. REPLACE ANY AND ALL DEAD OR DAMAGED SOD.

MAINTENANCE NOTE:

THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OR ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING (OF TURF GRASS SIX (6") INCHES OR HIGHER), EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPING AREAS SHALL BE KEPT FREE OF ALL TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIALS OR PLANTS THAT ARE NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE. WITHIN NINETY (90) DAYS. TREES WITH A TRUNK DIAMETER IN EXCESS OF SIX (6") INCHES MEASURED TWENTY-FOUR (24") INCHES ABOVE THE GROUND MAY BE REPLACED WITH ONES (THAT HAVE BEEN PRE-APPROVED) OF SIMILAR VARIETY, HAVING A TRUNK DIAMETER OF NO LESS THAN THREE (3") INCHES MEASURED TWENTY-FOUR (24") INCHES ABOVE THE GROUND. A TIME EXTENSION MAY BE GRANTED BY CITY STAFF IF SUBSTANTIAL EVIDENCE IS PRESENTED TO INDICATE ABNORMAL CIRCUMSTANCES BEYOND THE CONTROL OF THE OWNER OR HIS AGENT.

PLANT MATERIAL SCHEDULE:

- (8) CHINKIPIN OAK 3" CALIPER, 8'-10' TALL, B&B.
 - (4) CEDAR ELM 3" CALIPER, 8'-10' TALL, B&B.
 - (1) YAUPON HOLLY 6'-8' TALL, FEMALE, MULTI TRUNK, B&B.
- COMMON BERMUDA GRASS - SOLID SOD. PIN TO SLOPES.
- NOTE: ALL SHRUBS ARE EXISTING. NEW TREES LISTED IN THE SCHEDULE ARE REPLACEMENT TREES FOR DEAD OR MISSING TREES.

LANDSCAPE NOTES:

01. ALL LANDSCAPE REQUIREMENTS AND UNDERGROUND IRRIGATION SYSTEM WILL CONFORM TO THE LOCAL CITY ORDINANCE AND DESIGN STANDARDS AND ANY REQUIREMENTS OF THE STATE, IF APPLICABLE.
02. NO PLANT MATERIAL SHALL BE PLANTED UNTIL THE LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREAS.
03. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, CABLES, STRUCTURES AND LINE RUNS.
04. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES BASED ON THE DRAWING(S) AND ACTUAL FIELD DIMENSIONS. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE OWNER(S) AND SHALL NOT BE CONSIDERED ABSOLUTE. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
05. NOTIFY THE OWNER OF ANY DISCREPANCIES THAT ARISE DURING THE CONSTRUCTION PERIOD. FAILURE TO MAKE SUCH DISCREPANCIES KNOWN TO OWNER WILL RESULT IN THE CONTRACTOR'S LIABILITY TO REDO WORK AS NECESSARY TO ACHIEVE THE DESIGN INTENT.
06. PROTECT EXISTING VEGETATION, EQUIPMENT, STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS AT THE PROJECT SITE AND ON ADJACENT PROPERTIES, EXCEPT THOSE INDICATED TO BE REMOVED OR ALTERED. ALL AREAS DISTURBED BY CONSTRUCTION AND CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AND RESTORED TO THEIR PRE-CONSTRUCTION CONDITION INCLUDING: PAVEMENTS, LANDSCAPE AREAS, IRRIGATION AND LIGHTING.
07. PROVIDE MEASURES AS REQUIRED TO PREVENT EROSION AND DISCHARGE OF SOIL-BEARING RUNOFF AND AIRBORNE DUST TO UNDISTURBED AREAS AND ADJACENT PROPERTIES, SIDEWALKS, STREETS, AND OTHER PAVED SURFACES.
08. ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR INSTALLATION.
09. NOTIFY THE LANDSCAPE ARCHITECT IF LAYOUT OF TREES, BEDS AND/OR PLANTS REQUIRES ALTERATION FROM THE LANDSCAPE PLAN. NOTIFICATION WILL BE REQUIRED PRIOR TO ALTERING THE LAYOUT.
10. TREES SHALL BE HANDLED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK OR LOOSEN TRUNK FROM BALL. TREE TRUNKS ARE TO BE PLANTED STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR THE LANDSCAPE ARCHITECT TO BE STAKED.
11. WHERE NEWLY PLANTED TREES ARE NOT ABLE TO STAND ON THEIR OWN, TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM. THE SYSTEM SHALL SECURELY ANCHOR THE ROOT BALL, WHILE ALLOWING THE TRUNK AND GROWN TO MOVE NATURALLY. THE SYSTEM SHALL NOT USE MATERIALS AND METHODS THAT PENETRATE OR DAMAGE THE ROOT BALL. ABOVE GRADE STAKING SYSTEMS SUCH AS 'T' POSTS WITH WIRES, HOSES, STRAPS, OR GUY WIRES WRAPPED AROUND THE TREE TRUNK SHALL NOT BE ALLOWED UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
12. ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND BRANCHING STRUCTURE.
13. ALL TREE LOCATIONS SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
14. THE LOCATION OF PLANT MATERIAL IS SUBJECT FOR REVIEW AND APPROVAL BY OWNER PRIOR TO PLANTING.
15. PROVIDE POSITIVE DRAINAGE THROUGHOUT THE PROJECT AREA. NO PONDING OR STANDING WATER IS ACCEPTABLE.
16. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL BUILDINGS.
17. AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND THE TOP OF THE ROOT FLARE OR POTTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE, THE PLANT(S) WILL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.
18. ALL PROPOSED BED AREAS SHALL BE TILLED TO A DEPTH OF SIX INCHES (6"). ADDING A THREE INCH (3") MINIMUM LAYER OF ORGANIC COMPOST DURING THE TILLING PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT THREE INCHES (3") ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
19. ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING 1/8" X 4" STEEL EDGING, PAINTED GREEN. ALL ENDS OF STEEL EDGE RUNS SHALL HAVE A RADIUS OF 45 DEGREE ANGLE TO ELIMINATE SHARP EDGES. HAND FILING MAY BE REQUIRED TO ACHIEVE A SMOOTH EDGE.
20. TRIM STEEL EDGING AT A 45 DEGREE ANGLE WHEN EDGING INTERSECTS WITH A WALK OR CURB. DO NOT INSTALL EDGING ALONG CURBS OR WALKS.
21. ALL LANDSCAPE BEDS, NOT COVERED WITH AGGREGATE, SHALL RECEIVE A FOUR INCH (4") TOP DRESS LAYER OF SHREDED HARDWOOD MULCH. ALL TREE WELLS, NOT COVERED WITH AGGREGATE, SHALL RECEIVE A THREE INCH (3") TOP DRESS LAYER OF SHREDED HARDWOOD MULCH. DO NOT COVER ROOT COLLAR.
22. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
23. TURF AREAS SHALL BE CLEAN OF DEBRIS AND RAKED (GRADED) SMOOTH PRIOR TO HYDROMULCH OR SOD INSTALLATION. LANDSCAPE CONTRACTOR TO RECEIVE GRADE WITHIN APPROX. 1/10th OF FINAL GRADE.
24. OWNER RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE FOR THE IRRIGATION SYSTEM, WHICH INCLUDES A HARDWIRE OF 110 VOLTS AT MINIMUM FOR THE CONTROLLER.
25. ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY STANDARDS.
26. ALL LIGHT POLES MAY NOT BE SHOWN ON THE PROJECT SITE OR ADJACENT PROPERTIES. IF A PROPOSED TREE IS IN CONFLICT WITH ANY LIGHT OR UTILITY POLE, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT, TO DETERMINE OPTIONS, PRIOR TO PLANTING.
27. ALL PLANTS AND TREES ARE TO CONFORM TO AMERICAN ASSOCIATION OF NURSERMEN AND TEXAS ASSOCIATION OF NURSERMEN STANDARDS.
28. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY LANDSCAPE MATERIAL ON SITE.
29. SHRUBS SHALL BE A MINIMUM OF TWO (2) FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. HEDGES, WHEN INSTALLED, SHALL BE PLANTED AND MAINTAINED TO FORM A CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN WHICH WILL BE THREE (3) FEET HIGH WITHIN ONE (ONE) YEAR AFTER TIME OF PLANTING.
30. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

LANDSCAPE CALCULATIONS

PERIMETER LANDSCAPE REQUIREMENTS:
(1) TREE FOR EACH (50) LINEAR FEET OF PERIMETER AREA.
820 LINEAR FEET/50 = 16.40 TREES
PERIMETER TREES REQUIRED: 16
PERIMETER TREES PROVIDED: 16*

* INCLUDES TWO EXISTING TREES. EACH EXISTING TREE= TWO CREDITS.

LANDSCAPE REQUIREMENTS FOR NON-VEHICULAR OPEN SPACE:
OPEN SITE AREA PROVIDED PER PROPOSED SITE DEVELOPMENT: 12,103 SQ. FT. (40.3%)
1 TREE FOR EVERY 3000 SQ. FT. OF NON-VEHICULAR OPEN SPACE
12,103 SQ. FT. OF OPEN AREA/3,000 = 4.03 TREES
OPEN SPACE TREES REQUIRED: 4
OPEN SPACE TREES PROVIDED: 4

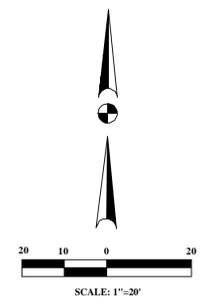
NOTE: CALCULATIONS AND LANDSCAPE DESIGN ARE FROM ORIGINAL PLAN BY AL J LINDSEY, CIVIL ENGINEERS, DATED 02 AUGUST 2022.



P.O. Box 470865 Fort Worth, Texas 76147
Office 817.335.1405 don@dcwla.com



CITY OF GRAPEVINE VICINITY MAP NOT TO SCALE



CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST 72 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST-STOP CALL
TEXAS ONE CALL SYSTEM
1-800-344-8377
IN HOUSTON
(713) 223-4567

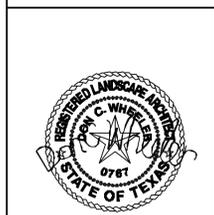
THE PURPOSE OF CU25-13 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN SPECIFICALLY TO REDUCE THE DRIVE THROUGH LANES TO ONE, REBRAND THE SIGNAGE, AND REPURPOSE THE EXISTING BUILDING FOR A CARIBOU COFFEE.

CASE NAME: Caribou Coffee
CASE NUMBER: CU25-13
LOCATION: 897 West Northwest Hwy.

DATE:	MAYOR	SECRETARY
DATE:	PLANNING AND ZONING COMMISSION	
DATE:	CHAIRMAN	
DATE:	APPROVAL DOES NOT AUTHORIZE ANY WORK IN COMPLIANCE WITH ANY CODES OR ORDINANCES.	
SHEET: _____ OF _____	DEPARTMENT OF DEVELOPMENT SERVICES	

LANDSCAPE PLAN for CARIBOU COFFEE
M.C. HURST, ADDITION Lots 2R1, Block 1, Ab. No. 1050
City of Grapevine, Tarrant County, Texas
0.69 acres or 30,052 sq. ft.
Zone: "HC" HIGHWAY COMMERCIAL DISTRICT
Date of Preparation: April 3rd, 2025

MJ THOMAS ENGINEERING, LLC
PHONE: (817) 732-8858
4700 BRYANT IRVING CT, SUITE 204 FORT WORTH, TX 76107
FAX: (817) 732-8841
REGISTRATION NO. 14-985



04/21/2025

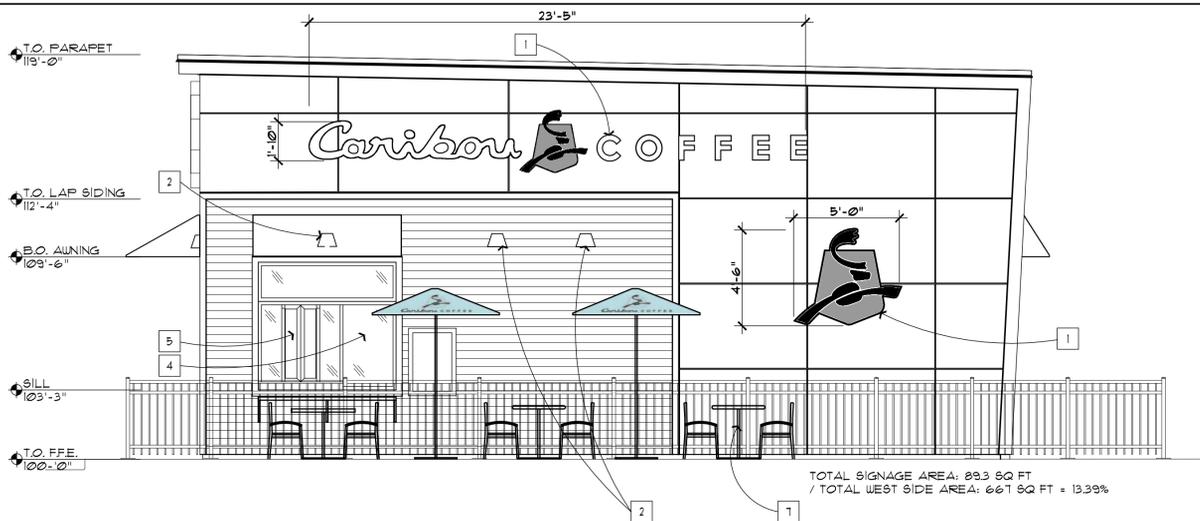
CARIBOU COFFEE
ADDITIONS & RENOVATIONS
897 W NORTHWEST HWY.
GRAPEVINE, TX.

LANDSCAPE PLAN

PROJECT	DATE	DESIGNED	DRAWN	CHECKED
000-000	00/00/00	XXX	XXX	XXX

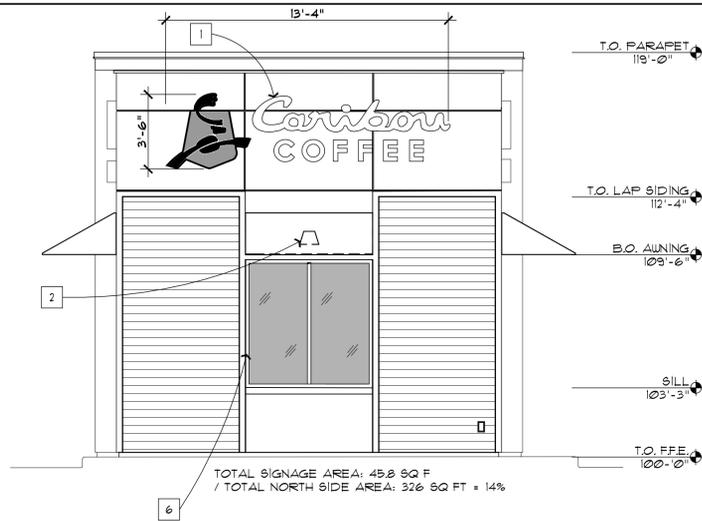
NO.	REVISION

SHEET



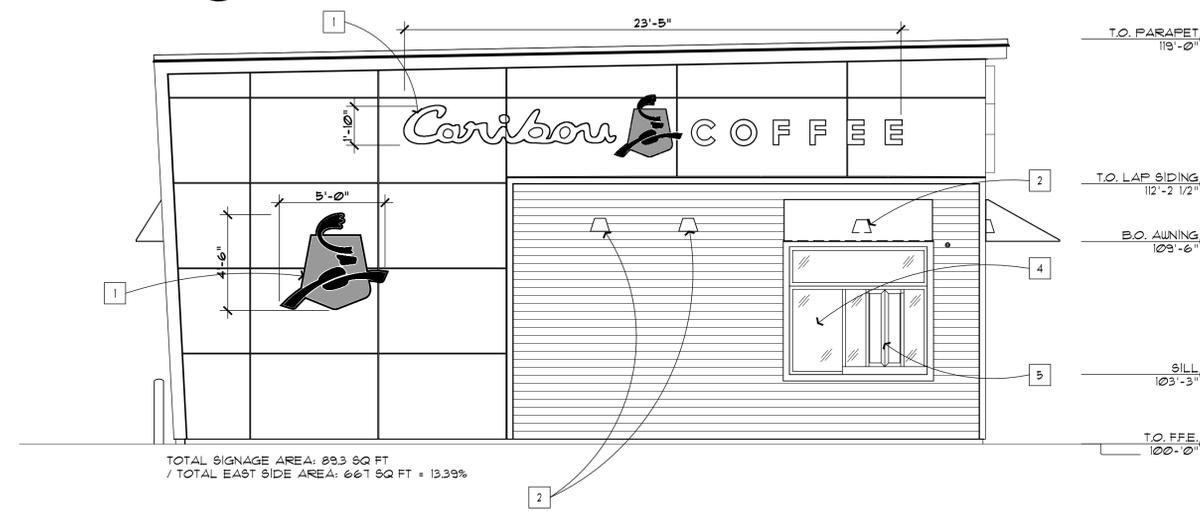
1 SIDE ELEVATION (WEST)
1:48 SCALE (1/4" = 1'-0")

TOTAL SIGNAGE AREA: 89.3 SQ FT
/ TOTAL WEST SIDE AREA: 661 SQ FT = 13.39%



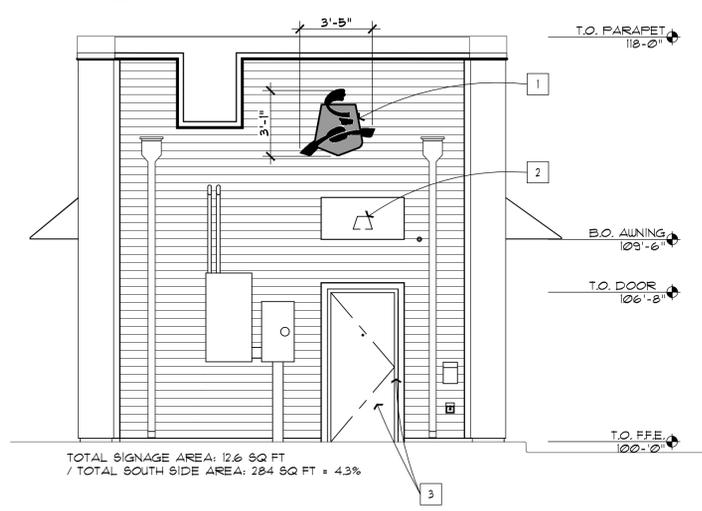
2 FRONT ELEVATION (NORTH)
1:48 SCALE (1/4" = 1'-0")

TOTAL SIGNAGE AREA: 45.8 SQ FT
/ TOTAL NORTH SIDE AREA: 326 SQ FT = 14%



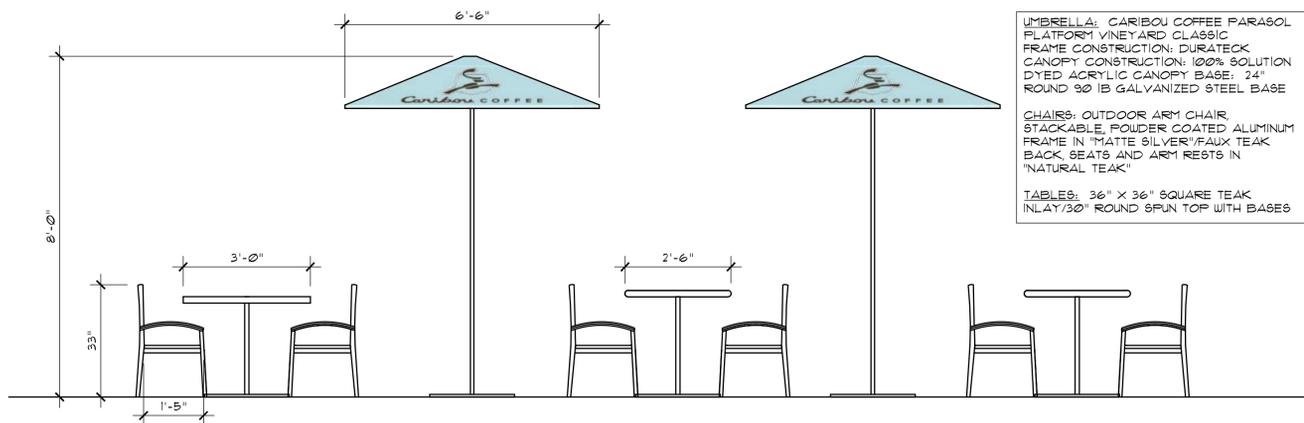
3 SIDE ELEVATION (EAST)
1:48 SCALE (1/4" = 1'-0")

TOTAL SIGNAGE AREA: 89.3 SQ FT
/ TOTAL EAST SIDE AREA: 661 SQ FT = 13.39%



4 REAR ELEVATION (SOUTH)
1:48 SCALE (1/4" = 1'-0")

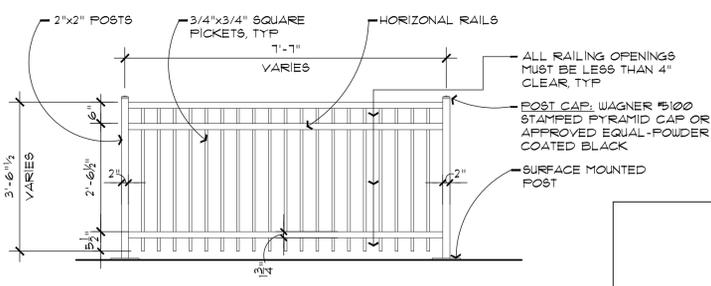
TOTAL SIGNAGE AREA: 12.6 SQ FT
/ TOTAL SOUTH SIDE AREA: 284 SQ FT = 4.3%



5 PATIO FURNITURE
1:24 SCALE (1/2" = 1'-0")

UMBRELLA: CARIBOU COFFEE PARASOL PLATFORM VINEYARD CLASSIC FRAME CONSTRUCTION: DURATECK CANOPY CONSTRUCTION: 100% SOLUTION DYED ACRYLIC CANOPY BASE: 24" ROUND 90 LB GALVANIZED STEEL BASE
CHAIRS: OUTDOOR ARM CHAIR, STACKABLE, POWDER COATED ALUMINUM FRAME IN "MATTE SILVER"/FAUX TEAK BACK SEATS AND ARM RESTS IN "NATURAL TEAK"
TABLES: 36" X 36" SQUARE TEAK INLAY/30" ROUND SPUN TOP WITH BASES

RAILING COMPONENTS : MATERIAL: POWDER COATED ALUMINUM PAINT: SATIN FINISH SUPER DURABLE POWDER COATINGS (OR APPROVED EQUAL) MANUF: ELITE FENCE PRODUCTS, INC. OR APPROVED VENDOR STYLE: EPF-30 COMMERCIAL 3-RAIL COLOR: JET BLACK 1038/00020 LOCATION: ALL RAILING COMPONENTS INCLUDING POST CAP



6 TYPICAL PATIO RAILING ELEVATION
1:24 SCALE (1/2" = 1'-0")

THE PURPOSE OF CU25-13 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN SPECIFICALLY TO REDUCE THE DRIVE THROUGH LANES TO ONE, REBRAND THE SIGNAGE, AND REPURPOSE THE EXISTING BUILDING FOR A CARIBOU COFFEE.

KEY NOTES

- 1 ILLUMINATED CARIBOU SIGNAGE N.I.C. SUPPLIED AND INSTALLED BY SIGN VENDOR. PROVIDE ELECTRICAL AS SHOWN ON ELECTRICAL PLANS, G.C. TO VERIFY DESIGN, DIMENSIONS, BRACKET INSTALLATION REQUIREMENTS, AND ELECTRICAL REQUIREMENTS WITH SIGN VENDOR PRIOR TO ROOFING INSTALL.
- 2 EXISTING LIGHT FIXTURES
- 3 EXISTING HM DOOR & FRAME - COLOR: BENJAMIN MOORE 2124-10 'WROUGHT IRON'
- 4 EXISTING INSULATED DARK BRONZE ALUMINUM WINDOW WITH DUAL PANE TEMPERED GLASS
- 5 EXISTING QUICKSERVE 48X48 WINDOW - COLOR: DARK BRONZE
- 6 EXISTING DARK BRONZE STOREFRONT WINDOW TO REMAIN
- 7 NEW PATIO FURNITURE AND RAILING. SEE DETAILS 5 & 6.

GENERAL NOTES

1. ALL SIGNAGE SUBJECT TO BUILDING SERVICES DEPARTMENT APPROVAL
2. MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE
3. UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR

NOTE: EXISTING BUILDING MATERIALS ARE TO REMAIN. NO CHANGES PROPOSED TO EXTERIOR BUILDING FINISHES EXCEPT REPAINTING AND REPLACEMENT OF EXISTING AWNING FABRIC. PATIO FURNITURE AND RAILING WILL BE NEW TO MATCH CARIBOU BRAND STANDARDS. BUILDING ELEVATIONS WERE APPROVED UNDER EXISTING CONDITIONAL USE PERMIT. BUILDING ELEVATIONS ARE PROVIDED FOR CONTEXT REFERENCE. AN AMENDED PERMIT IS REQUIRED FOR CHANGES TO PATIO FURNITURE AND RAILING.

LUMINATE BANK
DAVID TURK, CFO
2523 WAYZATA BLVD S, ST 100
PHONE: 952-939-7200

PROPERTY OWNER

CASE NAME: Caribou Coffee
CASE NUMBER: CU25-13
LOCATION: 897 West Northwest Hwy

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

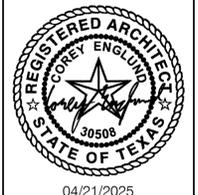
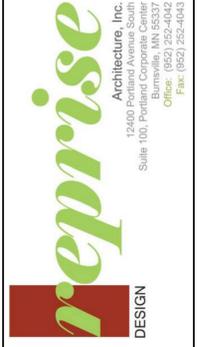
DATE: _____

SHEET: ____ OF ____

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

PLANNING SERVICES DEPARTMENT

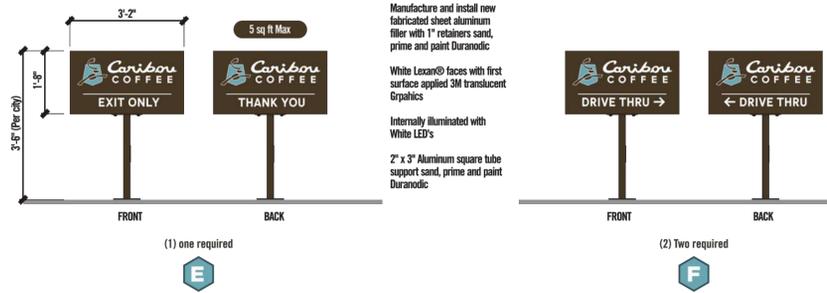
BUILDING ELEVATIONS
for
CARIBOU COFFEE
HURST, M L ADDITION Lots 2R1, Block 1,
Ab. No. 1050
City of Grapevine, Tarrant County, Texas
0.69 acres or 30,052 sq. ft.
Zone: "HC" HIGHWAY COMMERCIAL DISTRICT
Date of Preparation: April 21st, 2025



CARIBOU COFFEE
ADDITIONS & RENOVATIONS
897 W NORTHWEST HWY.
GRAPEVINE, TX.

BUILDING ELEVATIONS

PROJECT	DATE	DESIGNED	DRAWN	CHECKED
28821	04/21/25	CE	TB	CE



Double Face Directional Elevations

Scale: 1/2"=1'-0"

Manufacture and install new fabricated sheet aluminum filler with 1" retainers sand, prime and paint Duranodic

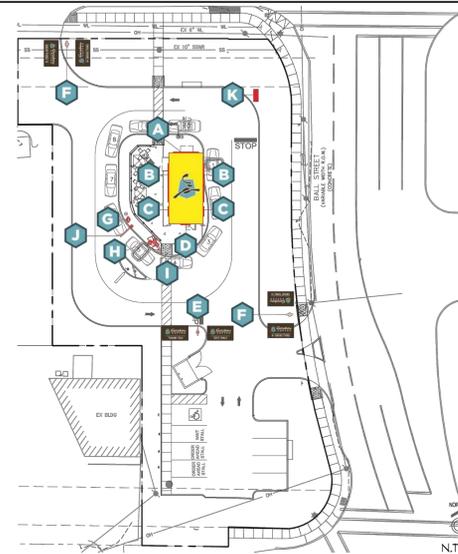
White Lexan® faces with first surface applied 3M translucent Graphics

Internally illuminated with White LED's

2" x 3" Aluminum square tube support sand, prime and paint Duranodic

NOTE: PROPOSED BUILDING SIGNAGE (A - D) IS SHOWN ON SHEET 3 OF 5.

- A** CA. (1) ONE SET STACKED
- B** CA. (2) TWO SETS
- C** CA. LOGO CA. (2) TWO SETS
- D** CA. (1) ONE SET
- E** EXIT / THANK YOU
- F** DRIVE THRU > (2) TWO REQ'D
- G** PREVIEW MENU BOARD (1) ONE
- H** SPEAKER POST
- I** MENU BOARD (1)
- J** CLEARANCE BAR
- K** Monument (Existing base to be repainted)



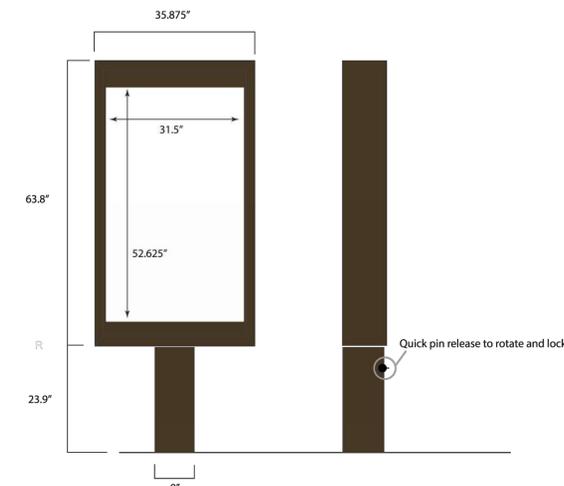
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IN COORDINATION WITH THE ARCHITECT, THE SIGN PLAN AND DESIGNS ON THIS SHEET WERE PROVIDED BY CARIBOU COFFEE'S SIGN VENDOR.

NATIONAL AWNING AND SIGN
TODD HEFNER
817-625-4323



The location of the disconnect switch after installation shall comply with Article 600.8(A) of the National Electrical Code.



Single Face Preview Menu Board Elevation **G** (1) One Required

Scale: N/A

CARIBOU COFFEE ROTATING PREVIEW BOARD
5' 4" h (Nominal) x 3' w (Nominal) Illuminated menuboard.
OAH: 7' - 4"
Shroud height: 23.9" h.
Single Pole
Anchor bolt foundation.
1 panel (each side)
LED Illumination 138 Lumens Sq Ft, Color Temp 5000k
Aluminum cabinet and pole shroud.
Painted Duranodic Brown
Inserts provided by others.

Paint to match 3M 3630-69 Duranodic Film

Site Plan



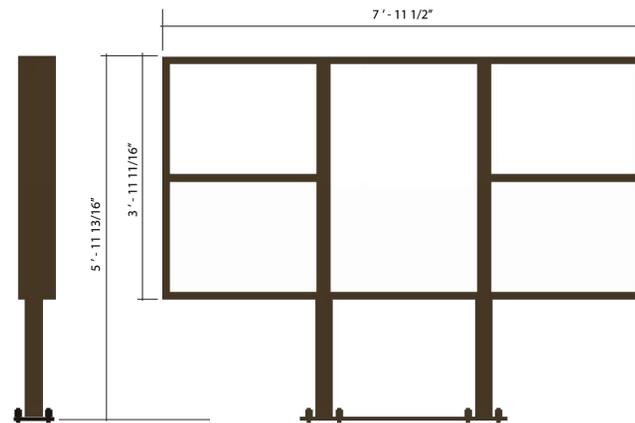
Design No.: 25-00264
Date: February 03, 2025
Sheet: 21 of 21
Location: 897 W. Northwest Hwy
City/State: Grapevine, TX 76051

Contact Information:
Salesman: Todd Hefner
Designer: Trent Schultz
P817.625.4323 F817.625.2123
www.awningandsign.com

Revisions:

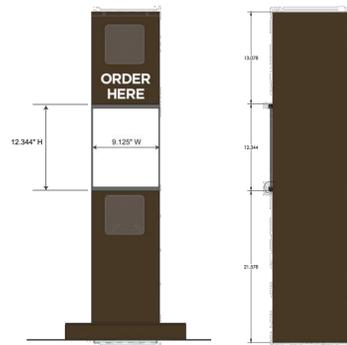
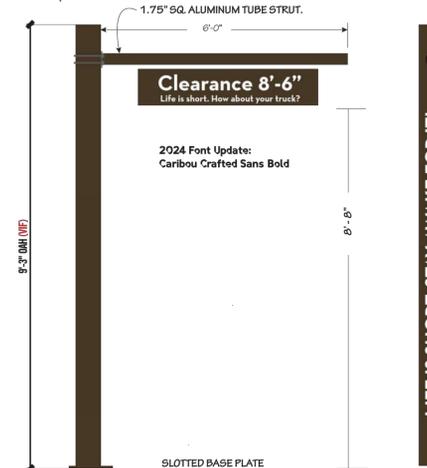
This sign is intended to be installed in accordance with the requirements of article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of sign.

National Awning & Sign, LLC. does not accept responsibility for obtaining accurate code information for sign size allowance. This document is the property of National Awning & Sign, LLC and may not be copied or distributed w/o expressed written consent.



Single Face Menu Board Elevation **I** (1) One Required

Clearance Bar Elevation



SPEAKER, FRAME (NON-ILLUMINATED)

GENERAL SPECIFICATIONS:
Materials:
003 Aluminum Enclosure
003 Aluminum Backer
003 Acrylic Lens
Overall Size: 12.344" h x 9.125" w
Wind Load:
Standard Wind load - Wind Speed / 35 PSF

COLORS:
Anodized Aluminum



Double Face Monument Elevation **K**

UL approved waterproof disconnect switches 120V 5 amps ELECTRICAL CIRCUIT IS EXISTING

Fabricated sheet aluminum retainers and filler sand, prime and paint to match 3630-7297 Custom Trans. Blue Film

Flat sheet White Lexan faces with first surface applied 3M 3630-7177 Custom Trans. Blue Film and 3630-69 Duranodic

Internally illuminated with White LED's

Existing support sand, prime and paint to match 3630-69 Duranodic

Existing Base re-paint to match 3630-69 Duranodic

LUMINATE BANK
DAVID TURK, CFO
2523 WAYZATA BLVD S, ST 100
PHONE: 952-939-7200

PROPERTY OWNER



The location of the disconnect switch after installation shall comply with Article 600.8(A) of the National Electrical Code.

Scale: 3/8"=1'-0"

CASE NAME: Caribou Coffee
CASE NUMBER: CU25-13
LOCATION: 897 West Northwest Hwy

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

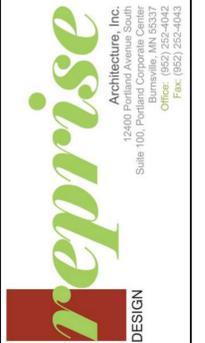
SHEET: ____ OF ____

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

PLANNING SERVICES DEPARTMENT

SIGNAGE PLAN
for
CARIBOU COFFEE

HURST, M L ADDITION Lots 2R1, Block 1,
Ab. No. 1050
City of Grapevine, Tarrant County, Texas
0.69 acres or 30,052 sq. ft.
Zone: "HC" HIGHWAY COMMERCIAL DISTRICT
Date of Preparation: April 21st, 2025



04/21/2025

CARIBOU COFFEE
ADDITIONS & RENOVATIONS
897 W NORTHWEST HWY.
GRAPEVINE, TX.

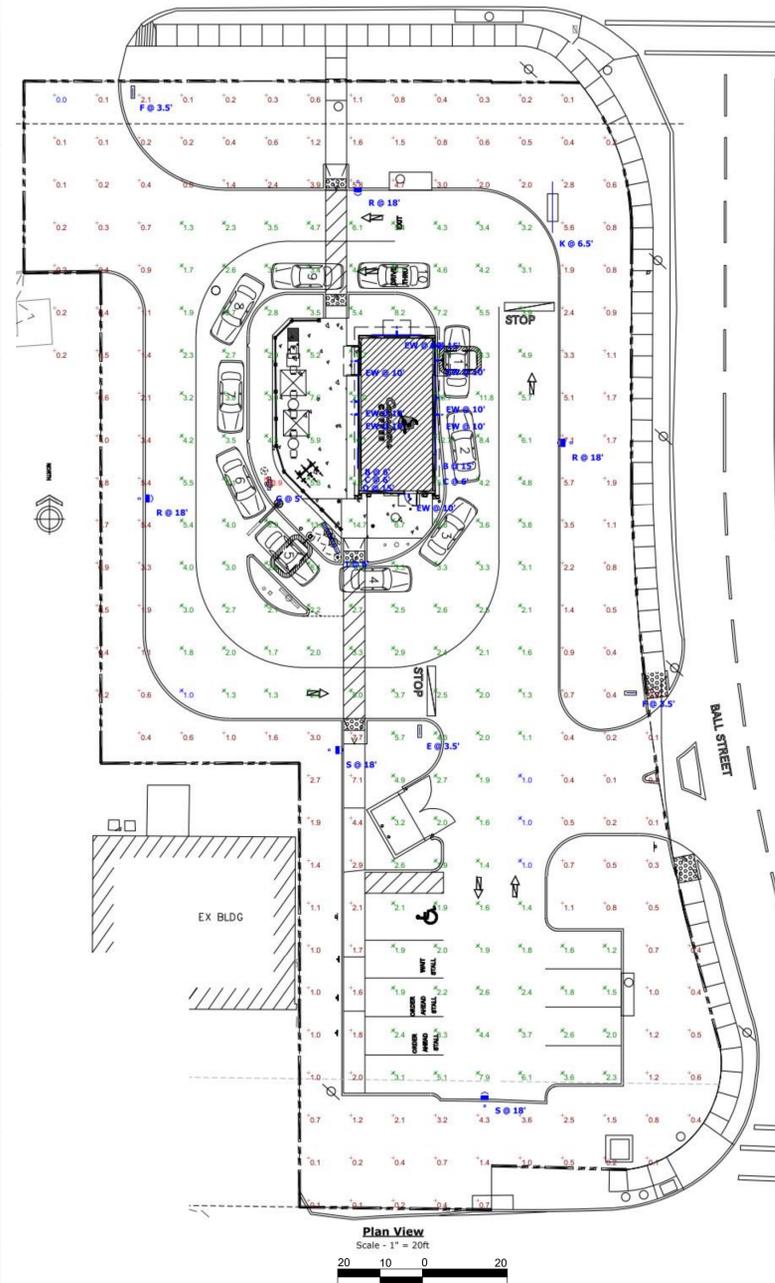
SIGNAGE PLAN

NO.	REVISION	DATE	BY	PROJECT	DATE	DESIGNED	DRAWN	CHECKED
				28024	04/21/25	CE	TB	CE

Description										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	LLF	Wattage	Polar Plot	Notes
—	A	1	Hanley One Mod	Tap Out	Channel Letter	1	0.5	22		
—	B	2	Hanley One Mod	Tap Out	Channel Letter	1	0.5	44		
—	C	2	Hanley One Mod	Tap Out	Channel Letter	1	0.5	11		
—	D	1	Hanley One Mod	Tap Out	Channel Letter	1	0.5	10		
—	E	1	Hanley One Mod	Tap Out	Channel Letter	1	0.5	11		
A	EW	8	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	XTOR2B	Existing WALL MOUNT LED	1	0.9	18.2		EXISTING FIXTURES FROM PREVIOUS BUILDING OCCUPANCY
—	F	2	American Lighting	STL-UWW		1	0.5	11		
—	G	1	American Lighting	STL-UWW		1	0.5	120		
—	I	1	American Lighting	STL-UWW		1	0.5	130		
—	K	1	American Lighting	STL-UWW		1	0.5	22		
—	M	0	American Lighting	STL-UWW		1	0.5	5.5		
□	R	3	Lithonia Lighting	RSX1 LED P3 40K R3	RSX Area Fixture Size 1 P3 Lumen Package 4000K CCT Type R3 Distribution	1	0.9	109.44		
□	S	2	Lithonia Lighting	RSX1 LED P3 40K R4	RSX Area Fixture Size 1 P3 Lumen Package 4000K CCT Type R4 Distribution	1	0.9	109.44		

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking and Drives	✕	4.6 fc	63.9 fc	1.0 fc	63.9:1	4.6:1
Site	+	2.9 fc	63.9 fc	0.0 fc	N/A	N/A



Note

- Graybar Electric does not assume responsibility for the interpretation of this calculation, or State and City codes.
- Calculation Points are taken at grade.
- Signage is an approximation of the source illuminated internally.



Specifications

EPA (R90°): 0.57 ft (0.05 m)
Length: 21.8" (55.4 cm) (SPA mount)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Max. Body
Weight: 22.0 lbs (10.0 kg) (SPA mount)

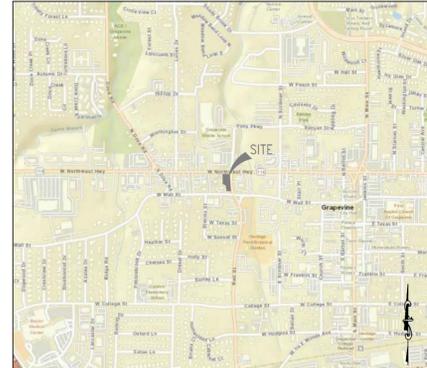
Introduction

The new RSX1 LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX1 features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor adjustable integral splitter and other mounting configurations are available.

Ordering Information

Item	Performance Package	Color Temperature	Distribution	Wattage	Mounting
RSX1 LED	P1	30K	R3	109.44	SPA
	P2	40K	R3	109.44	SPA
	P3	50K	R3	109.44	SPA



CITY OF GRAPEVINE VICINITY MAP
NOT TO SCALE

NOTES:

- ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
- ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE ILLUMINATION LEVELS.

IN COORDINATION WITH THE ARCHITECT, THE PHOTOMETRIC PLAN AND FIXTURES ON THIS SHEET WERE PROVIDED BY CARIBOU COFFEE'S LIGHTING VENDOR:

GRAYBAR ELECTRIC CO.
MATTHEW GILBERTSON
612-728-7612

THE PURPOSE OF CU25-13 IS TO AMEND THE PREVIOUSLY APPROVED SITE PLAN SPECIFICALLY TO REDUCE THE DRIVE THROUGH LANES TO ONE, REBRAND THE SIGNAGE, AND REPURPOSE THE EXISTING BUILDING FOR A CARIBOU COFFEE.

CASE NAME: Caribou Coffee
CASE NUMBER: CU25-13
LOCATION: 897 West Northwest Hwy

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: ____ OF ____

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

PLANNING SERVICES DEPARTMENT

PHOTOMETRIC PLAN
for
CARIBOU COFFEE
HURST, M L ADDITION LOTS 2R1, Block 1,
Ab. No. 1050
City of Grapevine, Tarrant County, Texas
0.69 acres or 30,052 sq. ft.
Zone: "HC" HIGHWAY COMMERCIAL DISTRICT
Date of Preparation: April 21st, 2025



04/21/2025

CARIBOU COFFEE
ADDITIONS & RENOVATIONS
897 W NORTHWEST HWY.
GRAPEVINE, TX.

PHOTOMETRIC PLAN

NO.	REVISION	PROJECT	DATE	DESIGNED	DRAWN	CHECKED
		28824	04/21/25	CE	TB	CE
SHEET						
5 of 5						

TO: SITE PLAN REVIEW COMMITTEE MEMBERS
 FROM: ALBERT L. TRIPLETT, JR. PLANNER II
 DATE: MAY 7, 2025
 SUBJECT: CONDITIONAL USE REQUEST CU25-18, NAPOLI'S,
 309 SOUTH MAIN STREET

RECOMMENDATION

Staff recommends the Site Plan Review Committee (SPRC) consider the proposed changes to amend the previously approved site plan CU19-31 (Ord. 2019-085)) to allow access, indoor dining, and on-premise alcohol beverage sales (beer, wine, and mixed beverages) in conjunction with a restaurant. This request is specifically to revise the previously approved floor plan. The property is zoned “CBD”, Central Business District and is owned by JBK Main St Properties, LLC.

REQUEST

With this request, the applicant proposes to reduce the size and relocate the existing Italian market portion of the building into the middle suite to open up the existing dining space. With this request, 64 parking spaces are required, and 17 are provided on site as well as any available surrounding public parking. The following are the proposed changes to the site:

- Relocate the gelato and market retail area from the far northern suite to the middle suite;
- Decrease the gelato and market retail area from 317 sq.ft. to 286 sq.ft.;
- Increase the size of the kitchen from 380 sq.ft. to 1,062 sq.ft.;
- Remove a partition wall between the far northern suite to the middle suite; and
- Reconfigure the seating, restrooms, and servers areas.

The indoor seating count is proposed to increase by 8 seats and the outdoor seating count is proposed to decrease by four, for a total of 4 additional proposed seats.

Seating Count Approved with CU19-31		Seating Count Proposed with CU25-18	
Indoor	104	Indoor	112
Outdoor	14	Outdoor	10
Total	118	Total	122

The increase in the required parking count is due to an increase of approximately 1,000 sqft. of dining area that was previously market area, waiting area, and kitchen space.

Parking Count Approved with CU19-31		Parking Count Proposed with CU25-18	
Required	56	Required	64

No other changes are proposed on site.

BACKGROUND INFORMATION

The subject property and surrounding areas were rezoned in the 1984 City Rezoning from “C-2” Community Business District to “CBD”, Central Business District. The subject property is also located within a Historic Overlay District (HL92-03).

- On April 19, 2005, City Council approved CU05-12 (Ord. 2005-27) for a restaurant with on-premise alcohol beverage sales and consumption at the property addressed at 309 South Main Street, Suite 100.
- On July 20, 2010, City Council approved CU10-15 (Ord. 2010-034) to allow for a 2,235 square foot expansion to the south for a confectionary.
- On May 6, 2015, the Site Plan Review Committee approved CU15-17 to allow for minor floor plan changes to the existing restaurant without an increase in seating.
- On October 16, 2016, the Site Plan Review Committee approved CU16-21 to allow 16 outdoor seats along Main Street.

/lf

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

Current or if unplatted, proposed subdivision name(s),
block(s), & lot(s)
Block 20 Lot 1-2-S, ^{1/2} 3 @ BLK A

Street frontage & distance to nearest cross street Lot 13
Main St + Texas St.

Proposed Zoning _____

Gross area of parcel (to nearest tenth of
acre) 9964 sq FT

Describe the Proposed Use
Commercial - FS Rest

Existing Zoning Commercial - FS Rest.

Future Land Use Designation _____

Subject Property Address
309 S. main st.

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 James B. Kinzel Owner Phone Number 817-255-1524

Company Napolis Italian Kitchen + Market

Address 309 S. main st.

City Grapevine State Tx Zip Code 76051

Email [REDACTED]

CU25-18
APR 07 2025

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate James B. Kinzel (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.

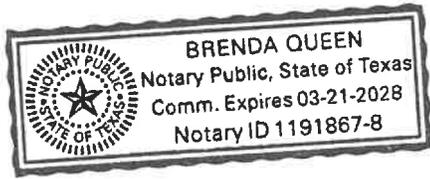
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature [Signature] Date 4/8/2025

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared James B Kinzel (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 8th day of April, 2025
[Signature]



NOTARY PUBLIC in and for the State of Texas

CU25-18

APR 07 2025

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

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

Engineer Purchaser Tenant Preparer Other (specify) _____

Name _____ Company _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Email _____

Applicant's Signature _____ Date _____

STATE OF: _____

COUNTY OF: _____

BEFORE ME, a Notary Public, on this day personally appeared _____
(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 _____ day of
_____, 20_____

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: JBK main st. Properties LLC

Provide a most recent public information report that includes:

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

CU25-18
APR 07 2025

(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 309 S Main Street

Legal description of subject property
Block 19, Lot 13 City of Grapevine

Christina Danner 4.8.2025
Public Works Department Date

CU25-18

APR 07 2025

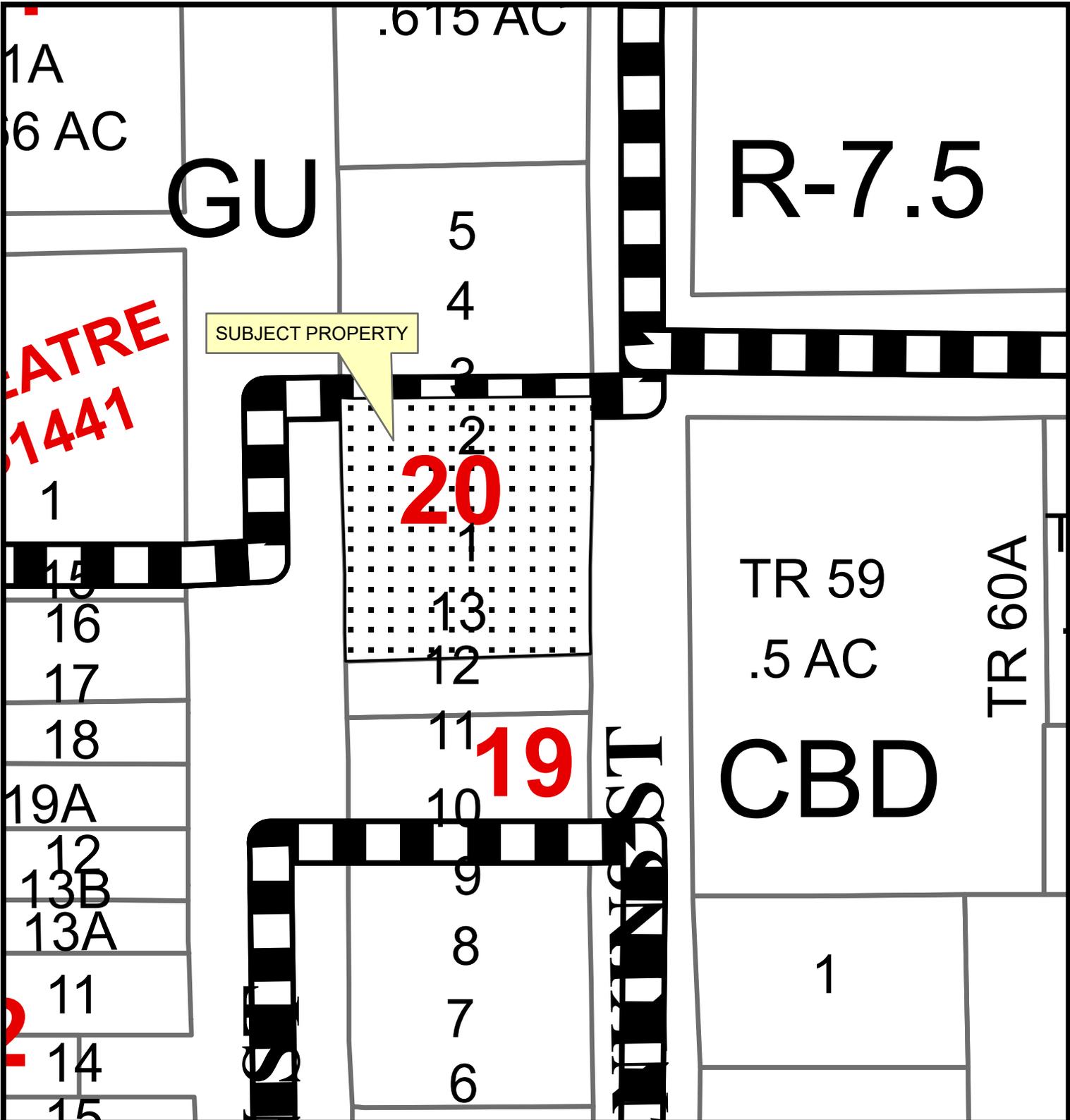
Project Overview for Napoli's Italian Kitchen

CU #25-001369

Napoli's is ready to implement its plan to remodel. In 2022 we were approved to add seating and rezone the building to FSRest (full-service restaurant). With this approval we still wanted to keep a portion of our Italian Market. After a few years we have decided to move forward. Over the past few years, we have contemplated the design layout and have determined to move a few things around.

The changes we want to make will provide a better flow for patrons depending on what they want. Instead of restaurant patrons having to cut through the market area and get in the way of market patrons, the market will have its own entrance from the outside sidewalk as well as in the restaurant. With this design change, we will also enlarge and modernize our kitchen as well as relocate and add to the number of restrooms that we currently have.

Our design change, will create better use for our space, and will stay within the parameters of the previous approved plans. Over the past 20 years, we have pieced together Napoli's, starting as an order at the counter pizza shop to a full-service restaurant with an Italian Market. Now it's time to give our business and building a better flow, fresh look and be prepared to go for another 20 years.



PLATRE
1441

SUBJECT PROPERTY

20

19

0 25 50 75 100 Feet



CU25-18; Napoli's
309 South Main Street

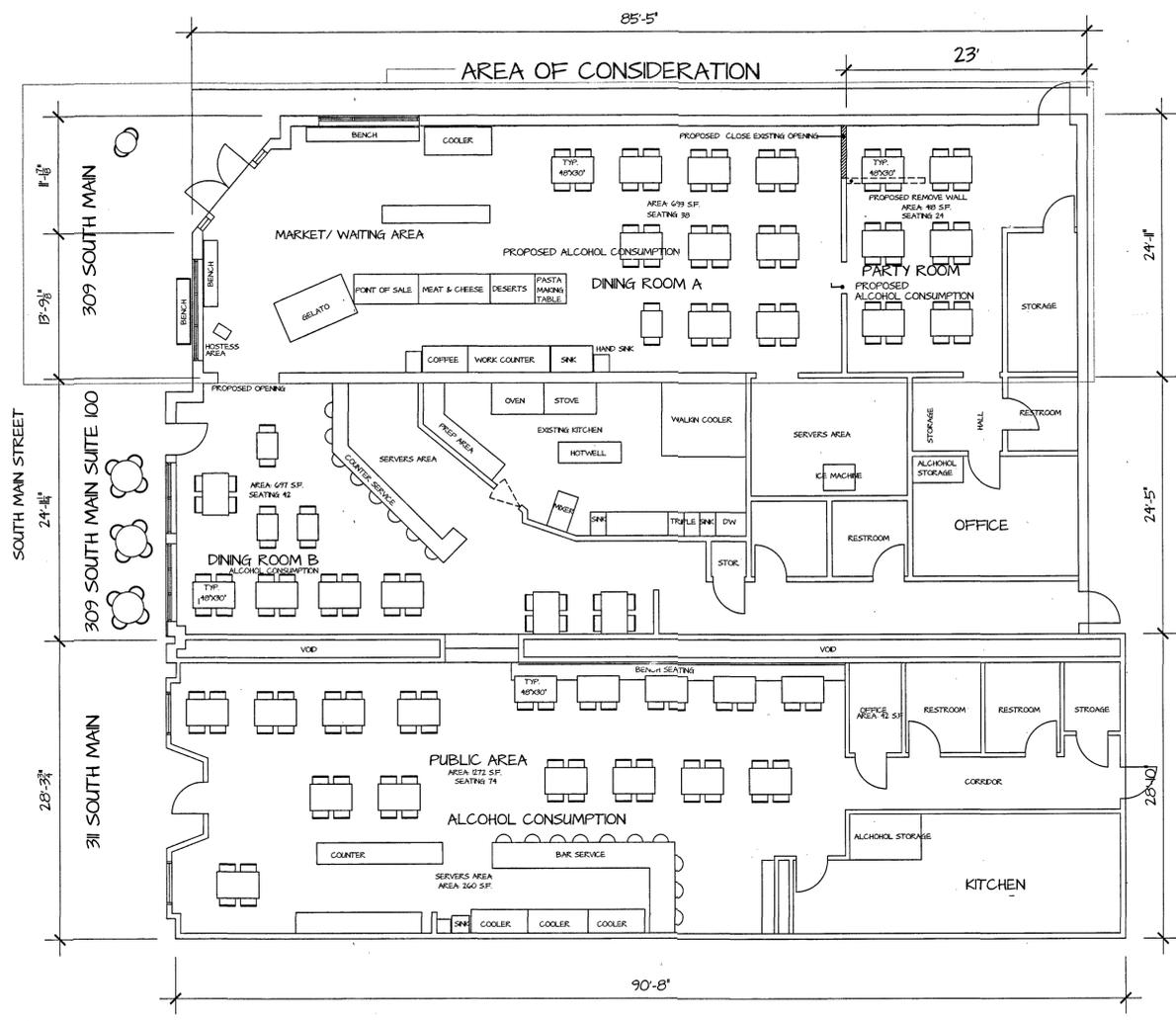
Date Prepared: 4/29/2025

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.

John Peveto

JOHN PEVETO II
PHONE: 469 576 0512

CASE NAME: NAPOLIS ITALIAN KITCHEN AND MARKET
CASE NUMBER: CU 19-31
LOCATION: 309 SOUTH MAIN, SUITE 100,
AND 311 SOUTH MAIN



FLOOR PLANS 309 SOUTH MAIN, 309 SOUTH MAIN SUITE 100, AND 311 SOUTH MAIN
SCALE: 1/8" = 1'-0"

**309 SOUTH MAIN
BREAK DOWN OF BUILDING AREAS:**

DINING A SEATING AREA	699 S.F.
PARTY ROOM AREA	48 S.F.
SERVERS AREA	296 S.F.
MARKET AREA	37 S.F.
WAITING AREA	49 S.F.
OFFICE AREA	68 S.F.
RESTROOMS AREA	47 S.F.
STORAGE AREA	43 S.F.
HALL AREA	26 S.F.
MISC. PARTITIONS ETC.	83 S.F.
SPACE USED FROM 309 SOUTH MAIN	487 S.F.
TOTAL BUILDING AREA	2897 S.F.

ALLOWABLE OCCUPANCY LOAD 309 SOUTH MAIN

INDOOR PUBLIC SEATING AREA	18 SF / 15 = 74
MARKET AREA	37 SF / 15 = 2
WAITING AREA	49 SF / 7 = 7
OFFICE AREA	68 SF / 100 = 168
TOTAL OCCUPANCY LOAD	83

SEATING AS PER LAYOUT: 309 SOUTH MAIN

DINING ROOM A	9 TABLES @ 4 EA	36
DINING ROOM A	1 TABLE @ 2 EA	2
PARTY ROOM	6 TABLES @ 4 EA	24
OUTDOOR SEATING		2
TOTAL SEATING PER LAYOUT		64

**309 SOUTH MAIN SUITE 100
BREAK DOWN OF BUILDING AREAS:**

DINING B AREA	697 S.F.
SERVERS AREA	407 S.F.
KITCHEN AREA	300 S.F.
RESTROOMS AREA	104 S.F.
STORAGE AREA	23 S.F.
HALL AREA	27 S.F.
MISC. PARTITIONS ETC.	230 S.F.
AREA USED BY 309 SOUTH MAIN SUITE 100	487 S.F.
TOTAL BUILDING AREA	2238 S.F.

ALLOWABLE OCCUPANCY LOAD 309 SOUTH MAIN SUITE 100

INDOOR PUBLIC SEATING AREA	697 SF / 15 = 46
KITCHEN AREA	300 SF / 200 = 19
SERVERS AREA	107 SF / 200 = 53
TOTAL OCCUPANCY LOAD	50

SEATING AS PER LAYOUT: 309 SOUTH MAIN SUITE

DINING ROOM B	7 TABLES @ 4 EA	28
DINING ROOM B	3 TABLES @ 2 EA	6
DINING ROOM B	1 COUNTER TOP @ 8 EA	8
TOTAL INDOOR SEATING PER LAYOUT		42
OUTDOOR SEATING		12
TOTAL SEATING INDOOR AND OUTDOOR PER LAYOUT		54

**311 SOUTH MAIN
BREAK DOWN OF BUILDING AREAS:**

INDOOR PUBLIC SEATING AREA	1272 S.F.
SERVERS AREA	260 S.F.
KITCHEN AREA	299 S.F.
OFFICE AREA	42 S.F.
HALL AREA	42 S.F.
STORAGE AREA	48 S.F.
RESTROOMS AREA	124 S.F.
MISC. PARTITIONS ETC.	381 S.F.
TOTAL BUILDING AREA	2442 S.F.

**311 SOUTH MAIN
ALLOWABLE OCCUPANCY LOAD:**

INDOOR PUBLIC SEATING AREA	1272 SF / 15 = 84
KITCHEN AREA	299 SF / 200 = 149
OFFICE AREA	42 SF / 100 = 42
TOTAL OCCUPANCY LOAD	285

**311 SOUTH MAIN
SEATING AS PER LAYOUT:**

PUBLIC AREA	16 TABLES @ 4 EA	64
	1 COUNTER TOP @ 10 EA	10
TOTAL SEATING PER LAYOUT		74

REQUIRED PARKING:
246 OCCUPANTS / 3 OCCUPANTS = 82 SPACES
14 OUTDOOR SEATING / 3 = 5 SPACES
TOTAL PARKING REQUIRED: 87 SPACES

SCOPE OF WORK

1. NO EXTERIOR RENOVATIONS ARE INVOLVED
2. NO ELECTRICAL WORK INCLUDED
3. NO PLUMBING WORK INCLUDED
4. NO MECHANICAL WORK INCLUDED
5. NO LOAD BEARING ELEMENTS SHALL BE INVOLVED
6. ONLY NON-LOAD BEARING PARTITION WORK SHOWN ON PLANS IS TO BE COMPLETED
7. PAINT TOUCH UPS AS NECESSARY
8. MINOR FLOOR FINISH TOUCH UPS
9. NO CHANGES TO EXITS

LEGEND:
— EXISTING WALLS
▨ NEW PARTITIONS

CONDITIONAL USE PERMIT CU 19-31 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU 10-19 (Ord 2010-34) TO ALLOW ACCESS, INDOOR DINING, AND ON-PREMISE ALCOHOL BEVERAGE SALES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A RESTAURANT AT 309 SOUTH MAIN STREET.

OWNER'S SIGNATURE: _____
DATE: _____ JAMES BRETT KINZEL

Approved with the condition that the applicant work with City staff to create a Joint Use Agreement for the parking lot and requiring the agreement be approved by Council prior to issuance of the Certificate of Occupancy.

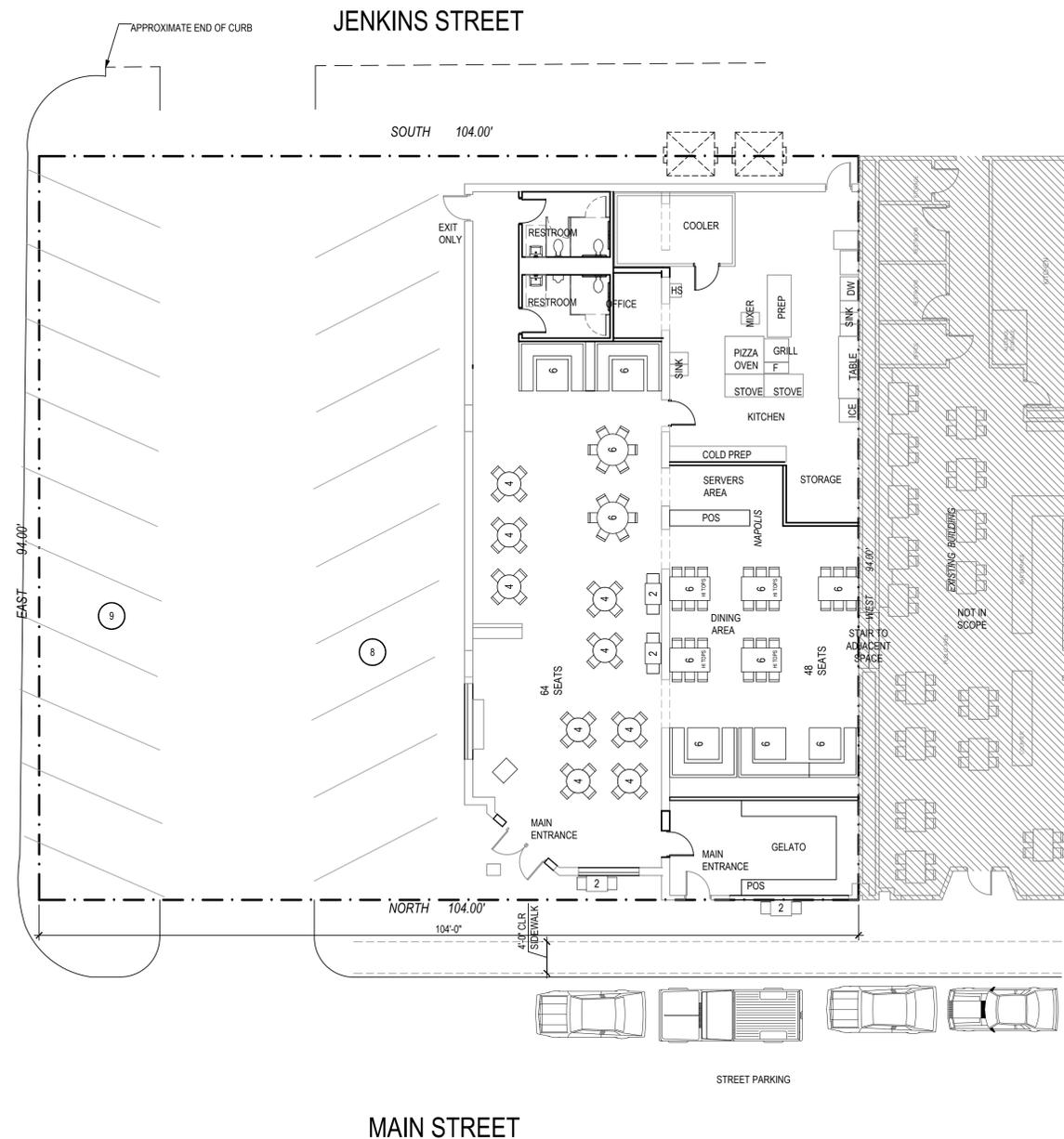
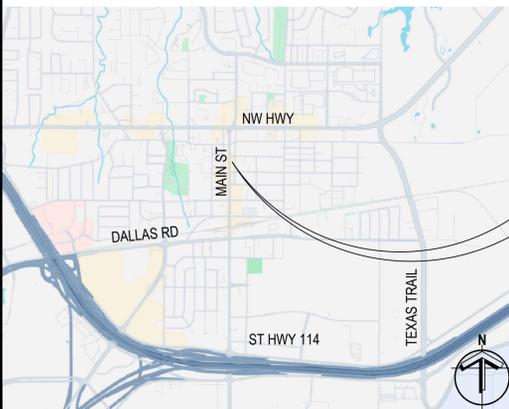
CASE NAME: NAPOLIS ITALIAN KITCHEN AND MARKET
CASE NUMBER: CU 19-31
LOCATION: 309 SOUTH MAIN, 309 SOUTH MAIN, SUITE 100 AND 311 SOUTH MAIN
MAYOR: *John Peveto*
DATE: 12/17/19
SECRETARY: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN: *Karyn Glass*
DATE: 12/17/19
SHEET 1 OF 1
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
DEPARTMENT OF DEVELOPMENT SERVICES

SITE PLAN DATA SUMMARY TABLE

ITEM	PROVIDED:
GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	CBD
LAND USE (FROM ZONING ORDINANCE: INCLUDE ALL APPLICABLES USES)	RESTAURANT WITH ALCOHOL SALES
TOTAL LOT AREA (SQUARE FEET AND ACRES)	9,776 SQ FT OR (0.224) ACRES
FIRST FLOOR-BUILDING FOOTPRINT AREA (SQUARE FEET)	4,329 SQ FT
TOTAL BUILDING AREA (SQUARE FEET)	4,329 SQ FT
BUILDING HEIGHT (FEET & IN / # STORIES)	16 FT 8 IN / 1 STORY (EXISTING)
PARKING	63 SPACES REQUIRED / 17 PROVIDED ON SITE
PARKING RATIO (FROM ZONING ORDINANCE)	"1 SPACE PER 3 OCCUPANTS" = 181 / 3 = 61 SPACES "1 SPACE PER 3 OUTDOOR SEATS" = 4 / 3 = 2 SPACES

SITE PLAN
for
NAPOLI'S
Lots 1-2, Block 1/2 of 3, and BLOCK 19, LOT 13
Ab. No. (---)
City of Grapevine, Tarrant County, Texas
0.224 acres or 9,776 sq. ft.
Zone: "CBD" Central Business District
Date of Preparation: April 25, 2025

VICINITY MAP
NOT TO SCALE



01 FLOOR PLAN

1" = 10'-0"
GRAPHIC SCALE
5 10' 20'

PURPOSE STATEMENT:

THE PURPOSE OF CU25-13 IS TO REVISE THE PREVIOUSLY APPROVED FLOOR PLAN OF AN EXISTING RESTAURANT

BREAK DOWN OF BUILDING AREAS:	OCCUPANCY:
- DINING & SEATING (NET)	1,540 SQ FT = 103 OCC
- OFFICE (NET)	51 SQ FT = 1 OCC
- CORRIDOR (NET)	110 SQ FT = UNOCCUPIED
- RESTROOMS (NET)	181 SQ FT = UNOCCUPIED
- KITCHEN (NET)	64 SQ FT = 1 OCC
- WALL / STRUCTURE	151 SQ FT = UNOCCUPIED
AREA (GROSS) -	2,097 SQ FT = 105 OCCUPANTS

BREAK DOWN OF BUILDING AREAS:	OCCUPANCY:
- DINING & SEATING (NET)	836 SQ FT = 56 OCC
- KITCHEN (NET)	398 SQ FT = 5 OCC
- GELATO (NET)	288 SQ FT = UNOCCUPIED
- MINUS (MW / FFE)	-67 SQ FT = 15 OCC
- WALL / STRUCTURE	112 SQ FT = UNOCCUPIED
AREA (GROSS) -	2,232 SQ FT = 76 OCCUPANTS
BUILDING AREA -	4,329 SQ FT = 181 OCCUPANTS

309 SOUTH MAIN SEATING AS PER LAYOUT:

9 TABLES @ 4 EA	36 SEATS
2 TABLES @ 2 EA	4 SEATS
2 TABLES @ 6 EA	12 SEATS
2 BOOTHS @ 6 EA	12 SEATS
1 TABLE @ 2 EA	2 SEATS OUTDOOR
	66 SEATS

309 SOUTH MAIN - SUITE 100 SEATING AS PER LAYOUT:

5 TABLES @ 6 EA	30 SEATS
3 BOOTHS @ 6 EA	18 SEATS
1 TABLES @ 2 EA	2 SEATS OUTDOOR
	50 SEATS
TOTAL SEATS -	112 SEATS
	4 SEATS OUTDOOR
	116 SEATS TOTAL

REQUIRED PARKING

1 SPACE PER 3 OCCUPANTS	= 181 / 3 = 61
1 SPACE PER 3 SEATS OUTDOOR	= 4 / 3 = 2
63 SPACES ARE REQUIRED - 17 ARE PROVIDED ON SITE	

LEGAL DESCRIPTION:

LOTS 1,2, AND THE SOUTH 1/2 OF 3 AND BLOCK 19, LOT 13 OF THE ORIGINAL TOWN OF GRAPEVINE AS RECORDED IN VOLUME 388-309 PAGE 72 P.R.T.C.T

GENERAL SITE NOTES:

1) ALL EXISTING SITE IS EXISTING TO REMAIN - ALL WORK IS TENANT INTERIOR FINISH OUT

NOT IN SCOPE

#25-001369 - CONDITIONAL USE

CASE NAME: (NAPOLI'S)
CASE NUMBER: (CU25-18)
LOCATION: (309 SOUTH MAIN STREET)

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 1 OF 1

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

PLANNING SERVICES DEPARTMENT

NCA Partners
ARCHITECTURE

5646 MILTON ST.
SUITE 610
DALLAS, TX 75206
214.361.9901
214.361.9906 FAX
ncapartners.com

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OWNER:
JAMES KINZEL
817-310-0385

NAPOLIS
RESTAURANT/RETAIL
309 S. MAIN STREET
GRAPEVINE, TX

DATE	DESCRIPTION
04-07-2025	PLAN REVIEW
04-21-2025	CITY COMMENTS, PLAN UPDATE
04-25-2025	CITY COMMENTS, PLAN UPDATE

PRELIMINARY
THIS DOCUMENT SHALL NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION. RELEASED UNDER THE AUTHORITY OF NICHOLAS K. CADE, TBAE LICENSE #9301

NCA JOB #: 24058

SITE PLAN

AS-1



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

The Site Plan Review Committee of the City of Grapevine, Texas met in Session, on this the 2ND day of April 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
Lindsay Flores	Planner I

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 **CU25-08** [Stuart's Pole Sign] addressed as 2051 State Highway 121, and consideration of same.

Albert presented **CU25-08** and answered questions. The Committee discussed.

Motion was made to **approve** conditional use request **CU25-08** [Stuart's Pole Sign] addressed as 2051 State Highway 121 with the condition that the sign be reflected as a

pylon sign on the site and elevation plan set with a post width that is less than 50% of the cabinet, and it is intended for use by a single tenant within 14 calendar days:

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

IV. MINUTES

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

Motion was made to **approve** the **minutes** from March 5, 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 **2:11 P.M.**

PASSED AND APPROVED BY THE SITE PLAN REVIEW COMMITTEE OF THE CITY OF GRAPEVINE, TEXAS ON THIS 7th DAY OF MAY 2025.

APPROVED:

LARRY OLIVER
CHAIRMAN

ATTEST:

ALBERT TRIPLETT
PLANNER II