

AGENDA
CITY OF GRAPEVINE
SITE PLAN REVIEW COMMITTEE MEETING
WEDNESDAY, SEPTEMBER 3, 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 **CU25-38; Vidorra's Pole Sign**, addressed as 700 West Highway 114, and consideration of the same.

IV. MINUTES

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

V. ADJOURNMENT

IF YOU PLAN TO ATTEND THIS PUBLIC HEARING AND YOU HAVE A DISABILITY THAT REQUIRES SPECIAL ARRANGEMENTS AT THE MEETING, PLEASE CONTACT THE OFFICE OF PLANNING SERVICES AT (817) 410-3155 AT LEAST 24 HOURS IN ADVANCE. REASONABLE ACCOMMODATIONS WILL BE MADE TO ASSIST YOUR NEEDS.

IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, CHAPTER 551.001 et seq. ACTS OF THE 1993 TEXAS LEGISLATURE, THE SITE PLAN REVIEW COMMITTEE MEETING AGENDA WAS PREPARED AND POSTED ON THIS 27TH DAY OF AUGUST 2025 AT 5:00 P.M.


ERICA MAROHNIC, AICP
PLANNING SERVICES DIRECTOR

TO: SITE PLAN REVIEW COMMITTEE MEMBERS
FROM: ALBERT L. TRIPLETT, JR. PLANNER II
DATE: SEPTEMBER 3, 2025
SUBJECT: CONDITIONAL USE REQUEST CU25-38; VIDORRA'S POLE SIGN,
700 WEST STATE HIGHWAY 114

RECOMMENDATION

Staff recommends the Site Plan Review Committee (SPRC) consider the proposed changes to amend the previously approved site plan of CU24-34 (Ord. 2024-082) for a planned commercial center, to allow the possession, storage, retail sales of on- and off-premise alcoholic beverage sales (beer, wine, and mixed beverages), outdoor dining, outdoor speakers, and a 38-foot pole sign, and to modify the existing floor plan to relocate alcohol storage and revise exterior building elevations to enclose the existing outdoor dining area in conjunction with an existing restaurant. This request is specifically to revise the previously approved pole sign for a restaurant. The property is zoned "HC", Highway Commercial District.

REQUEST

On September 17, 2024, City Council approved CU24-34 (Ord. 2024-082) to modify the existing floor plan, relocate alcohol storage, and revise exterior building elevations by enclosing the existing outdoor dining area in conjunction with an existing restaurant. The approval also included a 38-foot, 140 square foot pole sign.

With this request, the applicant proposes a 29-foot, 100 square foot pole sign. The existing internally illuminated box sign will be replaced with an LED channel letter sign, utilizing the existing pole for the proposed signage.

| | Approved with CU24-34 | Proposed with CU25-38 |
|--------------------|-----------------------|-----------------------|
| Height | 38 feet | 29 feet |
| Gross Surface Area | 140 sq. ft. | 100 sq. ft. |

The existing sign is located adjacent to West State Highway 114 frontage road, approximately at the midpoint of the site.

BACKGROUND INFORMATION

The subject site was rezoned in the 1984 City-wide Rezoning from "C-2", Community Business District and "I-1", Industrial District to "HC", Highway Commercial District.

- On October 20, 1987, City Council approved CU87-07 (Ord. 1987-70) for a planned commercial center to allow a Kentucky Fried Chicken restaurant, a Wendy's restaurant, a Mobil gas station, and a Movies 8 Theater.
- On December 19, 1989, City Council approved CU89-17 (Ord. 1989-92) approved the development of restaurant (Tia's Tex- Mex) with on premise sales and consumption of alcoholic beverages, and a 40 -foot pole sign along State Highway 114 West.
- On July 16, 1991, City Council approved CU91-14 (Ord. 1991-45) allowed the development of a restaurant (Romano's Macaroni Grill) with on premise sales and consumption of alcoholic beverages and a 40-foot pole sign in place of Tia's Tex-Mex restaurant.
- On October 21, 1997, City Council approved CU97-49 (Ord. 1997-115) for a 730 square foot expansion of Macaroni Grill.
- On December 12, 2001, the Site Plan Review Committee (SPRC) approved CU01-66 to allow for a 150 square foot expansion to the existing restaurant for a to-go area.
- On July 15, 2014, City Council approved CU14-27 (Ord. 2014-40) to amend the previously approved site plan for a planned commercial center with the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) specifically to revised the building elevations, allow outside speakers, outside dining and a 38-foot pole sign in conjunction with a restaurant (Brick House Tavern & Tap).
- On Jun 21, 2024, City Council approved CU22-22 (Ord. 2022-039) to amend the previously approved site plan for a planned commercial center, specifically to allow the possession, storage, retail sales of on and off premise consumption of alcoholic beverages (beer, wine and mixed beverages), outdoor dining, outdoor speakers and a 38-foot pole sign in conjunction with a restaurant (Hoffbrau Steak & Grill House).
- On September 17, 2024, City Council approved CU24-34 (Ord. 2024-082) to amend the previously approved site plan for a planned commercial center, to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine and mixed beverages), outdoor dining, outdoor speakers and a 38-foot pole sign in conjunction with a restaurant. The request was to modify the existing floor plan to relocate alcohol storage and revise exterior building elevations to enclose the existing outdoor dining area.

/at

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

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

Hayley Addition BK 1 Lot 5RB1

Gross area of parcel (to nearest tenth of acre)

Food Services

Street frontage & distance to nearest cross street

Describe the Proposed Use

Proposed Zoning

Existing Zoning

Future Land Use Designation

Subject Property Address

700 W. Hwy 114

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.

Property Owner Name FFF RE Grapevine LLC - PATRICK FOGIEL

Property Owner Phone Number 214-514-0511

Company FFF RE Grapevine LLC

Address 4119 Shorecrest Dr.

City Dallas

State TX

Zip Code 75209

Email



JUL 28 2025 CU25-38

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

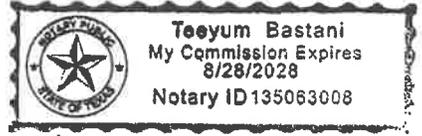
Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate Smith Electric Signs, LLC (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 Patrick Fojek Date 7/28/25

STATE OF: Texas
COUNTY OF: Dallas



BEFORE ME, a Notary Public, on this day personally appeared _____ (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 28th day of July, 2025

[Signature]

NOTARY PUBLIC in and for the State of Texas

JUL 28 2025
CU25-38

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

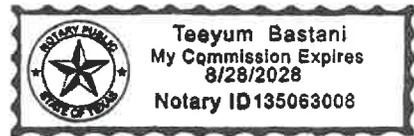
Project Representative Information (complete if designated by owner)

Project Representative Information (complete if designated by owner)
[] Engineer [] Purchaser [] Tenant [] Preparer [x] Other (specify) sign contractor
Name Ricky Guzman Company Smith Electric & Signs
Address 314 W Interstate 30 East
City Garland State TX Zip Code 75043
Phone 214-328-8797
Applicant's Signature Ricky Guzman Date 7-28-25

STATE OF: Texas
COUNTY OF: Dallas

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

SUBSCRIBED AND SWORN TO before me, this the 28th day of July, 2025



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

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

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

Entity Name or File Number:

Provide a most recent public information report that includes:

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

JUL 28 2025
CU25-38

(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 700 W. Hwy 114

Legal description of subject property
Hayley Addition Block 1 Lot 5RB1

Christine Pulner 7.29.2025
Public Works Department Date

JUL 28 2025
CU25-38

Case Name : **VIDORRA**

Case Number : CU25-XX

Location : 700 West HWY 114
Grapevine TX 76051

The reason we want
a new cabinet to
be little bit more unique
around the rest of the re-
taurants that are in the area.
Vidorra is upscale tex-mex
restaurant with several
locations around the area
serving great food and services.



JUL 28 2025
CU25-38



VIDORRA - GRAPEVINE

700 WEST HWY 114
NORTH ACCESS ROAD
GRAPEVINE, TX 76051

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DESIGN CONSULTANT

75 DEGREE DESIGN STUDIO

1408 N RIVERFRONT BLVD #529
DALLAS, TX 75207
TEL: 214-356-4949



8111 Lyndon B. Johnson Frwy #678
DALLAS, TX 75251
TEL: 469-644-3545

ISSUE:

REVISIONS:

Date: 7/29/25



7/29/25

MASTER SITE PLAN

CUP6

1-4

PROJECT DATA

| | LAND AREA (SF) | BLDG AREA (SF) | OCCUPANCY | PARKING REQ | PARKING PROV | COVERAGE | LANDSCAPED AREA |
|-------------|-------------------------|----------------|----------------|-------------|---------------|----------|------------------|
| LOT 1 | | | | | | | |
| R-1 | 23,430 | 3,060 | RETAIL | 21 | 21 | 13.06% | 4,940 (21%) |
| LOT 2 | | | | | | | |
| A-1 | 83,321 | 13,208 | RETAIL/REST | 68 | 102 | 15.97% | 18,651 (22.54%) |
| A-2 | 38,192 | 3,750 | RESTAURANT | 42 | 43 | 9.88% | 7,906 (20.82%) |
| A-3 | 19,361 | 3,678 | RETAIL | 30 | 30 | 18.96% | 2,535 (12.2%) |
| LOT 3 | | | | | | | |
| R-4 | 41,856 | 5,402 | RESTAURANT | 60 | 54 | 12.91% | 8,987 (21.3%) |
| R-3 | 22,450 | 1,786 | RESTAURANT | 19 | 33 (6 SHARED) | 7.96% | 3,662 (16.3%) |
| SUB-TOTAL | 228,610 | 30,884 | N/A | 240 | 283 | 13.56% | 46,681 (20.49%) |
| LOT 4A | 172,358 | 9,074 | REST 1 (377 S) | 216 | 268 | 9.00% | 26,612 (15.2%) |
| | | 6,500 | REST 2 (270 S) | | | | |
| LOT 5 | | | | | | | |
| R-A | 57,748 | 5,995 | RESTAURANT | 74 | 108 | 10.38% | 14,000 (24.2%) |
| R-B1 | 80,000 | 9,982 | RESTAURANT | 123 | 145 | 12.47% | 15,465 (19.33%) |
| R-B2A | 85,852 | 7,500 | RESTAURANT | 80 | 162 | 8.74% | 16,153 (18.5%) |
| R-B2B-2 | 121,472 | 11,675 | RESTAURANT | 167 | 219 | 9.61% | 25,843 (21.3%) |
| GRAND TOTAL | 746,040 (17.12 AC) | 81,610 | | 902 | 1,185 | 10.93% | 144,754 (19.40%) |
| ZONING: | HC - HIGHWAY COMMERCIAL | | | | | | |

NOTES:

1. THE PROPERTY IS CURRENTLY ZONED HIGHWAY COMMERCIAL.
2. ALL REQUIREMENTS OF SECTION 53, LANDSCAPING REGULATIONS SHALL BE MET.
3. ALL REQUIREMENTS OF SECTION 56, OFF-STREET PARKING REQUIREMENTS SHALL BE MET.
4. ALL REQUIREMENTS OF SECTION 60, SIGN STANDARDS SHALL BE MET.
5. THE CURRENT LAND USE DESIGNATION AS CONTAINED IN THE COMPREHENSIVE MASTER PLAN IS INDUSTRIAL/COMMERCIAL LAND USES.
6. SITE LIGHTING SHALL CONFORM TO CITY OF GRAPEVINE ORDINANCE SECTION 55.
7. PARKING FOR DISABLED PERSONS SHOULD BE DESIGNATED ACCORDING TO CHAPTER 23, SECTION 23.64 THROUGH 23.69 OF THE CODE OF ORDINANCES.
8. ALL REFUSE STORAGE AREAS (DUMPSTER ENCLOSURE) SHALL BE SCREENED IN ACCORDANCE WITH SECTION 50.6.3. (SECTION 47.E1b.22.).
9. ALL REQUIREMENTS FOR THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION (SECTION 47.E.1.b.18.).
10. PROPOSED GRADING TO CONFORM TO THE CITY OF GRAPEVINE DRAINAGE REQUIREMENTS.
11. PROPOSED USE IS RESTAURANT.

(A) The purpose of CU25-38 is to amend the previously approved site plan CU24-34 (Ord. 2024-082) to allow the possession, storage, retail sales of on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages), to modify the floor plan, change building elevations, and enclose an outdoor dining area of an existing restaurant in a planned commercial center. This request is specifically to revise the previously approved pole sign for a restaurant.

(B) The entire site is the premise.

DESIGN CONSULTANT

75 DEGREE DESIGN STUDIO
1408 N RIVERFRONT BLVD #529
DALLAS TX 75207
CONTACT: KATY CURTIS
TEL: 214-356-4949

CASE NAME: VIDORRA
CASE NUMBER: CU25-38
LOCATION: 700 WEST STATE HIGHWAY 114 LOT 5RB1, BLOCK 1, HALLEY ADDITION

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

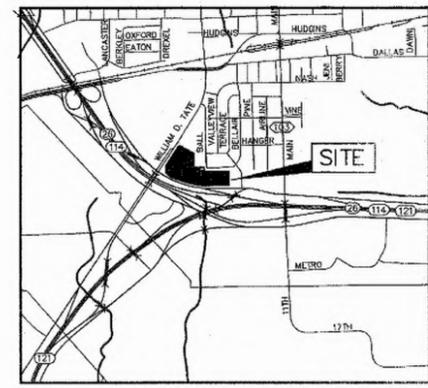
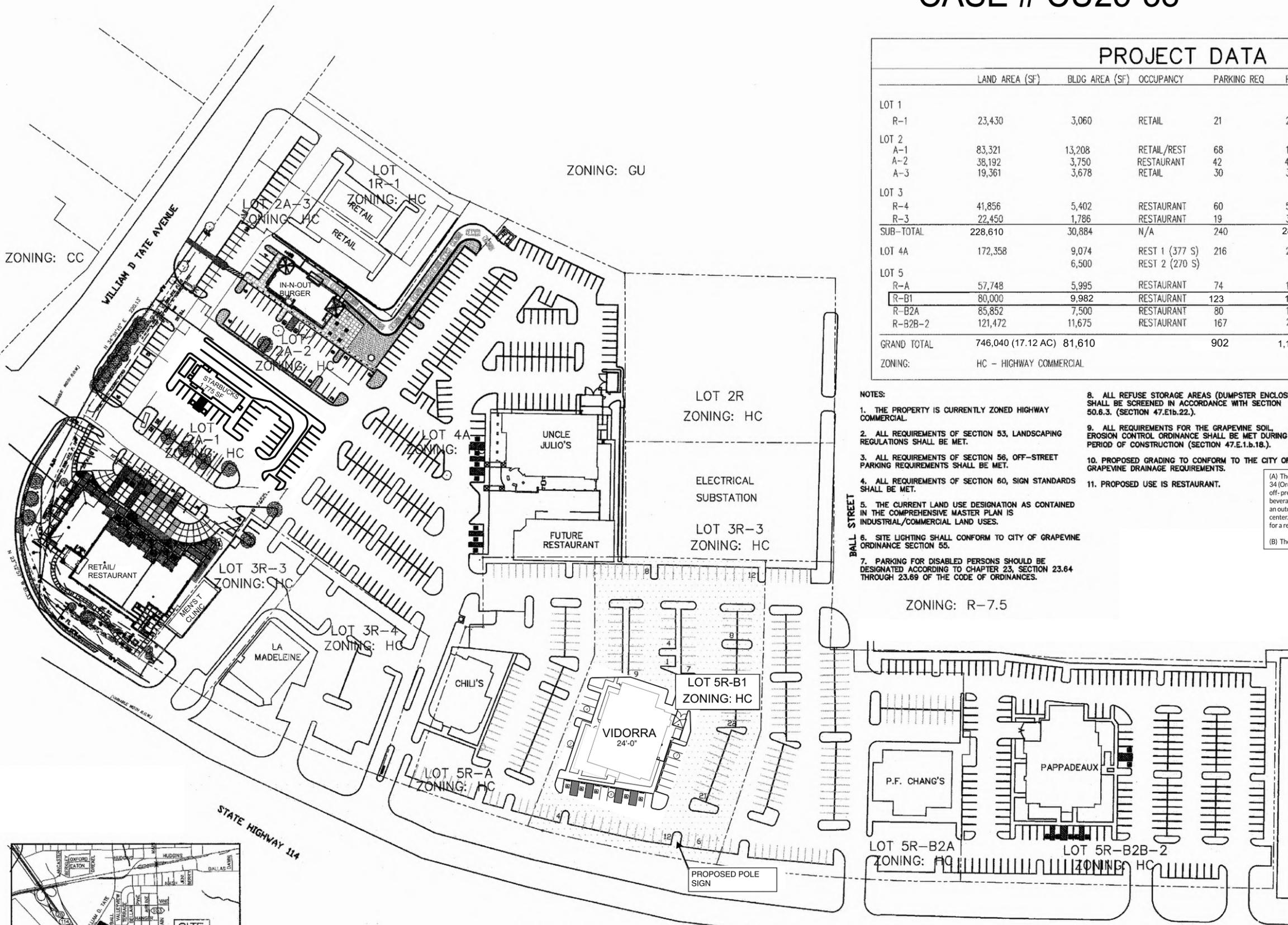
DATE: _____

SHEET: 1 OF 4

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

MASTER SITE PLAN

Signage Elevations for VIDORRA
Lots 5R-B1, Block 1, HAYLEY ADDITION
CAB. A, SLD No. 792
City of Grapevine, Tarrant County, Texas
1.8365 acres
Zone: "HC" HIGHWAY COMMERCIAL
Date of Preparation: May 31, 2024



LOCATION MAP
SCALE: 1" = 2000'

CASE # CU25-38

VIDORRA - GRAPEVINE

700 WEST HWY 114
NORTH ACCESS ROAD
GRAPEVINE, TX 76051

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EXTURE
DESIGN | STUDIO
8111 Lyndon B. Johnson Frwy #678
DALLAS, TX 75251
TEL: 469-644-3545

ISSUE:

PERMIT 02.25.25

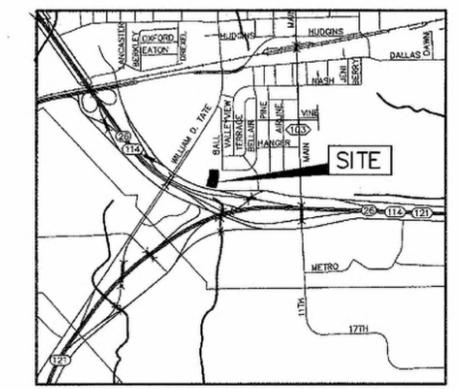
REVISIONS:

Date 09/25/25

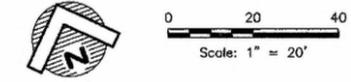


SITE PLAN

A100
2-4



VICINITY MAP
SCALE: 1" = 2000'



SITE PLAN
Signage Elevations for
VIDORRA
Lots 5R-B1, Block 1, HALLEY ADDITION
CAB. A, SLD. No. 792
City of Grapevine, Tarrant County, Texas
1.8365 acres
Zone: "HC" HIGHWAY COMMERCIAL
Date of Preparation: May 31, 2024

BENCH MARK:

Square Cut On Northwest Wing Of Southbound S. H. 121 Bridge Over Eastbound S. H. 114
Elevation 649.73

| Item | Required | Provided |
|---|-----------------|-----------------|
| General Site data | | |
| Zoning (from zoning map) | HC | HC |
| Land Use (from Zoning Ordinance; include all applicable uses) | Restaurant | Restaurant |
| Total Lot Area (square feet and acres) | 5,000 SF | 80,000 SF |
| First Floor-Building Footprint Area (square feet) | N/A | 9,982 SF |
| Total Building Area (square feet) | N/A | 9,982 SF |
| Building Height (feet/# stories) | 35 FT / 2-STORY | 24 FT / 1-Story |
| Parking | | |
| Parking Ratio (from Zoning Ordinance) (123 required) | 123 | 145 |
| Accessible Parking (# of spaces) | 5 | 5 |
| Impervious Area | | |
| Total Impervious Area (85% max.) | 68,000 SF | 64,535 SF |
| Total Open Space (15% min.) | 12,000 SF | 15,465 SF |

NOTES:

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CASE NAME: VIDORRA
CASE NUMBER: CU25-38
LOCATION: 700 WEST STATE HIGHWAY 114 LOT 5R-B1, BLOCK 1, HALLEY ADDITION

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET 2 OF 4

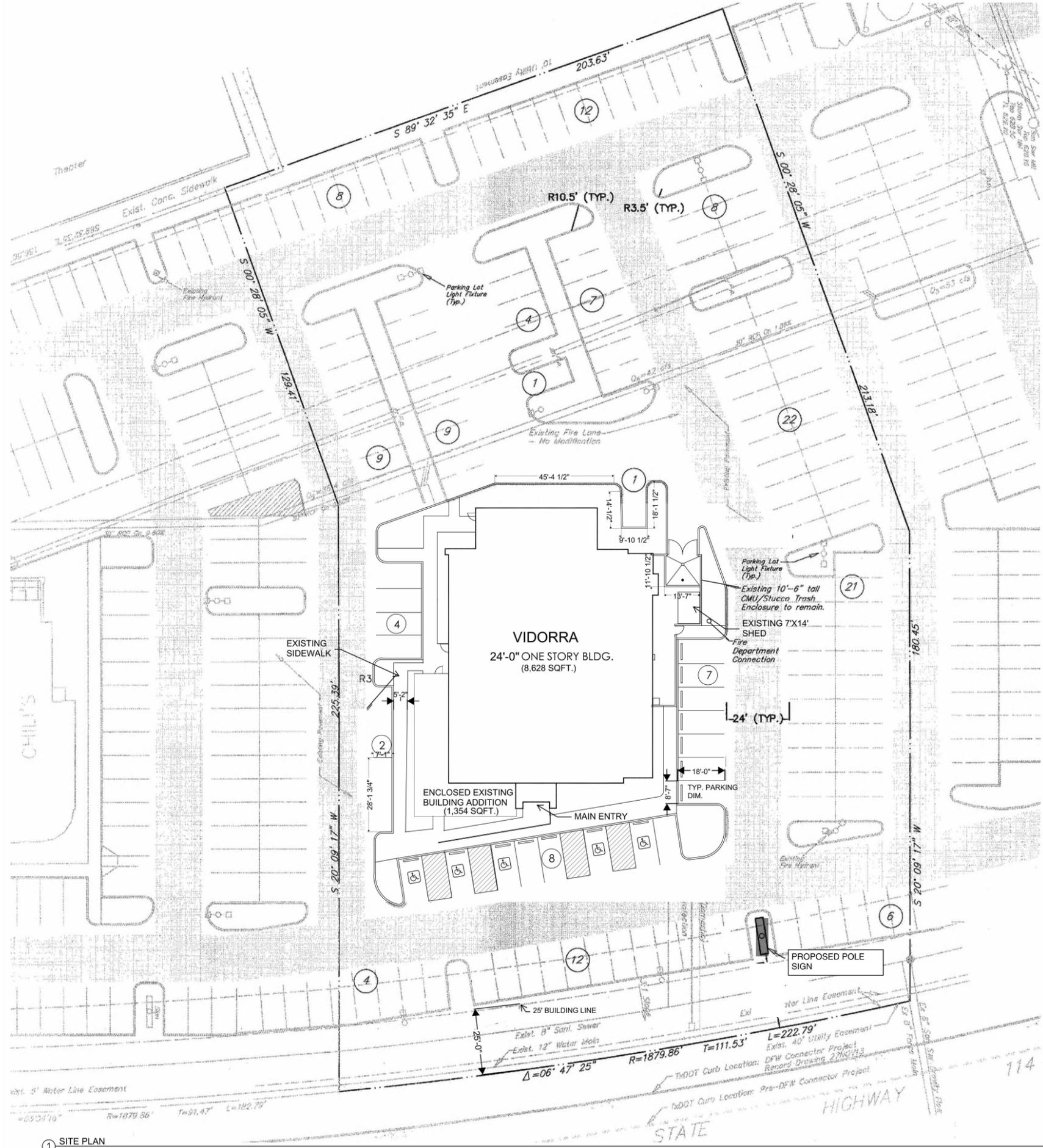
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PLANNING SERVICES DEPARTMENT

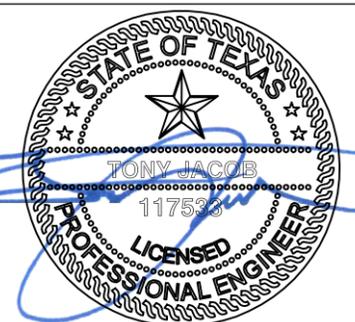
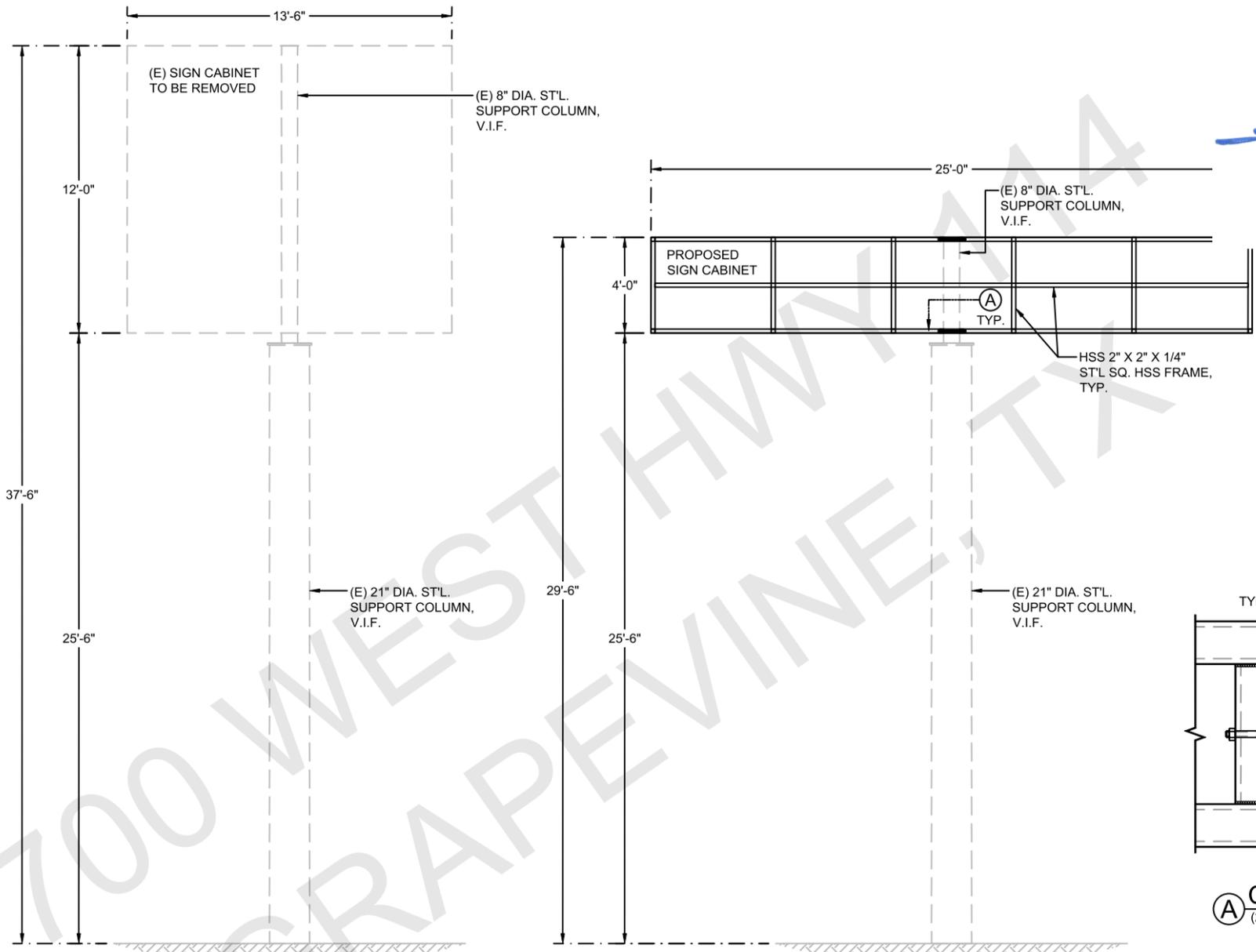
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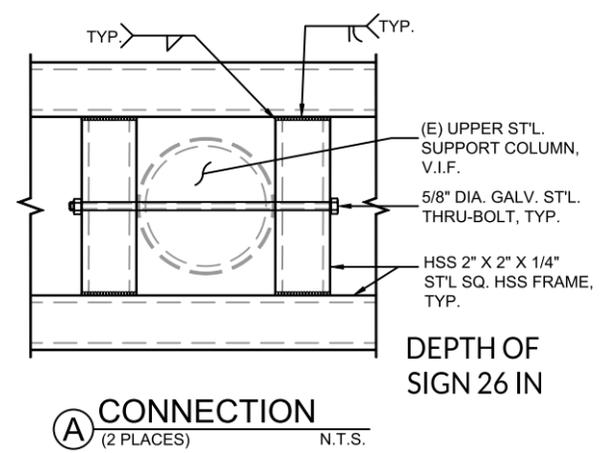
TRUE NORTH



1 SITE PLAN
1" = 20'-0"



Y.J. Inc.
F-19272
DATE SIGNED: 07/22/2025



EXISTING ELEVATION

TOTAL SIGN AREA = 204.10 ft² N.T.S.

PROPOSED ELEVATION

TOTAL SIGN AREA = 142.10 ft² N.T.S.

Sign Design Based On 2021 IBC

| | |
|--------------|-----------------------------------|
| Job # | JTS_157525 |
| Project | Vidorra - Pylon Retro-Fit |
| Job Location | 700 West Hwy 114 Grapevine, TX |

INPUT DATA

| | | |
|--|--------------------|----------|
| Exposure category (B, C or D) | = | C |
| Risk Category | = | II |
| Ultimate Design Windspeed | V _{ULT} = | 110 MPH |
| Topographic factor | K _{zt} = | 1 Flat |
| Height of the sign | h = | 29.50 FT |
| Average Vertical dimension (for wall, s = h) | s = | 5.68 FT |
| Horizontal dimension | B = | 25.00 FT |
| Dimension of return corner | L _r = | 2.17 FT |

ANALYSIS

Velocity pressure

$q_z = 0.00256 K_z K_{zt} K_d V^2 K_e$ = 25.70 PSF

where:

q_z = velocity pressure at height h. (Eq. 26.10-1 page. 268)

K_z = velocity pressure exposure coefficient = 0.98

evaluated at height above gRnd. level, h (Tab. 26.10-1, page 268)

K_d = wind directionality factor. (Tab. 26.6-1, page 266) = 0.85

K_e = ground elevation factor, see (Tab. 26.9-1, page 268) = 1.00

Wind Force Case A: resultant force through geometric center

| | | | |
|---|---|--------|-----------------|
| Max horizontal wind pressure = $p = q_z G C_f$ | = | 40 | PSF |
| where: G = gust effect factor. (Sec. 26.11-1, page 269) | = | 0.85 | |
| C_f = net force coefficient. (Fig. 29.3-1, page 323) | = | 1.81 | |
| $A_g = B s$ = the gross area | = | 142.10 | FT ² |
| Estimated sign cabinet weight | = | 854 | LBS. |

DESIGN SUMMARY

| | |
|---------------------------------------|---|
| Allowable Stress Design Wind Factor = | 0.60 |
| Design Wind Pressure = | $0.6 \times p = 23.71$ PSF |
| Design Windforce, F = | $23.71 \times A_s = 3.37$ KIPS |
| Moment Arm = | 23.10 FT |
| Design Moment = | $F \times \text{Moment Arm} = 77.81$ KIP-FT |

Frame Design

| | | | | | | | | | | |
|------------------|--------------|-----|------------|----------|-----|------|------|------|----------|------|
| Sec. Mod. Req'd. | STL. SQ. HSS | USE | A500 GR. B | S = 0.74 | HSS | 2" x | 2" x | 1/4" | S = 0.75 | (OK) |
|------------------|--------------|-----|------------|----------|-----|------|------|------|----------|------|

Bolt Design

| | | | | | | |
|--------------|----------------------|-----|------|----------|-----------|----------|
| Shear Req'd. | GALV. STL. THRU-BOLT | USE | A307 | V = 2111 | 5/8" DIA, | V = 4145 |
|--------------|----------------------|-----|------|----------|-----------|----------|

NOTES :

- GENERAL :**
- SIGN DESIGN IS BASED ON ADEQUATE EXISTING SUPPORT ELEMENTS.
 - PROVIDE ISOLATION OF DISSIMILAR MATERIALS.
 - COAT ALUMINUM IN CONTACT WITH CONCRETE WITH ZINC RICH PAINT.
 - PROVIDE FULLY WELDED END CAPS AT EXPOSED OPEN ENDS OF STEEL / ALUM. TUBES, MATCH THICKNESS LIKE FOR LIKE.
 - SLOPE TOP OF EXPOSED FOOTING AWAY FROM DIRECT BURIAL POSTS
 - ALL EXPOSED STEEL TO BE PRIMED & PAINTED (POWDER COAT AS AN OPTION) OR ALTERNATIVELY USE GALVANIZED STEEL.
- STEEL :**
- DESIGN AND FABRICATION ACCORDING TO 2021 IBC
- PLATE, ANGLE, CHANNEL TEE: ASTM A36
 - WIDE FLANGE: ASTM A992
 - ROUND PIPE: ASTM A53 GRADE B OR EQUIVALENT.
 - HSS ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A500 GRADE B OR EQUIVALENT.
 - STAINLESS STEEL ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A276 T304 OR EQUIVALENT.
 - ALL ANCHORS BOLTS SHALL BE: ASTM F1554 OR ASTM F593 T304 U.N.O.
 - ALL STEEL MACHINED BOLTS SHALL BE: ASTM A307, A325 OR A449 U.N.O.
 - ALL STAINLESS STEEL MACHINED BOLTS SHALL BE: ASTM F593 T304 U.N.O.
 - ALL BOLTS TO BE ZINC COATED: ASTM B633
 - DEFORMED REINFORCING REBAR: ASTM A615 GRADE 60.
- STEEL**
- DESIGN AND FABRICATION ACCORDING TO AWS D1.1. / D1.3 & D1.6
- AWS CERTIFICATION REQUIRED FOR ALL STRUCTURAL WELDERS.

- ALUMINUM :**
- DESIGN AND FABRICATION ACCORDING TO 2020 ALUM. DESIGN MANUAL
- PLATES, ANGLES, CHANNELS, TEE, AND SQUARE TUBING: ALUMINUM
- ALLOY 6061 - T6 WITH 0.098 LBS PER CUBIC INCH.
- ALUMINUM**
- DESIGN AND FABRICATION ACCORDING TO AWS D1.2. ALL WELDING IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS A.5.10.
- FILLER ALLOYS PER TABLES M.9.1 & M.9.2 OF 2020 ALUMINUM DESIGN MANUAL.
- WELDING :**
- WELD SIZE (LEG LENGTH) SHALL BE EQUAL TO THE THICKNESS OF THE THINNEST MEMBER AT THE JOINT, UNLESS NOTED OTHERWISE.
 - E70 XX ELECTRODE FOR SMAW PROCESS.
 - E70S XX ELECTRODE FOR GMAW PROCESS.
 - ER7 XX ELECTRODE FOR GTAW PROCESS.
 - E70T XX ELECTRODE FOR FCAW PROCESS.
- ALL WELDS SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20FT-LB AT ZERO 0° AS DETERMINED BY THE APPROPRIATE AWS A5 CLASSIFICATION TEST METHOD OR MFG'S. CERTIFICATION.
- ANCHORS :**
- BRAND NAME APPROVED ANCHORS SPECIFIED ON PLANS MAY BE SUBSTITUTED BY APPROVED EQUAL.

CASE NAME: VIDORRA
CASE NUMBER: CU25-38
LOCATION: 700 WEST STATE HIGHWAY 114 LOT 5RB1, BLOCK 1, HALLEY ADDITION

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET 4 OF 4

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

PLANNING SERVICES DEPARTMENT

SIGNAGE PERCENTAGE DECREASE

| PARAMETER | VALUE |
|--------------------------|---------|
| EXISTING SIGNAGE AREA | 204.10 |
| PROPOSED SIGNAGE AREA | 142.10 |
| AREA PERCENTAGE DECREASE | -30.38% |

NOTE: IEBC (2021) 502.5 ANY EXISTING LATERAL LOAD-CARRYING STRUCTURAL ELEMENT WHOSE DEMAND-CAPACITY RATIO WITH THE ADDITION CONSIDERED IS NO MORE THAN 10 PERCENT GREATER THAN ITS DEMAND-CAPACITY RATIO WITH THE ADDITION IGNORED SHALL BE PERMITTED TO REMAIN UNALTERED.

NOTICE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

(A) The purpose of CU25-38 is to amend the previously approved site plan CU24-34 (Ord. 2024-082) to allow the possession, storage, retail sales of on-and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages), to modify the floor plan, change building elevations, and enclose an outdoor dining area of an existing restaurant in a planned commercial center. This request is specifically to revise the previously approved pole sign for a restaurant.

(B) The entire site is the premise.

www.yjinc.com
P.O. BOX 802050
SANTA CLARITA, CA. 91380
TEL. (661)259-0700 FAX. (661)259-0900

SHEET TITLE:

**VIDORRA
PYLON RETRO-FIT**

| | | |
|----------------------|---------------------------------|---|
| DRN BY: B.B. | DATE LAST REVISED: Jul 15, 2025 | PROJECT JOB #: JTS_157525_Vidorra_West Hwy 114_Grapevine TX.dwg |
| CHK BY: T.J. | PROJ. START DATE: July 15, 2025 | REV. NO. REV. DATE REVISED BY |
| REV BY: T.J. | SCALE: AS SHOWN | 1 --/-- |
| PLOTTED BY: Gabriela | ON 7/15/2025 2:20:55 PM | 2 --/-- |

PROJECT LOCATION: VIDORRA
700 WEST HWY 114
GRAPEVINE, TX

SHEET #
4-4

Existing Pole sign -W/ Channel Letters over a alm.face double sided - Vidorra - Grapevine - TX

Quantity : one (1) double side

Over all length of sign: 25 ft long

Over all height of sign: 4 ft tall

Total square feet: 100.00ft²

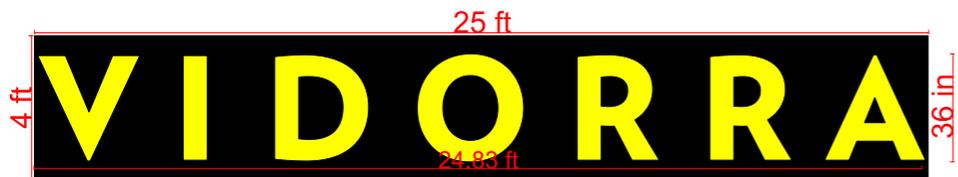
Cabinet depth: 26"

Retainer size: 2"

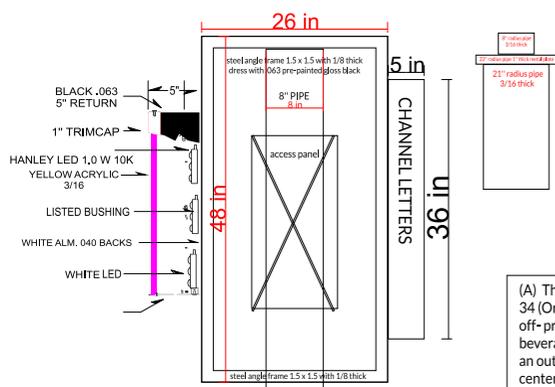
Face type: Alm. with Channel letters

before : re-moving cabinet using exciting pole.

elevation : east / west
after



AREA OF SIGN: 74.49
lighted section only.



SIDE VIEW

(A) The purpose of CU25-38 is to amend the previously approved site plan CU24-34 (Ord. 2024-082) to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages), to modify the floor plan, change building elevations, and enclose an outdoor dining area of an existing restaurant in a planned commercial center. This request is specifically to revise the previously approved pole sign for a restaurant.
(B) The entire site is the premise.



CASE NAME: VIDORRA
CASE NUMBER: CU25-38
LOCATION: 700 WEST STATE HIGHWAY 114 LOT 5RB1, BLOCK 1, HALLEY ADDITION

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET 3_OF_4
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
PLANNING SERVICES DEPARTMENT



CASE # CU25-38



Client Name:
Vidorra Cocina de Mexico
Teeyum Bastani
Location:
700 West HWY 114
Grapevine TX 76051

Start Date: 04 / 01 / 25
Last Revision: 07 / 14 / 25
Job#: 4068
Drawing#: 00000a.v1.s1 / e1
Page: 1 of 2

- Client Approval
- Landlord Approval

Sales Rep: Ricky
Designer: Laurie
3 - 4



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

The Site Plan Review Committee of the City of Grapevine, Texas met in Session, on this the 2nd day of July 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 |
| Sharron Rogers | Member |

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 – 2:00 P.M. – Planning and Zoning Conference Room

II. CITIZEN COMMENTS

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

No one signed up to speak.

III. NEW BUSINESS

- A. Site Plan Review Committee to consider a public hearing relative to Conditional Use Request **CU25-14/ PD25-02** [Floor & Décor] addressed as 3200 Grapevine Mills Parkway, and consideration of the same.

Albert presented **CU25-14/ PD25-02** and answered questions. The Committee discussed.

Motion was made to **approve** conditional use permit **CU25-14/ PD25-02** [Floor & Décor] addressed as 3200 Grapevine Mills Parkway:

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

- B. Site Plan Review Committee to consider a public hearing relative to Conditional Use Request **CU25-25** [Corky's Gaming Bistro] addressed as 3520 Grapevine Mills Boulevard North, and consideration of the same.

Albert presented **CU25-25** and answered questions. The Committee discussed.

Motion was made to **approve** conditional use permit **CU25-25** [Corky's Gaming Bistro] addressed as 3520 Grapevine Mills Boulevard North:

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

IV. MINUTES

- A. Site Plan Review Committee to consider the minutes of June 12, 2025, regular meeting.

Motion was made to **approve** the **minutes** from June 12, 2025, regular Site Plan Review Committee meeting:

Motion: Larry Oliver
Second: Erica Marohnic
Nays: None
Abstain: Sharron Rogers
Approved: 2-0-1

ADJOURNMENT

Oliver made a motion to adjourn the meeting at **2:12 P.M.**

PASSED AND APPROVED BY THE SITE PLAN REVIEW COMMITTEE OF THE CITY OF GRAPEVINE, TEXAS ON THIS 6th DAY OF AUGUST 2025.

APPROVED:

LARRY OLIVER
CHAIRMAN

-
ATTEST:

ALBERT TRIPLETT
PLANNER II