



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:

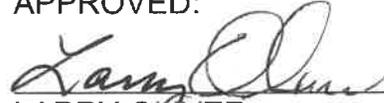
Motion: Oliver
Second: Marohnic
Nays: None
Approved: 2 - 0

ADJOURNMENT

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

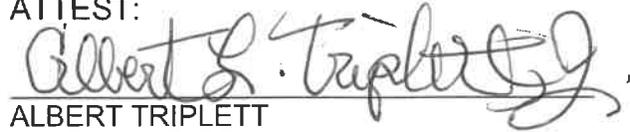
PASSED AND APPROVED BY THE SITE PLAN REVIEW COMMITTEE OF THE CITY OF GRAPEVINE, TEXAS ON THIS 4th DAY OF JUNE 2025.

APPROVED:



LARRY OLIVER
CHAIRMAN

ATTEST:



ALBERT TRIPLETT
PLANNER II