



AGENDA
CITY OF GRAPEVINE
SITE PLAN REVIEW COMMITTEE MEETING
WEDNESDAY, JUNE 4, 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 permit **CU25-21** [Blooming Colors Nursery] addressed as 2221 Ira E. Woods Avenue and consideration of the same.
- B. Site Plan Review Committee to consider a public hearing relative to tree removal permit **TR25-01** [Grapevine Springs] addressed as 1600 West Northwest Highway, and consideration of same.

- IV. MINUTES

- A. Site Plan Review Committee to consider the minutes of May 7, 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 30TH DAY OF MAY 2025 AT 5:00 P.M.



ERICA MAROHNIC, AICP
PLANNING SERVICES DIRECTOR

TO: SITE PLAN REVIEW COMMITTEE MEMBERS
FROM: ALBERT L. TRIPLETT JR., PLANNER II
DATE: JUNE 4, 2025
SUBJECT: CONDITIONAL USE REQUEST CU25-21; BLOOMING COLORS NURSERY

RECOMMENDATION

Staff recommends the Site Plan Review Committee (SPRC) consider proposed changes to Conditional Use request CU10-04 (Ord. 2010-014), to amend the previously approved site plan for a nursery and landscaping business to allow one 20 foot pole sign. This request is specifically to allow for a pool display near the building's main entrance. The subject site is platted as DFW Business Park, Block 1, Lot 7, and is currently zoned "CC", Community Commercial District.

REQUEST

The applicant proposes the installation of a 264-square-foot, inground pool directly in front of the store, approximately 80 feet from Ira E. Woods Avenue. The pool will be fully enclosed by a 4-foot wrought iron fence. Its primary purpose is to serve as a show model for potential customers.

BACKGROUND INFORMATION

The subject property was zoned "C-W", Commercial Warehouse District prior to the 1984 City-wide Rezoning at which time the subject site was rezoned to "LI", Light Industrial District.

- On February 20, 1996, City Council approved zone change application, Z95-20 (Ord. 1996-11) to rezone 13.022 acres from "LI" Light Industrial District to "CC" Community Commercial District for office/retail development.
- On January 5, 1999, City Council approved conditional use request CU98-60 (Ord. 1999-06) to allow outside storage in conjunction with a nursery and landscaping business.
- On May 1, 2023, City Council approved conditional use request, CU10-04 (Ord. 2010-14) to allow one 20-foot pole sign.

/at

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

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s)	Gross area of parcel (to nearest tenth of acre)
<u>DFW BUSINESS PARK ADDITION BLOCK 167A</u>	<u>3.8 ACRES</u>
Street frontage & distance to nearest cross street	Describe the Proposed Use
<u>503' FRONTAGE @ 1,200' TO STREET</u>	<u>RETAIL STORE</u>
Proposed Zoning	Existing Zoning
<u>COMMERCIAL</u>	<u>COMMERCIAL</u>
Future Land Use Designation	Subject Property Address
<u>SAME</u>	<u>2221 IRA E. WOODS AVENUE</u>

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 BARRY A. JOHNSON Owner Phone Number 469-628-2300
 Company BLOOMING COLORS NURSERY & LANDSCAPING, LTD.
 Address 2221 IRA E. WOODS AVENUE
 City GRAPEVINE, TX State TX Zip Code 76051
 Email 

CU25-21
MAY 05 2025

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate _____ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

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

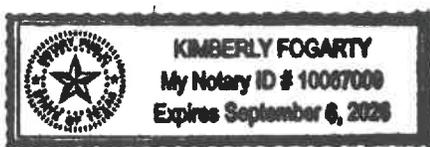
Property Owner's Signature _____ Date 5/2/25

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Barry A. Johnson (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 2 day of May, 2025
Kimberly Fogarty

NOTARY PUBLIC in and for the State of Texas



CU25-21
MAY 05 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: 0014456610

Provide a most recent public information report that includes:

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

CU 25-21
MAY 05 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 2221 IRA E. WOODS AVENUE

Legal description of subject property OFW BUSINESS PARK ADDITION BLOCK 1 LOT 7A

Justin Turner 5.7.2025
Public Works Department Date

MAY 05 2025

CU25-21

LEGAL DESCRIPTION

BEING a tract of land situated in the Thomas Easter Survey, Abstract No. 474, Tarrant County, Texas, and being part of Lot 7, Block 1, DFW Business Park, an Addition to the City of Grapevine, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Page 4790, Plat Records of Tarrant County, Texas, and also being part of the tract of land conveyed to Blooming Colors Nursery and Landscaping, Inc. as recorded in Volume 13606, Page 280, Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with yellow cap marked "RPLS 3989" set for corner at the east corner of said Lot 7, said capped iron rod also being in the northwest line of a tract conveyed to the City of Ft. Worth as recorded in Volume 5585, Page 460, D.R.T.C.T.

THENCE South 58 degrees 27 minutes 36 seconds West, following the southeast line of said Lot 7 and the northwest line of said City of Ft. Worth tract, a distance of 662.73 feet to a 1/2-inch iron rod with yellow cap marked "RPLS 3989" set for corner, said capped iron rod being the south corner of said Lot 7;

THENCE North 02 degrees 21 minutes 32 seconds West, following the southwest line of said Lot 7, a distance of 296.45 feet to a aluminum cap found for corner in the southeast Right Of Way line of State Highway No. 26 (a variable width ROW), said aluminum cap being at the south corner of a tract conveyed to the State of Texas as recorded in County Clerks No. 0210010198, Tarrant County, Texas;

THENCE North 58 degrees 54 minutes 18 seconds East, following the southeast ROW line of S. H. No. 26, a distance of 486.93 feet to a aluminum cap found for corner at the beginning of a curve to the right with a chord bearing of North 59 degrees 24 minutes 59 seconds East and a chord distance of 33.00 feet;

THENCE along said curve to the right, following the southeast ROW line of said S. H. No. 26, through a central angle of 01 degrees 00 minutes 43 seconds, a radius distance of 1868.86 feet and an arc distance of 33.01 feet to a aluminum cap found for corner in the northeast line of said Lot 7,

THENCE South 31 degrees 09 minutes 10 seconds East, following the northeast line of said Lot 7, a distance of 254.50 feet to the POINT OF BEGINNING and containing 151,981 square feet or 3.489 acres of land.

CU25-21
MAY 05 2025



Glenn Hegar
Texas Comptroller of Public Accounts

Confirmation: You Have Filed Successfully

 Please do NOT send a paper form.

Since you are electronically filing this report, you will not receive a paper tax return in the mail for subsequent reports due. To keep you up-to-date and informed of due dates for this tax, we will send a courtesy e-mail reminder to you at the e-mail address on file for this account.

Franchise Tax

Date and Time of Filing

2025 Annual Public Information Report Confirmation 04/30/2025 01:24:01 PM

Filing Information

Reference Number:

81863941

Taxpayer:

17525115758, BLOOMING COLORS NURSERY & LANDSCAPING, LTD.

Address:

2221 IRA E WOODS AVE
GRAPEVINE, TX, 76051

Public Information Report Taxpayer

Taxpayer Name:

BLOOMING COLORS NURSERY & LANDSCAPING, LTD.

Taxpayer Number:

17525115758

SOS File Number or Comptroller File Number:

0014456610

Mailing Address:

2221 IRA E WOODS AVE
GRAPEVINE, TX, 76051

CU25-21
MAY 05 2025

Principal Office

Principal Office:

Principal Place of Business:

Changes From Previous Year?:

No

Officers, Directors, Managers, Member or General Partner

Name:

JOY PINELLI

Title:

DIRECTORS

Director:

yes

Term Expiration Date:

Mailing Address:

2221 IRA W WOODS AVE
GRAPEVINE, TX, 76051

Name:

NICK PINELLI

Title:

DIRECTORS

Director:

yes

Term Expiration Date:

Mailing Address:

2221 IRA W WOODS AVE
GRAPEVINE, TX, 76051

Name:

BLOOMING COLORS NURSERY & LANDSCAP+

Title:

GENERAL PA

Director:

no

Term Expiration Date:

Mailing Address:

946 CANDOR DRIVE
COPPELL, TX, 75019

MAY 05 2025
CU25-21

Owned Entity(s)

Owned Entity(s):

State of Formation:

TX SOS File#:

Percentage of Ownership:

Owners

Owned Entity(s):

State of Formation:

TX SOS File#:

Percentage of Ownership:

Registered Agent and Office

Agent:

BARRY A. JOHNSON

Office:

2221 IRA E. WOOD

GRAPEVINE, TX, 76051

Declaration Statement

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 submission date, and that a copy of this information has been mailed to each person named in this section who is an officer, director or manager and who is not currently employed by this, or a related, corporation or limited liability company.

Preparer

Name:

Nguyen Nguyen

User ID:

nguyennguyen

Email:

[REDACTED]

Phone Number:

8176099716

MAY 05 2025
CU25-21

IP Address:
108.218.214.11

MAY 05 2025
CU25-21

FRANCHISE TAX ACCOUNT STATUS

This record as of May 2, 2025 at 11:19:37

BLOOMING COLORS NURSERY & LANDSCAPING, LTD.

Texas Taxpayer Number: 17525115758

Mailing Address: 2221 IRA E WOODS AVE
GRAPEVINE, TX 76051 - 3911

Right to Transact Business in Texas: ACTIVE

State of Formation: TX

SOS Registration Status (SOS status updated each business day): ACTIVE

Effective SOS Registration Date: 01/02/2001

Texas SOS File Number: 0014456610

Registered Agent Name: BARRY A. JOHNSON

Registered Office Street Address: 2221 IRA E. WOOD
GRAPEVINE, TX 76051

Public Information Report for Year 2024

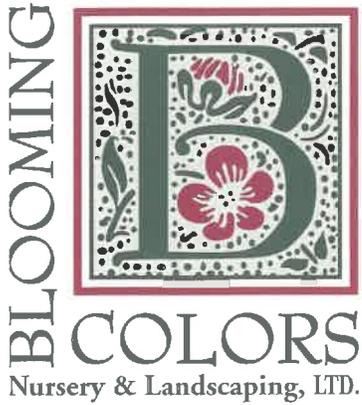
Title	Name and Address
GENERAL PA	BLOOMING COLORS NURSERY & LANDSCAP+ 946 CANDOR DRIVE COPPELL, TX 75019

MAY 05 2025
CU25-21

DIRECTORS	JOY PINELLI 2221 IRA W WOODS AVE GRAPEVINE, TX 76051
DIRECTORS	NICK PINELLI 2221 IRA W WOODS AVE GRAPEVINE, TX 76051

MAY 05 2025

CU25-21



Narrative of Project

We plan to install an inground pool directly in front of our store fully enclosed with a fence and no change to drainage/site plan. This pool will serve as a **permanent show model** to demonstrate the quality, design, and features of the pool products and services we offer to the community.

Our goal is to create a visually appealing and educational display that allows current and potential customers to see a fully installed pool in a natural setting. It will not be used for public swimming or recreation, but rather as a **display and sales tool** to enhance customer understanding of pool design, landscaping integration, and available options.

We are committed to ensuring the installation meets all city requirements and codes, and we welcome any guidance or permits necessary to proceed in compliance with local regulations.

MAY 05 2025
CU25-21



MAY 05 2025

CU25-21



MAY 05 2025

C425-21



LX25-21

MAY 11 2011

**NEW POOL OR WATER FEATURE
APPROVAL REQUEST AND RELEASE**
(Version 2018.1)



Bloomington, Indiana ("Company") requests approval from ONCOR Electric Delivery Company ("ONCOR") of Company's plans to construct a pool or water feature ("Project") at (Address) 2321 IRAE WOODS AVENUE City → GRAPEVINE, TX

In order for ONCOR to properly evaluate the Project, Company must attach the following to this completed document:

- Three copies of Company's construction Plans, which include the location of (1) the pool or water feature (including all decking and walkways); (2) all underground electric facilities drawn to scale and clearly marked as either direct buries or in conduit, including primary, secondary, service and street light facilities (the "Underground Facilities"); (3) the electric meter; and (4) all overhead electric facilities within thirty feet of the water's edge ((1), (2), (3) and (4) may be referred to collectively as the "Facilities"); and
- A copy of the final survey for the property ("Survey") showing the location of all property lines and easements located on the property.

In exchange for ONCOR's review and requested approval of the Construction Plans, Company certifies that:

- (a) The Underground Facilities at the Property have been located through the Texas 811;
- (b) Company has accurately represented on the Construction Plans and the Survey the location of each of the Facilities located through 811, easements, and property lines located at the Property;
- (c) ONCOR can rely on the information set forth in the Construction Plans and the Survey in considering Company's request for approval of the Construction Plans;
- (d) Company will exercise extreme caution consistent with all industry accepted standards and practices when excavation around Facilities;
- (e) Company has requested ONCOR to approve the Construction Plans for the sole purpose of obtaining any necessary municipal approvals and to resolve potential conflicts with existing electric facilities; and
- (f) Except as set forth in (g)(1), below Company agrees to indemnify, protect, defend, and hold ONCOR harmless from and against any and all damages, claims, judgments, causes of action, suits, liability, or losses ("Claims") arising out of the construction of the Project or the representations made herein by Company, including Claims arising out of the activities set forth in (g)(2), below.
- (g) In the event ONCOR incorrectly identified the location of the Underground Facilities and such identifications were relied on by Company to prepare the Construction Plans: (1) Company shall not be responsible for the damage to the Underground Facilities; but (2) Company shall be responsible for applicable costs associated with any necessary re-route of the Facilities and all costs associated with relocation of the Project regardless of the cause or reasons for such re-route or relocation.

Bloomington, Indiana
(Company Name)

ONCOR Approved by:

Digitally signed by Heather Johnson

Date: 2025.05.02 11:40:45 -05'00'

W25-21
MAY 05 2025

By: Sign

Name: Print

Title:

Phone:

Date:

[Signature]
Darryl A. Johnson
MANAGER
469-628-2360
4/1/25

Date:

255 945 1684
(Texas 811 Confirmation Number)

(For electronic approval, Please send pool plans in PDF format to: met.west@oncor.com)

Please allow 5 business days for approval and ensure the electric provider is Oncor before submitting pool plans.

**HERITAGE
BUSINESS
PARK
17784**

2

1A
18.726 @

SUBJECT PROPERTY

LI

**WAL-MART
44954H**

1

2
23.449 @

CC

LI

1R1
1.912 @

3R1 **1**
.775 @

3R2
.937 @

TR 7B
.92 AC

**DFW
BUSINESS
PARK
9079H**

1

4A
1.118 @
6A
1.44 @

**DFW
BUSINESS
PARK
9079H**

1

9A
1.203 @

8A
1.135 @

10A
1.816 @

11
1.127 @

30.368 AC

TR 7A1
5.659 AC

TR 7A2
3.403 AC

IRA E WOODS AVE

8.263 @

TR 9

Y 26

TR 4A3

TR 4A
6.18 AC

TR 3A
8.32 AC

PT OF TR 2 R-MH

TR 4B

0 130 260 390 520 Feet



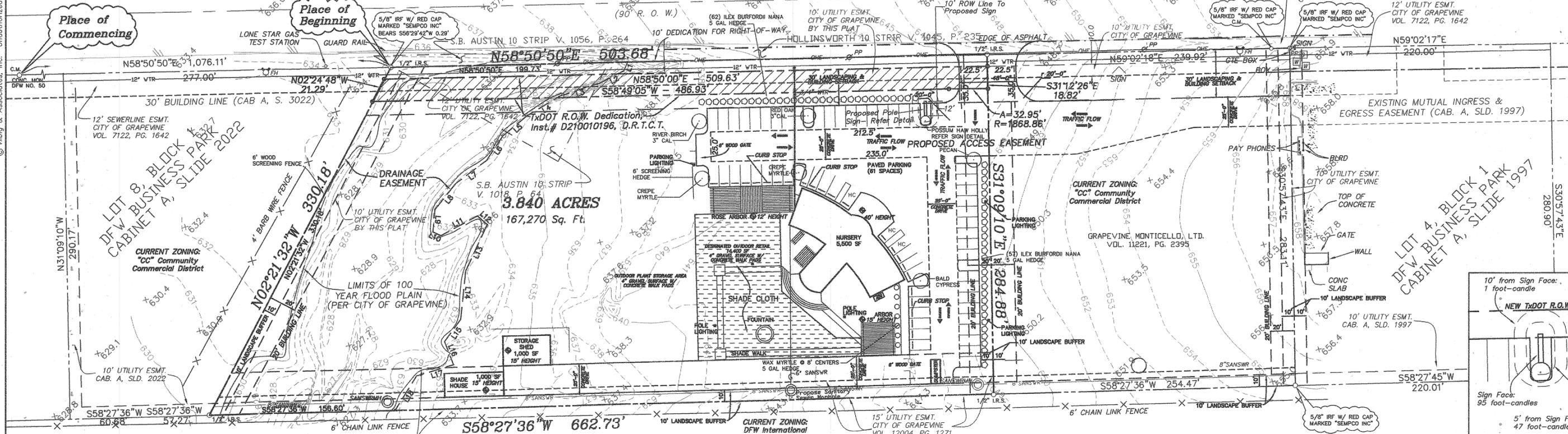
CU25-21; Blooming Colors Nursery 2221 Ira E. Woods Avenue

Date Prepared: 5/28/2025

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

PREVIOUSLY APPROVED

STATE HIGHWAY NO. 26 (IRA E. WOOD AVENUE)



CONDITIONAL USE REQUEST CU10-04 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE OF CU98-80 (ORD. 99-80) FOR OUTSIDE STORAGE IN CONJUNCTION WITH A NURSERY, SPECIFICALLY TO ALLOW A 20-FOOT POLE SIGN WITH CHANGEABLE COPY.

ALL REQUIRED OFF-STREET PARKING AND LOADING AND DRIVES VEHICLE (AUTOS, TRUCKS, TRAILERS, BOATS ETC) AREAS IN ALL DISTRICTS SHALL BE PAVED TO A MINIMUM STANDARD EQUIVALENT TO FOUR (4) INCH CONCRETE SLAB WITH SIX (6) INCHES BY SIX (6) INCHES BY SIX (6) GAUGE MESH WIRE OR TWO (2) INCH HOT MIX ASPHALTIC CONCRETE OVER SIX (6) INCH CRUSHED ROCK BASE. ALL REINFORCING IN CONCRETE SHALL BE SUSPENDED IN THE CENTER OF THE SLAB.

THERE WILL BE NO STORAGE ALLOWED WITHIN THE DRAINAGE EASEMENT AND 100 YEAR FLOOD PLAIN VEHICULAR USE AREAS WILL BE SCREENED WITH A HEDGE A MINIMUM OF 30 INCHES AT TIME OF PLANTING.

NOTE: THE PROPERTY IS CURRENTLY ZONED "CC" COMMUNITY COMMERCIAL DISTRICT AND IS VACANT. THE MASTER DEVELOPMENT PLAN DESIGNATES THIS PROPERTY AS "INDUSTRIAL USES."

ALL REQUIREMENTS OF SECTION 25, "C-C" COMMUNITY COMMERCIAL DISTRICT, SECTION 50, SCREENING, SECTION 53, LANDSCAPING REGULATIONS, SECTION 56, OFF-STREET PARKING REQUIREMENTS, SECTION 58, PARKING, LOADING AND OUTSIDE STORAGE AREA DEVELOPMENT STANDARDS, AND SECTION 60, SIGN STANDARDS WILL BE MET.

ALL REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.

ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE ILLUMINATION LEVELS.

SCREENING OF ALL OUTSIDE STORAGE AREAS WILL BE SCREENED IN ACCORDANCE WITH ALTERNATE B OF SECTION 50.C.2, WHICH CONSISTS OF A HEDGEROW OF EVERGREEN SHRUBS OF A VARIETY WHICH WILL GROW TO A HEIGHT OF SIX (6) FEET. ALL PLANTS SHALL HAVE A MINIMUM HEIGHT AT THE TIME OF PLANTING OF 1/2 OF THE REQUIRED SCREENING HEIGHT.

ALL MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING AIR CONDITIONING UNITS SHALL BE DESIGNED, INSTALLED AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTIES. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

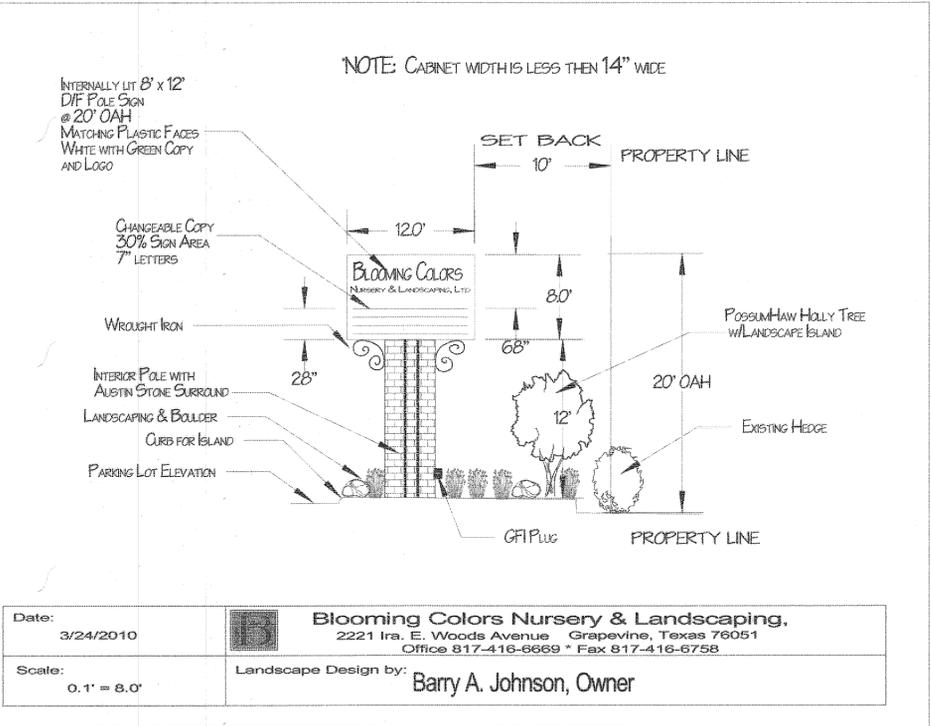
LEGEND

- BOUNDARY LINE
- PLAT OR DEED LINES
- I.R.F. IRON ROD FOUND
- I.R.S. 1/2 INCH IRON ROD WITH YELLOW CAP MARKED RPLS 3989 SET
- EHE ELECTRIC LINE
- PP POWER POLE
- G GAS METER
- BLRD PIPE BOLLARD
- W WATER METER
- EXISTING CONTOUR LINE
- × 642.13 SPOT ELEVATION
- ASPHALT PAVING
- CONCRETE PAVING
- FH FIRE HYDRANT
- 8" SANSWR SANITARY SEWER LINE
- SANSWR SANITARY SEWER MANHOLE

	REQUIRED	PROVIDED
HEIGHT OF BLDG.	50 FT	40 FT
BLDG. COVERAGE	60%	3.3%
FLOOR AREA RATIO	N/A	3.3%
TOTAL LOT AREA	30,000 SF	167,270 SF
TOTAL IMPERVIOUS AREA:	80%	27.5%
TOTAL OPEN SPACE:	20%	72.5%
MASONRY:	70%	100%
PARKING		
INDOOR RETAIL (5 + 1/300)	33	36
OUTDOOR RETAIL (1/600)	24	25
TOTAL PARKING:	57	61

LINE	BEARING	DISTANCE
L1	S07°24'33"E	7.90'
L2	S33°33'06"W	22.35'
L3	S42°18'14"W	35.12'
L4	S29°18'29"W	33.02'
L5	S20°41'26"W	28.16'
L6	S03°31'58"W	24.94'
L7	S23°28'59"W	32.55'
L8	S08°42'42"W	27.95'
L9	S24°52'43"E	18.90'
L10	N84°38'20"E	7.42'
L11	N31°48'44"E	35.09'
L12	S78°08'44"E	10.95'
L13	S05°04'38"E	43.37'
L14	S24°09'29"E	40.54'
L15	S05°55'56"W	23.13'
L16	S51°22'43"E	20.71'
L17	S43°12'16"W	32.41'
L18	S02°13'28"W	34.63'

- NOTES:**
- Surveyor has not abstracted subject property.
 - Basis of Bearing is the Southeast Right of Way line of State Highway No. 26 according to Lot 8, Block 1, DFW BUSINESS PARK ADDITION, recorded in Cab. A, Slide 2022, P.R.T.C.T., at monuments marked "C.M." (controlling monument).
 - Benchmark: City of Grapevine B.M. No. CG-27P2, chisled square at the center-line of headwall on the north side of State Highway No. 26, ± 1/4 mile southwest S. Hwy. No. 114.
 - Site Benchmark: RR spike in power pole on the southeast R.O.W. line of S. Hwy. No. 26 located approximately 120 feet west of northeast corner of subject property. Elevation=644.01'
 - Diameter and drip-line of trees not graphically to scale.
 - There will be no storage allowed within the Drainage Easement and 100 Year Flood Plain.



SIGN ILLUMINATION DETAIL
SCALE: 1" = 20'
NOTE: Foot-candle calculations were provided by owner.

CASE NAME: BLOOMING COLORS NURSERY
CASE NUMBER: CH10-04
LOCATION: 2221 IRA E. WOODS AVE.
LOT 7, BLOCK 1, DFW BUSINESS PARK

DATE: 4/20/10

PLANNING AND ZONING COMMISSION

DATE: 4/20/10

SHEET: 1 OF 1

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

DEPARTMENT OF DEVELOPMENT SERVICES

**BLOOMING COLORS NURSERY
CONCEPT/SITE PLAN
3.840 ACRES**

SITUATED IN THE THOMAS EASTER SURVEY, ABSTRACT 474
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

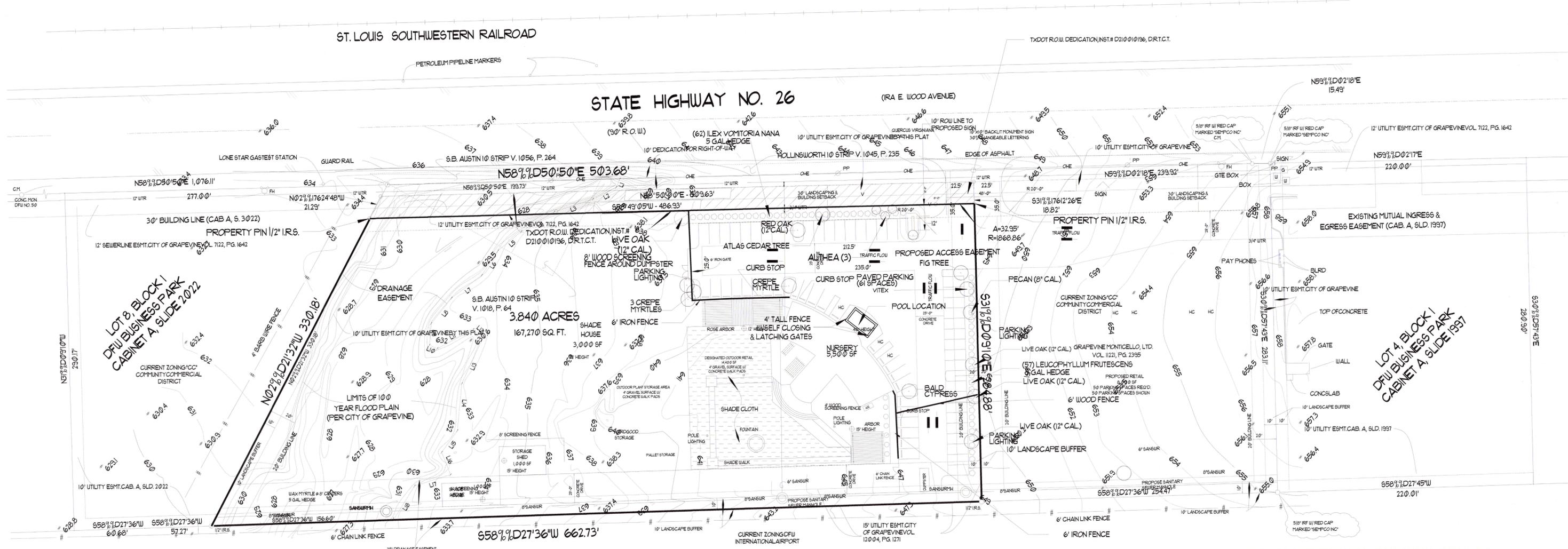
CLIENT: BLOOMING COLORS NURSERY & LANDSCAPE, INC.
2221 Ira E. Woods Ave.
Grapevine, Texas 76051
(972) 393-8860

ARCHITECT: LEGEND ARCHITECTS
100 LAKE TRAIL DRIVE
DOUBLE OAK, TEXAS 75077
(817) 430-2321

SURVEYOR: VILBIG & ASSOCIATES, INC.
10132 Monroe Drive
Dallas, Texas 75229
(214) 352-7333

NOTE: THIS SITE PLAN IS BEING SUBMITTED BECAUSE THE RECENT ACQUISITION OF ADDITIONAL STATE HIGHWAY 26 RIGHT-OF-WAY NECESSITATES RELOCATION OF EXISTING POLE SIGN AND CHANGES TO LANDSCAPING.

NO SUBSTANTIAL CHANGES TO BUILDING(S), DRIVEWAYS, OR PARKING AREAS OUTSIDE OF SIGN AREA ARE PROPOSED AT THIS TIME. OTHER IMPROVEMENTS SHOWN ON THIS PLAN ARE EXISTING AND SHALL REMAIN IN PLACE.



Conditional use request CU25-21 is a request to amend the previously approved site plan of CU10-04 (Ord. 2010-014) to allow 20-foot pole sign in conjunction with a nursery and landscaping business. This request is specifically to all for a display pool near the building's main entrance.

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 onsite 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.

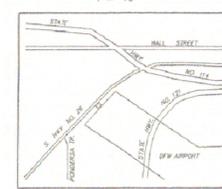
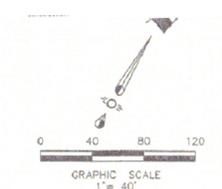
SCREENING OF ALL OUTSIDE STORAGE AREAS WILL BE SCREENED IN ACCORDANCE WITH ALTERNATE B OF SECTION 50.C.2, WHICH CONSISTS OF A HEDGEROW OF EVERGREEN SHRUBS OF A VARIETY WHICH WILL GROW TO A HEIGHT OF SIX (6) FEET. ALL PLANTS SHALL HAVE A MINIMUM HEIGHT AT THE TIME OF PLANTING OF 1/2 OF THE REQUIRED SCREENING HEIGHT.

ALL MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING AIR CONDITIONING UNITS SHALL BE DESIGNED, INSTALLED AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTIES. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

SQ. FOOTAGE OF FENCED-IN POOL AREA IS 627 SQUARE FEET

CASE NUMBER: CU25-21, BLOOMING COLORS NURSERY & LANDSCAPING, LTD. LOT 7, BLOCK 1 DFW BUSINESS PARK, THOMAS EASTER SURVEY, A-474, 3.840 ACRES, ZONES "CC" COMMUNITY COMMERCIAL DISTRICT

DATE: MAY 29, 2025



AREA	50 FT	40 FT
RESIDY OF SLAB	808	2.38
BLDG. CONCRETE	N/A	N/A
FLOOR AREA (A/R)	808	14,070 SF
TOTAL BLDG. AREA	808	14,070 SF
TOTAL OPEN SPACE	708	1,000

LINE	BEARING	DISTANCE
L1	S07°24'33"E	7.90'
L2	S33°37'26"W	22.35'
L3	S42°18'14"W	15.12'
L4	S59°19'29"W	23.02'
L5	S20°41'29"W	28.10'
L6	S03°31'58"W	24.84'
L7	S23°29'50"W	22.55'
L8	S28°43'42"W	27.80'
L9	S24°49'43"E	18.50'
L10	N84°26'20"E	7.42'
L11	N31°48'44"E	22.35'
L12	S78°08'44"E	10.50'
L13	S05°04'38"E	43.37'
L14	S24°09'29"E	40.34'
L15	S05°50'56"W	23.12'
L16	S31°27'43"E	20.71'
L17	S43°12'15"W	22.41'
L18	S22°13'28"W	14.53'

CASE NAME: Blooming Colors Nursery
CASE NUMBER: CU25-21
LOCATION: 2221 Ira E. Woods Avenue, Grapevine, Texas 76051
Block 1, Lot 7, DFW Business Park

Mayor _____ Secretary _____
PLANNING AND ZONING COMMISSION

CHAIRMAN _____

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



CLIENT: BLOOMING COLORS NURSERY & LANDSCAPING, LTD. 2221 IRA E. WOODS AVE. GRAPEVINE, TEXAS 76051 817-416-6663 BARRY A. JOHNSON

ARCHITECT: LEGEND ARCHITECTS 1000 LAKE TRAIL DRIVE DOUBLE OAK, TEXAS 75077 817-416-6663

SURVEYOR: VILBIG & ASSOCIATES, INC. 10132 MONROE DRIVE DALLAS, TEXAS 75223 214-352-7333

LEGEND

- BOUNDARY LINE
- PLAT OR DEED LINES
- I.R.F. IRON ROD FOUND
- I.R.S. 1/2 INCH IRON ROD WITH YELLOW GAP MARKED RPLS 3989 SET
- CHE ELECTRIC LINE
- PP POWER POLE
- GAS METER
- BLRD PIPE BOLLARD
- WATER METER
- EXISTING CONTOUR LINE
- SPOT ELEVATION
- ASPHALT PAVING
- CONCRETE PAVING
- FIRE HYDRANT
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE

- NOTES:
1. Surveyor has not abstracted subject property.
 2. Basis of Bearing is the Southeast Right of Way line of State Highway No. 26 according to Lot 8, Block 1, DFW BUSINESS PARK ADDITION, recorded in Cab. A, Slide 2022, P.R.T.C.T., at monuments marked 'C.M.' (controlling monument).
 3. Benchmark: City of Grapevine B.M. No. CG-2772, chisled square at the center-line of headwall on the north side of State Highway No. 26, ± 1/4 mile southwest S. Hwy. No. 114.
 4. Site Benchmark: RR spike in power pole on the southeast R.O.W. line of S. Hwy. No. 26 located approximately 120 feet west of northeast corner of subject property. Elevation=644.01'
 5. Diameter and drip-line of trees not graphically to scale.
 6. There will be no storage allowed within the Drainage Easement and 100 Year Flood Plain.

POOL SPECIFICATIONS:
 PERIMETER: 76'
 HEATER: NO
 AREA: 264 SF
 PTRAP - YES
 GALLONS: 5,600
 PAVER DECKING:

IN GROUND POOL FOCUSED SITE PLAN
 For
 Blooming Colors Nursery & Landscaping, Ltd.
 Lot 7, Block 1, DFW Business Park
 2221 Ira. E. Woods Avenue, Grapevine, Texas 76051
 Thomas Easter Survey, A-474, 3.840 acres and sq. ft. zoned
 "CC"
 Community Commercial District

CASE NAME: Blooming Colors Nursery
 CASE NUMBER: CU25-21
 LOCATION: 2221 Ira E. Woods Avenue, Grapevine, Texas 76051
 Block 1, Lot 7, DFW Business Park

 Mayor Secretary

 PLANNING AND ZONING COMMISSION

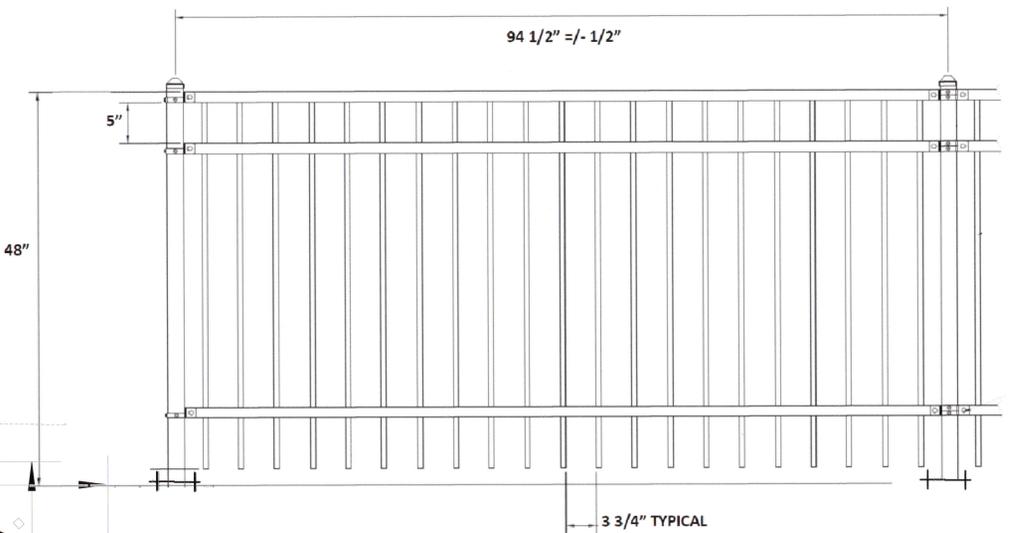
 CHAIRMAN

DATE: _____
 SHEET ____ OF ____

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

PLANNING SERVICES DEPARTMENT

POOL FENCE DETAIL



SQ. FOOTAGE OF
 FENCED-IN POOL AREA
 IS 627 SQUARE FEET

2 MICRO BRITE LED LIGHTS
 TOP OF POOL FORMS

IN GROUND PUMP AND FILTER SYSTEM WITH P-TRAP
 PIPING INTEGRAL IN PUMP FILTER COMPARTMENT
 RPC BACKFLOW DEVICE ON POOL FILLER
 LOCATED IN PUMP/FILTER COMPARTMENT

NEW PORCELAIN PAVER DECKING

UNDER GROUND
 ELECTRIC SERVICE

PARKING
 AREA

4 FOOT TALL SELF CLOSING/SELF LATCHING [STEEL FENCE PAINTED BLACK]
 ENGINEERED WALL STRUCTURE W/LEAKPROOF MEMBRANE, PUMP & FILTER
 12" POOL STEPS
 SUN BENCH

4' TALL SELF CLOSING/SELF LATCHING GATE

LOCKABLE DOORS
 TO RETAIL BUILDING

FILL LINE FROM RPZ TO LEVELER FILL

110V POWER TO PUMP SYSTEM

110V GFI CONVIENCE OUTLET

STAINLESS STEEL SLOT CHANNEL DRAIN

RETAIL STORE MAIN BUILDING

INDOOR SALES AREA

PARKING
 AREA

DOOR

INDOOR SALES AREA

4' TALL SELF CLOSING/SELF LATCHING GATE

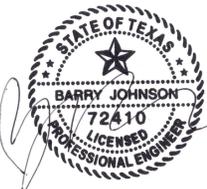
ELECTRIC METER LOCATION

DOOR

NOTE:

- 1) SITE PLAN/GRADE DOES NOT CHANGE
- 2) RPC FOR FILL LINE & P-TRAP FOR BACKWASH INCLUDED

CONDITIONAL USE REQUEST CU25-21 IS A REQUEST TO AMEND THE PREVIOUSLY
 APPROVED SITE PLAN OF CU10-04 (ORD. 2010-014) TO ALLOW 20-FOOT POLE SIGN IN
 CONJUNCTION WITH A NURSERY AND LANDSCAPING BUSINESS. THIS REQUEST IS
 SPECIFICALLY TO ALL FOR A DISPLAY POOL NEAR THE BUILDING'S MAIN ENTRANCE.



TO: SITE PLAN REVIEW COMMITTEE MEMBERS

FROM: ALBERT L. TRIPLETT, JR. PLANNER II

DATE: JUNE 4, 2025

SUBJECT: TREE REMOVAL PERMIT TR25-01, GRAPEVINE SPRINGS,
1600 WEST NORTHWEST HIGHWAY

RECOMMENDATION

Staff recommends the Site Plan Review Committee (SPRC) consider the proposed tree removal permit to allow clearing and grading for an approved single-family residential development, Block 1, Lots 1-5 & 6x, Block 2, Lots 1-12, 13x, and Block 3, Lots 1-4, 5x, Grapevine Springs, Z24-05 and CP24-01 (Ord. 2024-062). The property is zoned “R-7.5”, and “R-12.5”, Single-Family Districts and is owned by Hatcreek Development.

REQUEST

The applicant is seeking approval for a Tree Removal Permit related to a proposed 21-lot residential subdivision located at 1600 West Northwest Highway. The property has notable topographic variations, necessitating extensive grading operations, including both cut and fill, to prepare for future streets, utilities, and infrastructure improvements required for the subdivision.

As part of the preliminary site work, the applicant plans to remove a total of 8,724 caliper inches of trees to enable necessary grading for roadway alignment, utility trenching, and site stabilization. This tree removal is stated by the applicant as essential early in the project timeline to facilitate the construction of public improvements and to create suitable building pads in the steeply sloped areas of the site.

According to the Tree Preservation Ordinance, a building permit must be obtained before any trees can be removed from a building pad or vehicle use areas on a lot. Therefore, the applicant is requesting approval for this tree removal permit prior to submitting individual building permits for each of the 21 residential lots, addressing concerns related to the site's topography.

	Trees Removed		Trees Preserved
	Roads, Utilities, & Easement	Residential Lots	Drainage Area/ Open Space
	4,024 inches	4,696 inches	3,386 inches (38%)
TOTAL	8,724 inches (62%)		

BACKGROUND INFORMATION

The subject property and the property to the west were zoned “R-1”, Single-Family District prior to the 1984 City-wide Rezoning at which time the property was rezoned to “PO”, Professional Office District.

- On March 25, 1995, City Council approved zone change request Z95-01 (Ord. 1995-16) within the subject site rezoning 5.306 acres from “PO”, Professional Office District to “CC”, Community Commercial District for a proposed retail development that never occurred.
- On June 17, 2003, City Council approved zone change request Z2003-02 (Ord. 2003-39) on the subject site rezoning 7.64 acres from “PO”, Professional Office District to “CC”, Community Commercial District for office and retail development.
- On April 19, 2005, the City Council approved conditional use request CU05-16 (Ord. 2005-29) to allow for the development of a financial institution with drive-through service and additional signage along Northwest Highway for a portion of Lot 1, Block 1, Grapevine Office Park Addition.
- On July 6, 2016, the Site Plan Review Committee (SPRC) approved additional signage along West Northwest Highway for an existing financial institution with a drive-through service.
- On November 21, 2023, City Council denied zone change request Z23-03 to allow for the development of 32 single-family detached residences built to “R-7.5”, Single-Family District and “R-5.0”, Zero-Lot Line District standards. The Council also denied planned development overlay request PD23-02 to allow for private streets in a single-family/zero-lot-line residential development; a reduction in minimum lot area, minimum lot depth, and front-yard building setbacks for the “R-5.0”, Zero-Lot-Line lots.
- On July 16, 2024, City Council approved zone change request Z24-01 and concept plan CP24-01 for the development of 21 single-family detached residences built to “R-7.5”, Single-Family District and “R-12.5”, Single-Family District standards and three open space lots.

/em

City of Grapevine
Tree Removal Application

1. Applicant/Agent Name: **Eason Maykus**
Company Name: **Hatcreek Development**
Address: **604 East Northwest Highway**
City: **Grapevine** State: **Texas** Zip: **76051**
Phone #: **817-329-3111** Fax #: **-----**

2. Applicant's interest in subject property:
Owner seeking to do grading for approved development.

3. Property owner(s) name: **SAME**
Address: **SAME**
City: **SAME** State: **SAME** Zip: **SAME**
Phone #: **SAME** Fax #: **N/A**

4. Address of subject property: **Grapevine Springs**
(TAD address: West Northwest Highway)
Legal Description: Lots: **1-6X, 1-13x, 1-4** Blocks: **1, 2, 3**
Addition: **Grapevine Springs Addition**

MAY 05 2025
TR25-01

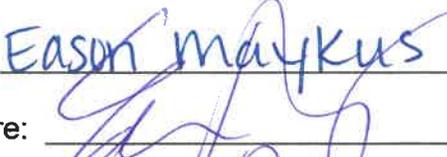
5. Location of all existing or proposed structures, improvements such as streets, alleyways, etc. and site uses, properly dimensioned and referenced to property lines, setback and yard requirements and special relationships.
6. Date, scale, north point, and the names, addresses and telephone numbers of both property owner and the person preparing the plan.
7. Existing and proposed site elevations, grades and major contours.
8. Location of existing and proposed utility easements and drainage easements on the lot
9. Location and dimensions of visibility triangles on the lot.
10. Survey locating Protected Trees on the site to remain that are three (3) inch caliper or greater when measured at a point four and one-half (4-1/2) feet above the ground level. Protected Trees to remain shall be designated by a circle.
11. Survey locating trees on the site to be removed that are three (3) inch caliper or greater when measured at point four and one-half (4-1/2) feet above the ground level. Protected Trees to be removed shall be designated by a triangle.
12. Tree information required above shall be summarized in legend form on the plan and shall include the reason for the proposed removal. This same summary shall also be submitted on an 8.5" x 11" sheet of paper.
13. Protected Tree Replacement Plan: The plan shall exhibit the location of Protected Trees proposed to be replaced and include a legend indicating the species, caliper size and height of proposed tree replacement. Replacement trees shall be designated by a square. The legend shall also be submitted on an 8.5" x 11" sheet of paper.
 - (a) No replacement tree may be planted within a visibility triangle, a water course, or an existing or proposed street or alley.
 - (b) A replacement tree must have a minimum caliper of at least three (3) inches when measured at six (6) inches above ground level.
 - (c) A replacement tree that dies within two years of the date it was planted must be replaced by another replacement tree that complies with the Tree Preservation Permit.
14. Tree Protection Plan: The plan shall describe how existing healthy Protected Trees proposed to be retained will be protected from damage during construction.

MAY 05 2025
TR25-01

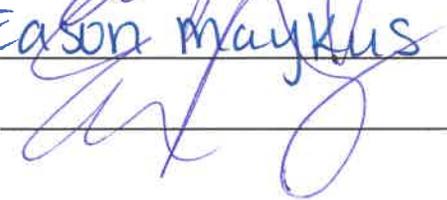
THE DEVELOPMENT SERVICES STAFF WILL DETERMINE THE AGENDA FOR EACH OF THE PUBLIC HEARING DATES. BASED ON THE SIZE OF THE AGENDA, YOUR APPLICATION MAY BE RESCHEDULED TO A LATER DATE.

15. SIGNATURE TO AUTHORIZE A TREE REMOVAL PERMIT REQUEST.

Applicant (print): Eason maykus

Applicant signature: 

Owner (print): Eason maykus

Owner signature: 

MAY 05 2025
TR25-01

The State of Texas

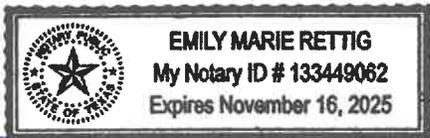
County of Tarrant

Before me Emily Rettig on this day personally appeared Eason maykus known to me (or proved to me on the oath of DL or through _____

(description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 2 day of May, A.D. 2025.

SEAL



Emily Rettig
Notary Signature

The State of Texas

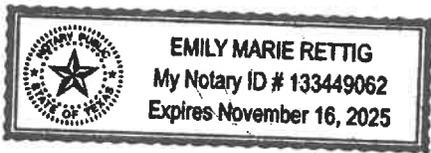
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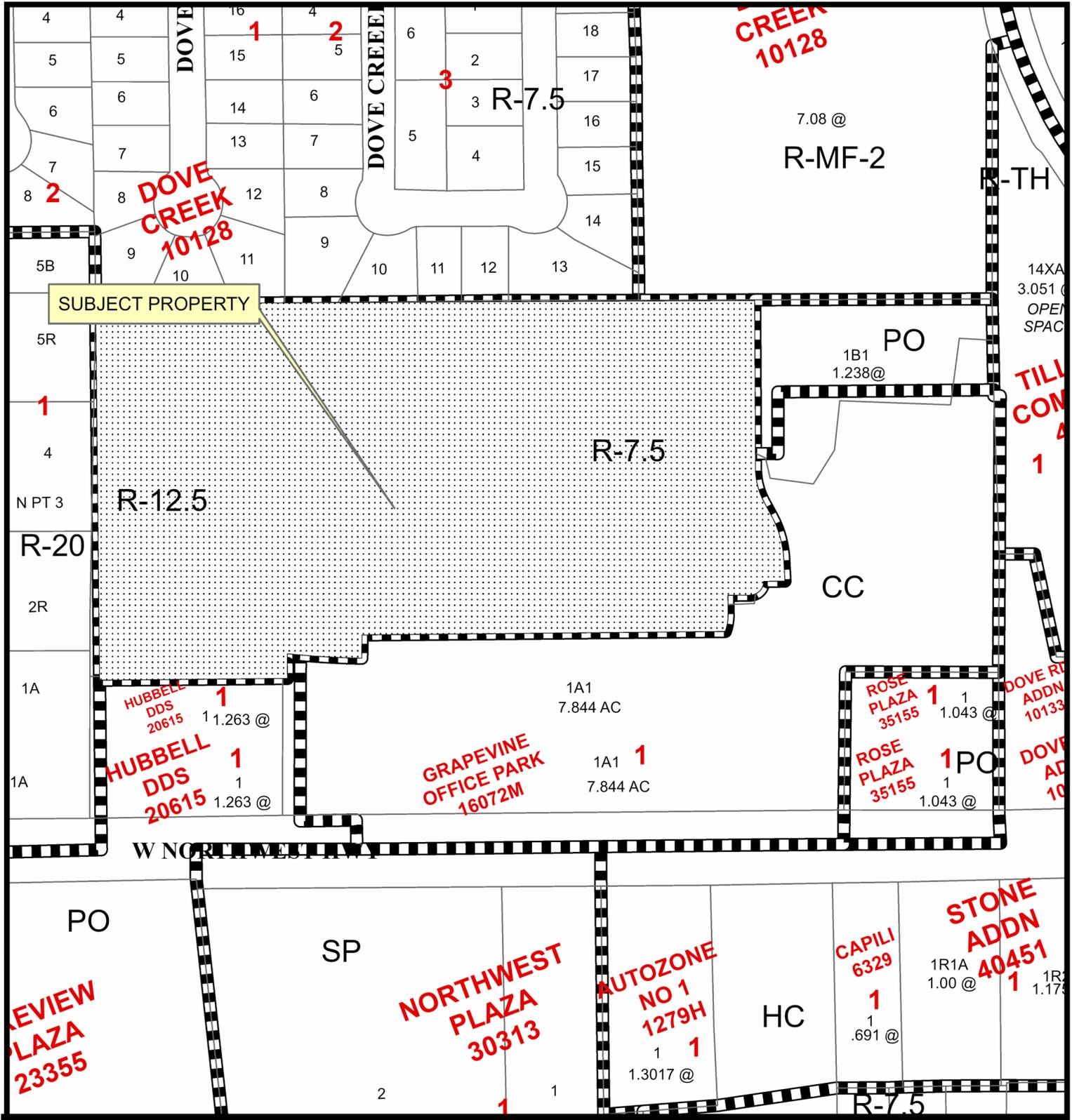
SEAL



Emily Rettig
Notary Signature

MAY 05 2025

TR25-01



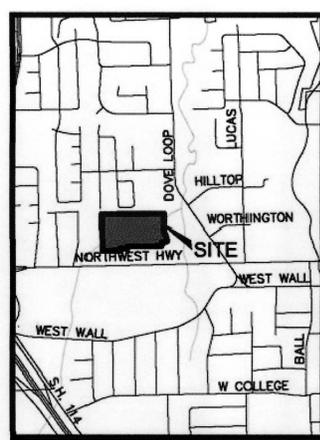
**TR25-01; Grapevine Springs
1600 West Northwest Highway**



Date Prepared: 5/27/2025

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

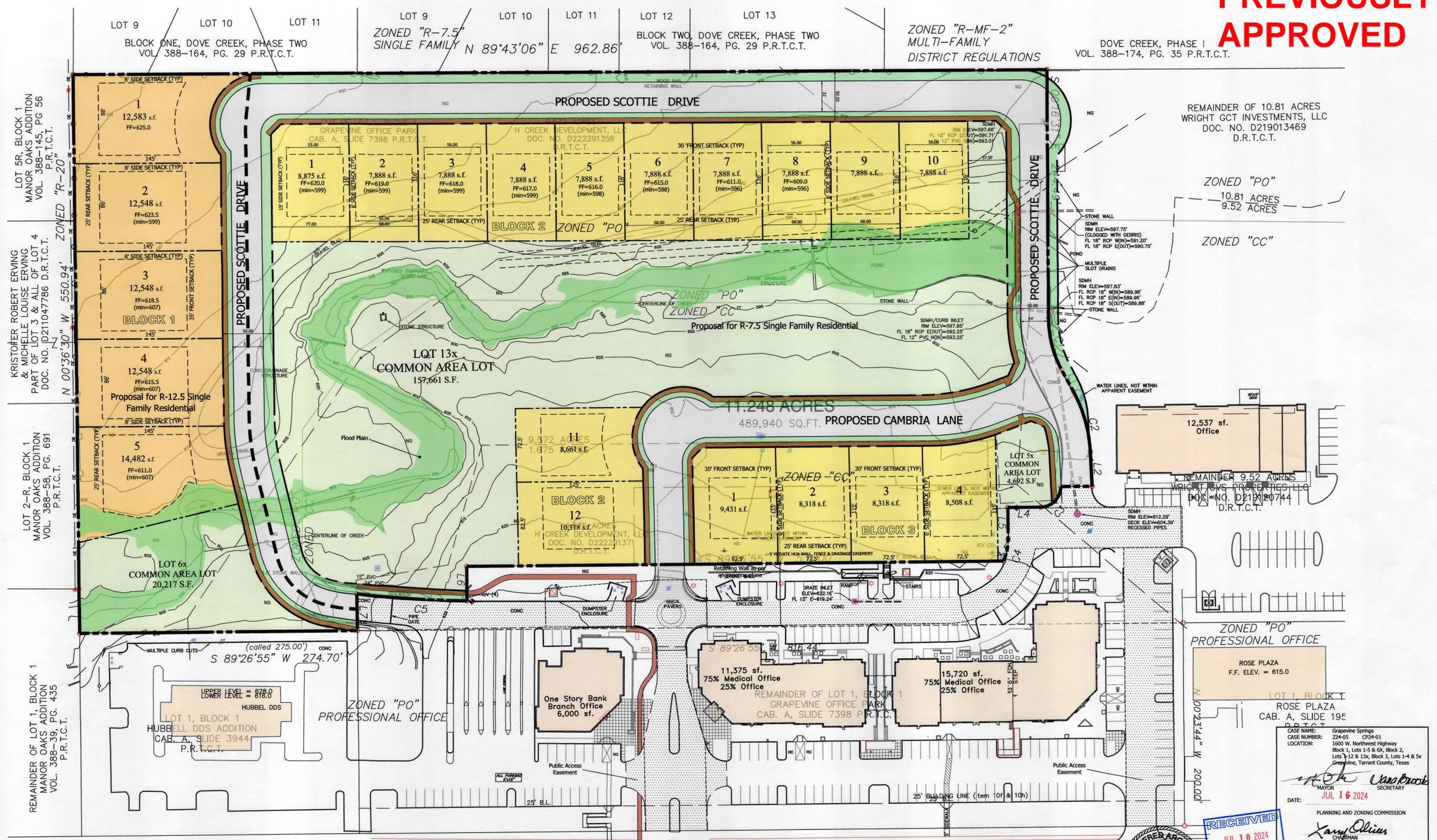
PREVIOUSLY APPROVED



Vicinity Map

Note:

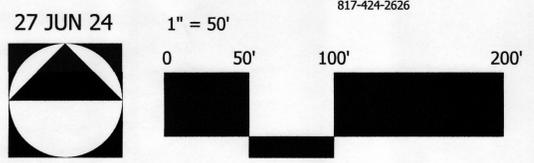
The purpose of this zone change request is to rezone 11.248 acres from the "PO", Professional Office District and "CC", Community Commercial District to "R-7.5", Single-Family District and R-12.5, Single-Family District, to develop 21 single-family detached lots and three open space lots.



Applicant:
H Creek Development, LLC
P.O. Box 92747
Southlake, Texas 76092
Tel: 817-329-3111
Contact: Eason Maykus

Engineer:
Deotte, Inc.
420 Johnson Rd., ste. 303
Keller, TX 76248
TEL: 817-337-8899
Contact: Richard DeOtte, P.E.

Planner:
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626



Item	Required	Proposed	Required	Proposed
Proposed Zoning	R-7.5	R-7.5	R-12.5	R-12.5
Land Use	Single-family Detached Residences	Single-family Detached Residences	Single-family Detached Residences	Single-family Detached Residences
Total Land Area for Development	8.957 acres		2.291 acres	
Typical Total Lot Area	7,500 sq. ft.	7,800 sq. ft.	12,500 sq. ft.	12,500 sq. ft.
Typical First-Floor Building Footprint Area	40% max.	40% max.	40% max.	40% max.
Typical Total Building Area	1,200 sq. ft. min.	2,000 sq. ft. min.	1,400 sq. ft. min.	2,200 sq. ft. min.
Maximum Building Height (feet/#stories)	35 ft./2 stories	35 ft./2 stories	35 ft./2 stories	35 ft./2 stories
Maximum Floor Area Ratio				
Residential Units				
Total # of Residences	N/A	16	N/A	5
Minimum Lot Width	65 ft.	65 ft.	80 ft.	85 ft.
Minimum Lot Depth	100 ft.	114 ft.	100 ft.	145 ft.
Minimum Front Yard Setback	30 ft.	30 ft.	35 ft.	35 ft.
Minimum Side Yard Setbacks	6 ft.	6 ft.	8 ft.	8 ft.
Building Distance Separation	12 ft.	12 ft.	16 ft.	16 ft.
Residential Density (Units/Net Acreage)	4 Dus/acre	1.78 DU/ac	3 Dus/acre	2.18 DU/ac

RECEIVED
JUL 10 2024

REGISTERED ARCHITECT
SAGE GROUP, INC.
27 JUN 24

CONCEPT PLAN
For
Grapevine Springs
Case Number: Z24-05 CP24-01
1600 W. Northwest Highway Block 1, Lots 1-5 & 6X,
Block 2, Lots 1-12 & 13x, Block 3, Lots 1-4 & 5x
Thomas Mahan Survey, A-1050
City of Grapevine, Tarrant County, Texas
11.248 Acres (489,940 s.f.)
Existing zoning: "PO", Professional Office District and "CC",
Community Commercial District
Proposed zoning: "R-7.5" & "R-12.5", Single Family Residential
Date of Preparation: Jun 27, 2024

DATE: JUL 16 2024
MAYOR: [Signature]
SECRETARY: [Signature]

DATE: JUL 16 2024
CHAIRMAN: [Signature]
DATE: JUL 16 2024

SHEET: 3 OF 8
APPROVAL DOES NOT AUTHORIZE ANY
WORK IN CONFLICT WITH ANY CODES OR
ORDINANCES.
PLANNING SERVICES DEPARTMENT

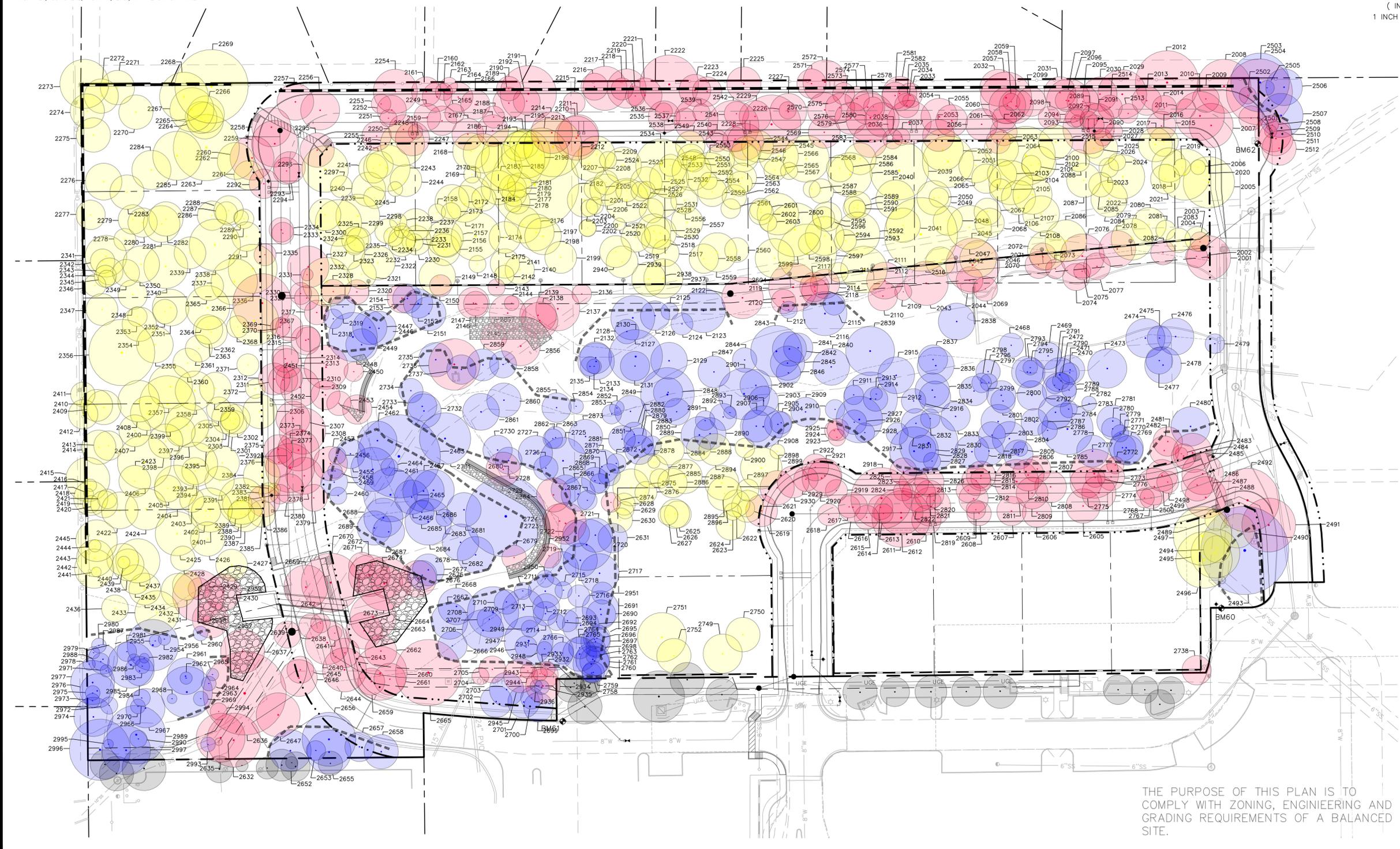
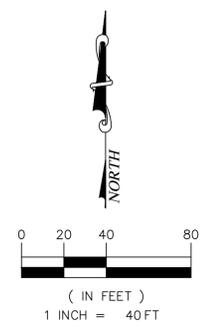
TREE PROTECTION NOTES

- GENERAL CONSTRUCTION NOTES: REFER TO SHEET C0.5 "GENERAL CONSTRUCTION NOTES" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- TREE PROTECTION IDENTIFICATION: PRIOR TO GRADING, BRUSH REMOVAL, OR SITE CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH THE DEVELOPER AND/OR ENGINEER AT THE SITE TO ASCERTAIN THE AREAS OF THE EXISTING TREES TO BE PROTECTED AND PRESERVED. THE CONTRACTOR SHALL THEN CLEARLY TAG OR MARK ALL TREES TO BE PROTECTED AND PRESERVED. NO TREES SHALL BE CUT AND/OR REMOVED FROM THE PROJECT SITE UNTIL SPECIFICALLY AUTHORIZED IN WRITING BY THE GOVERNING AUTHORITY AND/OR DEVELOPER.
- TREE PROTECTION FENCE: THE CONTRACTOR SHALL ERECT A FENCE (PER DETAILS) AROUND EACH TREE TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE OF THE TREE. THE TREE PROTECTION FENCE LOCATION SHOWN ON THE PLAN IS SCHEMATIC IN NATURE.
- TREE CANOPY RESTRICTIONS: DURING CONSTRUCTION, THE CONTRACTOR SHALL PROHIBIT CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE CONTRACTOR SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., IN THE CANOPY AREA.
- TREE ATTACHMENT RESTRICTIONS: NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- FILL RESTRICTIONS: NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED WITHOUT AN APPROVED PLAN FOR USE OF TREE WELLS OR RETAINING WALLS. CHANGES OF GRADE SIX (6) INCHES OR GREATER SHALL REQUIRE ADDITIONAL MEASURES TO MAINTAIN PROPER OXYGEN AND WATER EXCHANGE WITH THE ROOT SYSTEM. IN ADDITION, THE FOLLOWING GUIDELINES ARE TO PROTECT THE TREES TO BE PRESERVED.
 - WITH MAJOR GRADE CHANGES, A RETAINING WALL OR TREE WELL OF A DESIGN APPROVED BY THE GOVERNING AUTHORITY SHALL BE CONSTRUCTED AROUND THE TREE NO CLOSER THAN HALF THE DISTANCE BETWEEN THE TRUNK AND THE DRIP LINE. THE RETAINING WALL SHOULD BE CONSTRUCTED SO AS TO MAINTAIN THE EXISTING GRADES AROUND THE TREE OR GROUP OF TREES.
 - AT NO TIME SHALL A WALL, PAVEMENT OR POROUS PAVEMENT BE PLACED LESS THAN FIVE (5) FEET OR ONE (1) FOOT FOR EVERY TWO (2) INCHES IN CALIPER, WHICHEVER IS GREATER, TO THE TRUNK OF THE TREE.
 - ROOT PRUNING WILL BE REQUIRED WHEN THE CRITICAL ROOT ZONE IS TO BE DISTURBED. THIS IS IN AREAS WHERE PAVING OR THE BUILDING PAD EXTENDS TO OR BENEATH THE DRIP LINE OF THE TREE.

LEGEND

- TREE TO REMAIN ●
- TREE TO BE REMOVED (R.O.W. & EASEMENTS FOR PUBLIC WORKS CONSTRUCTION) ●
- TREE TO BE REMOVED (LOT AREA) ●
- TREE PROTECTION FENCE

WARNING
 CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. DEOTTE INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.



**TREE PRESERVATION PLAN
 GRAPEVINE SPRINGS
 GRAPEVINE, TEXAS**

BENCHMARKS:
 SITE BM60
 N: 7029423.66
 E: 2400712.22
 ELEV = 613.12
 SITE BM61
 N: 7029331.50
 E: 2400173.73
 ELEV = 625.78
 SITE BM62
 N: 7029801.82
 E: 2400742.01
 ELEV = 597.79

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMITTING.
 BY: Richard W. Deotte
 Reg. No.: 74232, (TX)
 Date: 5/03/2025

Drawn By: DSM
 Reviewed By: RWD
 Project: 202210600

SHEET
C8.1

THE PURPOSE OF THIS PLAN IS TO COMPLY WITH ZONING, ENGINEERING AND GRADING REQUIREMENTS OF A BALANCED SITE.

DOI PROJECT No. 202210600 - GRAPEVINE SPRINGS - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - GRAPEVINE, TEXAS

NO.	REVISION	BY	DATE

TREES TO BE REMOVED – R.O.W. & EASEMENTS

TREES TO BE REMOVED		TREES TO BE REMOVED		TREES TO BE REMOVED		TREES TO BE REMOVED	
Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species
2001	18" OAK	2163	7" ELM	2451	18" OAK	2660	22" OAK
2002	9" CEDAR	2164	12" OAK	2452	12" OAK	2661	13" OAK
2003	8" OAK	2165	8" OAK	2453	10" OAK	2662	13" OAK
2007	18" OAK	2166	12" OAK	2454	12" OAK	2663	15" OAK
2008	22" OAK	2167	13" OAK	2457	14" OAK	2664	19" OAK
2009	11" OAK	2187	13" OAK	2481	12" OAK	2665	27" OAK
2010	20" OAK	2188	9" ELM	2482	12" ELM	2669	18" OAK
2011	8" OAK	2189	13" OAK	2483	2x5" OAK	2670	24" OAK
2012	26" OAK	2190	10" OAK	2484	10" CEDAR	2671	11" OAK
2013	12" OAK	2191	23" OAK	2485	16" ELM	2672	17" OAK
2014	10" ELM	2192	11" HACKBERRY	2486	17" OAK	2673	22" OAK
2015	12" HACKBERRY	2210	18" OAK	2487	13" ELM	2674	13" OAK
2027	7" OAK	2211	17" OAK	2488	17" ELM	2676	15" OAK
2028	7"+4" CEDAR	2214	17" OAK	2491	22" OAK	2679	10" ELM
2029	20" OAK	2215	9" ELM	2492	26" OAK	2694	7" OAK
2030	14" OAK	2216	11" OAK	2498	9" OAK	2705	11" ELM
2031	13" OAK	2217	18" OAK	2499	13" OAK	2723	17" OAK
2032	15"+10" OAK	2218	9" CEDAR	2500	15" ELM	2724	14" OAK
2033	10" OAK	2219	16" OAK	2501	10" ELM	2729	14" OAK
2034	5" CEDAR	2220	2x8" OAK	2502	7" ELM	2736	21" OAK
2035	10" OAK	2221	14" OAK	2503	27" OAK	2738	12" OAK
2036	18" CEDAR	2222	24"+7" CEDAR	2508	5" ELM	2767	9" ELM
2037	7" OAK	2223	13" OAK	2509	5" ELM	2768	8" OAK
2038	8" OAK	2224	12" BOIS D'ARC	2510	15" OAK	2772	7" OAK
2043	18" ELM	2225	14" OAK	2511	14" OAK	2773	11" OAK
2044	11" HACKBERRY	2226	7" HACKBERRY	2512	14" OAK	2774	14" OAK
2045	22" ELM	2227	15" OAK	2513	8" ELM	2775	13" OAK
2053	13" OAK	2228	24" OAK	2514	10" ELM	2776	8" OAK
2054	15" OAK	2229	2x13" OAK	2535	13" OAK	2777	20" OAK
2055	13" OAK	2247	14" OAK	2536	7" OAK	2807	11" OAK
2056	13" ELM	2248	6" OAK	2537	8" MAPLE	2808	13" ELM
2057	21" OAK	2249	11" ELM	2538	2x18" OAK	2809	13" ELM
2058	7" OAK	2250	12" OAK	2539	7" OAK	2810	13" ELM
2059	14" OAK	2251	7" ELM	2540	9" OAK	2811	18" OAK
2060	15" OAK	2252	12" OAK	2541	10" CEDAR	2812	12" ELM
2061	10" OAK	2253	8" OAK	2542	21" OAK	2813	10" ELM
2062	11" OAK	2254	18" MAPLE	2543	10" OAK	2814	12" CEDAR
2063	10" OAK	2255	12" OAK	2544	15" OAK	2815	8" CEDAR
2069	10" HACKBERRY	2256	16" ELM	2569	2x13" OAK	2816	12" CEDAR
2070	11" MULBERRY	2257	15" OAK	2570	14" OAK	2818	16" OAK
2071	11" OAK	2258	16" OAK	2571	12" OAK	2820	6" OAK
2073	8" MULBERRY	2259	19" OAK	2572	18" OAK	2821	12" OAK
2074	11" MULBERRY	2260	18" OAK	2573	9" OAK	2822	14"+7" BOIS D'ARC
2075	7" OAK	2292	12" OAK	2574	10" OAK	2823	12" OAK
2076	18" OAK	2293	11" OAK	2575	12"+9" OAK	2824	8" OAK
2077	11" MULBERRY	2294	13" OAK	2576	13" OAK	2825	11" ELM
2078	15" OAK	2295	14" OAK	2577	14" OAK	2826	12" OAK
2082	10" ASH	2307	14" OAK	2578	8" OAK	2856	16" COTTON WOOD
2089	21" OAK	2308	19" OAK	2579	20" OAK	2857	11" ELM
2090	8" OAK	2309	16" OAK	2580	14" OAK	2864	14" OAK
2091	14" OAK	2310	11" OAK	2581	11" OAK	2874	8" OAK
2092	7" MULBERRY	2311	12" OAK	2582	14" OAK	2898	14" OAK
2093	5" OAK	2312	13" OAK	2583	14" OAK	2918	25" ELM
2094	8" OAK	2313	12" OAK	2605	14" CEDAR	2919	9" CEDAR
2095	13" BOIS D'ARC	2314	11" OAK	2606	12" OAK	2920	16" OAK
2096	18" OAK	2315	12" OAK	2607	12" CEDAR	2921	14" OAK
2097	9" ASH	2316	10"+6" OAK	2608	10" ELM	2922	13" OAK
2098	9" OAK	2317	10" OAK	2609	8" ELM	2923	7" OAK
2099	12" OAK	2320	10" OAK	2610	12" OAK	2924	8" OAK
2109	7" ELM	2328	10" CEDAR	2611	24" OAK	2925	9" OAK
2110	12" ELM	2329	10" OAK	2612	18" OAK	2929	2x10" OAK
2111	15" OAK	2330	9" OAK	2613	8" OAK	2930	13" OAK
2114	12" OAK	2331	5" OAK	2614	10" ELM	2932	6" ELM
2117	11" OAK	2332	17" OAK	2615	10" BOIS D'ARC	2933	11" OAK
2118	12" OAK	2333	9" OAK	2616	12" OAK	2934	14" OAK
2119	20" OAK	2334	10" OAK	2617	9" ELM	2943	6" OAK
2120	10" OAK	2335	9" OAK	2618	9" OAK	2944	6" BOIS D'ARC
2122	17" OAK	2366	24" OAK	2619	13" OAK	2945	14" OAK
2136	8" OAK	2369	8" OAK	2632	22" OAK	2952	10" ELM
2137	18" OAK	2370	11" BOIS D'ARC	2635	20" COTTON WOOD	2957	15" COTTON WOOD
2138	15" OAK	2373	17" OAK	2636	34" OAK	2958	4" BOIS D'ARC
2139	15" OAK	2374	12" OAK	2637	18" OAK	2959	15" COTTON WOOD
2143	7" OAK	2375	12" LOCUST	2638	11" CHINABERRY	2994	7" HACKBERRY
2144	6" OAK	2376	12" OAK	2639	10" OAK		
2145	15" OAK	2377	20" OAK	2640	18" OAK		
2146	10" CEDAR	2378	15" OAK	2641	6" HACKBERRY		
2147	13" OAK	2379	3x11" OAK	2642	8" HACKBERRY		
2150	9" CEDAR	2380	12" OAK	2643	12" ELM		
2154	12" OAK	2381	8" OAK	2644	18" OAK		
2159	12"+7" OAK	2385	13" OAK	2645	11" OAK		
2160	12" OAK	2429	9" OAK	2646	15" OAK		
2161	12" OAK	2430	21" OAK	2647	18" OAK		
2162	7" OAK	2450	8" OAK	2659	11" OAK		

TREES TO BE REMOVED – LOT AREA

TREES TO BE REMOVED		TREES TO BE REMOVED		TREES TO BE REMOVED		TREES TO BE REMOVED	
Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species
2004	10" OAK	2197	15" ELM	2338	21" OAK	2436	11" HACKBERRY
2005	21" OAK	2198	15" OAK	2339	13" OAK	2437	18" OAK
2006	6" ELM	2199	13" OAK	2340	18" OAK	2438	13" OAK
2016	12" OAK	2200	7" OAK	2341	17" OAK	2439	5" BOIS D'ARC
2017	14" OAK	2201	14" OAK	2342	2x10" HACKBERRY	2440	13" OAK
2018	14" OAK	2202	7" OAK	2343	11" OAK	2441	4" ASH
2019	7" OAK	2203	7" OAK	2344	9" OAK	2442	16" OAK
2020	21" OAK	2204	7" OAK	2345	7" OAK	2443	15" OAK
2021	12" OAK	2205	9" OAK	2346	9" OAK	2444	5" HACKBERRY
2022	18" OAK	2206	13" OAK	2347	2x13" OAK	2445	17" OAK
2023	8" CEDAR	2207	10" OAK	2348	12" OAK	2489	9" OAK
2024	7" CEDAR	2208	14" OAK	2349	11" ELM	2490	14" ELM
2025	14" OAK	2209	15" OAK	2350	15" OAK	2494	11" OAK
2026	8" CEDAR	2212	24" OAK	2351	15" ELM	2495	20" OAK
2039	24" OAK	2213	22" OAK	2352	10" ELM	2496	23" OAK
2040	16+10" OAK	2230	12" OAK	2353	8" HACKBERRY	2497	24" OAK
2041	14" OAK	2231	7" OAK	2354	14" OAK	2515	14" OAK
2042	12" HACKBERRY	2232	11" OAK	2355	15" OAK	2516	30" ELM
2046	15" OAK	2233	11" OAK	2356	27" ELM	2517	11" OAK
2047	18" OAK	2234	8" OAK	2357	18" OAK	2518	12" OAK
2048	12" OAK	2235	10" OAK	2358	16" OAK	2519	12" OAK
2049	14" OAK	2236	6" OAK	2359	13" OAK	2520	5" OAK
2050	8" CEDAR	2237	13" OAK	2360	12" OAK	2521	18" OAK
2051	21" OAK	2238	7" OAK	2361	11" OAK	2522	9" BOIS D'ARC
2052	17" OAK	2239	9" OAK	2362	13" OAK	2523	15" OAK
2064	14" OAK	2240	14" OAK	2363	12" OAK	2524	7" OAK
2065	14" OAK	2241	12" OAK	2364	18" OAK	2525	13"+8" OAK
2066	12" OAK	2242	11" OAK	2365	12" OAK	2526	8" OAK
2067	11" BOIS D'ARC	2243	19" OAK	2367	20" OAK	2527	7" OAK
2068	12" CEDAR	2244	2x13" OAK	2368	9" OAK	2528	10" OAK
2072	16" OAK	2245	6" OAK	2371	9" OAK	2529	14" OAK
2079	17" OAK	2246	18" OAK	2372	8" OAK	2530	13" OAK
2080	2x14" OAK	2261	2x12"+10" OAK	2382	5" OAK	2531	12" OAK
2081	8" OAK	2262	15" OAK	2383	8" OAK	2532	16" OAK
2083	10" OAK	2263	27" OAK	2384	15" OAK	2533	9" BOIS D'ARC
2084	15" OAK	2264	15" OAK	2386	11" ELM	2534	21" OAK
2085	10" OAK	2265	13" OAK	2387	14" OAK	2545	13" OAK
2086	17" OAK	2266	15" OAK	2388	11" OAK	2546	12" OAK
2087	14" OAK	2267	18" OAK	2389	12" OAK	2547	12" OAK
2088	9" OAK	2268	20" BOIS D'ARC	2390	19" OAK	2548	12" OAK
2100	24" OAK	2269	30" OAK	2391	12" OAK	2549	12" OAK
2101	8" CEDAR	2270	14" BOIS D'ARC	2392	14" OAK	2550	11" OAK
2102	14" OAK	2271	14" OAK	2393	11" OAK	2551	9" BOIS D'ARC
2103	12" ELM	2272	14" HACKBERRY	2394	18" OAK	2552	16" OAK
2104	18" ASH	2273	20" OAK	2395	13" OAK	2553	19" OAK
2105	9" ELM	2274	14" HACKBERRY	2396	18" OAK	2554	7" OAK
2106	14" OAK	2275	14" OAK	2397	12" OAK	2555	12" OAK
2107	16" OAK	2276	15" OAK	2398	14" OAK	2556	11" OAK
2108	2x15" OAK	2277	12" HACKBERRY	2399	23" OAK	2557	13" OAK
2112	19" OAK	2278	9" OAK	2400	14" OAK	2558	12" OAK
2113	8" MULBERRY	2279	12" OAK	2401	18" OAK	2559	16" OAK
2140	12" OAK	2280	12" HACKBERRY	2402	12" OAK	2560	10" CEDAR
2141	2x12" OAK	2281	15" OAK	2403	10" BOIS D'ARC	2561	8" OAK
2142	8" OAK	2282	14" OAK	2404	18" OAK	2562	10" OAK
2148	7" OAK	2283	14" OAK	2405	11" OAK	2563	10" OAK
2149	15" OAK	2284	16" OAK	2406	22" OAK	2564	12" OAK
2155	13" OAK	2285	20" HACKBERRY	2407	13" OAK	2565	9" OAK
2156	12" OAK	2286	12" OAK	2408	17" OAK	2566	16" OAK
2157	15" OAK	2287	9" OAK	2409	14" OAK	2567	7" BOIS D'ARC
2158	2x7" OAK	2288	12" OAK	2410	13" ELM	2568	19" OAK
2168	15" OAK	2289	6" BOIS D'ARC	2411	10" ELM	2584	13" OAK
2169	7" OAK	2290	8" OAK	2412	12" ELM	2585	18" ELM
2170	13" OAK	2291	12" OAK	2413	12" OAK	2586	11" OAK
2171	15" OAK	2296	19" OAK	2414	14" OAK	2587	7" OAK
2172	14" OAK	2297	9" OAK	2415	18" OAK	2588	

GENERAL CONSTRUCTION NOTES

- CONSTRUCTION MATERIALS AND METHODS SHALL BE PER NCTCOG STANDARDS AS AMENDED BY THE GOVERNING BODY'S DESIGN STANDARDS AND DETAILS, WHICH ARE THE DETAILS INCLUDED AND MADE PART OF THESE DRAWINGS.
- LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON PUBLICLY AVAILABLE RECORDS. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITIES BOTH VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

GRADING NOTES

- ALL GRADES ARE TO GUTTER OR TOP OF PAVEMENT UNLESS OTHERWISE NOTED. SEE GRADING LEGEND FOR ADDITIONAL NOTATION.
- HUNDREDS PLACE HAS BEEN OMITTED ON SPOT ELEVATIONS FOR PLAN READABILITY.
- FINISHED GRADES SHOWN HEREON REPRESENT TOP OF PAVING, TOP OF SOD AND/OR LANDSCAPING UNLESS OTHERWISE NOTED.
- SOD OR LANDSCAPING SHALL NOT BE PLACED ABOVE THE FINISHED FLOOR. FINAL GRADE SHALL BE VERIFIED TO ENSURE POSITIVE FLOW AWAY FROM ALL STRUCTURES.
- ROUGH GRADING SHALL BE WITHIN 0.1 FT +/- OF FINISHED GRADES SHOWN. UNDER PAVEMENT AND/OR FINISHED FLOORS, GRADES SHALL BE CONSTRUCTED TO THE TOP OF SUBGRADE.
- CONTOURS REPRESENT FINISHED GRADES.
- ALL SIDEWALKS SHALL BE BACKFILLED AS NECESSARY TO PREVENT THE IMPEDENCE OF DRAINAGE.
- RETAINING WALL ELEVATIONS ARE CALLED FROM TOP OF WALL TO FINISHED GRADE AT BOTTOM OF WALL. STRUCTURAL DESIGN OF RETAINING WALLS TO BE PERFORMED BY OTHERS.

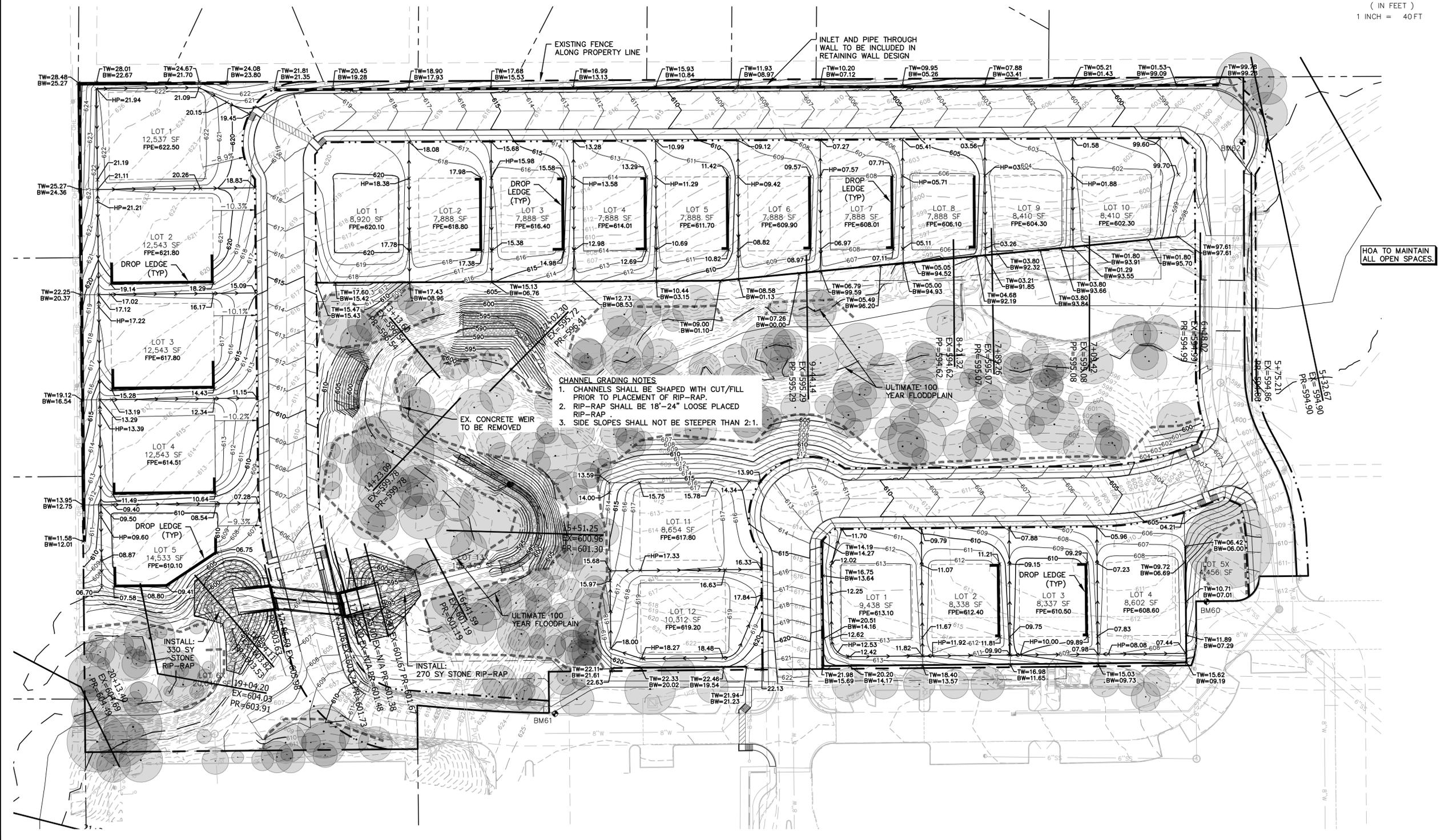
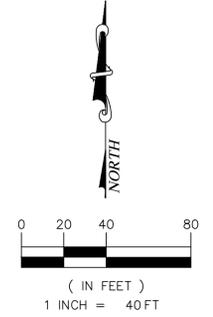
AMERICANS WITH DISABILITIES ACT COMPLIANCE

- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ADA ACCESSIBILITY COMPLIANCE. IN THE EVENT OF A CONFLICT BETWEEN THE PLANS AND TAS/ADA ACCESSIBILITY GUIDELINES, THE DISCREPANCY SHALL BE REPORTED IMMEDIATELY, IN WRITING, TO THE ENGINEER, PRIOR TO CONSTRUCTION.
- ALL SIDEWALKS AND PAVED AREAS REQUIRING ADA ACCESS SHALL BE CONSTRUCTED AT A 5% MAXIMUM RUNNING SLOPE AND 2% MAXIMUM CROSS SLOPE.

GRADING LEGEND

- FFE = FINISHED FLOOR
- TP = TOP OF PAVEMENT
- TI = TOP OF INLET
- G = GUTTER
- TC = TOP OF CURB
- TW = TOP OF WALL
- BW = BOTTOM OF WALL
- FL = FLOW LINE
- HP = HIGH POINT
- FLOW DIRECTION
- HIGH POINT
- SWALE

WARNING
 CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. DEOTTE INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.



NO.	REVISION	BY	DATE

DEOTTE, INC.
 113 Eastway Blvd., Suite 1000
 Southlake, TX 75086
 PREPARED FOR: INTERIM REVIEW AND INTERIM REVIEW ONLY
 404 EAST NORTHWEST HIGHWAY
 IRVING, TEXAS 75039

**GRADING PLAN
 GRAPEVINE SPRINGS
 GRAPEVINE, TEXAS**

BENCHMARKS:
 SITE BM60
 N: 7029423.66
 E: 2400712.22
 ELEV = 613.12
 SITE BM61
 N: 7029331.50
 E: 2400173.73
 ELEV = 625.78
 SITE BM62
 N: 7029801.82
 E: 2400742.01
 ELEV = 597.79

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION BIDDING OR RECORD DRAWING.
 BY: Richard W. Deotte
 Reg. No.: 74232 (TX)
 Date: 5/03/2025

Drawn By: DSM
 Reviewed By: RWD
 Project: 202210600

SHEET
C3.2



CITY OF GRAPEVINE
SITE PLAN REVIEW COMMITTEE MEETING MINUTES
WEDNESDAY, MAY 7, 2025 AT 2:00 P.M.

The Site Plan Review Committee of the City of Grapevine, Texas met in Session, on this the 7TH day of May 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
Erica Marohnic	Member

With Sharron Rogers 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 **CU25-03** [Gaylord Event Tent] addressed as 1501 Gaylord Trail, and consideration of same.

Albert presented **CU25-03** and answered questions. The Committee discussed.

Motion was made to **approve** conditional use request **CU25-03** [Gaylord Event Tent] addressed as 1501 Gaylord Trail:

Motion: Marohnic
Second: Oliver
Nays: None
Approved: 2 – 0

- 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.

Albert presented **CU25-13** and answered questions. The Committee discussed.

Motion was made to **approve** conditional use request **CU25-13** [Caribou Coffee] addressed as 897 West Northwest Highway with the condition that if the drive-through queue overflows onto West Northwest Highway within the first 12 months of operation, a second order point and lane will be reinstated:

Motion: Oliver
Second: Marohnic
Nays: None
Approved: 2 – 0

- 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.

Albert presented **CU25-18** and answered questions. The Committee discussed.

Motion was made to **approve** conditional use request **CU25-18** [Napoli's] addressed as 309 South Main Street:

Motion: Marohnic
Second: Oliver
Nays: None
Approved: 2 - 0

IV. MINUTES

- A. Site Plan Review Committee to consider the minutes of April 2, 2025, regular meeting.

Motion was made to **approve** the **minutes** from April 2, 2025, regular Site Plan Review Committee meeting:

Motion: Oliver
Second: Marohnic
Nays: None
Approved: 2 - 0

ADJOURNMENT

Oliver made a motion to adjourn the meeting at **2:23 P.M.**

PASSED AND APPROVED BY THE SITE PLAN REVIEW COMMITTEE OF THE CITY OF GRAPEVINE, TEXAS ON THIS 4th DAY OF JUNE 2025.

APPROVED:

LARRY OLIVER
CHAIRMAN

ATTEST:

ALBERT TRIPLETT
PLANNER II