



AGENDA
CITY OF GRAPEVINE
SITE PLAN REVIEW COMMITTEE MEETING
WEDNESDAY, JULY 2, 2025 AT 2:00 P.M.
PLANNING AND ZONING CONFERENCE ROOM
2ND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

- I. CALL TO ORDER
- II. CITIZEN COMMENTS

Any person who is not scheduled on the agenda may address the Committee under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the staff. A member of the public may address the Committee regarding an item on the agenda either before or during the Committee's consideration of the item, upon being recognized by the Chairman or upon the consent of the Committee. In accordance with the Texas Open Meetings Act, the Committee is restricted in discussing or taking action during Citizen Comments.

- III. NEW BUSINESS

- A. Site Plan Review Committee to reconsider a public hearing relative to conditional use permit **CU25-14/ PD25-02; Floor & Decor**, addressed as 3200 Grapevine Mills Parkway, and consideration of the same.
- B. Site Plan Review Committee to consider a public hearing relative to conditional use permit **CU25-25; Corky's Gaming Bistro**, addressed as 3520 Grapevine Mills Boulevard North, and consideration of the same.

- IV. MINUTES

- A. Site Plan Review Committee to consider the minutes of June 12, 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 27TH DAY OF JUNE 2025 AT 5:00 P.M.

A handwritten signature in black ink that reads "Erica Marohnic". The signature is written in a cursive style with a horizontal line underneath it.

ERICA MAROHNIC, AICP
PLANNING SERVICES DIRECTOR

TO: SITE PLAN REVIEW COMMITTEE MEMBERS
FROM: ALBERT L. TRIPLETT, JR. PLANNER II
DATE: JULY 7, 2025
SUBJECT: CONDITIONAL USE REQUEST CU25-14/ PD25-02, FLOOR & DECOR,
3200 GRAPEVINE MILLS PARKWAY

RECOMMENDATION

Staff recommends the Site Plan Review Committee (SPRC) consider the proposed changes to amend the previously approved site plan CU06-16 (Ord. 2006-035) to allow for a 45,000 square foot fitness and workout center. This request is specifically to allow for a 60,378 square-foot retail store for building materials and supplies and a planned development to deviate from but not be limited to a reduction in the minimum open space requirement and an increase to the maximum impervious surface requirement, Section 25, "CC", *Community Commercial District, F. Density Requirements* of the Comprehensive Zoning Ordinance, No. 82-73. The property is zoned "CC", Community Commercial District is owned by Victory Shops Grapevine Mills, LLC.

The applicant requests that SPRC consider the removal of the condition of approval that 31 excess parking spaces be converted into visible open space, not including parking at the back of the property, for CU25-14/ PD25-02 as was approved on June 17, 2025 by City Council.

REQUEST

The applicant proposes to increase the lot area by 25,321 square-feet, expanding it from 190,793 square feet to a total of 216,114 square-feet. Additionally, an 18,094 square-foot building expansion to the south of the existing building over 64 existing parking spaces is proposed, for a total building area of 60,378 square-feet. The project also includes updates to the building's exterior elevations.

Required parking for the proposed use is 242 parking spaces; 273 parking spaces are provided and existing. The applicant intends to utilize wall signs as well as the four existing signs that were previously approved for the planned commercial center. These include three multi-tenant pole signs located adjacent to Grapevine Mills Parkway and North State Highway 121, and one on-site monument sign adjacent to Stars and Stripes Way.

To accommodate the additional lot area and building expansion, the applicant requests a planned development overlay to allow for a reduction in the required open space from 20% to 12.25% (26,478 square feet), and an increase in the allowable impervious coverage from 80% to 87.75% (189,636 square feet). The minimum open space and the maximum impervious coverage are not met today on current Lot 2R or throughout the

planned commercial center. The proposed enlarged lot 2R-AB will provide 12.25% open space.

	Existing Lot 2R	Proposed Lot 2R-AB
Lot Size	191,125 sq.ft. / 4.388 acres	216,114 sq.ft. / 4.9613 acres
Building Coverage	45,000 sq.ft. / 23.54%	60,378 sq.ft. / 27.94%
Impervious Area (Lot)	167,922/ 88%	189,636 sq.ft. / 87.75%
Impervious Area (PCC)		532,706 / 83.02%
Open Space (Lot)	23,202 sq. ft./12 %	26,478 sq.ft. / 12.25%
Open Space (PCC)	68,196 sq.ft. / 17%	108,931 sq.ft. / 16.98%
Parking Count	316 spaces	273 spaces

The previously approved (CU06-16) site plan summary data tables do not fully identify all site information that would be included today, making it more difficult to assess how the site is changing with this request. However, the applicant and staff have provided calculations based on the drawings from 2006 and with assistance of program review software, Bluebeam.

BACKGROUND INFORMATION

The subject site was rezoned in the 1984 City-wide Rezoning from “I-1”, Light Industrial District to “HCO”, Hotel Corporate Office District.

- On June 18, 1996, City Council approved Z96-08 (Ord. 1996-42) to rezone 35.505 acres from “HCO”, Corporate Office District to “CC”, Community Commercial District to develop a retail shopping center.
- On October 19, 2004, City Council approved CU04-32 (Ord. 2004-66) for a planned commercial center for retail and restaurant uses.
- On May 16, 2006, City Council approved CU06-16 (Ord. 2006-35) to allow for a 45,000 square foot fitness and workout center.
- On May 18, 2021, City Council denied CU20-26 to establish master site development plan for a multifamily complex.
- On June 17, 2025, City Council approved CU24-14/ PD25-02 to allow a 60,378-square-foot retail store for building materials and supplies and a planned development overlay to deviate from, but not be limited to, a reduction in the minimum open space requirements and an increase to the maximum impervious surface requirement.

PLANNED DEVELOPMENT OVERLAY APPLICATION
AND SITE PLAN SET CHECKLISTS

Subject Property Information

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

Lot 2R-A, Block A Grapevine Vineyards

Gross area of parcel (to nearest tenth of
acre)

4.388

Street frontage & distance to nearest cross street
on the corner of Grapevine Mills Parkway and Stars and Stripes Way

Describe the Proposed Use
retail - Building materials and supplies

Proposed Zoning

CC- Community Commercial District

Existing Zoning

CC- Community Commercial District

Future Land Use Designation

Subject Property Address

3200 Grapevine Mills Parkway

Property Owner Information, Authorization and Acknowledgements

All Planned Development Overlay 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 set approved with a planned development overlay 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 planned development overlay request and acknowledge that all requirements of this application have been met at the time of submittal.

Owner Name Tony Ramji

Company VICTORY SHOPS GRAPEVINE MILLS LLC

Address 2911 Turtle Creek, Suite 700

City Dallas State TX Zip Code 75219

Phone 214-901-1514

Email [REDACTED]

PD25-02

APR 07 2025

**PLANNED DEVELOPMENT OVERLAY APPLICATION
AND SITE PLAN SET CHECKLISTS**

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Caitlin Pipkin (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 3-26-25

STATE OF: Texas
COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Tony Rauti (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 26 day of March, 2025

[Signature]
NOTARY PUBLIC in and for the State of Texas



PD25-02

APR 07 2025

PLANNED DEVELOPMENT OVERLAY APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name Caitlin Pipkin Company Floor and Decor Outlets of America, Inc.

Address 2500 Windy Ridge Parkway SE

City Atlanta State GA Zip Code 30339

Phone 254-715-5100 Email [REDACTED]

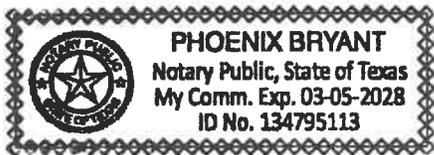
Applicant's Signature *Caitlin Pipkin* Date 4/4/2025

STATE OF: Texas

COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Caitlin Pipkin
(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 4th day of
April, 2025



Phoenix Bryant
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: Victory Shops Grapevine Mills, LLC

Provide a most recent public information report that includes:

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

APR 07 2025
PD25-02

(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>)

**PLANNED DEVELOPMENT OVERLAY APPLICATION
AND SITE PLAN SET CHECKLISTS**

CASE: NAME: ADDRESS: CURRENT/PROPOSED LEGAL DESCRIPTION:			
SECTION	REGULATION	PROPOSED DEVIATION	EXPLANATION
	20% overall open space required for entire development	16.89% for our site	kept parking to meet parking requirement instead of open space

Section 3 - R.O.W., Street Design, and Access Information Continued
(check if provided; indicate NA if not applicable)

- Show public, semi-private, and private streets. Show and dimension approximate R.O.W. and/or easement widths. Label as existing or proposed.
- Show and dimension median openings. Label as existing or proposed. Dimension approximate distances between median openings and distances to nearest offsite median openings.
- NA** Show and dimension left turn lanes and deceleration lanes with associated storage and transition areas. Label as existing or proposed.
- Show driveways. Label as existing or proposed. Dimension driveway throat widths and approximate distances between driveways and intersecting streets.
- Show and label existing topography at 2-foot contours referenced to sea-level datum.
- Show, label and dimension on-street parking. Label as existing or proposed.
- Show and dimension sidewalks and barrier-free ramps. Label as existing or proposed.

Section 4 - Adjacent Property Information (check if provided; indicate NA if not applicable)

For properties contiguous to the site and for properties across R.O.W. contiguous to the site, provide the following:

- Show, label, and dimension the portion of previously approved site plans within 50 feet of the site boundary and within 50 feet of R.O.W. contiguous to the site boundary.
- For platted properties, show lot lines and label subdivision name, lot and block designation, and plat record information for each lot.
- For unplatted properties, show parcel lines and label record owner and deed record information for each parcel.
- Label zoning and land use per City of Grapevine's permitted uses for each lot and parcel.
- Show and label existing topography at 5-foot contours referenced to sea-level datum.
- Show and label existing and proposed buildings, landscape areas, and parking areas. Label parking area construction (e.g., asphalt, concrete, etc.).

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PD25-02

PD Narrative Statement

The purpose of this request is to submit and for a Planned Development approval for 3200 Grapevine Mills Parkway, Grapevine, Texas. Floor and Decor can only meet the parking space requirement or the open space requirement but not both. We were able to meet the parking space requirement and therefore would like to request approval of a lesser open space requirement.

The overall development was required to meet 20% open space; however, it was originally approved for 17.8%. Floor & Decor is requesting approval through the PD process for an open space requirement of 16.89% to be allowed.

The site is currently zoned CC for commercial use. Principal uses in the CC district include retail and personal service commercial. Floor & Decor is in compliance with the CC zoning permitted uses and the overall intent of the district. The site is abutted to the North, and West by Commercial and the site is abutted to the East and South by Hwy 121 public ROW. Adjacent uses include Cracker Barrell, Fuzzy's Tacos, Mattress Firms, and Grapevine Mills Mall.

Negative development impacts will be negligible. The proposed improvements include renovations and expansion to an existing building just slightly outside of the existing footprint. Positive development impacts include improvement to existing traffic circulation pattern, less traffic generation than what was contemplated at the time of original site approval, revitalization of an existing underutilized property and economic benefit with the creation of job opportunities and sales tax for the local community. By reusing existing improvements, the retailer will maintain and enhance the current design quality and provide benefit to the city by providing high quality flooring products, at affordable prices. In addition, the store opening will improve the economy, provide jobs, and generate additional tax revenue. Total number of employees on maximum shift when known (for parking purposes). There will be a max number of 40 employees on any given shift.

This project will be constructed in one phase. We plan to start with interior/exterior demo and then transition to site and vertical building construction. Our project schedule contemplates a 7 month build timeframe. We anticipated the opening date as December 2025.

APR 07 2025

P25-02

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

Current or if unplatted, proposed subdivision name(s),
block(s), & lot(s)
Lot 2R-A, Block A Grapevine Vineyards

Street frontage & distance to nearest cross street
on the corner of Grapevine Mills Parkway and Stars and Stripes Way
Proposed Zoning
CC- Community Commercial District

Future Land Use Designation
CO

Gross area of parcel (to nearest tenth of
acre)
4.96

Describe the Proposed Use
retail - Building materials and supplies

Existing Zoning
CC- Community Commercial District

Subject Property Address
3200 Grapevine Mills Parkway

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 Tony Ramji Owner Phone Number 214-901-1514

Company VICTORY SHOPS GRAPEVINE MILLS LLC

Address 2911 Turtle Creek, Suite 700

City Dallas State TX Zip Code 75219

Email [REDACTED]

CU25-14

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

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Caitlin Pipkin (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.

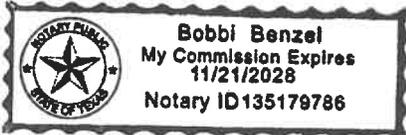
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature _____ Date 3-26-25

STATE OF: Texas
COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Tony Rawsi (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 26 day of March, 2025



NOTARY PUBLIC in and for the State of Texas

CU25-14

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 Caitlin Pipkin Company Floor and Decor Outlets of America, Inc.

Address 2500 Windy Ridge Parkway SE

City Atlanta State GA Zip Code 30339

Phone 254-715-5100 Email [REDACTED]

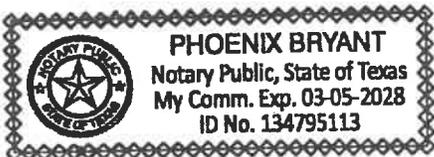
Applicant's Signature Caitlin Pipkin Date 4/4/2025

STATE OF: Texas

COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Caitlin Pipkin
(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 4th day of
April, 2025



Phoenix Bryant
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: Victory Shops Grapevine Mills, LLC

Provide a most recent public information report that includes:

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

CU25-14

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>)

Narrative Statement

3200 Grapevine Mills Parkway, Grapevine Texas (the "Property")

I. PURPOSE OF REQUEST:

The purpose of this request is to submit and request a Conditional Use Permit (CUP) and Site Plan approval for 3200 Grapevine Mills Parkway, Grapevine, Texas.

II. CURRENT LAND USE:

The Property current zoning code is CC- Commercial – Community. This property is part of a Planned Commercial Center (PCC). The property is designated CO-Commercial on Map 2: Future Land Use Map of the Comprehensive Master Plan.

III. PROPOSED LAND USE:

This application proposes a CUP & Site Plan for the Property for a Floor and Décor building materials sales store with an expansion at the former LA Fitness gym. This request includes shifting the south property line further south into the existing 20-foot utility easement. Applicant is proposing a long-term lease with the property owner. Applicant is not proposing any outdoor storage or EV charging stations.

IV. SURROUNDING LAND USE:

North and east of the Property is zoned S-P-1 (Detailed) Site Plan, which includes various retail and restaurant use, while south and west of the property is zoned Community Service, which includes church and school uses.

V. PROJECT INFORMATION:

The site is currently zoned CC for commercial use. Principal uses in the CC district include retail and personal service commercial. Floor & Decor is in compliance with the CC zoning permitted uses and the overall intent of the district. The site is abutted to the North, and West by Commercial and the site is abutted to the East and South by Hwy 121 public ROW. Adjacent uses include Cracker Barrell, Fuzzy's Tacos, Mattress Firms, and Grapevine Mills Mall.

Negative development impacts will be negligible. The proposed improvements include renovations and expansion to an existing building just slightly outside of the existing footprint. Positive development impacts include improvement to existing traffic circulation pattern, less traffic generation than what was contemplated at the time of original site approval, revitalization of an existing underutilized property and economic benefit with the creation of job opportunities and sales tax for the local community. By reusing existing improvements, the retailer will maintain and enhance the current design quality and provide benefit to the city by providing high quality flooring products, at affordable prices. In addition, the store opening will improve the economy, provide jobs, and generate additional tax revenue. Total number of employees on

CU25-14
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Franchise Tax Account Status

As of : 03/17/2025 10:27:28

This summary page is designed to satisfy standard business needs. If you need to reinstate or terminate a business with the Texas Secretary of State, you must obtain a certificate specific to that purpose.

VICTORY SHOPS GRAPEVINE MILLS, LLC

Texas Taxpayer Number 32081608096

Mailing Address 2911 TURTLE CREEK BLVD STE 700 DALLAS, TX
75219-7120

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 10/25/2021

Texas SOS File Number 0804285372

Registered Agent Name VICTORY REAL ESTATE GROUP, LLC

Registered Office Street Address 2911 TURTLE CREEK BLVD, SUITE 700 DALLAS, TX
75219

Public Information Report

Public Information Report
VICTORY SHOPS GRAPEVINE MILLS, LLC
Report Year :2023

Information on this site is obtained from the most recent Public Information Report (PIR) processed by the Secretary of State (SOS). PIRs filed with annual franchise tax reports are forwarded to the SOS. After processing, the SOS sends the Comptroller an electronic copy of the information, which is displayed on this web site. The information will be updated as changes are received from the SOS.

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.

Title	Name and Address
MANAGER	TONY RAMJI 2911 TURTLE CREEK BLVD STE 700 DALLAS, TX 75219

EXHIBIT "A"
Legal Description

Tract 1:

All of Lot(s) 2R-A, of Block A, of GRAPEVINE VINEYARDS, an addition to the City of Grapevine, Tarrant County, Texas, according to the map or plat thereof recorded under Clerk's File No. D2009187245, Official Public Records of Tarrant County, Texas.

Tract 2:

Being a lot, tract or parcel of land situated in the James Gibson Survey, Abstract No. 586, City of Grapevine, Tarrant County, Texas, and being a portion of Lots 5R and 6R, Block A, of Grapevine Vineyards, an addition to the City of Grapevine, Tarrant County, Texas, according to the map thereof recorded in Clerk's File No. D209187245, Official Public Records, Tarrant County, Texas, and being a portion of a tract of land conveyed to LCG Grapevine I, LLC by deed recorded in Instrument No. D209303140, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southeast corner of Lot 2R-A and the Northeast corner of Lot 5R of said Grapevine Vineyards, said corner being along the West line of a tract of land conveyed to Crow-Billingsley Airport #1, Ltd. by deed recorded in Volume 7143, Page 600, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 49 minutes 22 seconds East, along the West line of said Crow-Billingsley Airport #1, Ltd. tract, a distance of 192.34 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the Northwest right of way line of Highway 121 (Public right of way);

THENCE South 37 degrees 30 minutes 01 seconds West, along the Northwest right of way line of said Highway 121, a distance of 206.18 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner;

THENCE South 42 degrees 21 minutes 52 seconds West, along the Northwest right of way line of said Highway 121, a distance of 267.36 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "GSES" for corner, said corner being the East corner of Lot 1 R-A of said Grapevine Vineyards;

THENCE North 47 degrees 57 minutes 21 seconds West, along the Northeast line of Lot 1 R-A of said Grapevine Vineyards, a distance of 145.55 feet to a P.K. nail found for corner;

THENCE North 88 degrees 12 minutes 40 seconds West, along the North line of Lot 1 R-A of said Grapevine Vineyards, a distance of 178.86 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "GSES" for corner;

THENCE South 84 degrees 29 minutes 05 seconds West, along the North line of Lot 1 R-A of said Grapevine Vineyards, a distance of 35.74 feet to a Mag nail set for corner, said corner being along the East right of way line of Grapevine Mills Parkway (Public right of way), and being the beginning of a non-tangent curve to the right, with a radius of 5707.58 feet, a delta angle of 04 degrees 01 minutes 17 seconds, a chord bearing of North 02 degrees 20 minutes 50 seconds West, and a chord length of 400.51 feet, from which an "X" found in concrete bears, South 85 degrees 27 minutes 18 seconds West, a distance of 0.43 feet for witness;

THENCE along said curve to the right, along the East right of way line of said Grapevine Mills Parkway, an arc length of 400.59 feet to a Brass disk found for corner, said corner being Southwest corner of Lot 3R of said Grapevine Vineyards;

THENCE South 88 degrees 13 minutes 29 seconds East, along the South line of Lot 3R of said Grapevine Vineyards, a distance of 212.51 feet to an "X" found in concrete for corner, said corner being the Southwest corner of Lot 3R of said Grapevine Vineyards;

THENCE North 01 degrees 46 minutes 31 seconds East, along the East line of Lot 3R of said Grapevine Vineyards, a distance of 73.50 feet to an "X" found in concrete for corner, from which an "X" found in concrete bears, South 85 degrees 27 minutes 18 seconds West, a distance of 0.43 feet for witness;

THENCE South 88 degrees 13 minutes 29 seconds East, along the South line of Lot 2R-A of said Grapevine Vineyards, a distance of 427.27 feet the POINT OF BEGINNING and containing 263,483 square feet or 6.05 acres of land.

EXHIBIT "A"
Legal Description

Tract 3:

BEING situated in the J. Gibson Survey, Abstract Number 586 and the J. Gibson Survey, Abstract Number 587 and being a portion of Lots 3R and 4R, Block A, Grapevine Vineyards, an addition to the City of Grapevine recorded in County Clerk's File Number D209187245, Plat Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut found at the northeast corner of said Lot 4R, said "X" cut also being the northwest corner of Lot 2R-A of said Block A and being in the south right-of-way line of Stars and Striped Way (80' Right-of-Way);

THENCE South 01 degrees 46 minutes 31 seconds West, 556.98 feet along the east line of said Lots 4R and 3R and the west line of said 2R-A to the southeast corner of said Lot 3R, said point also being the northeast corner of Lot 6R of said Block A;

THENCE North 88 degrees 13 minutes 29 seconds West, 212.50 feet along the south line of said Lot 3R and the north line of said Lot 6R to an aluminum monument found at the southeast corner of that certain tract of land described by deed to the State of Texas recorded in County Clerk's File Number D212227980, Deed Records, Tarrant County, Texas, said monument also being the beginning of a non-tangent curve to the right;

THENCE 9.95 feet, departing said south line of Lot 3R and said north line of Lot 6R and along the east line of said State of Texas tract and with said non-tangent curve to the right, having a radius of 5707.58 feet, through a central angle of 00 degrees 06 minutes 00 seconds, whose long chord bears North 00 degrees 20 minutes 38 seconds West, 9.95 feet to an aluminum monument found;

THENCE North 07 degrees 07 minutes 18 seconds East, 90.23 feet, continuing along said east line of the State of Texas tract;

THENCE North 01 degrees 48 minutes 49 seconds East, 337.14 feet, continuing along said east line of the State of Texas tract;

THENCE North 05 degrees 30 minutes 18 seconds East, 69.37 feet, continuing along said east line of the State of Texas tract;

THENCENorth 56 degrees 55 minutes 17 seconds East, 65.69 feet, continuing along said east line of the State of Texas tract;

THENCE North 01 degrees 12 minutes 17 seconds East, 13.40 feet to an "X" cut found at the northeast corner of said State of Texas tract, said "X" cut also being in the north line of said Lot 4R and said south right-of-way line of Stars and Stripes Way;

THENCE South 88 degrees 11 minutes 08 seconds East, 145.95 feet along said north line of said Lot 4R and said south right-of-way line of Stars and Stripes Way to the POINT OF BEGINNING and containing 112,171 square feet or 2.575 acres of land, more or less.

AND

Non-Exclusive Easement created in that certain Declaration of Easements, Covenants and Restrictions dated 08/28/2006, by and between LCG Grapevine I, LP and LCG Grapevine II, LP, filed 09/01/2006, recorded under cc# D206273302, Real Property Records of Tarrant County, Texas.

Tract 3:

BEING situated in the J. Gibson Survey, Abstract Number 586 and the J. Gibson Survey, Abstract Number 587 and being a portion of Lots 3R and 4R, Block A, Grapevine Vineyards, an addition to the City of Grapevine recorded in County Clerk's File Number D209187245, Plat Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

EXHIBIT "A"
Legal Description

BEGINNING at an "X" cut found at the northeast corner of said Lot 4R, said "X" cut also being the northwest corner of Lot 2R-A of said Block A and being in the south right-of-way line of Stars and Striped Way (80' Right-of-Way);

THENCE South 01 degrees 46 minutes 31 seconds West, 556.98 feet along the east line of said Lots 4R and 3R and the west line of said 2R-A to the southeast corner of said Lot 3R, said point also being the northeast corner of Lot 6R of said Block A;

THENCE North 88 degrees 13 minutes 29 seconds West, 212.50 feet along the south line of said Lot 3R and the north line of said Lot 6R to an aluminum monument found at the southeast corner of that certain tract of land described by deed to the State of Texas recorded in County Clerk's File Number D212227980, Deed Records, Tarrant County, Texas, said monument also being the beginning of a non-tangent curve to the right;

THENCE 9.95 feet, departing said south line of Lot 3R and said north line of Lot 6R and along the east line of said State of Texas tract and with said non-tangent curve to the right, having a radius of 5707.58 feet, through a central angle of 00 degrees 06 minutes 00 seconds, whose long chord bears North 00 degrees 20 minutes 38 seconds West, 9.95 feet to an aluminum monument found;

THENCE North 07 degrees 07 minutes 18 seconds East, 90.23 feet, continuing along said east line of the State of Texas tract;

THENCE North 01 degrees 48 minutes 49 seconds East, 337.14 feet, continuing along said east line of the State of Texas tract;

THENCE North 05 degrees 30 minutes 18 seconds East, 69.37 feet, continuing along said east line of the State of Texas tract;

THENCE North 56 degrees 55 minutes 17 seconds East, 65.69 feet, continuing along said east line of the State of Texas tract;

THENCE North 01 degrees 12 minutes 17 seconds East, 13.40 feet to an "X" cut found at the northeast corner of said State of Texas tract, said "X" cut also being in the north line of said Lot 4R and said south right-of-way line of Stars and Stripes Way;

THENCE South 88 degrees 11 minutes 08 seconds East, 145.95 feet along said north line of said Lot 4R and said south right-of-way line of Stars and Stripes Way to the POINT OF BEGINNING and containing 112,171 square feet or 2.575 acres of land, more or less.

AND

Non-Exclusive Easement created in that certain Declaration of Easements, Covenants and Restrictions dated 08/28/2006, by and between LCG Grapevine I, LP and LCG Grapevine II, LP, filed 09/01/2006, recorded under cc# D206273302, Real Property Records of Tarrant County, Texas.

Tract 3:



June 27, 2025

City of Grapevine

Planning Services Department
200 S. Main Street
Grapevine, TX 76051

**Subject: Request for Reconsideration of Conditions – CUP/PD Application 3200
Grapevine Mills Parkway, Grapevine, TX 76051**

To Whom It May Concern:

I am writing to respectfully request reconsideration of the conditions placed on our Conditional Use Permit/Planned Development (CUP/PD) application for the property located at 3200 Grapevine Mills Parkway. While we appreciate and support the City's goals for responsible and forward-looking development, we are requesting the removal of specific conditions due to the following challenges they create:

1. Property Leasing and Landlord Restrictions

As tenants, we do not own the property and would be required to obtain landlord approval to remove any existing parking spaces, as stipulated in the current conditions. The landlord has reservations about eliminating these spaces due to concerns about the long-term marketability and functional use of the site. In 15 years, when our lease ends, a future tenant may require the original parking configuration for a more intense use. Once removed, these spaces likely cannot be reconstructed due to zoning, physical, or legal constraints—an outcome the landlord understandably wants to avoid.

2. Timeline and Coordination Constraints

The site involves shared elements, including access and parking, with three separate property owners. Revising the plans to meet the conditions would require coordination and approval from all parties involved. This process would significantly delay our ability to commence construction, putting our project timeline at risk. These delays may affect key milestones tied to operational launch and they create an administrative burden that may outweigh the intended benefit of the condition.

3. Budget Limitations

The project is currently at the maximum budget allowed, and any further cost increases associated with revising plans, removing and reconfiguring parking, or securing additional approvals are financially unfeasible at this stage. Our ability to



proceed with construction depends on maintaining strict cost control, and the condition as it stands would force us to make changes that our budget simply cannot absorb.

In light of these challenges, we respectfully request that the City reconsider the CUP/PD application with the removal of the conditions. We remain committed to working in partnership with the City and are confident that the proposed use aligns with Grapevine's planning goals.

Thank you for your time and consideration. We would appreciate the opportunity to discuss this further or appear before the appropriate board or council as needed. Please let us know if additional documentation or clarification is required.

Sincerely,

Erin Witt

Senior Development Manager

Floor and Decor, Outlets of America, Inc.



SUBJECT PROPERTY

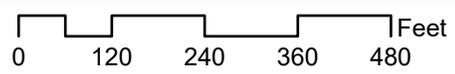
STARS AND STRIPES WAY

(FM 2499)

GRAPEVINE VINEYARD 16075H

CHARLESTON ADDN 7098

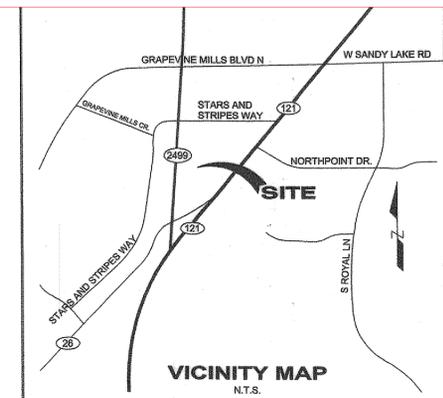
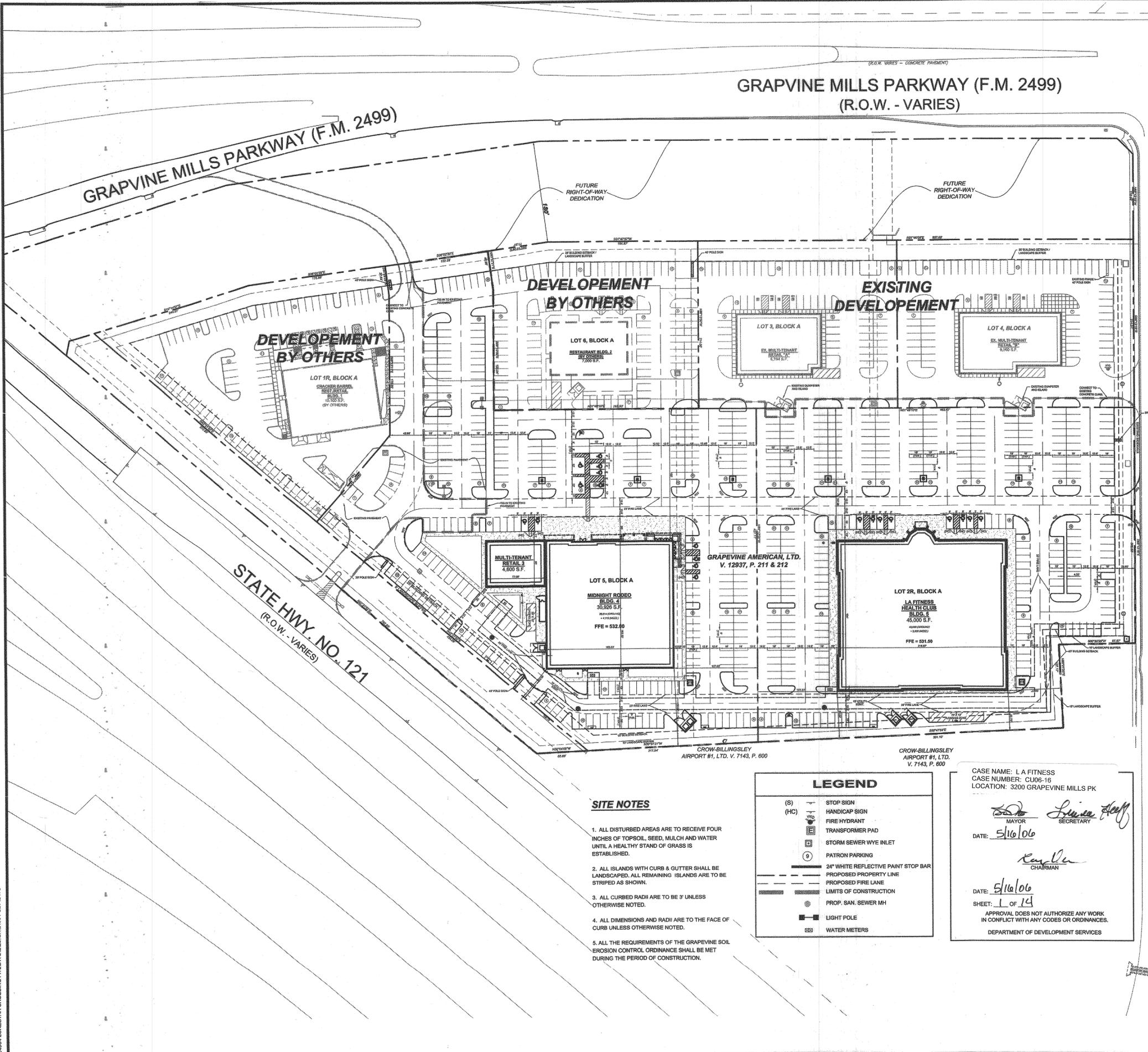
NORTHPOINT 30293G



**CU25-14/PD25-02; Floor & Decor
3200 Grapevine Mills Parkway**

Date Prepared: 6/3/2025

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.



gpn
 5728 LB Freeway
 Suite 330
 Dallas, Texas 75240
 Phone: 972.490.1515
 Fax: 972.490.1517

Certificate of
 Authorization No. 3215
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Engineers
 Surveyors
 Architects
 Planners
 Landscape Architects
 Environmental Scientists
 Construction
 Management
 Design / Build

**LONE STAR CROSSING
 SITE DATA**

ZONED:
COMMUNITY COMMERCIAL (CC)

PROPOSED USE:
RETAIL & RESTAURANT

SITE AREAS:

LOT 2R - (LA FITNESS)	191,125 SF ± (4,388 AC)
LOT 5 - (MIDNIGHT RODEO, RETAIL 3)	211,643 SF ± (4,859 AC)
LOT 6 - (RESTAURANT BY OTHERS)	55,911 SF ± (1,284 AC)
TOTAL SITE AREA:	458,679 SF ± (10,531 AC)

BUILDING AREAS:

LOT 5	MULTI-TENANT RETAIL 3	4,600 S.F.
	MIDNIGHT RODEO	30,928 S.F.
LOT 2R	LA FITNESS	45,000 S.F.
TOTAL PROPOSED BUILDING AREA:		80,528 S.F.
LOT 1R (BY OTHERS)	CRACKER BARREL RESTAURANT	10,100 S.F.
LOT 6 (BY OTHERS)	RESTAURANT BLDG. 2	7,000 S.F.
TOTAL BUILDING AREA (BY OTHERS)		17,100 S.F.
TOTAL BUILDING AREA:		97,628 S.F.

PARKING INFORMATION:
PARKING REQUIRED (PER CITY OF GRAPEVINE):

LOT 5	BLDG. 4 - MIDNIGHT RODEO (1 PER 100 S.F.)	309 SPACES
	RETAIL 3 (4 PER 1000 S.F.)	16 SPACES
LOT 2R	BLDG. 5 - LA FITNESS (4 PER 1000 S.F.)	180 SPACES
TOTAL PARKING REQUIRED:		507 SPACES
PARKING PROVIDED:		
LOT 5 - MIDNIGHT RODEO AND BLDG. 3	STANDARD 8' X 18' HANDICAP SPACE	323 SPACES
	8' X 18' HANDICAP SPACE	10 SPACES
TOTAL PARKING FOR LOT 5		333 SPACES
LOT 2R - LA FITNESS	STANDARD 8' X 18' HANDICAP SPACE	308 SPACES
	8' X 18' HANDICAP SPACE	8 SPACES
TOTAL PARKING FOR LOT 2R		316 SPACES
TOTAL PARKING PROVIDED:		649 SPACES
LOT 1R - PARKING (BY OTHERS)		80 SPACES
	RETAIL (4 PER 1,000 S.F. FOR 3,635 S.F. OF BLDG.) = 24 SPACE	
	CRACKER BARREL (1 PER 100 S.F. FOR 6,565 S.F. OF BLDG.) = 66 SPACES	
PARKING PROVIDED		86 SPACES
LOT 6 - PARKING (BY OTHERS)		70 SPACES
	RESTAURANT (1 PER 100 S.F. FOR 7,000 S.F. OF BLDG.)	
PARKING PROVIDED		95 SPACES
LOT 3 - EXISTING PARKING		64 SPACES
LOT 4 - EXISTING PARKING		71 SPACES
TOTAL PARKING (BY OTHERS):		316 SPACES
TOTAL RETAIL CENTER PARKING		965 SPACES

PERVIOUS AREA: 334,572 SF ± (83%)
IMPERVIOUS AREA: 68,196 SF ± (17%)

BENCHMARK:
 G.P.S. MONUMENT NO. 7 IN UNITED STATES GOVERNMENT WEATHER STATION,
 500' NORTH OF THE INTERSECTION OF HIGHWAY 26, & FAIRWAY DRIVE, 200' EAST
 OF THE CORPS OF ENGINEERS LAKE OFFICE.
 ELEVATION = 585.77'
 BENCHMARK INFORMATION PROVIDED BY THE CITY OF GRAPEVINE.

STARS & STRIPES WAY EAST
 (R.O.W. - 80' TYP.)

LEGEND

- (S) STOP SIGN
- (HC) HANDICAP SIGN
- FIRE HYDRANT
- TRANSFORMER PAD
- STORM SEWER WYE INLET
- PATRON PARKING
- 2" WHITE REFLECTIVE PAINT STOP BAR
- PROPOSED PROPERTY LINE
- LIMITS OF CONSTRUCTION
- PROP. SAN. SEWER MH
- LIGHT POLE
- WATER METERS

SITE NOTES

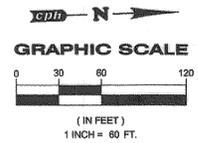
1. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
2. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN.
3. ALL CURBED RADII ARE TO BE 3' UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. ALL THE REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

CASE NAME: LA FITNESS
 CASE NUMBER: CU06-16
 LOCATION: 3200 GRAPEVINE MILLS PK

DATE: 5/16/06

DATE: 5/16/06
 SHEET: 1 OF 14

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



OVERALL SITE DIMENSION PLAN

LONE STAR CROSSING PHASE II

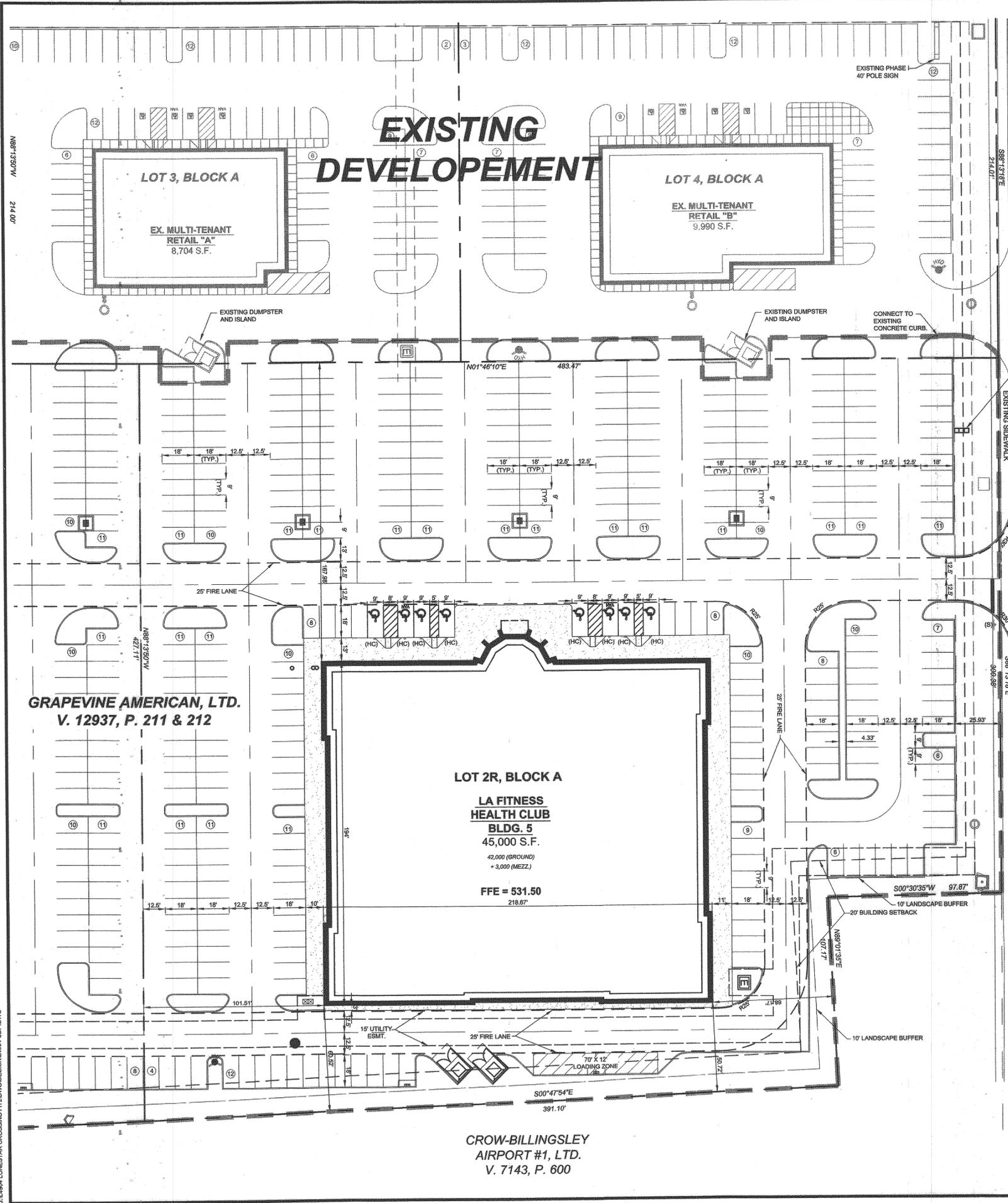
N.E.C. S.H. 121 & F.M. 2499
 GRAPEVINE, TARRANT COUNTY, TEXAS

FOR REVIEW
 FOR PERMITTING PURPOSES
 NOT FOR CONSTRUCTION

NOTICE
 THE SIZE OF THIS PLAN MAY HAVE BEEN SLIGHTLY ALTERED BY REPRODUCTION PROCESSES. THIS MUST BE CONSIDERED WHEN SCALING ANY REPRODUCED PLAN FOR THE PURPOSE OF COLLECTING DATA.

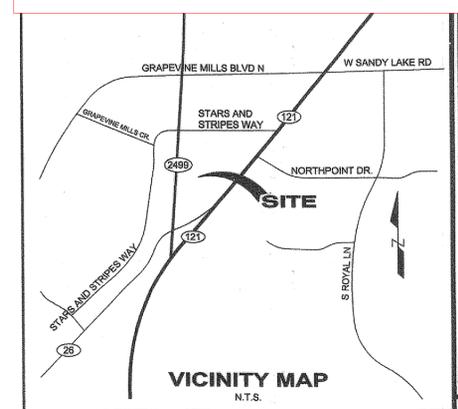
Sheet No.

C-3



LEGEND

(S)	STOP SIGN
(HC)	HANDICAP SIGN
⊕	FIRE HYDRANT
⊞	TRANSFORMER PAD
⊞	STORM SEWER WYE INLET
⊞	PATRON PARKING
—	24" WHITE REFLECTIVE PAINT STOP BAR
---	PROPOSED PROPERTY LINE
---	PROPOSED FIRE LANE
---	LIMITS OF CONSTRUCTION
⊞	PROP. SAN. SEWER MH
⊞	LIGHT POLE
⊞	WATER METERS



Gpn

5728 LBJ Freeway
Suite 330
Dallas, Texas 75240
Phone: 972.490.1515
Fax: 972.490.1517

Certificate of Authorization No. 3215
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Engineers
Surveyors
Architects
Planners
Landscape Architects
Environmental Scientists
Construction Management
Design/Build

LOT2R, BLOCK A - LA FITNESS SITE DATA

COMMUNITY COMMERCIAL (CC)
RECREATIONAL FACILITY

PROPOSED USE:
RECREATIONAL FACILITY

SITE AREAS:
LOT 2R - (LA FITNESS) 191,125 SF ± (4.388 ACs)
TOTAL SITE AREA: 191,125 SF ± (4.388 ACs)

BUILDING AREAS:
LOT 2R
LA FITNESS (FLOOR AREA RATIO: 23.64%) 45,000 S.F.
TOTAL PROPOSED BUILDING AREA: 45,000 S.F.
BUILDING HEIGHT LA FITNESS 136'-6"

PARKING INFORMATION:
PARKING REQUIRED (PER CITY OF GRAPEVINE):
LOT 2R BLDG. 5 - LA FITNESS (4 PER 1000 S.F.) 180 SPACES
TOTAL PARKING REQUIRED: 180 SPACES

PARKING PROVIDED:
LOT 2R - LA FITNESS
STANDARD 9' X 18' PARKING SPACE 308 SPACES
8' X 16' HANDICAP SPACE 8 SPACES
TOTAL PARKING PROVIDED: 316 SPACES

BUILDING SETBACKS: REQUIRED: PROVIDED:
FRONT (EAST): 25' 167.97'
SIDE (NORTH): 20' 68.17'
SIDE (SOUTH): 25' 101.51'
REAR (WEST): 20' 66.52'

SITE NOTES

1. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
2. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN.
3. ALL CURBED RADII ARE TO BE 3' UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
5. ALL THE REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

CASE NAME: LA FITNESS
CASE NUMBER: CU06-16
LOCATION: 3200 GRAPEVINE MILLS PK

DATE: 5/10/06

DATE: 5/10/06
SHEET: 2 OF 14

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

BENCHMARK:
G.P.S. MONUMENT NO. 7 IN UNITED STATES GOVERNMENT WEATHER STATION, 500' NORTH OF THE INTERSECTION OF HIGHWAY 28, & FAIRWAY DRIVE, 200' EAST OF THE CORPS OF ENGINEERS LAKE OFFICE.
ELEVATION = 585.77'
BENCHMARK INFORMATION PROVIDED BY THE CITY OF GRAPEVINE.

GRAPHIC SCALE
1 INCH = 30 FT.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM A. STUEBER, P.E. 90438 ON 03/31/2006. ALTERATION OF A SEALED DOCUMENT TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

W.A.S.	H.M.H.	W.A.S.	04/03/06	L4904	SDP	No.	Date
Designed by:	Drawn by:	Checked by:	Approved by:	Date:	Job No.:	File:	
W.A.S.	H.M.H.	W.A.S.	04/03/06	L4904	SDP	No.	Date

SITE DIMENSION PLAN (LA FITNESS)

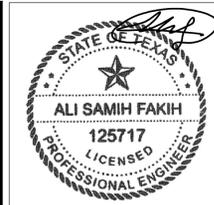
LONE STAR CROSSING PHASE II

N.E.C. S.H. 121 & F.M. 2499
GRAPEVINE, TARRANT COUNTY, TEXAS

FOR REVIEW FOR PERMITTING PURPOSES NOT FOR CONSTRUCTION

"NOTICE"
THE SIZE OF THIS PLAN MAY HAVE BEEN SLIGHTLY ALTERED BY REPRODUCTION PROCESSES. THIS MUST BE CONSIDERED WHEN SCALING ANY REPRODUCED PLAN FOR THE PURPOSE OF COLLECTING DATA.

Sheet No. **C-3B**



**SUSTAINABILITY
ENGINEERING
GROUP**



**FLOOR &
DECOR**



PROJECT: FLOOR & DECOR
FLOOR & DECOR
GRAPEVINE, TX.

LOCATION:
3200 GRAPEVINE MILLS PKWY,
GRAPEVINE, TX 76051

DATE: 05/27/2025

ISSUED FOR: PERMIT

REVISION NO.: DATE:

JOB NO.: 231107

SHEET TITLE: MASTER SITE PLAN

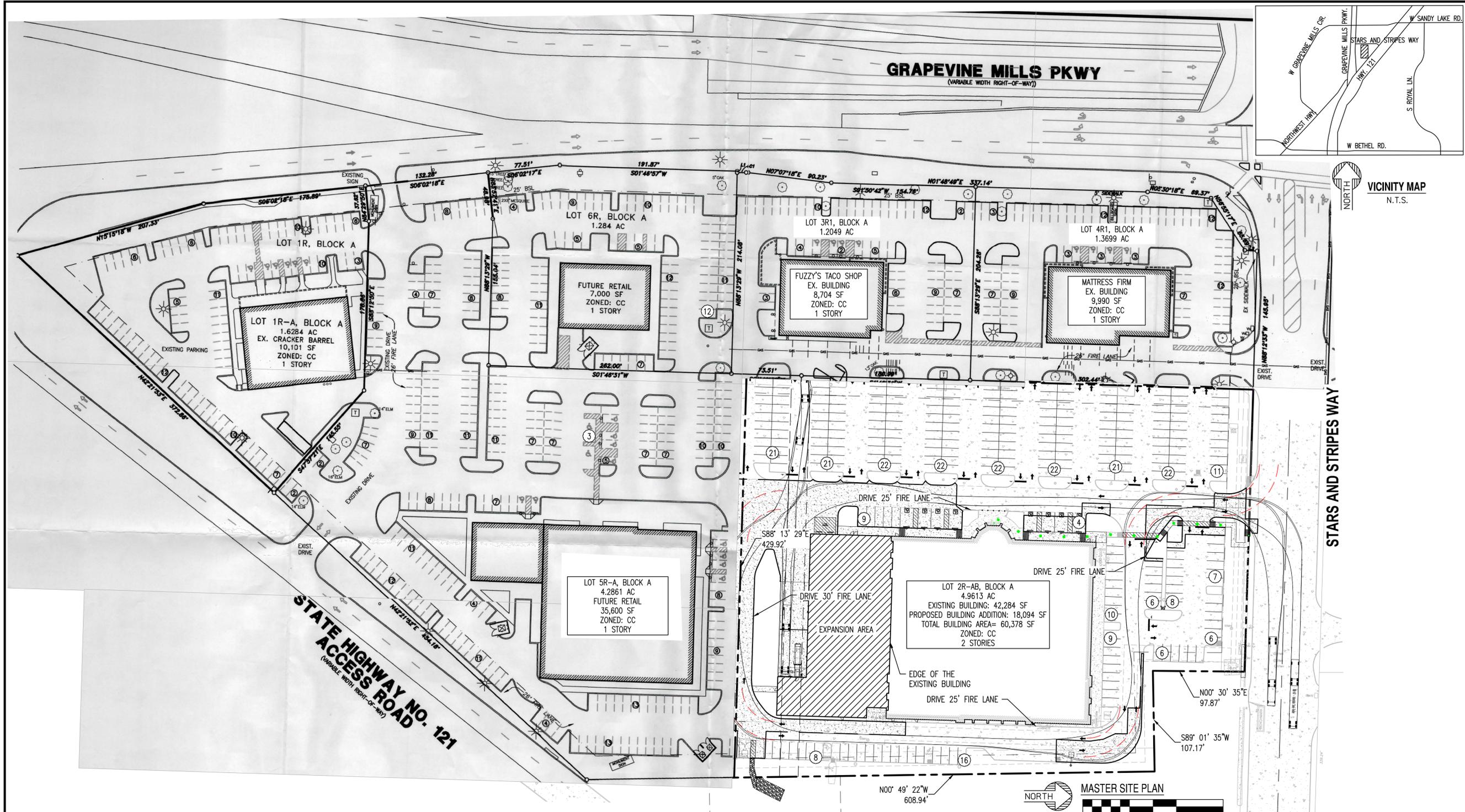
PAGE NO.: 1 OF 1

SHEET NO.: C2.00

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

PLANNING SERVICES DEPARTMENT

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. CASE FILE: CU25-14/PD25-02



PROJECT DATA												
LOT	LAND AREA (S.F.)	LAND AREA (ACRES)	BUILDING AREA (S.F.)	OCCUPANCY	BUILDING HEIGHT (MAX.)	PARKING REQUIRED	PARKING PROVIDED	BUILDING COVERAGE	OPEN SPACE (S.F.)	OPEN SPACE (%)	IMPERVIOUS SURFACE (S.F.)	IMPERVIOUS SURFACE (%)
LOT 1R-A	70,944	1.6287	10,101	EX. CRACKER BARREL	23'-0"	141	86	14.24%	20,637	29.09%	50,307	70.91%
LOT 2R-AB	216,114	4.9613	60,378	FLOOR & DECOR	50'-0"	242	273	27.94%	26,478	12.25%	189,636	87.75%
LOT 3R1	52,485	1.2049	8,704	EX. LEATHER SOFA/FUZZY'S	30'-0"	75	60	16.58%	8,325	15.86%	44,160	84.14%
LOT 4R1	59,502	1.3660	9,990	EX. FED EX/MATTRESS FIRM	30'-0"	54	71	16.79%	11,089	18.64%	48,413	81.36%
LOT 5R-A	186,702	4.2861	35,600	FUTURE RETAIL	30'-0"	142	245	19.07%	32,620	17.47%	154,059	82.53%
LOT 6R	55,913	1.2836	7,000	FUTURE RETAIL	30'-0"	28	94	12.52%	9,782	17.50%	46,130	82.50%
GRAND TOTAL	641,637	14.7306	131,773			682	828	20.54%	108,931	16.98%	532,706	83.02%

PARKING REQUIREMENTS ARE CALCULATED BY THE FOLLOWING RATIOS:
 1. SHOPPING CENTERS, MALL & MULTI OCCUPANCY WITH THE GLA OVER 25,000 SF TO 400,000 SF OF GLA, 4 SPACES PER 1,000 GLA
 2. EATING OR DRINKING ESTABLISHMENTS IN SHOPPING CENTERS MALLS & MULTI-OCCUPANCY HAVING MORE THAN 25,000 SF AND LESS THAN 100,000 SF OF GLA, 10 ADDITIONAL SPACES PER 1,000 SF OF RESTAURANT
 3. 55 OFF-SITE SHARED PARKING SPACES FROM LOTS 5R-A & 6R BLOCK A, SHOWN ON MASTER SITE PLAN ARE REQUIRED FOR ONSITE PARKING

MINIMUM OPEN SPACE (%):	20%	MAXIMUM IMPERVIOUS AREA (%):	80%
-------------------------	-----	------------------------------	-----

BENCHMARK:
 NORTHEAST CORNER OF DROP INLET LOCATED IN THE SOUTH CURB LINE OF STARS AND STRIPES WAY, APPROXIMATELY 32 FEET NORTHEAST OF THE NORTHEAST CORNER OF SUBJECT PROPERTY.
 ELEV.=529.15

Conditional use permit CU25-14 is a request to amend the previously approved site plan CU06-16 (Ord. 2006-35) for a planned commercial center to allow the development of a 45,000-square-foot fitness/workout center. This request is specifically to allow a 60,378-square-foot retail store for building materials and supplies.

A planned development overlay (PD25-02) to deviate from, but not be limited to a reduction in the open space requirement and to exceed the maximum impervious surface requirement, Section 25, "CC", Community Commercial District, F. Density Requirements of the Comprehensive Zoning Ordinance, No. 82-73.

MASTER SITE PLAN
 for
Floor & Décor
Lot 2R-AB, Block A, Grapevine Vineyard Addition
 Abstract A-586, J. Gibson Survey
 City of Grapevine, Tarrant County, Texas
 4.9613 acres or 216,114 sq. ft.
 Zone: "CC" Community Commercial District
 Date of Preparation: May 28, 2025

CASE NAME: Floor and Décor
 CASE NUMBER: CU25-14/PD25-02
 LOCATION: 3200 Grapevine Mills Pkwy, Grapevine, TX 76051

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 1 OF 11

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

PLANNING SERVICES DEPARTMENT

FLOOR & DECOR

DIMENSIONAL CONTROL SITE PLAN

3200 GRAPEVINE MILLS PARKWAY, GRAPEVINE, TEXAS, 76051
N.E.C S.H. 121 & F.M. 2499

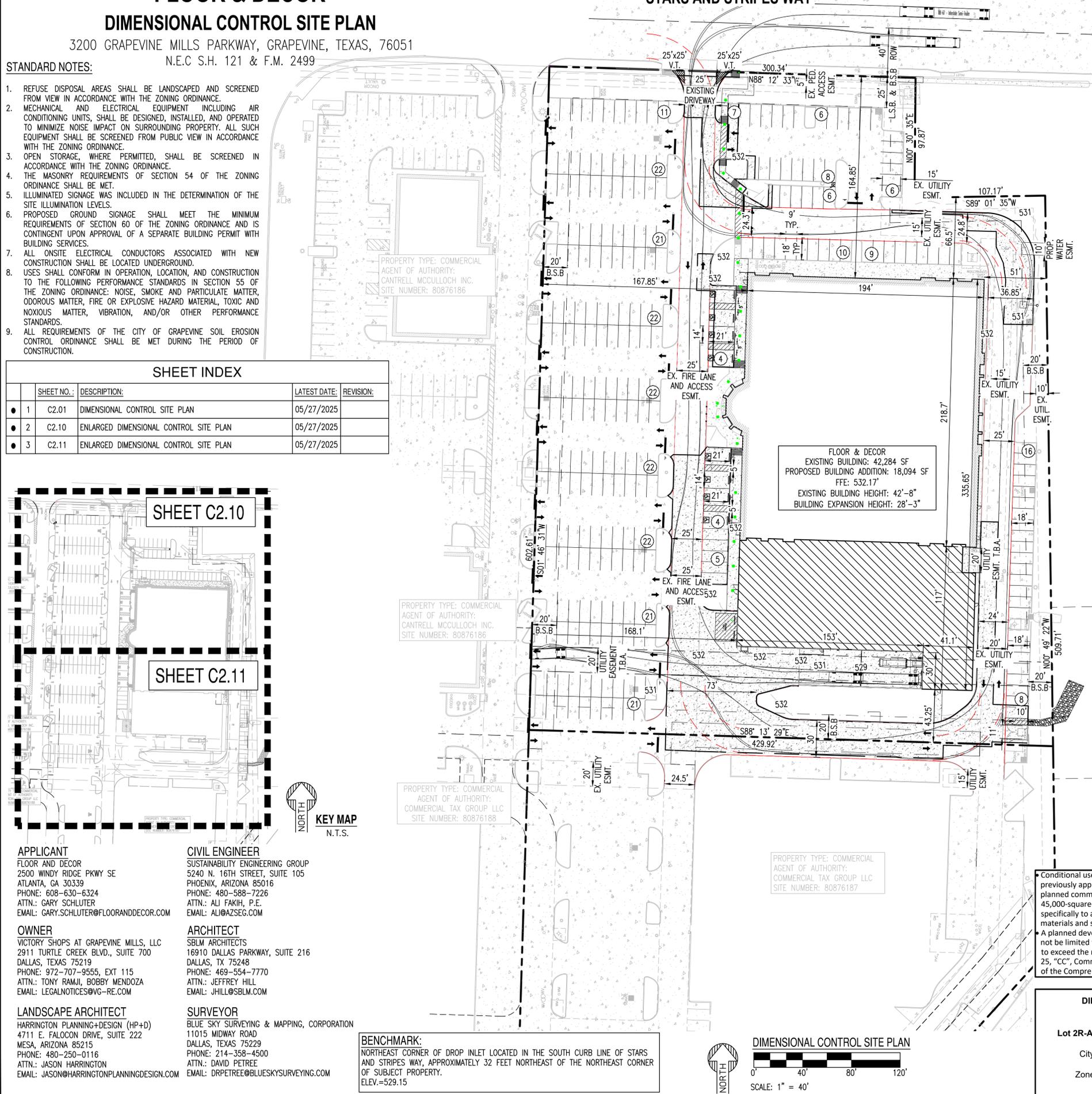
STANDARD NOTES:

- 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.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
- ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
- 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.
- ALL ONSITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
- 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.
- ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

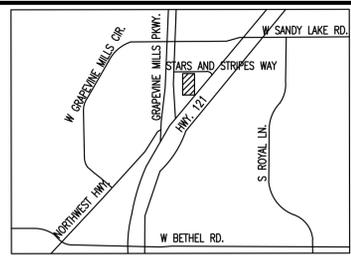
SHEET INDEX

SHEET NO.	DESCRIPTION	LATEST DATE	REVISION
1	C2.01 DIMENSIONAL CONTROL SITE PLAN	05/27/2025	
2	C2.10 ENLARGED DIMENSIONAL CONTROL SITE PLAN	05/27/2025	
3	C2.11 ENLARGED DIMENSIONAL CONTROL SITE PLAN	05/27/2025	

STARS AND STRIPES WAY



VICINITY MAP
N.T.S.



SITE PLAN NOTES:

- ALL SITE IMPROVEMENTS INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
- SIGNS REQUIRE SEPARATE PERMIT.
- THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
- ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH BUILDING COLOR.
- ALL WALLS OVER 7 IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.
- LIGHT FIXTURES ARE NOT TO ENCR OACH TRASH ENCLOSURE WALLS.

DEVELOPMENT SUMMARY TABLE:

PROJECT LOCATION: GRAPEVINE, TEXAS		
3300 GRAPEVINE MILLS PKWY, GRAPEVINE TX 76051.		
PROPOSED USE: RETAIL		
BUILDING MATERIALS RETAIL < 100,000 SF		
EXPANSION OF EXISTING BUILDING		
PROPOSED USE: RETAIL		
BUILDING MATERIALS RETAIL < 100,000 SF		
SITE DATA		
TOTAL OVERALL DEVELOPMENT AREA	641,637 SF	14.73 AC
TOTAL LOT AREA	216,114 SF	4.96 AC
EXISTING LOT 2R-A AREA	190,793.00 SF	4.39 AC
PROPOSED LOT 2R-A AREA	216,114.00 SF	4.96 AC
EXISTING BUILDING AREA	42,284.00 SF	
BUILDING EXPANSION AREA	18,094.00 SF	
LOT 2R-A BUILDING AREA	60,378.00 SF	
BUILDING HEIGHT:	MAXIMUM	PROPOSED
EXISTING BUILDING HEIGHT:	50' (+5' W/CUP)	42'-8"
BUILDING EXPANSION HEIGHT	50' (+5' W/CUP)	28'-3"
PARKING		
GROSS PARKING AREA (SF)	44,576 SF	20.63 %
	REQUIRED	PROPOSED
PARKING	242	265
ACCESSIBLE PARKING	8	8
TOTAL PARKING	242	273
SETBACKS:		
	REQUIRED	PROPOSED
FRONT SETBACK	25'	66.5'
SIDE SETBACK (EAST)	20'	51'
SIDE SETBACK (WEST)	20'	167.85'
REAR SETBACK	20'	43.25'
IMPERVIOUS AREA (LOT):		
	REQUIRED	PROPOSED
TOTAL OPEN SPACE	43,223 SF (20% MIN)	26,478 SF (12.25%)
TOTAL IMPERVIOUS AREA	172,891 SF (80% MIN)	189,636 SF (87.75%)
IMPERVIOUS AREA (TOTAL):		
	REQUIRED	PROPOSED
TOTAL OPEN SPACE	128,327 SF (20% MIN)	108,931 SF (16.98%)
TOTAL IMPERVIOUS AREA	513,310 SF	532,706 SF (83.02%)

PROPOSED LEGEND:

- VERTICAL CURB
- SAWCUT LINE
- ACCESSIBLE PATH
- SIGN
- PAVEMENT STRIPING
- CONCRETE PAVEMENT
- STEEL BOLLARD
- PARKING COUNT

EXISTING LEGEND

- PROPERTY LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING LIGHT POLE
- FIRE TURNING TEMPLATE

Conditional use permit CU25-14 is a request to amend the previously approved site plan CU06-16 (Ord. 2006-35) for a planned commercial center to allow the development of a 45,000-square-foot fitness/workout center. This request is specifically to allow a 60,378-square-foot retail store for building materials and supplies.
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DIMENSIONAL CONTROL SITE PLAN

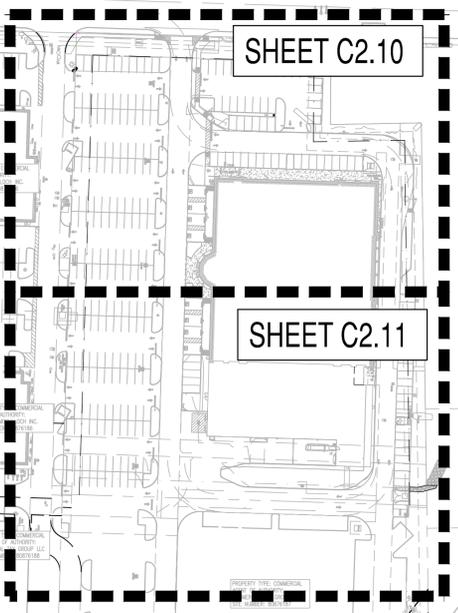
for
Floor & Decor
Lot 2R-AB, Block A, Grapevine Vineyard Addition
Abstract A-586, J. Gibson Survey
City of Grapevine, Tarrant County, Texas
4.9613 acres or 216,114 sq. ft.
Zone: "CC" Community Commercial District
Date of Preparation: May 28, 2025

CASE NAME: Floor and Decor
CASE NUMBER: CU25-14/PD25-02
LOCATION: 3200 Grapevine Mills Pkwy, Grapevine, TX 76051

MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____
DATE: _____ SHEET: 2 OF 11
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
PLANNING SERVICES DEPARTMENT

BENCHMARK:
NORTHEAST CORNER OF DROP INLET LOCATED IN THE SOUTH CURB LINE OF STARS AND STRIPES WAY, APPROXIMATELY 32 FEET NORTHEAST OF THE NORTHEAST CORNER OF SUBJECT PROPERTY.
ELEV.=529.15

DIMENSIONAL CONTROL SITE PLAN



APPLICANT
FLOOR AND DECOR
2500 WINDY RIDGE PKWY SE
ATLANTA, GA 30339
PHONE: 608-630-6324
ATTN: GARY SCHLUTER
EMAIL: GARY.SCHLUTER@FLOORANDDECOR.COM

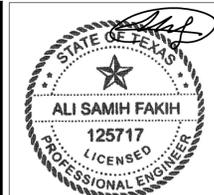
CIVIL ENGINEER
SUSTAINABILITY ENGINEERING GROUP
5240 N. 16TH STREET, SUITE 105
PHOENIX, ARIZONA 85016
PHONE: 480-588-7226
ATTN: ALI FAKH, P.E.
EMAIL: ALI@AZSEG.COM

OWNER
VICTORY SHOPS AT GRAPEVINE MILLS, LLC
2911 TURTLE CREEK BLVD., SUITE 700
DALLAS, TEXAS 75219
PHONE: 972-707-9555, EXT 115
ATTN: TONY RAMJI, BOBBY MENDOZA
EMAIL: LEGALNOTICES@VIG-RE.COM

ARCHITECT
SBLM ARCHITECTS
16910 DALLAS PARKWAY, SUITE 216
DALLAS, TX 75248
PHONE: 469-554-7770
ATTN: JEFFREY HILL
EMAIL: JHILL@SBLM.COM

LANDSCAPE ARCHITECT
HARRINGTON PLANNING+DESIGN (HP+D)
4711 E. FALCON DRIVE, SUITE 222
MESA, ARIZONA 85215
PHONE: 480-250-0116
ATTN: JASON HARRINGTON
EMAIL: JASON@HARRINGTONPLANNINGDESIGN.COM

SURVEYOR
BLUE SKY SURVEYING & MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: 214-358-4500
ATTN: DAVID PETREE
EMAIL: DRPETREE@BLUESKYSURVEYING.COM



SUSTAINABILITY
ENGINEERING
GROUP



FLOOR & DECOR



PROJECT
FLOOR & DECOR
GRAPEVINE, TX.

LOCATION
3200 GRAPEVINE MILLS PKWY,
GRAPEVINE, TX 76051

DRAWN JM 02/27/2025
DESIGNED JM,TR 02/27/2025
CHECKED SC 03/12/2025
FINAL DC TR 03/12/2025
PROJ. MGR. AF,TR 05/27/2025

DATE: 05/27/2025

ISSUED FOR: PERMIT

REVISION NO.: _____ **DATE:** _____

JOB NO.: 231107

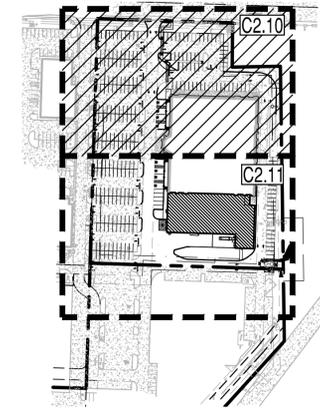
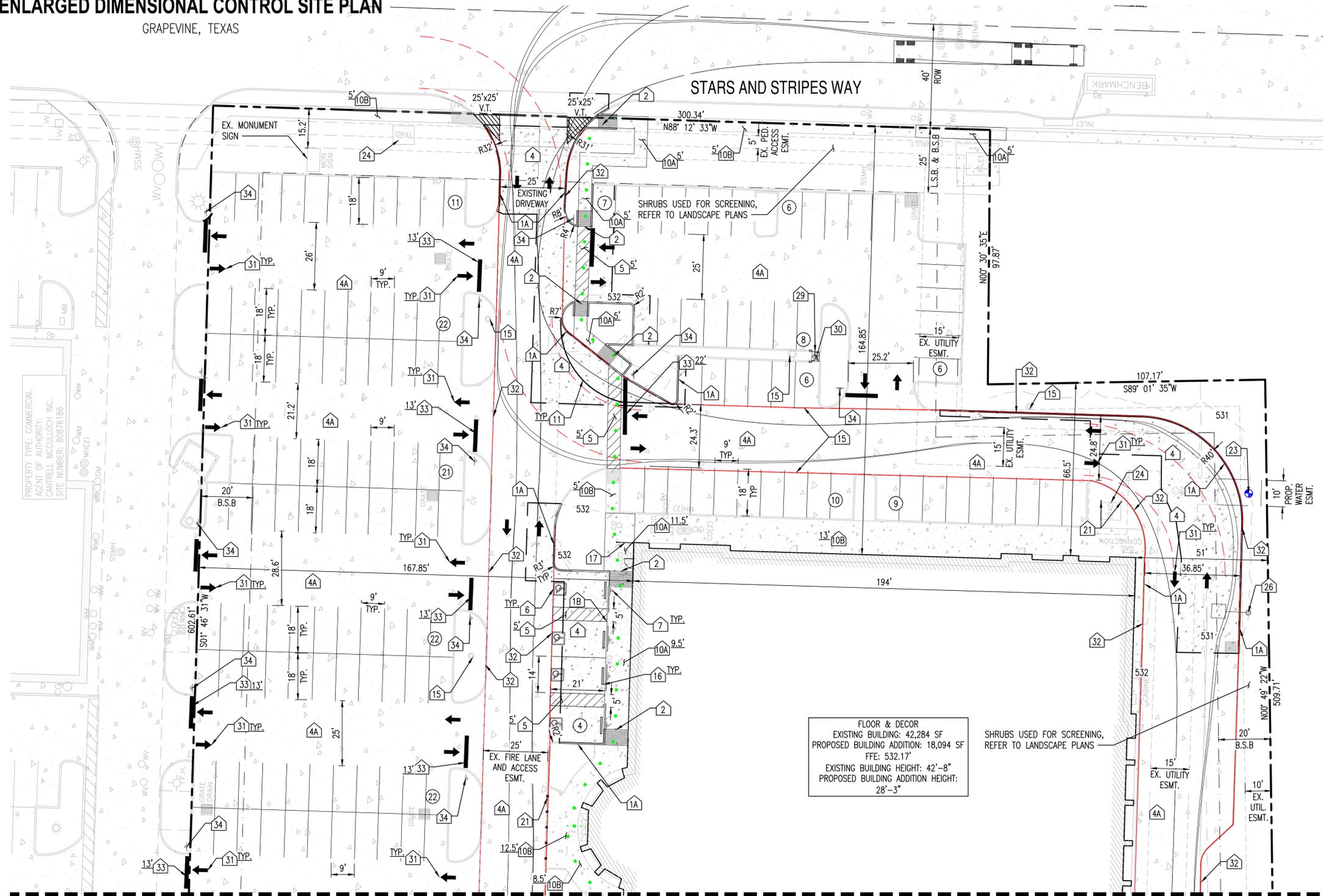
SHEET TITLE: DIMENSIONAL CONTROL SITE PLAN

PAGE NO.: 1 OF 3 **SHEET NO.:** C2.01

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FLOOR & DECOR ENLARGED DIMENSIONAL CONTROL SITE PLAN

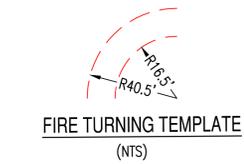
GRAPEVINE, TEXAS



- KEY MAP**
N.T.S.
- PROPOSED LEGEND:**
- VERTICAL CURB
 - SAWCUT LINE
 - ACCESSIBLE PATH
 - SIGN
 - PAVEMENT STRIPING
 - CONCRETE PAVEMENT
 - STEEL BOLLARD
 - PARKING COUNT
 - SAFETY TRIANGLE
 - FIRE HYDRANT
 - FIRE LANE RED
 - PAINTED CURB/PAVEMENT
- EXISTING LEGEND**
- PROPERTY LINE
 - EXISTING CONCRETE PAVEMENT
 - EXISTING LIGHT POLE
 - EXISTING PARKING SPACE

FLOOR & DECOR
EXISTING BUILDING: 42,284 SF
PROPOSED BUILDING ADDITION: 18,094 SF
FFE: 532.17'
EXISTING BUILDING HEIGHT: 42'-8"
PROPOSED BUILDING ADDITION HEIGHT:
28'-3"

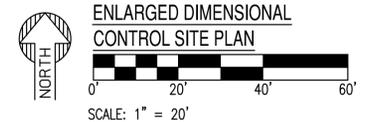
SHRUBS USED FOR SCREENING,
REFER TO LANDSCAPE PLANS



- SITE PLAN NOTES:**
- 1A) CONSTRUCT VERTICAL CURB & GUTTER OR SPILL CURB PER GRADING PLANS.
 - 1B) CONSTRUCT FLUSH CURB PER GRADING PLANS.
 - 2) CONSTRUCT ADA RAMP PER GRADING PLANS.
 - 4) PROVIDE CONCRETE PAVEMENT PER CIVIL PLANS.
 - 4A) EXISTING CONCRETE PAVEMENT.
 - 5) PROVIDE 4" WIDE WHITE PAINT STRIPING, 2' O.C. 45" WIDTH PER PLAN.
 - 6) PROVIDE PAINTED SYMBOL OF ACCESSIBILITY.
 - 7) INSTALL ACCESSIBLE PARKING STALL SIGN.

- 10A) CONSTRUCT NEW CONCRETE SIDEWALK PER GRADING PLANS, WIDTH PER PLAN.
- 10B) EXISTING CONCRETE SIDEWALK, WIDTH PER PLAN.
- 11) PROVIDE 4" WIDE WHITE PAINTED STRIPING.
- 15) EXISTING LIGHT POLE TO BE PROTECTED IN PLACE.
- 16) INSTALL WHEEL STOP PER.
- 17) RELOCATED BIKE RACK PER.
- 21) INSTALL STEEL BOLLARD PER ARCHITECTURAL PLANS.
- 23) RELOCATED FIRE HYDRANT.
- 24) EXISTING TRANSFORMER TO BE PROTECTED ON SITE.

- 26) RELOCATED LIGHT POLE.
- 29) CURB OPENING PER CIVIL PLANS.
- 30) CONSTRUCT RIP RAP PER CIVIL PLANS.
- 31) PROVIDE WHITE PAINTED DIRECTIONAL ARROW.
- 32) PROVIDE 6" RED STRIPE AT CURB AND PAVEMENT ALONG FIRE LANE WITH 4 INCH LETTERS.
- 33) 24" WHITE PAINTED STOP BAR, LENGTH PER PLAN.
- 34) STOP SIGN.



BENCHMARK:
NORTHEAST CORNER OF DROP INLET LOCATED IN THE SOUTH CURB LINE OF STARS AND STRIPES WAY, APPROXIMATELY 32 FEET NORTHEAST OF THE NORTHEAST CORNER OF SUBJECT PROPERTY.
ELEV.=529.15

MATCHLINE - REFER TO SHEET C2.11

Conditional use permit CU25-14 is a request to amend the previously approved site plan CU06-16 (Ord. 2006-35) for a planned commercial center to allow the development of a 45,000-square-foot fitness/workout center. This request is specifically to allow a 60,378-square-foot retail store for building materials and supplies.
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ENLARGED DIMENSIONAL CONTROL SITE PLAN
for
Floor & Decor
Lot 2R-AB, Block A, Grapevine Vineyard Addition
Abstract A-586, J. Gibson Survey
City of Grapevine, Tarrant County, Texas
4.9613 acres or 216,114 sq. ft.
Zone: "CC" Community Commercial District
Date of Preparation: May 28, 2025

CASE NAME: Floor and Decor
CASE NUMBER: CU25-14/PD25-02
LOCATION: 3200 Grapevine Mills Pkwy, Grapevine, TX 76051

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 3 OF 11

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



SUSTAINABILITY ENGINEERING GROUP

SEG

5240 N. 16TH STREET SUITE 105 PHOENIX, ARIZONA 85016
WWW.AZSEG.COM TEL. 480.688.7226 FAX. 480.259.3534



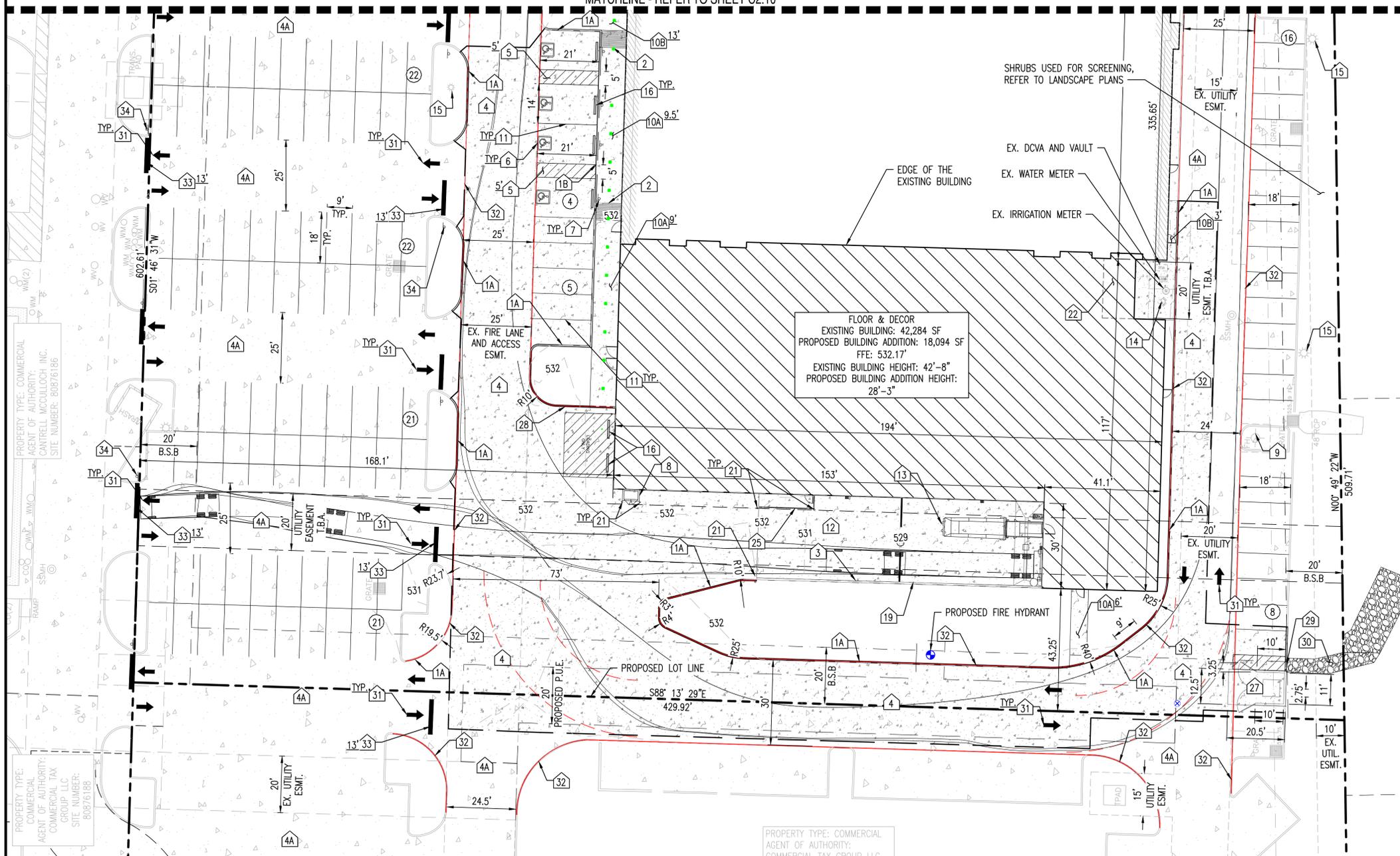
PROJECT FLOOR & DECOR GRAPEVINE, TX.	LOCATION 3200 GRAPEVINE MILLS PKWY, GRAPEVINE, TX 76051
DRAWN: JM 02/27/2025	DESIGNED: JM,TR 02/27/2025
CHECKED: SC 03/12/2025	FINAL DC: TR 03/12/2025
PROJ. MGR.: AF,TR 05/27/2025	DATE: 05/27/2025
ISSUED FOR: PERMIT	REVISION NO.: _____ DATE: _____
JOB NO.: 231107	SHEET TITLE: ENLARGED DIMENSIONAL CONTROL SITE PLAN
PAGE NO.: 2 OF 3	SHEET NO.: C2.10

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FLOOR & DECOR ENLARGED DIMENSIONAL CONTROL SITE PLAN

GRAPEVINE, TEXAS.

MATCHLINE - REFER TO SHEET C2.10



FLOOR & DECOR
EXISTING BUILDING: 42,284 SF
PROPOSED BUILDING ADDITION: 18,094 SF
FFE: 532.17'
EXISTING BUILDING HEIGHT: 42'-8"
PROPOSED BUILDING ADDITION HEIGHT: 28'-3"

PROPERTY TYPE: COMMERCIAL
AGENT OF AUTHORITY:
COMMERCIAL TAX GROUP LLC
SITE NUMBER: 80876188

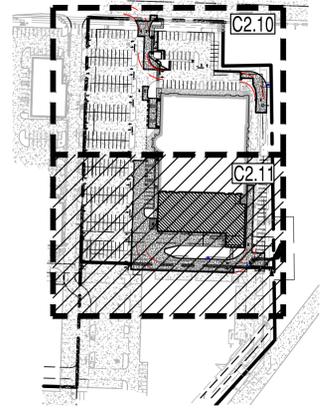
- SITE PLAN NOTES:**
- 1A CONSTRUCT VERTICAL CURB & GUTTER OR SPILL CURB PER GRADING PLANS.
 - 1B CONSTRUCT FLUSH CURB PER GRADING PLANS.
 - 2 CONSTRUCT ADA RAMP PER GRADING PLANS.
 - 3 CONSTRUCT RETAINING WALL PER ARCHITECTURAL/STRUCTURAL PLANS.
 - 4 PROVIDE CONCRETE PAVEMENT PER CIVIL PLANS.
 - 4A EXISTING CONCRETE PAVEMENT.
 - 5 PROVIDE 4" WIDE WHITE PAINT STRIPING, 2' O.C. 45' WIDTH PER PLAN.
 - 6 PROVIDE PAINTED SYMBOL OF ACCESSIBILITY.
 - 7 INSTALL ACCESSIBLE PARKING STALL SIGN.
 - 8 INSTALL PROPANE STORAGE PER ARCHITECTURAL PLANS.
 - 9 EXISTING FIRE HYDRANT TO BE PROTECTED IN PLACE.
 - 10A CONSTRUCT NEW CONCRETE SIDEWALK PER GRADING PLANS, WIDTH PER PLAN.
 - 10B EXISTING CONCRETE SIDEWALK, WIDTH PER PLAN.

- 11 PROVIDE 4" WIDE WHITE PAINTED STRIPING.
- 12 PROVIDE CONCRETE AT LOADING DOCK PER STRUCTURAL PLANS.
- 13 INSTALL TRASH COMPACTOR PER ARCHITECTURAL PLANS.
- 14 EXISTING FIRE DEPARTMENT CONNECTION TO BE PROTECTED.
- 15 EXISTING LIGHT POLE TO BE PROTECTED IN PLACE.
- 16 INSTALL WHEEL STOP PER.
- 19 CONSTRUCT 3' HEIGHT SCREEN WALL PER STRUCTURAL PLANS.
- 21 INSTALL STEEL BOLLARD PER ARCHITECTURAL PLANS.
- 22 FIRE RISER ROOM PER ARCHITECTURAL PLANS.
- 25 INSTALL HANDRAIL PER ARCHITECTURAL PLANS.
- 27 RECYCLING DUMPSTER ENCLOSURE PER ARCHITECTURAL PLANS.
- 28 TRANSITION PAVEMENT UP TO CURB FROM 0" REVEAL TO 6" REVEAL.
- 29 CURB OPENING PER CIVIL PLANS.
- 30 CONSTRUCT RIP RAP PER CIVIL PLANS.
- 31 PROVIDE WHITE PAINTED DIRECTIONAL ARROW.
- 32 PROVIDE 6" RED STRIPE AT CURB AND PAVEMENT ALONG FIRE LANE WITH 4 INCH LETTERS.
- 33 24" WHITE PAINTED STOP BAR, LENGTH PER PLAN.
- 34 STOP SIGN.

BENCHMARK:
NORTHEAST CORNER OF DROP INLET LOCATED IN THE SOUTH CURB LINE OF STARS AND STRIPES WAY, APPROXIMATELY 32 FEET NORTHEAST OF THE NORTHEAST CORNER OF SUBJECT PROPERTY.
ELEV.=529.15

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ENLARGED DIMENSIONAL CONTROL SITE PLAN
for
Floor & Decor
Lot 2R-AB, Block A, Grapevine Vineyard Addition
Abstract A-586, J. Gibson Survey
City of Grapevine, Tarrant County, Texas
4.9613 acres or 216,114 sq. ft.
Zone: "CC" Community Commercial District
Date of Preparation: May 28, 2025



KEY MAP
N.T.S.

PROPOSED LEGEND:

- VERTICAL CURB
- SAWCUT LINE
- ACCESSIBLE PATH SIGN
- PAVEMENT STRIPING
- CONCRETE PAVEMENT
- STEEL BOLLARD
- PARKING COUNT

EXISTING LEGEND

- PROPERTY LINE
- EXISTING CONCRETE PAVEMENT
- EXISTING LIGHT POLE
- FIRE LANE RED PAINTED CURB/PAVEMENT
- EXISTING PARKING SPACE

FIRE TURNING TEMPLATE
(NTS)



ENLARGED DIMENSIONAL CONTROL SITE PLAN



SCALE: 1" = 20'

CASE NAME: Floor and Decor
CASE NUMBER: CU25-14/PD25-02
LOCATION: 3200 Grapevine Mills Pkwy, Grapevine, TX 76051

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 4 OF 11

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

PLANNING SERVICES DEPARTMENT



SUSTAINABILITY ENGINEERING GROUP



FLOOR & DECOR



PROJECT: FLOOR & DECOR GRAPEVINE, TX.	LOCATION: 3200 GRAPEVINE MILLS PKWY, GRAPEVINE, TX 76051
DRAWN: JM 02/27/2025	DESIGNED: JM,TR 02/27/2025
CHECKED: SC 03/12/2025	FINAL DC: TR 03/12/2025
PROJ. MGR: AF,TR 05/27/2025	DATE: 05/27/2025
ISSUED FOR: PERMIT	REVISION NO.: _____ DATE: _____
JOB NO.: 231107	SHEET TITLE: ENLARGED DIMENSIONAL CONTROL SITE PLAN
PAGE NO.: 3 OF 3	SHEET NO.: C2.11

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FLOOR & DECOR STORE

3200 GRAPEVINE MILLS PARKWAY
GRAPEVINE, TEXAS 76051



4711 E. Falcon Drive, Suite 222
Mesa, Arizona 85215
Tel: 480-250-0116
www.HarringtonPlanningDesign.com



FLOOR & DECOR STORE
3200 GRAPEVINE MILLS PARKWAY
GRAPEVINE, TEXAS 76051

REV.	COMMENT	DATE

LANDSCAPE PACKAGE
May 23, 2025
DRAWN BY: JD
CHECK BY: JEH
PROJ. NO.: 2024-009
CASE NO.: CU25-14/PD25-02

LANDSCAPE COVER
L0.1
1 of 2

CITY OF GRAPEVINE SITE NOTES

- REFUSE DISPOSAL AREA SHALL BE LANDSCAPE 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 ZONING ORDINANCE
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
- 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 EXPECTED
- 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
- ALL ONSITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
- 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.
- ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION

CITY OF GRAPEVINE LANDSCAPE NOTES

- SHRUBS SHALL BE A MINIMUM OF TWO (2) FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. HEDGES, WHERE INSTALLED, SHALL BE PLANTED AND MAINTAINED FORM A CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN WHICH WILL BE THREE (3) FEET HIGH WITHIN ONE (1) YEAR AFTER TIME OF PLANTING.
- ALL REQUIREMENTS OF THE CITY OF GRAPEVINE EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

LANDSCAPE DATA SUMMARY *

ITEM	REQUIRED	PROVIDED
LS AREA		
LANDSCAPE PERIMETER AREA (SF)	24,224 SF	15,107 SF
INTERIOR LS AREA / PARKING LS (SF)	10,982 SF	6,807 SF
ADDITIONAL INTERIOR LS AREA (SF)	0	4,564 SF
OTHER LS AREA ON-SITE (SF)	0	0 SF
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SF)	N/A	60,378 SF
AREA OF SIDEWALKS/PAVEMENTS (SF)	N/A	35,181 SF
OTHER IMPERVIOUS AREA (SF)	N/A	94,077 SF
TOTAL OPEN SPACE (SF / %)	43,223 / 20%	26,478 SF / 12.25%
TOTAL IMPERVIOUS AREA (SF / %)	172,891 / 80%	189,636 SF / 87.75%
TOTAL LOT AREA (SF / AC)	216,114 SF / 4.9613 AC	
INTERIOR PARKING LANDSCAPE PER SECTION 53, H-1B, 1C: 1 TREE PER PLANTER ISLAND, 1 TREE PER 400 SF	24 ISLAND =24 TREES 6807SF / 400 SF =17 TREES	24 TREES PROVIDED
NON-VEHICULAR OPEN SPACE, PER SECTION 53 I-4: LESS THAN 30% OF SITE IN VEHICULAR, 1 TREE PER 2,500 SF	24,224 SF / 2,500 SF =10 TREES	26 TREES PROVIDED
PERIMETER LANDSCAPE PER SECTION 53, H-2C: 1 TREE PER 50 FEET OF PERIMETER AREA.	955 FT / 50 FT =19 TREES	26 TREES PROVIDED

* = DATA IS BASED UPON ONLY THE PROPOSED LIMITS OF WORK AREA FOR THIS PROJECT AND NOT THE ENTIRE MASTER DEVELOPMENT VALUES.

OVERALL DEVELOPMENT LANDSCAPE DATA SUMMARY

ITEM	REQUIRED	PROVIDED
TOTAL OVERALL DEVELOPMENT OPEN SPACE (SF/%)	128,327 SF / 20%	108,931 SF / 16.98%
TOTAL OVERALL DEVELOPMENT IMPERVIOUS AREA (SF/%)	513,310 SF / 80%	532,706 SF / 83.02%
TOTAL OVERALL DEVELOPMENT AREA (SF/%)	641,637 SF / 14.73 AC	

NOTES

- LIGHT FIXTURES EXCLUDING ACCENT LIGHTING OF ARCHITECTURAL BUILDING FEATURES AND LIGHTING OF PUBLIC ART OR PUBLIC MONUMENTS SHALL BE MOUNTED NO HIGHER THAN THE HIGHEST POINT OF THE PRIMARY STRUCTURE ON THE PROPERTY. IN NO CASE SHALL LIGHT POLES BE GREATER THAN 30 FEET IN HEIGHT.

IRRIGATION GENERAL NOTES

- IRRIGATION PLAN IS DIAGRAMMATIC. ADJUST LOCATION OF VALVES TO PROVIDE FULL AND ADEQUATE COVERAGE OR ADD EMITTERS AS NECESSARY TO ENSURE 100% COVERAGE OF PLANT MATERIALS. PREVENT OVERSPRAY ON ADJACENT IMPROVEMENTS.
- VERIFY WATER PRESSURE IN FIELD AND NOTIFY OWNER IMMEDIATELY SHOULD A DISCREPANCY EXIST.
- COORDINATE IRRIGATION SLEEVES LOCATION AND SIZE WITH A MINIMUM DIAMETER TWICE THE SIZE OF THE IRRIGATION LINE. EXTEND SLEEVES 12" BEYOND EDGE OF PAVEMENT, WALL, WALKS OR CURB.
- PROGRAM CONTROLLERS TO MAINTAIN SUFFICIENT FLOW RATES THROUGHOUT THE SYSTEM. ADJUST AS REQUIRED FOR SEASON AND PLANT MATERIAL UNTIL FINAL ACCEPTANCE.
- LOCATE TAN COLOR (CARSON OR EQUAL) VALVE BOXES (IRRIGATION, GATE VALVE, FLUSH CAP, CONTROL WIRE AND OTHERS) IN PLANTER AREAS. DO NOT LOCATE VALVE BOXES IN A LAWN OR HARDSCAPE UNLESS REQUIRED AND APPROVED BY OWNER.
- ALL IRRIGATION EQUIPMENT DESCRIBED IN LEGEND WILL BE ACCEPTED AS APPROVED EQUALS FOR PERFORMANCE. CONTRACTOR MAY SUBMIT FOR REVIEW EQUAL PERFORMANCE EQUIPMENT.
- MAINTAIN OR RESTORE ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS IMPACTED BY ANY WORK PERFORMED UNDER THIS CONTRACT. RESTORE IRRIGATION TO PROVIDE 100% SERVICE AND COVERAGE.
- CONTRACTOR SHALL REVIEW AND FIELD VERIFY LAYOUT OF ALL IRRIGATION SYSTEM COMPONENTS AND HAVE THE LAYOUT APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO STARTING INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PIPING NECESSARY TO PROVIDE A COMPLETE AND FULLY OPERATIONAL IRRIGATION SYSTEM INCLUDING ALL SUB-LATERAL PIPING, FITTINGS, AND RISERS TO EACH PLANT EMITTER AS SPECIFIED AND AS DETAILED. WHETHER OR NOT PIPING IS SHOWN ON THE PLANS.
- ALL IRRIGATION SYSTEM IMPROVEMENTS SHALL MEET THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCQE) REQUIREMENTS.

SHEET INDEX

SHEET	TITLE
L0.1	LANDSCAPE COVER LANDSCAPE PLAN

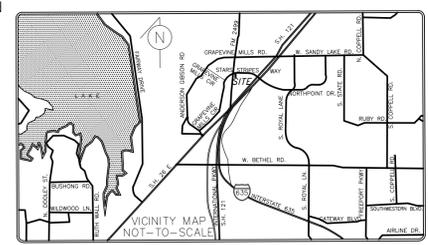
OWNER CONTACT

VICTORY SHOPS GRAPEVINE MILLS, LLC
2911 TURTLE CREEK BLVD., SUITE 700
DALLAS, TEXAS 75219
TONY RAMJI
LEGALNOTICES@VG-RE.COM
(972) 707-9555, EXT. 115

LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN (HP+D)
4711 E. FALCON DRIVE, SUITE 222
MESA, ARIZONA 85215
JASON HARRINGTON, RLA, ASLA, ASIC, APWA
(480) 250-0116
JASON@HARRINGTONPLANNINGDESIGN.COM

VICINITY MAP



PLANTING MATERIAL LEGEND

TREES	SIZE	NOTES	QTY
See INV-SAL legend Ex. Tree Protect in Place Caliper Size: varies	varies		16
Quercus virginiana Live Oak Caliper Size: 3.0"	B & B STAKE		6
Quercus buckleyi Texas Red Oak Caliper Size: 3.0"	B & B STAKE		8
Cercis canadensis v. mexicana Mexican Redbud Caliper Size: 3.0"	B & B STAKE		22

GROUNDCOVERS

GROUNDCOVERS	QTY
Euonymus fortunei 'coloratus' Purple Wintercreeper	5 Gallon can full 37
Juniper horizontalis 'Wiltonii' Blue Rug Juniper	5 Gallon can full 52

SHRUBS / ACCENTS

SHRUBS / ACCENTS	QTY
Muhlenbergia rigida 'Regal Mist' Pink Muhly Grass	5 Gallon can full 36
Berberis thunbergii 'Pygmy Red' Dwarf Pygmy Red Barberry	5 Gallon can full 88
Ilex cornuta 'Burfordii Nana' Dwarf Burford Holly	5 Gallon can full 34
Leucophyllum frutescens Texas Sage 'Rio Bravo'	5 Gallon can full 47

LANDSCAPE MATERIALS

Wood Mulch, 3" min. thk, pretreat soil prior to install	26,478 SF
Pre-emergent apply to soil layer	SF

IRRIGATION LEGEND

SYSTEM DESIGNED USING A RESIDUAL PRESSURE OF 65 PSI

SYMBOL

	WATER METER	EX IRRIGATION METER, REF. CIVIL PLAN
	RPBFA	EX. BACKFLOW PREVENTER ASSEMBLY, 2", PROVIDE METAL ENCLOSURE. REF. CIVIL PLAN
	CONTROLLER	HUNTER ACC-1200-P, 12 STATION BASE MODEL. WALL MOUNT - PLASTIC ENCLOSURE PAINT TO MATCH ARCHITECTURE FINISH WHERE MOUNTED. INCLUDE RAIN AND FREEZE SENSORS.
	GATE VALVE	NIBCO GATE VALVE. SIZE PER LINE BRONZE MATERIAL
	DRIP VALVE	HUNTER ICV SERIES WITH 150 MESH WYE-STRAINER SIZE PER PLAN
	BALL VALVE	SPEARS TRUE UNION BALL VALVES, SCH80, SIZE PER LINE, PVC MATERIAL
	CONTROL VALVE	HUNTER ICV SERIES, ASSEMBLY PER DETAIL SIZE PER PLAN
	FLOW SENSOR	HUNTER FLOW-CLIK FLOW SENSOR 1" SIZE
	PRESSURE REG.	SENNIGER 30 PSI - LOCATE IN SEPARATE BOXES MEDIUM FLOW 2-20GPM - 30 PSI (100 MESH)
	FLUSH CAP	SPEARS FLUSH CAP 1/2" FLUSH VALVE
	EMITTER - SP	BOWSMITH 1.0 GPH (1 PER PLANT)
	EMITTER - MP	BOWSMITH 1.0 GPH 6 PORT (2 PER TREE)
	SERVICE POINT	CONNECT TO EXISTING POTABLE WATER SERVICE

PIPE LEGEND

	MAINLINE
	TREE LATERAL
	SHRUB LATERAL
	PIPE SLEEVE
	WIRE SLEEVE

PVC SCH. 40 - SIZE PER PLAN
PVC SCH. 40 - MINIMUM 1 1/2" SIZE

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LANDSCAPE COVER
for
Floor & Decor
Lot 2R-AB, Block A, Grapevine Vineyard Addition
Abstract A-586, J. Gibson Survey
City of Grapevine, Tarrant County, Texas
4.9613 acres or 216,114 sq. ft.
Zone: "CC" Community Commercial District
Date of Preparation: May 28, 2025

CASE NAME: Floor and Décor
CASE NUMBER: CU25-14/PD25-02
LOCATION: 3200 Grapevine Mills Pkwy, Grapevine, TX 76051

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

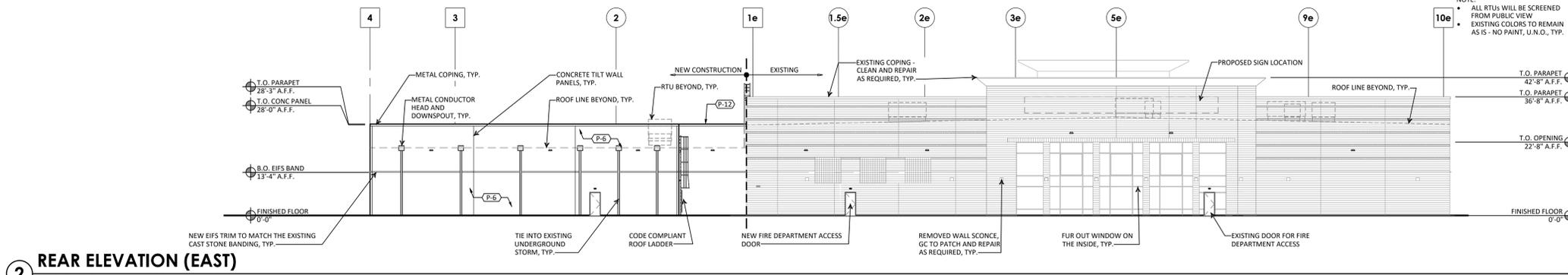
SHEET: 5 OF 11

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

PLANNING SERVICES DEPARTMENT

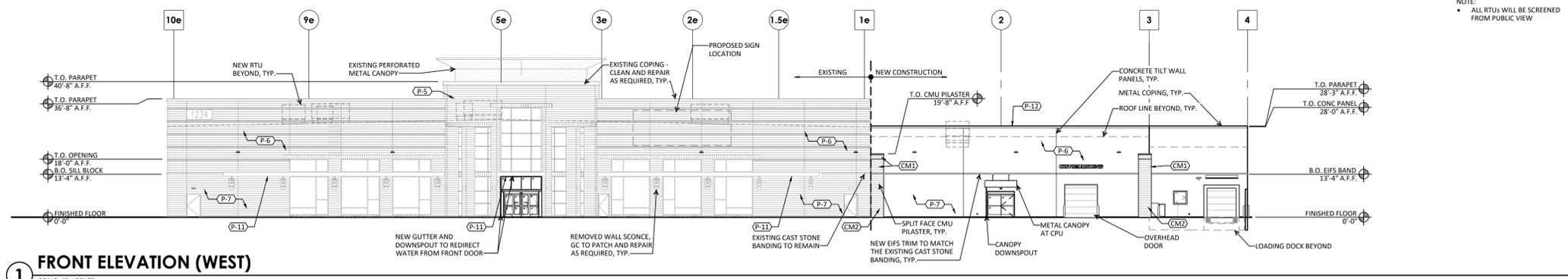
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CASE NO.: CU25-14 / PD25-02



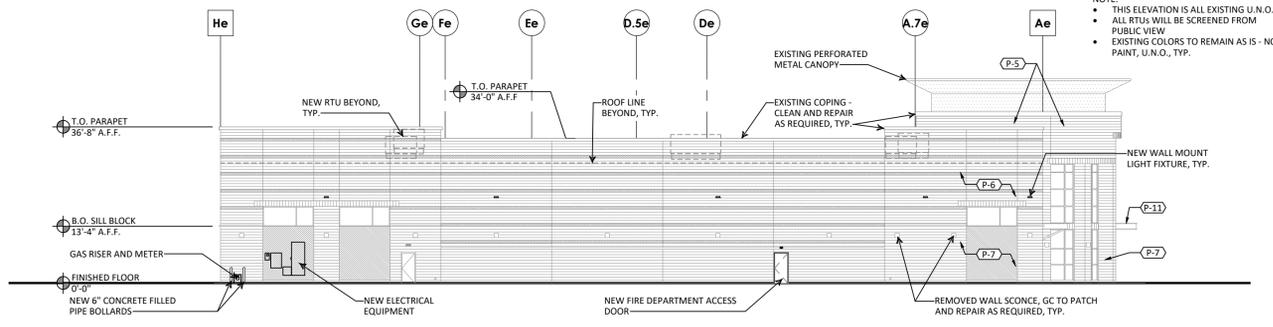
NOTE:
 • ALL RTUS WILL BE SCREENED FROM PUBLIC VIEW
 • EXISTING COLORS TO REMAIN AS IS - NO PAINT, U.N.O., TYP.

2 REAR ELEVATION (EAST)
 SCALE: 1" = 20'-0"



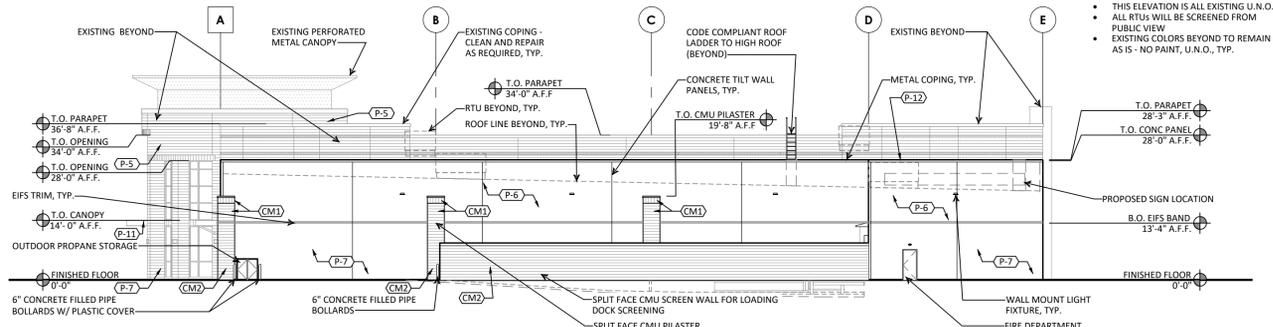
NOTE:
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1 FRONT ELEVATION (WEST)
 SCALE: 1" = 20'-0"



NOTE:
 • THIS ELEVATION IS ALL EXISTING U.N.O.
 • ALL RTUS WILL BE SCREENED FROM PUBLIC VIEW
 • EXISTING COLORS TO REMAIN AS IS - NO PAINT, U.N.O., TYP.

4 LEFT ELEVATION (NORTH)
 SCALE: 1" = 20'-0"



NOTE:
 • THIS ELEVATION IS ALL EXISTING U.N.O.
 • ALL RTUS WILL BE SCREENED FROM PUBLIC VIEW
 • EXISTING COLORS TO REMAIN AS IS - NO PAINT, U.N.O., TYP.

3 RIGHT ELEVATION (SOUTH)
 SCALE: 1" = 20'-0"

MATERIALS USED - SOUTH

1-FRONT ELEVATION (WEST)			
PRECAST PANELS	5,058 SF	93%	
CMU (SPLIT FACE)	231 SF	4%	
METAL ACCENTS (COPING)	114 SF	2%	
EIFS BAND	61 SF	1%	
TOTAL	5,470 SF	100%	

PAINT COLOR SCHEDULE

MARK	MATERIAL	MANUFACTURER	COLOR	FINISH	NOTES
P-5	PAINT	SHERWIN WILLIAMS	SW 7006 EXTRA WHITE	SATIN	RAL COLOR MATCH: 9003
P-6	PAINT	SHERWIN WILLIAMS	SW 7044 AMAZING GRAY	SATIN	RAL COLOR MATCH: 7044
P-7	PAINT	SHERWIN WILLIAMS	SW 7048 URBANE BRONZE	SATIN	RAL COLOR MATCH: 7022
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CM1	CMU	LOCAL AVAILABILITY	COLOR TO MATCH P-6	SPLIT FACE	LOCAL AVAILABILITY 8 X 8 X 16 U.N.O. - PAINTED
CM2	CMU	LOCAL AVAILABILITY	COLOR TO MATCH P-7	SPLIT FACE	LOCAL AVAILABILITY 8 X 8 X 16 U.N.O. - PAINTED

MATERIALS USED - EAST

1-FRONT ELEVATION (WEST)			
PRECAST PANELS	3,216 SF	97%	
CMU (SPLIT FACE)	0 SF	0%	
METAL ACCENTS (COPING)	67 SF	2%	
EIFS BAND	39 SF	1%	
TOTAL	3,281 SF	100%	

MATERIALS USED - WEST

1-FRONT ELEVATION (WEST)			
PRECAST PANELS	2,758 SF	91%	
CMU (SPLIT FACE)	154 SF	5%	
METAL ACCENTS (CANOPY, COPING, DOCK HOODS)	100 SF	3%	
EIFS BAND	36 SF	1%	
TOTAL	3,034 SF	100%	

CITY OF GRAPEVINE NOTES:

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EXTERIOR ELEVATIONS
 for
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 Lot 2R-AB, Block A, Grapevine Vineyard Addition
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 CASE NUMBER: CU25-14/PD25-02
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MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 07 OF 11

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PLANNING SERVICES DEPARTMENT



2500 WINDY RIDGE PARKWAY, SE ATLANTA, GA 30339



SBLM Architects
 33 Walt Whitman Road, Suite 300A
 Huntington Station, NY 11746
 Telephone 631 683 5588
 Fax 631 683 5591



A.V. SCHWAN & ASSOC.
 STRUCTURAL ENGINEERS
 600 East Thomas Rd, Suite 1
 Scottsdale, Arizona 85251
 (602) 265-4331

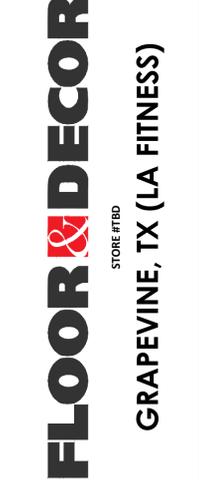


CODE CONSULTANTS, INC.
 2943 WOODLAND PKWY, SUITE 300
 ST. LOUIS, MISSOURI 63146-4235
 314-991-2633



18010 DALLAS PKWY., SUITE 200,
 DALLAS, TX 75248
 TEL: 214.396.7885

PROJECT NAME



3200 GRAPEVINE MILLS PKWY, GRAPEVINE, TX 76051

ISSUE DATE: T.B.D.
 STORE NUMBER: T.B.D.
 GROSS BLDG AREA: 60,378 SF
 JOB NUMBER: 023129
 PROTOTYPE: MAY 2023

ISSUE

90% Review Set	03/13/25
Issued For 100% Construction	03/27/25
Bulletin #1	04/28/25
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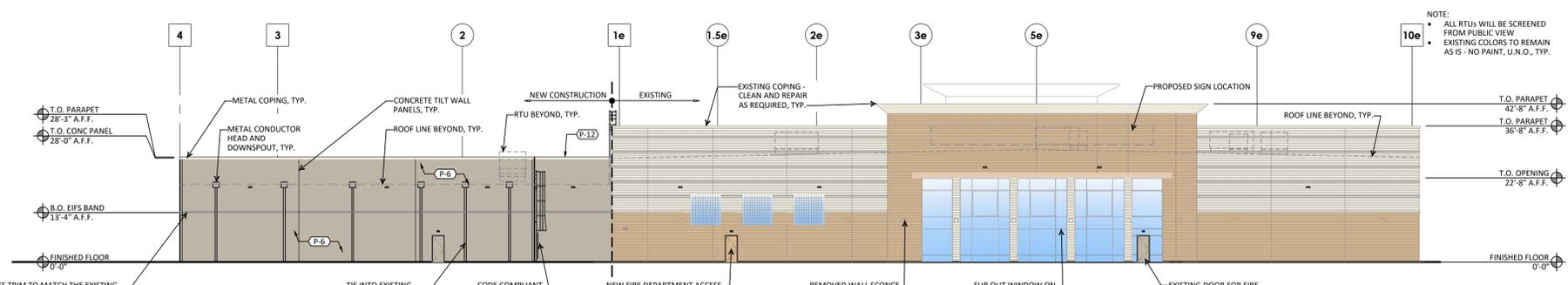


SHEET 05/28/2025

EXTERIOR ELEVATIONS

DRAWN: JMG
 CHECKED: RR

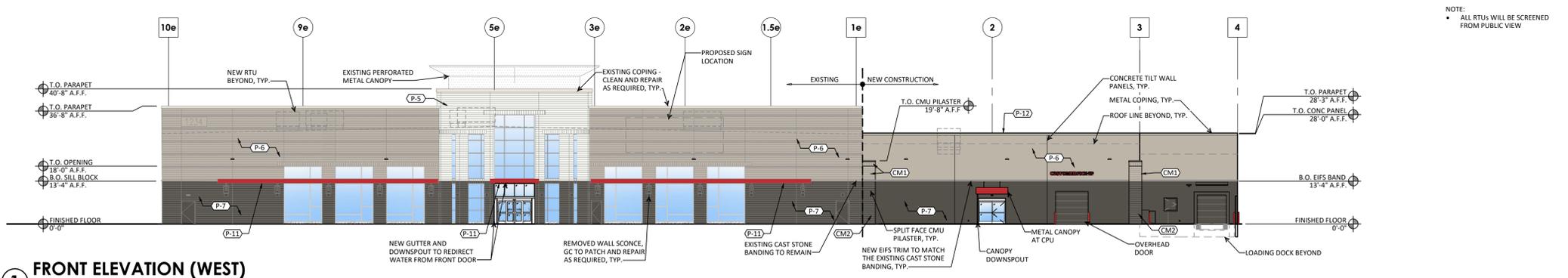
A201



2 REAR ELEVATION (EAST)
SCALE: 1" = 20'-0"

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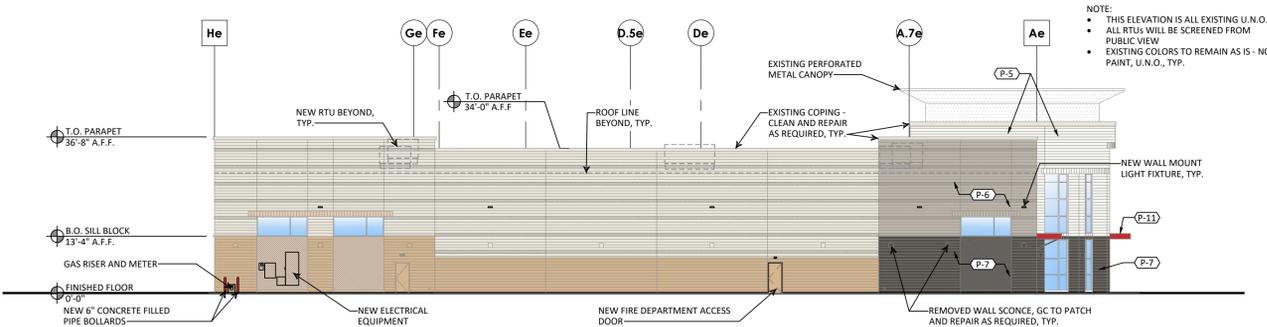
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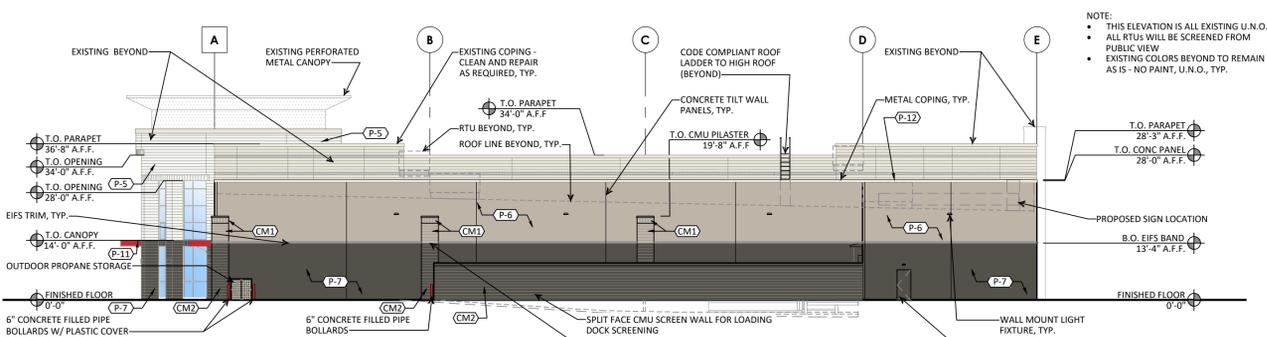
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MAYOR _____ SECRETARY _____
DATE: _____
PLANNING AND ZONING COMMISSION
CHAIRMAN _____
DATE: _____
SHEET: 08 OF 11
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PLANNING SERVICES DEPARTMENT



2500 WINDY RIDGE PARKWAY, SE ATLANTA, GA 30339



SBLM Architects
333 Walt Whitman Road, Suite 300A
Huntington Station, NY 11746
Telephone 631 683 5588
Fax 631 683 5591



A. V. SCHWAN & ASSOC.
STRUCTURAL ENGINEERS
600 East Thomas Rd, Suite 1
Scottsdale, Arizona 85251
(602) 265-4331



dlb associates
CONSULTING ENGINEERS, P.C.
1600 N. Loop West, Suite 100
Houston, TX 77001
Phone: (713) 782-2000



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314-991-2633



SEG
18010 DALLAS PKWY., SUITE 200,
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TEL: 214-396-7885

PROJECT NAME

FLOOR & DÉCOR
STORE #178D
GRAPEVINE, TX (LA FITNESS)

3200 GRAPEVINE MILLS PKWY, GRAPEVINE, TX 76051

ISSUE DATE: T.B.D.
STORE NUMBER: T.B.D.
GROSS BLDG AREA: 60,378 SF
JOB NUMBER: 023129
PROTOTYPE: MAY 2023

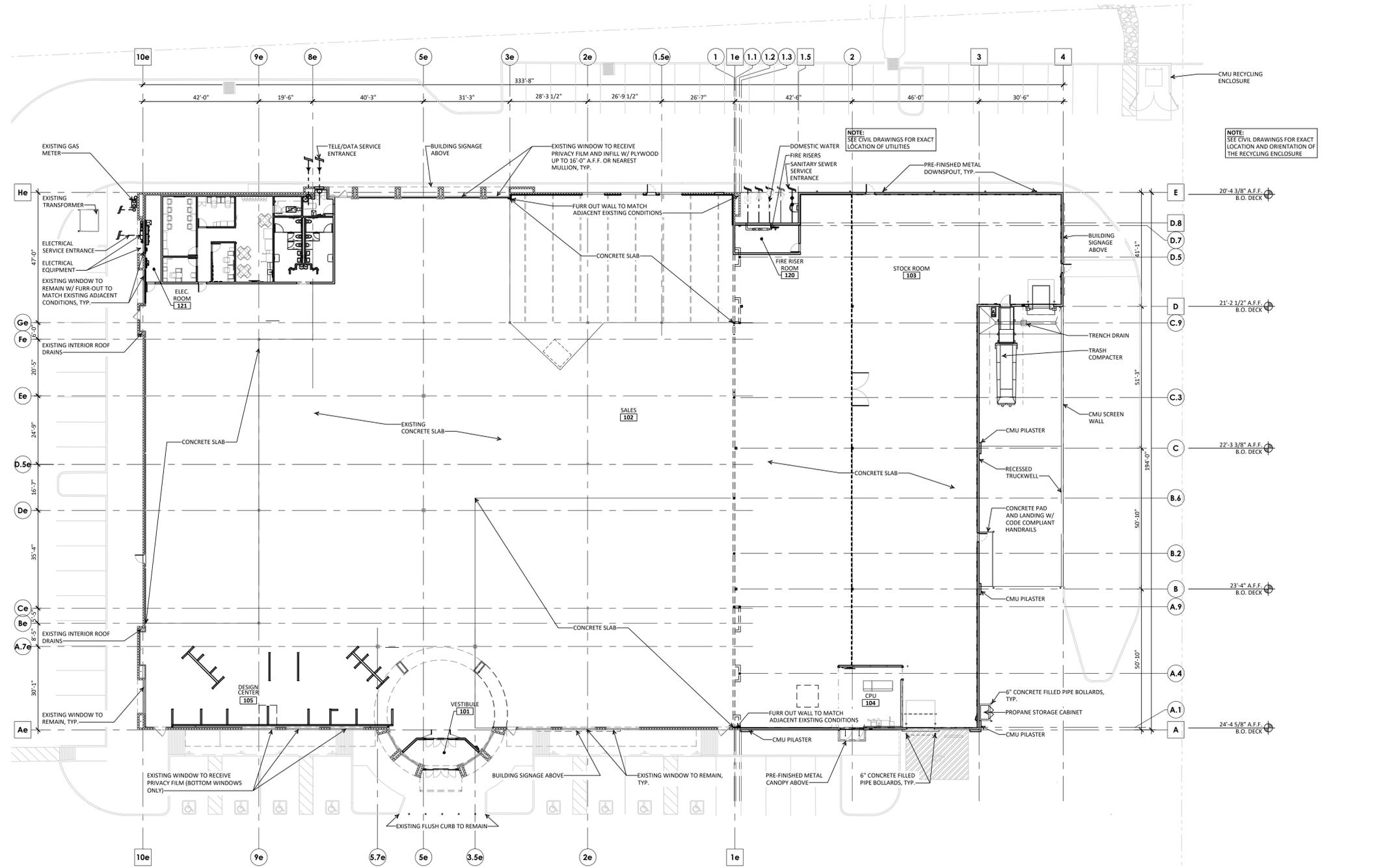
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Bulletin #2/Issued for Construction	05/30/25



SHEET 05/28/2025
EXTERIOR ELEVATIONS
DRAWN: JMG
CHECKED: RR

A201



1 FLOOR PLAN
SCALE: 1" = 20'-0"



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MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 09 OF 11

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

PROJECT NAME

FLOOR & DECOR
STORE #110
GRAPEVINE, TX (LA FITNESS)

3200 GRAPEVINE MILLS PKWY,
GRAPEVINE, TX 76051

ISSUE DATE: T.B.D.
STORE NUMBER: T.B.D.
GROSS BLDG AREA: 60,378 SF
JOB NUMBER: 023129
PROTOTYPE: MAY 2023

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SHEET 05/28/2025

FLOOR PLAN

DRAWN: JMG
CHECKED: RR

A101

S01	48" Floor & Decor TWS (Stacked)
Type:	Individual Channel Letters Wall Sign
Illumination:	Internally Illuminated LED
Square Footage:	330.46
S05	12" Customer Pick-Up
Type:	Individual Channel Letters Wall Sign
Illumination:	Internally Illuminated LED
Square Footage:	12.77
S07	60" Floor & Decor (Linear)
Type:	Individual Channel Letters Wall Sign
Illumination:	Internally Illuminated LED
Square Footage:	300.52
S08	33" Floor & Decor (Linear)
Type:	Individual Channel Letters Wall Sign
Illumination:	Internally Illuminated LED
Square Footage:	90.91
S09	Pylon Tenant Panel
Type:	Flat Face W/ Vinyl Graphics
Illumination:	Existing
Square Footage:	96
S10	Pylon Tenant Panel
Type:	Flat Face W/ Vinyl Graphics
Illumination:	Existing
Square Footage:	97.84
S11	Pylon Tenant Panel
Type:	Flat Face W/ Vinyl Graphics
Illumination:	Existing
Square Footage:	96
S12	Pylon Tenant Panel
Type:	Flat Face W/ Vinyl Graphics
Illumination:	Existing
Square Footage:	48



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CUSTOMER APPROVAL:

DATE: _____

Rev. #	DATE	BY	Rev. #	DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



DRAWING NO:
1282817261.04
DATE: 03.12.2025
J. Allington

Verify dimensions and materials prior to manufacturing.

Material & Color:

- Flat Polycarbonate Face
- Vinyl: 3M #3630-33 Red

NOTE: ARTWORK IS FOR REPRESENTATIONAL PURPOSES ONLY. A SURVEY IS NEEDED TO DETERMINE ACTUAL SIGN LAYOUT, SIZE, & MATERIALS.



- DIMENSIONS
- COLORS
- MATERIAL
- MOUNTING TYPE
- OTHER _____



Proposed



Existing Conditions

S09



THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT.

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CUSTOMER APPROVAL:

DATE: _____

	DATE	BY	DATE	BY
Rev. #1	_____	_____	Rev. #4	_____
Rev. #2	_____	_____	Rev. #5	_____
Rev. #3	_____	_____	Rev. #6	_____



DRAWING NO:
1282817261.04
 DATE: 03.12.2025
 J. Allington

Verify dimensions and materials prior to manufacturing.

Material & Color:

- Flat Polycarbonate Face
- Vinyl: 3M #3630-33 Red

NOTE: ARTWORK IS FOR REPRESENTATIONAL PURPOSES ONLY. A SURVEY IS NEEDED TO DETERMINE ACTUAL SIGN LAYOUT, SIZE, & MATERIALS.



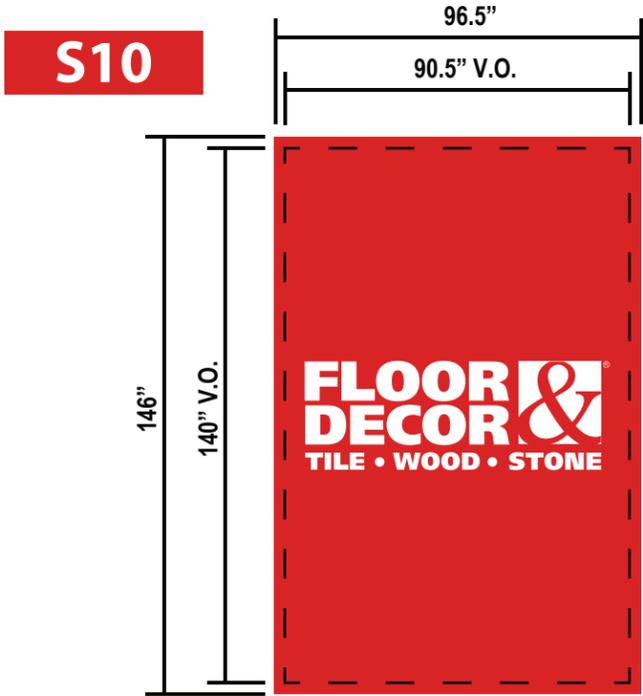
- DIMENSIONS
- COLORS
- MATERIAL
- MOUNTING TYPE
- OTHER _____



Proposed



Existing Conditions



Tenant Panel 97.84 SQ FT
QTY: 2



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CUSTOMER APPROVAL:

DATE: _____

	DATE	BY	DATE	BY
Rev. #1	_____	_____	Rev. #4	_____
Rev. #2	_____	_____	Rev. #5	_____
Rev. #3	_____	_____	Rev. #6	_____



DRAWING NO:
1282817261.04
DATE: 03.12.2025
J. Allington

Verify dimensions and materials prior to manufacturing.

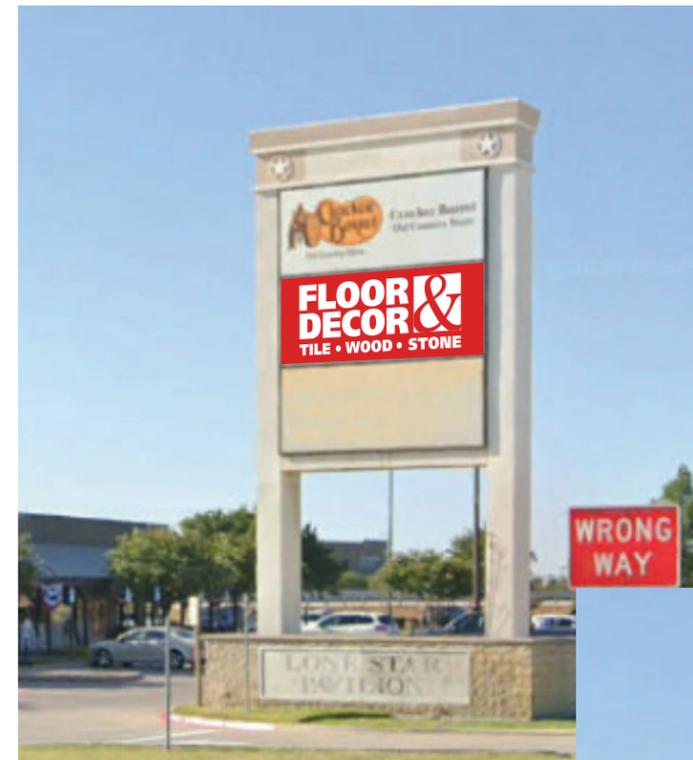
Material & Color:

- Flat Polycarbonate Face
- Vinyl: 3M #3630-33 Red

NOTE: ARTWORK IS FOR REPRESENTATIONAL PURPOSES ONLY. A SURVEY IS NEEDED TO DETERMINE ACTUAL SIGN LAYOUT, SIZE, & MATERIALS.



- DIMENSIONS
- COLORS
- MATERIAL
- MOUNTING TYPE
- OTHER _____



Proposed



Existing Conditions

S11



**Tenant Panel
QTY: 2**

96 SQ FT



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CUSTOMER APPROVAL:

DATE: _____

	DATE	BY	DATE	BY
Rev. #1	_____	_____	Rev. #4	_____
Rev. #2	_____	_____	Rev. #5	_____
Rev. #3	_____	_____	Rev. #6	_____



DRAWING NO:
1282817261.04

DATE: 03.12.2025

J. Allington

Verify dimensions and materials prior to manufacturing.

Material & Color:

- Flat Polycarbonate Face
- Vinyl: 3M #3630-33 Red

NOTE: ARTWORK IS FOR REPRESENTATIONAL PURPOSES ONLY. A SURVEY IS NEEDED TO DETERMINE ACTUAL SIGN LAYOUT, SIZE, & MATERIALS.



- DIMENSIONS
- COLORS
- MATERIAL
- MOUNTING TYPE
- OTHER _____

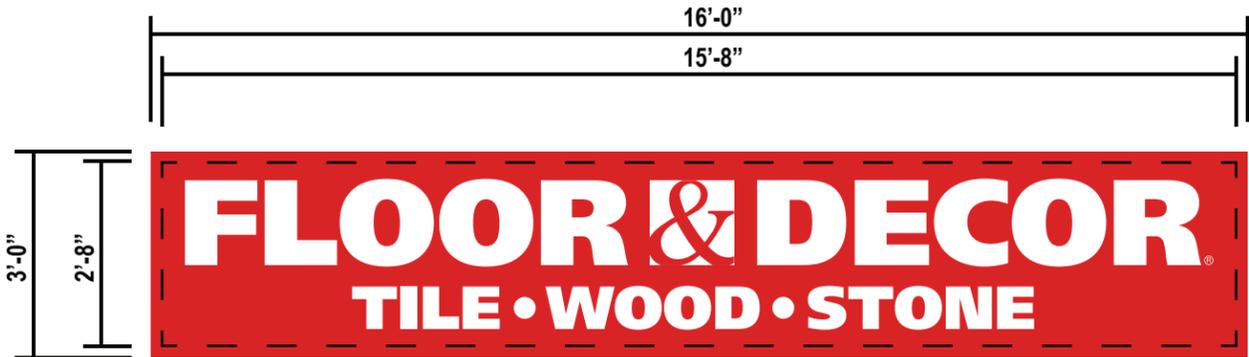


Proposed



Existing Conditions

S12



Tenant Panel
QTY: 2

48 SQ FT



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CUSTOMER APPROVAL: _____
DATE: _____

	DATE	BY		DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



DRAWING NO:
1282817261.04
DATE: 03.12.2025
J. Allington

THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT.

TO: SITE PLAN REVIEW COMMITTEE MEMBERS

FROM: ALBERT L. TRIPLETT, JR. PLANNER II

DATE: JULY 2, 2025

SUBJECT: CONDITIONAL USE REQUEST CU25-25; CORKY'S GAMING BISTRO,
3520 GRAPEVINE MILLS BOULEVARD NORTH, SUITE 100

RECOMMENDATION

Staff recommends the Site Plan Review Committee (SPRC) consider the proposed changes to Conditional Use request CU18-03 (Ord. 2018-38) to amend the previously approved site plan for a planned commercial center, to allow the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant with outside dining. The site also has a previously approved special Use permit SU18-02 (Ord. 2018-39) to allow skill/coin operated machines in excess of eight machines. This request is specifically to expand the floor plan by 2,660 square feet and allow three (3) golf simulators. The subject site is platted as Grapevine Mills Crossing, Block A, Lot 5AR2, and currently zoned "CC", Community Commercial District.

REQUEST

The applicant proposes expanding the existing 13,875 square foot suite by adding 2,660 square feet from the adjacent suite to the east, for a total of 16,535 square feet, to accommodate three golf simulators. Required parking for all uses on the subject site within the 48,931 square-foot, multi-tenant structure is 308 parking spaces and 308 parking spaces are provided.

Conditional use request CU18-03 was approved to allow the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant with outside dining. Special use request SU18-02 was approved to allow skill/coin-operated machines in excess of eight machines, axe throwing, and an escape room.

BACKGROUND INFORMATION

The subject property was zoned "I-1", Light Industrial District prior to the 1984 City-wide Rezoning at which time the subject site was rezoned to "HCO", Hotel Corporate Office District.

- On June 18, 1996, City Council approved Z96-08 (Ord. 1996-42) to rezone 35.505 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District for a shopping development that did not occur.

- On February 20, 1997, City Council approved CU06-55 (Ord. 2007-06) to establish a planned commercial center and to allow for two 40-foot pole signs.
- On November 6, 2013, the SPRC approved CU13-26 to allow the subdivision of Lot 5A into two lots, proposed to be platted as Lots 5AR1 and 5AR2.
- On April 17, 2018, City Council approved CU18-03 (Ord. 2018-38) to amend the previously approved site plan of CU06-55 (Ord. 2007-06) for a planned commercial center, specifically to allow the possession, storage, retail sales, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant with outside dining. City Council also approved SU18-02 (Ord. 2018-39) to allow skill/coin-operated machines in excess of eight machines.
- On September 4, 2019, the Site Plan Review Committee (SPRC) approved CU19-26 to revise the floor plan of Corky's Gaming Bistro by converting a portion of the gaming area into lounge, axe-throwing, and storage spaces, reducing the number of arcade games while increasing the number of axe-throwing lanes.

/at

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

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

Grapevine Mills Crossing Block A Lot 5A22

Gross area of parcel (to nearest tenth of
acre)

Restaurant

Describe the Proposed Use

Restaurant

Proposed Zoning

Existing Zoning

CC

Future Land Use Designation

Subject Property Address

3520 Grapevine Mills
Blk N

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.

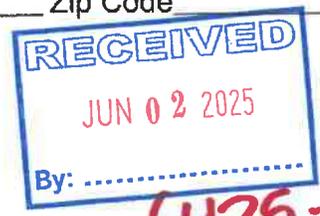
Owner Name Grapevine Retail No. 2, Ltd. Owner Phone Number 214-995-4539

Company Billingsley Company c/o Nikkia Maxwell

Address 1722 Routh Street Suite 770

City Dallas State TX Zip Code 75201

Email [REDACTED]



CU25-25

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

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Tyrone Ward (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.

Grapevine Retail No. 2, Ltd., by Billingsley 380 North GPL L.C. its General Partner

Property Owner's Signature KM/TAU *Kenneth Mabry* Date 6/3/25
Kenneth Mabry, Manager

STATE OF: Texas
COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Kenneth Mabry (printed property owner's name) the above signed, who, under oath, stated the following: "I hereby certify that I am the property owner for the purposes of this application; that all information submitted herein is true and correct."

SUBSCRIBED AND SWORN TO before me, this the 3rd day of June, 2025
Kristi Willis

NOTARY PUBLIC in and for the State of Texas



CU25-25

CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) _____

Name Tyrone Ward Company Corky's World of Adventure

Address 3520 Grapevine Mills Blvd N.

City Grapevine State TX Zip Code 76051

Phone 859-816-7850 Email _____

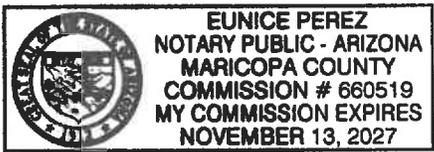
Applicant's Signature [Signature] Date 05-29-2025

STATE OF: _____

COUNTY OF: _____

BEFORE ME, a Notary Public, on this day personally appeared Tyrone Ward
(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 29 day of
May, 2025



[Signature]
NOTARY PUBLIC in and for the State of Texas
ARIZONA

If the legal owner of the property is a corporation, company, partnership, or Limited Liability Company, provide a copy of a legal document attached with this application showing that the individual signing this document is a duly authorized partner, officer, or owner of said corporation, partnership, or Limited Liability Company.

For any individual or organization who consents to act as an agent for the entity for purposes of receiving any process, notice or demand:

Entity Name or File Number: _____

Provide a most recent public information report that includes:

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



CU25-25

(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.

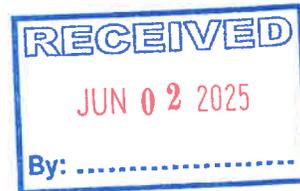
- It has been determined that the property described below is **currently platted or does not require platting or replatting** at this time.

Address of subject property 3520 Grapevine Mills Blvd N

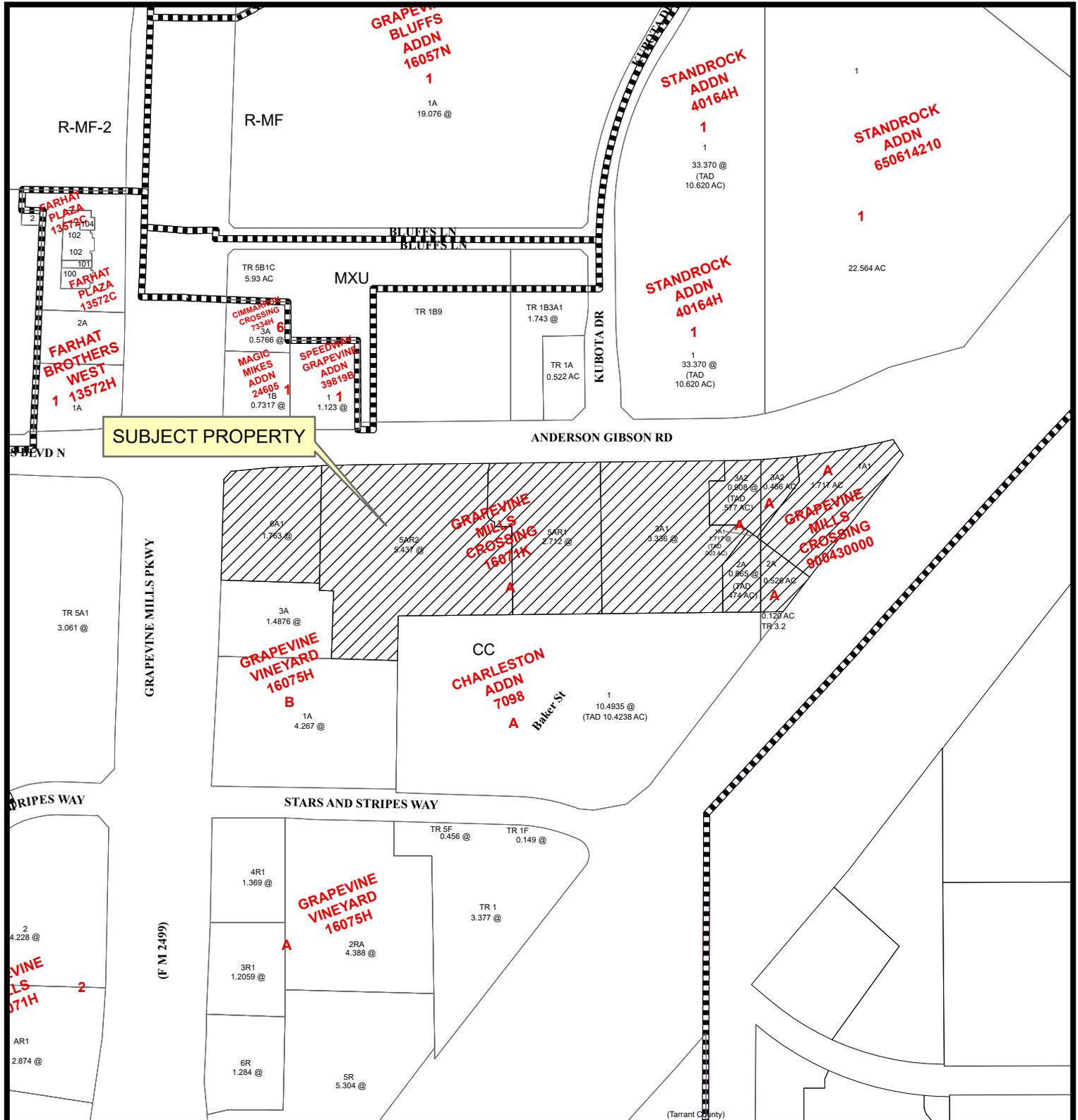
Legal description of subject property
LOT 5 AR2, BLOCK A, GRAPEVINE MILLS CROSSING ADDITION

Justin Osuna
Public Works Department

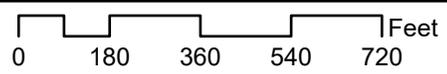
6.4.2025
Date



CU25-25



SUBJECT PROPERTY



CU25-25; Corky's Gaming Bistro 3520 Grapevine Mills Boulevard North

Date Prepared: 6/23/2025

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.



To Whom it may concern;

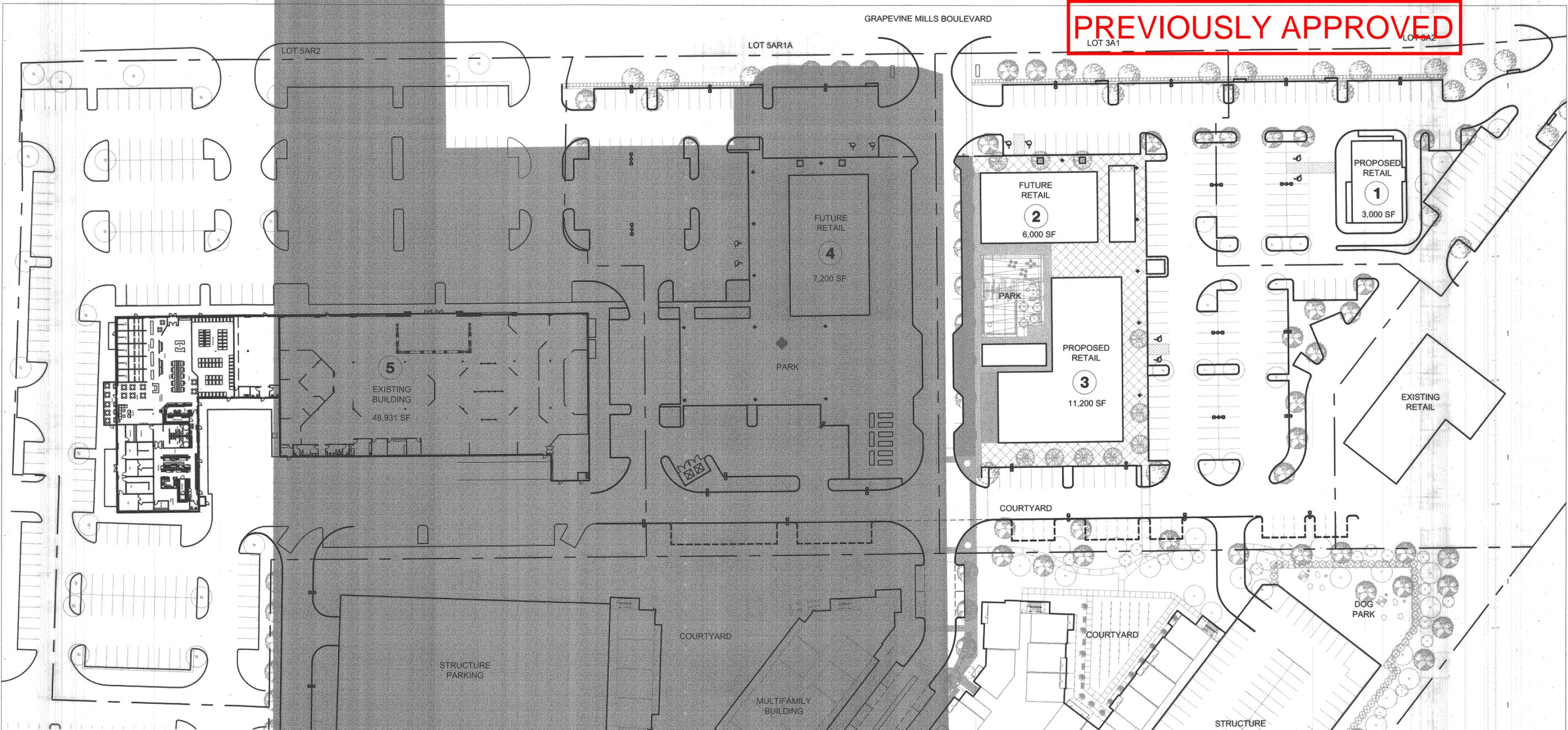
Corky's which has been in operation from 2018 until this year under one ownership. The new owner, Tyrone Ward, who currently owns and operates another Event and food center and is also a Pilot for a great commercial airline has purchased this 13,875sf location and is wanting to add 2660sf golfing into the mix. Tyrone Ward and his team hope by investing and expanding the original 13,875 Corky's to the vacant 2660sf+ space East. Adding golf will only draw more people to the Grapevine area and creating more revenue for both the City of Grapevine and Corky's. There is NO change of use other than the new 2660sf golfing area with some seating. The same great food and service will be available along with new food items will operate as it does currently with the addition of golfing and more better food..

Thank you for your time.

Sincerely:
The Corky's Team.



Filename: P:\1616063 - Billingsley - The Charleston\01_Design\100_SitePlans\Grapevine City Submittal\16120_SITE PLAN_02_Corky's.dwg
 Date: Tuesday, April 10, 2018 Time: 1:26 PM Plotted by: Amador Saucedo



PREVIOUSLY APPROVED

VICINITY MAP



SITE DATA

SITE LOCATION SOUTH WEST CORNER OF GRAPEVINE MILLS BLVD AND TEXAS 121 FRONTAGE ROAD	
CURRENT ZONING	CC
TOTAL LOT AREA	236,822.439 S.F. (5.4366 ACRES)
EXISTING BUILDING	
TOTAL BUILDING AREA	48,931 S.F.
EXISTING BUILDING	

PARKING DATA / LOT 5AR2

TOTAL PARKING REQUIRED	306
2,527 SF RESTAURANT	36
17,439 SF RETAIL	70
19,928 SF INDOOR COMMERCIAL	200
9,037 SF NON OCCUPIED SPACE	0
TOTAL PARKING PROVIDED	310

SHOPPING CENTER RETAIL: 4 SPACES PER 1000 SF
 RESTAURANTS IN SHOPPING CENTERS: 10 ADDITIONAL SPACES PER 1000 SF
 INDOOR COMMERCIAL AMUSEMENT: 1 PER 100 SF

APPROXIMATE BUILDING HEIGHTS

BUILDING NUMBER	BUILDING TYPE	HEIGHT
5	EXISTING BUILDING	32' - 0" 1 STORY

SITE LEGEND

- ① BUILDING NUMBER
- ♿ DENOTES 9' MIN. WIDE HANDICAP PARKING SPACE

NOT FOR CONSTRUCTION



John O'Brien

CONDITIONAL USE REQUEST CU18-03 IS A REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU06-55 (ORD. 2007-06) FOR A PLANNED COMMERCIAL CENTER, SPECIFICALLY TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES, (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A RESTAURANT WITH OUTSIDE DINING. SPECIAL USE REQUEST SU18-02 IS A REQUEST TO ALLOW SKILL/COIN-OPERATED MACHINES IN EXCESS OF EIGHT MACHINES.

01 SITE PLAN - EXISTING RETAIL
 SCALE: 1/4" = 1'-0"



CASE NAME: CORKY'S GAMING BISTRO
 CASE NUMBER: CU18-03 & SU18-02
 LOCATION: 3520 North Grapevine Mills Blvd.
 DATE: 4/17/18
 MAYOR: [Signature] SECRETARY: [Signature]
 PLANNING AND ZONING COMMISSION
 DATE: 4/17/18
 SHEET: 1 OF 4
 APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES
 DEPARTMENT OF DEVELOPMENT SERVICES

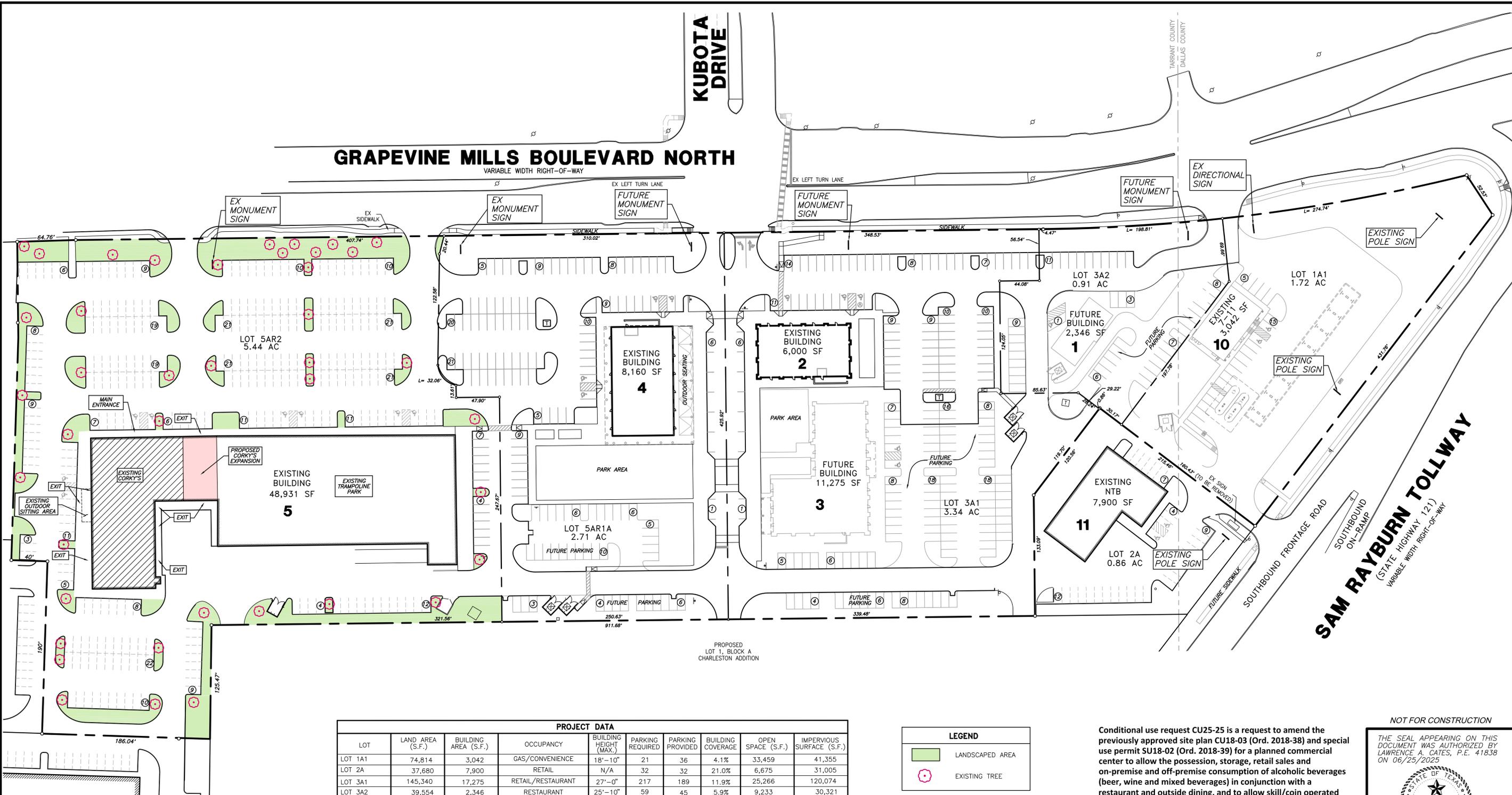
REVISIONS			
REV NO.	DATE	DESCRIPTION	BY
1			
2			

MASTER RETAIL SITE PLAN & CONCEPT PLAN

Billingsley ARCHITECTS

DESIGN	DRAWN	DATE	SCALE	SHEET
N/A	OBA	APRIL 2018		

Filename: R:\DWG\258-002\OVERALL SITE PLAN REVISED 2025.06.23.dwg
 Date: June 25, 2025 Time: 3:23 PM Plotted by: Chris Cates



PROJECT DATA									
LOT	LAND AREA (S.F.)	BUILDING AREA (S.F.)	OCCUPANCY	BUILDING HEIGHT (MAX.)	PARKING REQUIRED	PARKING PROVIDED	BUILDING COVERAGE	OPEN SPACE (S.F.)	IMPERVIOUS SURFACE (S.F.)
LOT 1A1	74,814	3,042	GAS/CONVENIENCE	18'-10"	21	36	4.1%	33,459	41,355
LOT 2A	37,680	7,900	RETAIL	N/A	32	32	21.0%	6,675	31,005
LOT 3A1	145,340	17,275	RETAIL/RESTAURANT	27'-0"	217	189	11.9%	25,266	120,074
LOT 3A2	39,554	2,346	RESTAURANT	25'-10"	59	45	5.9%	9,233	30,321
LOT 5AR1A	118,138	8,160	RETAIL/RESTAURANT	20'-4"	115	143	6.9%	30,431	87,707
LOT 5AR2	236,822	48,931	RET./REST./INDOOR COM.	32'-4"	306	308	20.7%	31,335	205,487
GRAND TOTAL	352,348	87,654			750	753	24.9%	136,399	407,949

LEGEND

- LANDSCAPED AREA
- EXISTING TREE

Conditional use request CU25-25 is a request to amend the previously approved site plan CU18-03 (Ord. 2018-38) and special use permit SU18-02 (Ord. 2018-39) for a planned commercial center to allow the possession, storage, retail sales and on-premise and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant and outside dining, and to allow skill/coin operated machines in excess of eight machines. The request is specifically to expand the floor plan by 2,660 square feet and add three (3) golf simulators.

NOT FOR CONSTRUCTION

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LAWRENCE A. CATES, P.E. 41838 ON 06/25/2025

PARKING SUMMARY							
LOT 1A1	LOT 2A	LOT 3A1	LOT 3A2	LOT 5AR1A	LOT 5AR2		
3,042 SF GAS STATION/CONVENIENCE	7,900 SF RETAIL	2,500 RETAIL W/ 14,775 RESTAURANT	2,346 RESTAURANT WITH DRIVE THRU	8,160 RESTAURANT	2,527 RESTAURANT 17,439 SF RETAIL 19,928 SF INDOOR COMMERCIAL 9,037 NON OCCUPIED SPACE		
TOTAL PARKING REQUIRED 21	TOTAL PARKING REQUIRED 32	TOTAL PARKING REQUIRED 217	TOTAL PARKING REQUIRED 59	TOTAL PARKING REQUIRED 115	TOTAL PARKING REQUIRED 115		
TOTAL PARKING PROVIDED 36	TOTAL PARKING PROVIDED 32	TOTAL PARKING PROVIDED 189	TOTAL PARKING PROVIDED 45	TOTAL PARKING PROVIDED 143	TOTAL PARKING PROVIDED 308		

SHOPPING CENTER RETAIL RESTAURANT IN SHOPPING CENTER INDOOR COMMERCIAL AMUSEMENT RESTAURANT WITH DRIVE THRU GAS STATION/CONVENIENCE

4 SPACES PER 1000 SF
 10 ADDITIONAL SPACES PER 1000 SF
 1 PER 100 SF
 1 PER 50 SF PLUS 12
 5 PLUS 1 SP PER 200 SF

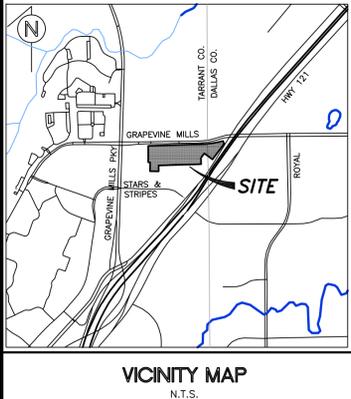
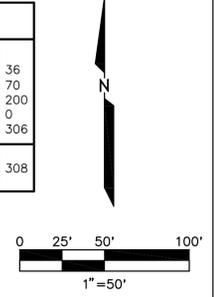
CASE NAME: The Shops at Grapevine Mills Crossing
 CASE NUMBER: CU25-25
 ADDRESS/LEGAL: 3540, 3550, 3580 North Grapevine Mills Boulevard

MAYOR _____ SECRETARY _____
 DATE: _____
 PLANNING AND ZONING COMMISSION

CHAIRMAN _____
 DATE: _____

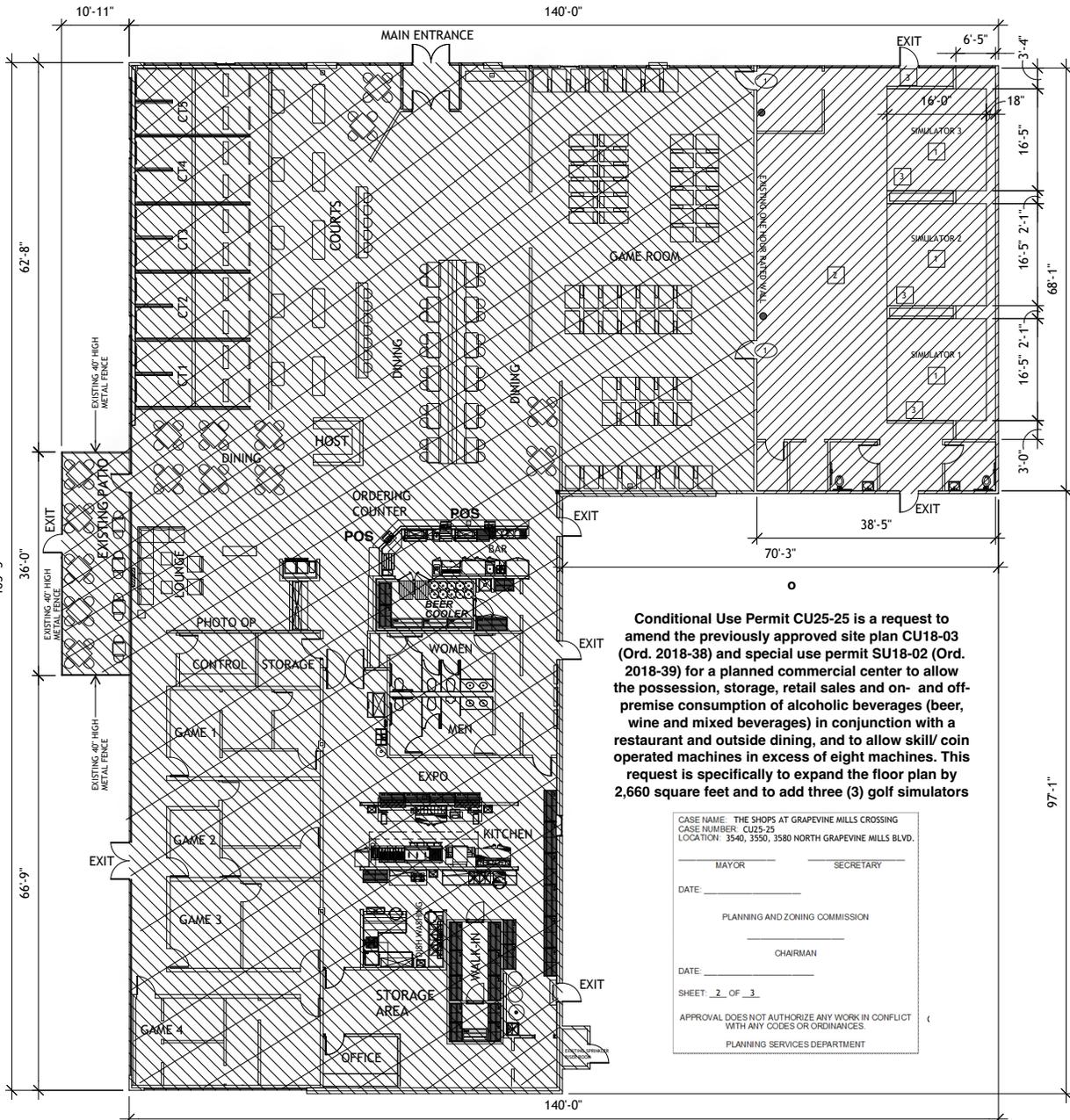
SHEET: 1 OF 2

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



MASTER / DIMENSION CONTROL SITE PLAN / LANDSCAPE PLAN FOR

CORKY'S GAMING BISTRO EXPANSION
 LOT 5AR2, BLOCK A
 GRAPEVINE MILLS CROSSING ADDITION
 JAMES GIBSON SURVEY, ABSTRACT NO. 587
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 5.44 ACRES / 236,822 SQ. FT.
 ZONED: R-M WITH CUP AND PD OVERLAY
 DATE OF PREPARATION: JUNE 23, 2025



Conditional Use Permit CU25-25 is a request to amend the previously approved site plan CU18-03 (Ord. 2018-38) and special use permit SU18-02 (Ord. 2018-39) for a planned commercial center to allow the possession, storage, retail sales and on- and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant and outside dining, and to allow skill/ coin operated machines in excess of eight machines. This request is specifically to expand the floor plan by 2,660 square feet and to add three (3) golf simulators

CASE NAME: THE SHOPS AT GRAPEVINE MILLS CROSSING
CASE NUMBER: CU25-25
LOCATION: 3540, 3550, 3580 NORTH GRAPEVINE MILLS BLVD.

MAYOR _____ SECRETARY _____
DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 2 OF 3

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

PLANNING SERVICES DEPARTMENT

LEGEND

- EXISTING TO REMAIN. PATCH / REPAIR AS REQUIRED.
- NEW WALL. PROVIDE 5/8" TYPE "X" GYP. BD, EACH SIDE OF 3 1/2" METAL FRAMING TO DECK ABOVE. TAPE, BED, SAND SMOOTH & PAINT.
- FIRE EXTINGUISHER & CABINET RECESSED INTO WALL @ 42" A.F.F.
- EXISTING CORKY'S
- PROPOSED EXPANSION
- KEYED CONSTRUCTION NOTE

GENERAL CONSTRUCTION NOTES

1. GENERAL CONTRACTOR TO FIELD VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION TO MEET OR EXCEED ALL FEDERAL, STATE, & LOCAL CODES & ORDINANCES.
3. ALL STRUCTURAL MODIFICATIONS TO BUILDING TO BE REVIEWED & DESIGNED BY A LICENSED STRUCTURAL ENGINEER.

KEYED CONSTRUCTION NOTES

- GOLF SIMULATOR. INSTALL PER MAUFACTURER'S SPECIFICATIONS. PLUG IN TO EXISTING DUPLEX OUTLET.
- NEW LVT FLOORING AS SELECTED BY OWNER.
- MILLWORK. LOW WALLS & GOLF BAG CABINETS

DOOR AND OPENING SCHEDULE

- NEW, 3'-0" x 7'-0" ONE HOUR FIRE RATED S.C. METAL DOOR & FRAME.

AREA CALCULATIONS

EXISTING	13,875	SQ. FT.
ADDITION	2,660	SQ. FT.
TOTAL	16,535	SQ. FT.

OCCUPANCY CALCULATIONS

GAMING	2,347	SQ. FT.	@	1 / 11	=	213
AXE SPACE	1,730	SQ. FT.	@	5 PER LANE	=	50
ESCAPE ROOM SPACE	1,472	SQ. FT.	@	1 / 100	=	15
DINING SPACE	2,527	SQ. FT.	@	1 / 15	=	168
LOBBY/LOUNGE SPACE	500	SQ. FT.	@	1 / 15	=	34
BUSINESS RETAIL SPACE	900	SQ. FT.	@	1 / 100	=	9
KITCHEN SPACE	2,573	SQ. FT.	@	1 / 200	=	13
OFFICE SPACE	231	SQ. FT.	@	1 / 100	=	3
NON-OCCUPIED SPACES (RESTROOMS, STORAGE & HALLWAYS)	1,975	SQ. FT.	@	1 / 0	=	0
GOLF SIMULATORS	3		@	6 / SIMULATOR	=	18
TOTAL						523

NOTE:

NO OUTDOOR SPEAKERS EXIST.
NO OUTDOOR SPEAKERS ARE TO BE INSTALLED.

FLOOR PLAN
FOR
CORKY'S GAMING BISTRO EXPANSION
LOT 2A2, BLOCK A,
GRAPEVINE MILLS CROSSING ADDITION
JAMES GIBSON SURVEY, ABSTRACT NO. 587
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
5.44 AC / 236,822 SQ. FT.
ZONED: R-4H WITH CLIP AND PD OVERLAY
PREPARATION DATE : JUNE 23, 2025

1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

Corky's Golf Range Expansion

3520 Grapevine Mills Blvd. N.
Grapevine, Texas 76051

Steven L. Wilson, Architect, LLC
272 Seminole Drive
Kerrville, Texas 77960
214.315.4113

EXP. 02-28-2026
JOB NO. 25-528
DATE 05-31-2025
REVISION 06-23-2025
DRAWN BY slw

2

2 OF THREE

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North



CITY OF GRAPEVINE
SITE PLAN REVIEW COMMITTEE MEETING MINUTES
WEDNESDAY, JUNE 12, 2025 AT 2:00 P.M.

The Site Plan Review Committee of the City of Grapevine, Texas met in Session, on this the 12th day of June 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
Ashlee Mosley	Planning Technician

I. CALL TO ORDER – 2:04 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 **TR25-01** [Grapevine Springs] addressed as 1600 West Northwest Highway, and consideration of the same.

Albert presented **TR25-01** and answered questions. The Committee discussed.

Motion was made to **approve** tree removal permit **TR25-01** [Grapevine Springs] addressed as 1600 West Northwest Highway with the following conditions:

1. Tree preservation requirements for the subdivision will be established during the building permit review within Block 1, Lots 1 through 5, Grapevine Springs.
2. Mitigation for the removed trees must include the planning of 2, 6-inch caliper replacement trees during the construction of homes on lots: Block 1, Lots 1 through 5; Block 2, Lots 1 through 12; and Block 3, Lots 1 through 4, and 5X.
3. Before release for construction of public or private improvements, the applicant must submit and execute a bond to the value of the paving of city streets in a form and amount acceptable to the City of Grapevine Public Works Department.

Motion: Erica Marohnic

Second: Larry Oliver

Nays: None

Approved: 2-0

IV. MINUTES

- A. Site Plan Review Committee to consider the minutes of June 4, 2025, regular meeting.

Motion was made to **approve** the **minutes** from June 4, 2025, regular Site Plan Review Committee meeting:

Motion: Larry Oliver

Second: Erica Marohnic

Nays: None

Abstain: Abstain

Approved: 2-0

ADJOURNMENT

Oliver made a motion to adjourn the meeting at **2:16 P.M.**

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

APPROVED:

LARRY OLIVER
CHAIRMAN

ATTEST:

ALBERT TRIPLETT
PLANNER II