



AGENDA
CITY OF GRAPEVINE
SITE PLAN REVIEW COMMITTEE MEETING
WEDNESDAY, MARCH 4, 2026 AT 2:00 P.M.
PLANNING AND ZONING CONFERENCE ROOM
2ND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

- I. CALL TO ORDER
- II. CITIZEN COMMENTS

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

III. NEW BUSINESS

- A. Site Plan Review Committee to consider a public hearing relative to conditional use permit **CU25-52; Round 1 Bowling and Arcade**, addressed as 3000 Grapevine Mills Parkway, Suite 613, and consideration of the same.

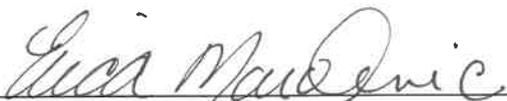
IV. MINUTES

- A. Site Plan Review Committee to consider the minutes of December 3, 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 26TH DAY OF FEBRUARY 2026 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: MARCH 4, 2026

SUBJECT: CONDITIONAL USE REQUEST CU25-52; ROUND 1 BOWLING AND
ARCADE, 3000 GRAPEVINE MILLS PARKWAY, SUITE 613

RECOMMENDATION

Staff recommends the Site Plan Review Committee (SPRC) consider the proposed changes to amend the previously approved site plan CU15-29 (Ord. 2015-043) to establish a planned commercial center to allow the possession, storage, retail sales and on-premise consumption of alcohol beverages (beer, wine, and mixed beverages) in conjunction with a bowling alley entertainment complex. This request is specifically to revise the previously approved floor plan. The property is zoned "CC", Community Commercial District.

REQUEST

With this request, the applicant proposes minor alterations to the existing Round 1 Bowling and Arcade suite floor plan including reconfiguring the billiard tables' area and altering alcohol storage and points of sale. There is no increase in the number of requested billiard tables or skill-oriented machines from the previously approved special use permit (SU15-03).

BACKGROUND INFORMATION

The subject and surrounding property was rezoned from "C-W", Commercial Warehouse District to "CC", Community Commercial District during the 1984 City-wide Rezoning.

- On May 18, 1999, City Council approved conditional use request CU99-25 (Ord. 1999-081) to allow a 78,363 sq.ft. ice skating facility and a special use permit SU99-09 (Ord. 1999-082) to allow skill oriented games in excess of eight machines.
- On November 16, 1999, City Council approved CU99-60 (Ord. 1999-163) to relocate Anchor "A" and relocate a 23.5-foot mall entry sign in the Phase 1 outparcel area of the Grapevine Mills Mall.
- On August 18, 2015, City Council approved conditional use request CU15-29 and (Ord. 2015-043) to allow the possession, storage, retail sales, and on-premise consumption of alcohol beverages (beer, wine, and mixed beverages) in conjunction with a bowling alley entertainment complex and a special use permit

SU15-03 (Ord. 2015-044) to allow skill oriented games in excess of eight machines and eight billiard tables.

/f

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

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

GRAPEVINE MILLS ADDITION, BLOCK 1, LOTS 1R2C and 1R3

Street frontage & distance to nearest cross street

STREET FRONTAGE: 543'. NEAREST CROSS STREET: 500'

Proposed Zoning

CC - COMMUNITY COMMERCIAL DISTRICT

Future Land Use Designation

GU - GOVERNMENTAL USE

Gross area of parcel (to nearest tenth of
acre)

127.9 acres

Describe the Proposed Use

SEE ATTACHED

Existing Zoning

CC - Community Commercial District

Subject Property Address

3000 GRAPEVINE MILLS PKWY, SUITE 613, GRAPEVINE, TX 76051

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 GRAPEVINE MILLS MALL LIMITED PARTNERSHIP, a Delaware limited partnership

Property Owner Phone Number 317-795-9113

Company GRAPEVINE MILLS

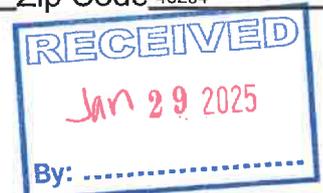
Address 225 W. WASHINGTON STREET

City INDIANAPOLIS

State IN

Zip Code 46204

Email [REDACTED]

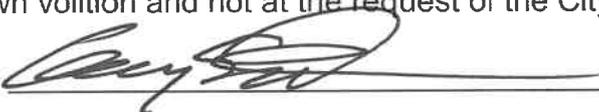


**CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS**

Project Representation (check one):

- I will represent the application myself; OR
- I hereby designate AMANMEET SANDHU (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.

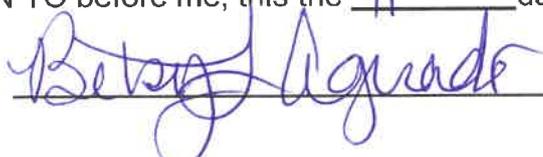
I hereby certify that I am the property owner of the property and further certify that the information provided on this development application is true and correct. I have selected the above submittal type and representation of my own volition and not at the request of the City of Grapevine.

Property Owner's Signature  Date 11-11-25

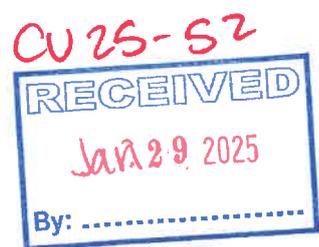
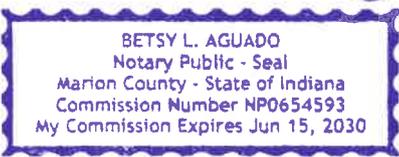
STATE OF: INDIANA
COUNTY OF: MARION

BEFORE ME, a Notary Public, on this day personally appeared Gary Duncan (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 11th day of November, 2025



NOTARY PUBLIC in and for the State of ^{Indian}Texas



CONDITIONAL USE PERMIT APPLICATION
AND SITE PLAN SET CHECKLISTS

Project Representative Information (complete if designated by owner)

Engineer Purchaser Tenant Preparer Other (specify) Owner Representative

Name Amanmeet Sandhu Company Hodges Architecture

Address 13642 Omega

City Dallas State TX Zip Code 75244

Phone (972) 387-1000 X 340 Email [REDACTED]

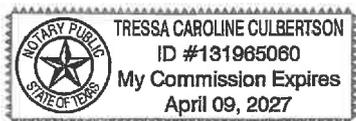
Applicant's Signature *Amanmeet* Date 10/09/2025

STATE OF: Texas

COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Amanmeet Sandhu
(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 9th day of
October, 20 25



Tressa Caroline Culbertson

NOTARY PUBLIC in and for the State of Texas

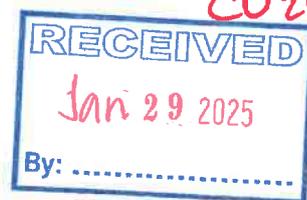
If the legal owner of the property is a corporation, company, partnership, or Limited Liability Company, provide a copy of a legal document attached with this application showing that the individual signing this document is a duly authorized partner, officer, or owner of said corporation, partnership,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



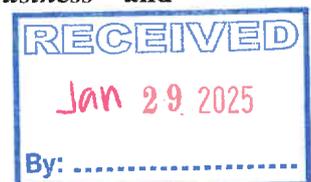
(You may order a copy of a Public Information Report from open.records@cpa.texas.gov or Comptroller of Public Accounts, Open Records Section, PO Box 13528, Austin, Texas 78711 or go to <https://mycpa.cpa.state.tx.us/coa/search.do>)

**CERTIFICATE AS TO RESOLUTIONS AND INCUMBENCY
OF
SIMON-MILLS III, LLC**

The undersigned hereby certifies as follows:

1. He is the duly appointed, qualified and acting Assistant Secretary and Assistant General Counsel of Simon-Mills III, LLC, a Delaware limited liability company (the “**Company**”).
2. The Company is the sole member of Grapevine Mills Operating Company, L.L.C., a Delaware limited liability company (“**Grapevine Op Co LLC**”), which is the managing general partner of Grapevine Mills Limited Partnership, a Delaware limited partnership (“**Grapevine LP**”), which is the sole member of Grapevine Mills Mall GP, LLC, a Delaware limited liability company (“**Grapevine GP LLC**”), which is the general partner of Grapevine Mills Mall Limited Partnership, a Delaware limited partnership (“**Owner**”).
3. Owner is the owner of the real property and improvements comprising that certain retail center known as Grapevine Mills located in the City of Grapevine, County of Tarrant, State of Texas (the “**Property**”).
4. The Property is a Portfolio Property as defined in the first “Whereas” clause below.
5. The Owner is required to provide documentation to local government agencies certifying the Authorized Officers of the Company, along with the authority to enter into such documentation.
6. The following Resolutions were duly adopted and ratified by written consent of the sole member of the Company on May 14, 2025, and the same remain in full force and effect without amendment or modification:

WHEREAS, the Company now owns and may hereafter acquire, directly or indirectly, through one or more partnerships in which the Company is a direct or indirect general partner, through one or more corporations through which the Company is a direct or indirect shareholder, and through one or more limited liability companies in which the Company is a direct or indirect member (each such partnership, corporation, or limited liability company being hereinafter individually referred to as an “Entity” and collectively referred to as “Entities”); (i) one or more properties or interests therein (individually, a “Portfolio Property” and collectively, the “Portfolio Properties”) which the Company and/or one or more of the Entities shall develop, construct, acquire, reconstruct, repair, maintain, lease, manage, finance, redevelop, refinance, expand, renovate, remodel, release, mortgage, operate, sell or convey, as the case may be, and otherwise deal in and with a Portfolio Property or the Portfolio Properties, and (ii) certain other assets or businesses, or interests therein (individually, an “Operating Business” and



CU25-52

collectively, the “*Operating Businesses*”), which the Company and/or one or more of the Entities shall own, operate, manage, invest in, finance, refinance, sell, or convey, as the case may be, and otherwise deal in and with an Operating Business or the Operating Businesses; and

WHEREAS, the ownership and operation of each of the Portfolio Properties and Operating Businesses, as described above, may from time to time require the execution of, delivery of, performance of obligations pursuant to, and exercise of rights pursuant to a variety of agreements, contracts and other documents, including but not limited to, leases and sub-leases with department stores and other tenants, parking covenants and agreements, easement agreements, reciprocal easement and operating agreements, assumed name and similar filings, supplemental agreements, purchase and sale agreements, deeds, declarations, licenses, permits, service agreements, cancellations, assignments, consents, indentures, notes, mortgages, deeds of trust, security agreements, loan agreements, loan applications, term sheets, confidentiality agreements, letters of intent, merger agreements, stock purchase agreements, asset purchase agreements, subscription agreements, limited liability company agreements, partnership agreements, joint venture agreements, management agreements, development agreements, supply agreements, non-competition agreements, exclusivity agreements, settlement agreements, employment agreements, tax indemnities, environmental indemnities, guarantees (both payment and performance), instruments, including amendments to all of the aforementioned, and certificates by each of the Entities (collectively, the “*Business Documents*”); and

WHEREAS, the Company and/or one or more of the Entities may from time to time wish to obtain services or products from banking or financial institutions (each, a “*Bank*” and collectively, the “*Banks*”) to: (i) designate one or more Banks as a depository of funds and obtain banking services including opening or closing any deposit or other account with such Bank (the “*Accounts*”); (ii) endorse, negotiate and collect any and all checks, drafts, notes, bills of exchange, acceptance, undertakings and other instruments to open and close and update information on any Account; (iii) instruct such Bank to initiate the transfer of funds by wire, telex, automated clearinghouse, book entry, computer or such other means; and (iv) sign signature cards, authorization, set-up and other documentation and agreements with a Bank with respect to any of the Accounts and any services related to the Accounts (collectively, “*Banking Transactions*”); and

WHEREAS, the Banking Transactions may, from time to time, require the execution, delivery and performance of a variety of agreements, contracts and other documents, including but not limited to, account agreements, master services agreements, treasury management agreements, Bank terms and conditions, signature cards certifications and any supporting documents required by the terms of any of the foregoing agreements, documents or instruments (collectively, the “*Bank Account Documents*”); and

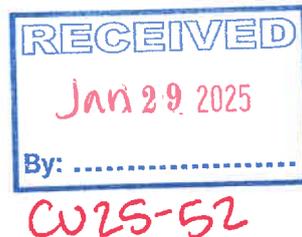
C025-52
RECEIVED
Jan 29 2025
By:

WHEREAS, the Company and/or one or more of the Entities may from time to time wish to obtain services or products from financial institutions related to swaps, caps, hedges, collars and other foreign exchange and interest rate protection arrangements, including but not limited to: (i) foreign exchange transactions, including spot and forward currency purchases and sales, cross-currency interest rate swaps, listed or over-the-counter options on foreign exchange currencies, non-deliverable forwards and options, and any other similar transaction providing for the purchase of one currency in exchange for the sale of another currency; (ii) interest or currency swaps, futures, options, collars, caps, floors, forward rate or other interest rate protection agreements or similar arrangements; (iii) equity, credit or other deliverable products; and/or (iv) any transaction that is similar to any of the transactions described above (including any option with respect to any of them) and any combination of these transactions (collectively, “*Foreign Exchange and Derivative Transactions*”); and

WHEREAS, the Foreign Exchange and Derivative Transactions may from time to time require the execution, delivery and performance of a variety of agreements, contracts and other documents, including but not limited to, evidence of indebtedness, guarantees, foreign exchange agreements, interest rate or currency protection agreements, equity, credit and other derivative agreements and any supporting documents required by the terms of any of the foregoing agreements, documents or instruments (collectively, the “*Foreign Exchange and Derivative Documents*”).

NOW THEREFORE, BE IT RESOLVED, that the Member(s) deem(s) it necessary, appropriate and advisable and in the best business interests of the Company, for itself and on behalf of each of the Entities, to enter into and perform under the Business Documents, the Bank Account Documents and the Foreign Exchange and Derivative Documents and that any one of the Authorized Officers (as defined below) is authorized to execute and deliver any Business Document, Bank Account Document and any Foreign Exchange and Derivative Document, and to delegate, from time to time, to any other person or persons, the authority to do any and all things which such Authorized Officer is hereby authorized to do, and to take any other actions as such Authorized Officer may deem necessary, desirable or appropriate, in order to effectuate the foregoing, all such actions being hereby approved, ratified and confirmed in all respects; provided, however, under no circumstances does the foregoing authorize any action with respect to the sale of all or substantially all of the assets of the Company; and

FURTHER RESOLVED, that any of the Chairman of the Board, the Chief Executive Officer, the President, the Chief Financial Officer, any Executive Vice President, any Senior Vice President, any Vice President, the Secretary, any Assistant Secretary, the Treasurer, or any Assistant Treasurer (the “*Authorized Officers*”) of the Company be and each of them hereby is, authorized to do and perform (or cause to be done and performed), in the name and on behalf of the Company, for itself and on behalf of each of the

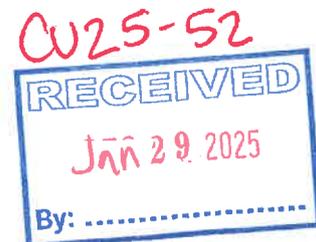


Entities, all such acts and things and to make, execute and deliver (or cause to be made, executed and delivered) all Business Documents, Bank Account Documents, Foreign Exchange and Derivative Documents, as well as such other agreements, guaranties, documents, instruments, certificates, consents and waivers as any such Authorized Officers may deem necessary or advisable to carry out the intent of the foregoing resolutions, and that all acts and things previously done and performed (or caused to be done and performed) in the name and on behalf of the Company, for itself and on behalf of each of the Entities, prior to the date of these resolutions, are hereby approved, ratified and confirmed in all respects.

7. That the following persons have been duly elected to serve as Authorized Officers of the Company until the election, qualification and taking of office of their successors:

<u>Name</u>	<u>Title</u>
David Simon	Chairman of the Board, Chief Executive Officer and President
Brian J. McDade	Executive Vice President – Chief Financial Officer
John Rulli	Chief Administrative Officer
Steven E. Fivel	Secretary and General Counsel
Gary S. Duncan	Vice President
Donald G. Frey	Executive Vice President – Treasurer
Kevin M. Kelly	Assistant Secretary and Assistant General Counsel
Adam J. Reuille	Senior Vice President – Chief Accounting Officer
Eli Simon	Executive Vice President – Chief Operating Officer

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CERTIFIED as of December 9, 2025.

DocuSigned by:

BEEFDF310E38E475

Kevin M. Kelly
Assistant Secretary and Assistant General Counsel

CERTIFICATE AS TO RESOLUTIONS AND INCUMBENCY
SIMON-MILLS III, LLC
SIGNATURE PAGE

CV25-52
RECEIVED
Jan 29 2025
By:



ROUND ONE ENTERTAINMENT, INC.

Conditional Use Permit & Special Use Permit – Narrative Letter

December 1st, 2025

This narrative letter pertains to the interior changes within the Round1 Bowling & Arcade located at 3000 Grapevine Mills Pkwy Suite #613 at Grapevine Mills. The space will continue to operate as Round1 Bowling & Arcade. An existing Conditional and Special Use Permit (CU15-29/SU15-03) was approved back in 2015 for this site’s grand opening. Though minor, the proposed interior improvements to our space will garner changes to the previously approved floor plan, triggering the necessity for a Conditional Use Permit and Special Use Permit Application.

The planned interior improvements for the space features the following: carpet installation, flooring, tiles at the entry, sliding doors located at the parking lot entrance, stairs, finishes on the stairs, LED screens in the bowling lanes, LED monitor facing outside the mall entrance, paint at the guest areas, signage replacement, exterior paint, netting to divide the ping pong area, half walls that separate the billiards area, and walk-in cooler. Minor changes to designated spaces include a reduction of the ping pong and karaoke areas, and the designation of seating for dining. There will also be a replacement for leaking sinks and pipes in the restroom.

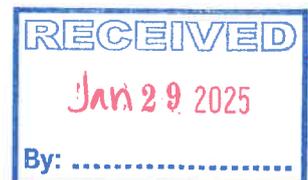
The improvements will garner no changes to the conditional and special uses that were previously approved for #CU15-29/SU15-03. The proposed conditional and special uses for this new permit remain unchanged—the possession, storage, retail sales, and on-premise consumption of alcoholic beverages (mixed beverages, beer, and wine) in conjunction with a bowling-alley entertainment complex, and a special use permit to allow skill-oriented games in excess of eight machines, and a total of eight billiard tables.

The planned changes will provide the store with a revitalized look. Addressing safety hazards, such as leaking pipes in the restroom, will create a safer environment for the patrons. Round One Entertainment, Inc. is committed to maintaining a fun and secure space for all guests and staff. The introduction of new materials will enhance the overall atmosphere while contributing to improved safety.

The subject site is in the City of Grapevine’s Community Commercial (CC) Zone and will continue to be maintained in accordance with the development standard of the CC Zone. Round1’s hours of operation will remain unchanged, from 10:00 AM to 2:00 AM. The existing on-site parking supply at Grapevine Mills is expected to continue to provide sufficient parking availability for Round1 patrons. The unchanged hours of operation and sufficient parking ensure that patrons can continue to enjoy Round1 during late hours in a safe and revitalized environment.

As a bowling and amusement center with alcohol service, Round1’s main operations are in line with the previously approved CUP and SUP for restaurants, retail stores, business offices, bars, cocktail lounges, and arcades. The snack bar, separate from the alcoholic beverage bar, will serve meals and concessionary foods prepared in the on-premises kitchen.

Round One Entertainment, Inc.



CU25-5

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

PLATTING VERIFICATION:

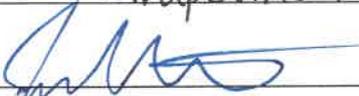
To be filled out by the Public Works & Engineering Department at time of submittal

- 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 3000 Grapevine Mills Parkway

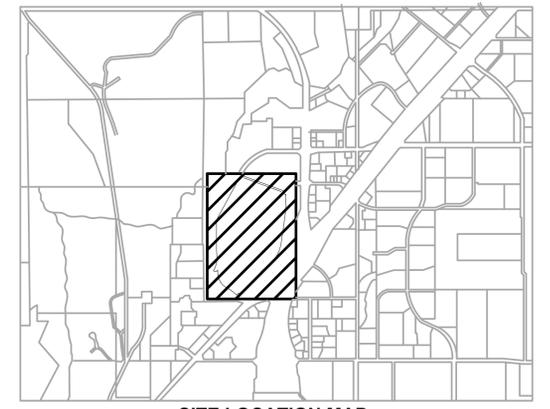
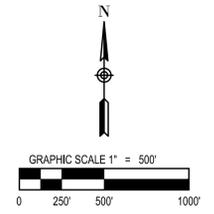
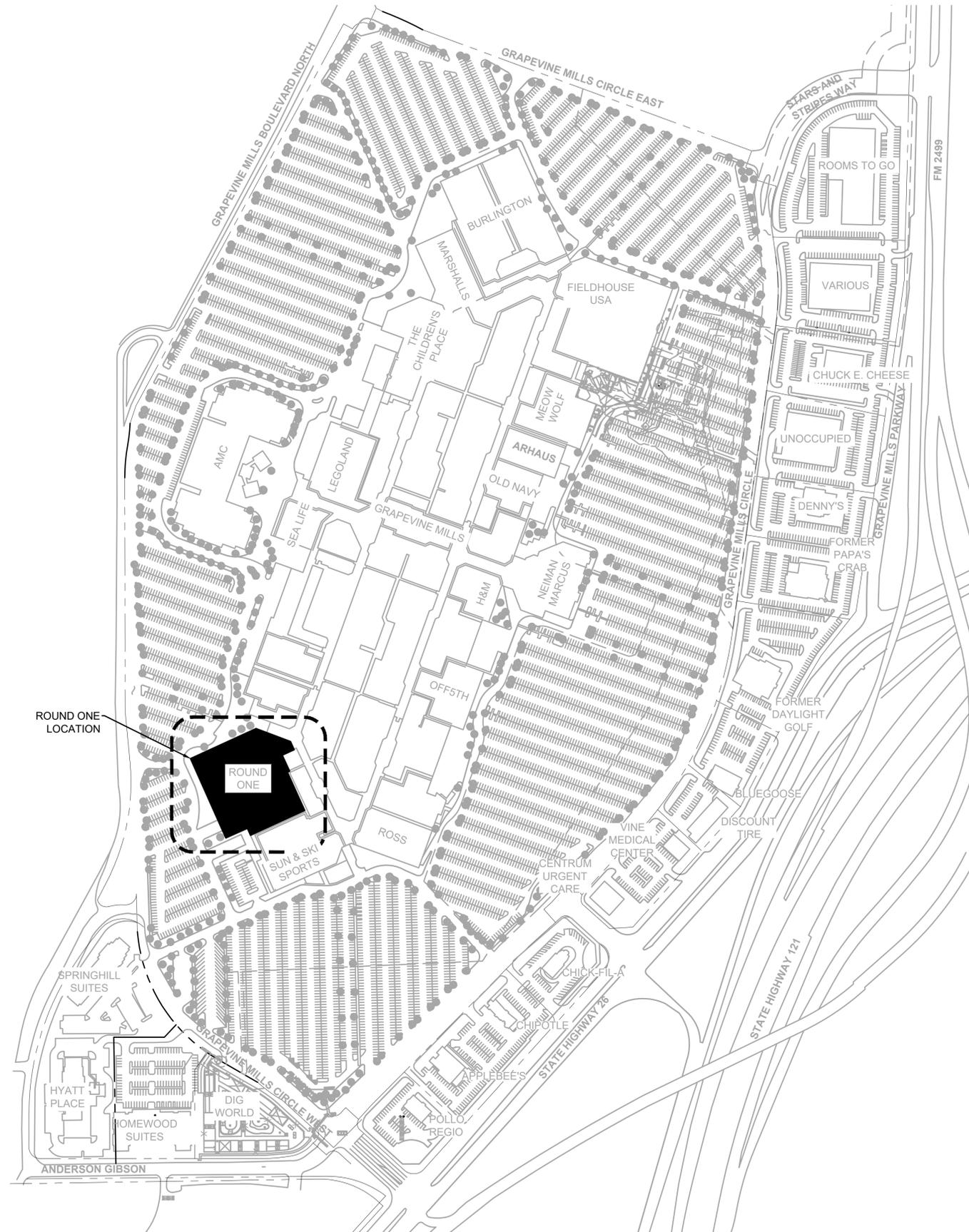
Legal description of subject property
Grapevine Mills Addition, Blk 1, Lot 1R3

 12/29/2025
Public Works Department Date

Round 1



Copyright © 2018 Jacob & Hefner Associates, Inc.
 File Name: H440-casp-sht-master site plan.dwg, Plot Date: 2/17/2026 5:22 PM, Plot by: Stephanie Laughlin



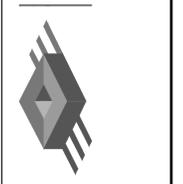
CITY OF GRAPEVINE NOTES

1. REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
2. MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING AIR CONDITIONING UNITS, SHALL BE DESIGNED, INSTALLED, AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY, ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
3. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
4. THE MASONRY REQUIREMENTS OF SECTION 54 OF THE ZONING ORDINANCE SHALL BE MET.
5. ILLUMINATED SIGNAGE WAS INCLUDED IN THE DETERMINATION OF THE SITE ILLUMINATION LEVELS.
6. OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 55 OF THE ZONING ORDINANCE UNLESS SPECIFICALLY EXCEPTED.
7. PROPOSED GROUND SIGNAGE SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 60 OF THE ZONING ORDINANCE AND IS CONTINGENT UPON APPROVAL OF A SEPARATE BUILDING PERMIT WITH BUILDING SERVICES.
8. ALL ONSITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
9. USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN SECTION 55 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.
10. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

No.	Description	Date

MASTER SITE PLAN
ROUND ONE ENTERTAINMENT
3000 GRAPEVINE MILLS PKY, SUITE 613
GRAPEVINE TEXAS

JACOB & HEFNER ASSOCIATES
 15110 Dallas Parkway, Ste. 530, Dallas, Texas 75248
 Firm Registration No. P-21096
 Phone: (972) 834-7316
 www.jacobandhefner.com



PURPOSE STATEMENT - THE PURPOSE OF CU25-52 IS TO MODIFY THE EXISTING ROUND 1 ENTERTAINMENT FLOOR PLAN

CASE NAME: ROUND ONE ENTERTAINMENT, INC.
 CASE NUMBER: CU25-52
 LOCATION: 3000 GRAPEVINE MILLS PKY, SUITE 613

____ MAYOR _____ SECRETARY

PLANNING AND ZONING COMMISSION

____ CHAIRMAN

DATE: _____
 SHEET: 1 OF 3

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



LESSEE:

Round One Entertainment, Inc.
 3070 Saturn Street, Suite 200
 Brea, California 92821
 Contact: Gavin Tsang
 PH: 714-924-7800
 Email: licensing@round1usa.com

OWNER:

Grapevine Mills Mall LP
 c/o Simon
 225 W. Washington Street
 Indianapolis, Indiana 46204
 Contact: Jocelyn Gubler
 PH: 317-685-7373
 email: jgubler@simon.com

ENGINEER / PREPARER:

Jacob & Hefner Associates, Inc.
 15110 Dallas Parkway, Suite 530
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SITE PLAN
 FOR
 ROUND ONE ENTERTAINMENT
 LOTS 1R2C AND 1R3, BLOCK 1
 GRAPEVINE MILLS ADDITION
 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
 127.9 ACRES / 5,571,324 SQFT
 ZONE: "C-C" COMMUNITY COMMERCIAL
 DATE OF PREPARATION: FEBRUARY 11, 2026

ZONING HISTORY

CU95-36 (ORD. NO. 9608) - ESTABLISH A PLANNED COMMERCIAL CENTER OVER 1,000,000 SQUARE FEET OF GROSS LEASABLE AREA.

ADDENDUM 96-01 (PRESOLUTION NO 95-34) - APPROVAL OF (8) PUBLIC ENTRYWAY ELEVATIONS FOR GRAPEVINE MILLS MALL.

ADDENDUM 95-26 (ORD. NO. 96-79) - AMEND SITE LAYOUT.

CU97-05 (ORD. NO. 97-09) - CONDITIONAL USE REQUEST (SEGA GAMEWORKS) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES.

SU97-09 (ORD. NO. 97-10) - SPECIAL USE REQUEST SKILL ORIENTED GAMES IN EXCESS OF EIGHT MACHNES AND TWO BILLIARD TABLES.

ADDENDUM 97-06 (ORD. NO 97-11) - AMEND THE SITE LAYOUT (AMC THEATER).

CU97-13 (ORD. NO. 97-25) - CONDITIONAL USE REQUEST (THE AMERICAN WILDERNESS EXPERIENCE) FOR ALCOHOLIC BEVERAGES TO INCLUDE BEER, WINE AND MIXED BEVERAGES.

CU97-18 (ORD. NO. 97-40) - CONDITIONAL USE REQUEST (RAINFOREST CAFE) FOR ALCOHOLIC BEVERAGES TO INCLUDE BEER, WINE AND MIXED BEVERAGES.

CU97-25 (ORD. NO. 97-25) - CONDITIONAL USE REQUEST (TRES HOMBRES) FOR ALCOHOLIC BEVERAGES TO INCLUDE BEER, WINE AND MIXED BEVERAGES.

CU97-29 (ORD. NO. 97-56) - CONDITIONAL USE REQUEST FOR MALL SIGNAGE AND AN 80 FOOT ENTERTAINMENT GLOBE (ORD. NO. 97-61).

CU97-36 (ORD. NO. 97-72) - AMEND THE SITE LAYOUT (MICHAELS).

CU97-39 (ORD. NO. 97-99) - CONDITIONAL USE REQUEST TO AMEND THE LANDSCAPING PLAN AND PROVIDE THREE 50 FOOT, AND TWO FOOT OUT-PARCEL SIGNS.

CU97-40 (ORD. NO. 97-90) - CONDITIONAL USE REQUEST (CHILI'S TOO) FOR ALCOHOLIC BEVERAGES TO INCLUDE BEER, WINE AND MIXED BEVERAGES.

CU97-41 (ORD. NO. 97-91) - CONDITIONAL USE REQUEST (DICK CLARK'S RESTAURANTS) FOR ALCOHOLIC BEVERAGES TO INCLUDE BEER, WINE AND MIXED BEVERAGES.

CU97-42 (ORD. NO. 97-92) - AMEND THE SITE LAYOUT (DISCOUNT TIRE).

CU97-82 (ORD. NO. 97-128) - CONDITIONAL USE REQUEST (ROOMS TO GO) TO AMEND THE SITE LAYOUT (PHASE 1).

CU97-83 (ORD. NO. 97-129) - CONDITIONAL USE REQUEST (CHICK-FIL-A) TO AMEND THE SITE LAYOUT (PHASE 1).

CU97-84 (ORD. NO. 97-130) - CONDITIONAL USE REQUEST (BAXTERS AFICIONADO COLLECTIONS) FOR OFF-PREMISES CONSUMPTION OF ALCOHOLIC BEVERAGE (WINE ONLY, PHASE 1).

CU97-65 (ORD. NO. 97-147) - CONDITIONAL USE REQUEST (PRIMACARE) TO AMEND THE SITE LAYOUT (PHASE 1).

CU97-75 (ORD. NO. 96-10) - AMEND THE MALL SIGNAGE PLAN FOR OUT-PARCEL TENANT WALL SIGNS (PHASE 1).

CU97-76 (ORD. NO. 96-11) - CONDITIONAL USE REQUEST (COZYMEL'S) TO AMEND THE SITE LAYOUT (PHASE 1).

CU97-77 (ORD. NO. 96-12) - AMEND THE FLOOR PLAN FOR ALCOHOL BEVERAGE SALES AT SEGA GAMEWORKS (PHASE 1).

CU98-03 (ORD. NO. 96-12) - AMEND THE FLOOR PLAN FOR ALCOHOL BEVERAGE SALES AT DICK CLARK'S RESTAURANTS (PHASE 1).

CU98-07 (ORD. NO. 96-40) - AMEN DTHE FLOOR PLAN FOR ALCOHOL BEVERAGE SALES AT CORNER BAKERY R-1 (PHASE 1).

CU98-03 (ORD. NO. 96-12) - AMEND THE FLOOR PLAN FOR ALCOHOL BEVERAGE SALES AT AMERICAN WILDERNESS (PHASE 1).

CU98-47 (ORD. NO. 96-118) - AMEND THE FLOOR PLAN AT COZYMEL'S (PHASE 1).
 CU98-48 (ORD. NO. 97-90) - CONDITIONAL USE REQUEST (MASON JAR/ M/J'S CHOP HOUSE) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).

CU98-48 (ORD. NO. 97-90) - AMEND THE SITE LAYOUT PLAN (AMC THEATER) TO INCLUDE A CANOPY ADJACENT TO THE EXISTING TICKET BOOTHS (PHASE 1).

CU98-57 (ORD. NO. 97-130) - CONDITIONAL USE REQUEST (BLACK-EYED PEAS) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).

SITE DATA TABLE									
LOT SIZE	LOT SIZE SF	BUILDING COVERAGE	DENSITY %	BUILDING HEIGHT	PAVED AREA SF	OPEN SPACE SF - (%)	TOTAL BLDG, PATIO & PAVED AREA SF	PARKING REQUIRED	PARKING PROVIDED
APPLEBEE'S - LOT 3, BLOCK 5	62,485	7,189	11.51	22'-8"	39,870	15,405-(24.66)	47,060	79	101
CENTRUM FORMERLY CARENOW - LOT 2, BLOCK 4	23,598	3,855	18.30	25'-0"	13,014	6,729 -(28.50)	18,889	25	25
CHICK-FIL-A - LOT 1, BLOCK 5	53,768	3,882	7.11	25'-0"	31,337	18,810-(34.8)	35,159	37	47
CHIPOTLE MEXICAN GRILL - LOT 2, BLOCK 5	38,898	3,457	8.89	24'-0"	21,977	13,144-(33.80)	25,754	29	42
CHUCK E. CHEESE'S - LOT 5, BLOCK 2	88,601	6,600	13.51	20'-2"	62,274	14,358-(16.21)	74,223	146	147
DENNY'S - LOT 3, BLOCK 2	77,755	8,429	12.10	30'-0"	49,481	14,045-(24.50)	58,690	126	126
DISCOUNT TIRE - LOT 1, BLOCK 4	37,346	7,700	20.62	50'-0"	20,170	9,478-(24.40)	57,570	19	27
VACANT FORMERLY PAPA'S CRAB - LOT 4, BLOCK 2	85,135	10,345	12.15	77'-0"	58,413	15,275-(17.90)	69,858	126	147
GRAPEVINE MILLS MALL - LOT 1R3	5,746,673	1,868,952					5,364,600	7489	8312
HOMEWOOD SUITES - LOT 2, BLOCK 6	119,608	14,603	14.01	69'-8"	45,101	46,772-(39.19)	68,063	128	128
HYATT PLACE - LOT 1, BLOCK 6	108,488	5,903	11.01	21'-11"	58,322	36,615-(33.80)	71,873	126	130
VINE MEDICAL CENTER FORMERLY FED-EX/ KINKOS - LOT 4, BLOCK 4	47,899	3,880	7.08	64'-1"	20,522	25,571 - (53.38)	27,122	42	38
VACANT FORMERLY DAYLIGHT GOLF - LOT 1R	104,239	14,604	14.01	31'-0"	67,248	22,387 - (21.48)	81,85	176	176
VARIOUS BUSINESSES - LT. A-R1, BK 2	125,191	28,742	24.18		56,104	17,735 - (16.00)	92,546	139	139
ROOMS TO GO - LOT 2, BLOCK 2	184,171	39,870	21.85	25'-8"	90,000	54,301-(29.50)	128,870	205	228
BLUE GOOSE - LOT 3, BLOCK 4	53,676	5,903	11.01	21'-11"	33,071	12,054 - (22.50)	38,980	66	88
SPRINGHILL SUITES - TRACT AR	101,243	22,962	19.24		51,287	33,085 - (32.68)	68,159	114	114
POLLO REGIO - LOT 4, BLOCK 5	54,791	16,872	16.66		33,827	17,084 - (31.18)	37,707	45	54
DIG WORLD - LOT 3, BLOCK 6	101,369	1,840	1.90	10'-0"	50,693	48,836 - (48.17)	52,533	105	150
TOTAL	7,214,934	2,075,529					6,337,656	9222	10219

SITE DATA TABLE WAS PREPARED USING DATA LISTED ON THE MASTER SITE PLAN FOR GRAPEVINE MILLS MALL PREPARED FOR CASE NUMBER: CU24-51 GRAPEVINE MILLS MALL EV PROJECT APPROVED 01/21/2025. SITE DATA TABLE WAS UPDATES TO REFLECT THIS PROJECT.

CU98-59 (ORD. NO. 96-135) - CONDITIONAL USE REQUEST (SEGA GAMEWORKS) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).

CU98-79 (ORD. NO. 99-17) - CONDITIONAL USE REQUEST (AMERISUITES) FOR A 125 ROOM 8 STORY HOTEL.

CU98-78 (ORD. NO. 99-15) - CONDITIONAL USE REQUEST (AMERICAN WILDERNESS) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).

CU98-79 (ORD. NO. 99-17) - CONDITIONAL USE REQUEST (SEGA GAMEWORKS) FOR THE INSTALLATION OF SALE COUNTER, GAME SOFTWARE SALES DISPLAY AND ONE PAIR OF ADDITIONAL DOORS.

CU98-79 (ORD. NO. 99-17) - CONDITIONAL USE REQUEST (IGUANA AMERAMEX) TO AMEND THE SITE LAYOUT.

CU99-17 (ORD. NO. 99-51) - CONDITIONAL USE REQUEST (JEKYLL AND HYDE) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).

CU98-79 (ORD. NO. 99-17) - CONDITIONAL USE REQUEST (COZYMEL'S) TO AMEND THE SITE LAYOUT.

CU99-41 (ORD. NO. 99-) - CONDITIONAL USE REQUEST (BENNIGAN'S) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).
 CU09-37 (ORD. NO. 2009-51) - CONDITIONAL USE REQUEST (APPLEBEE'S) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).

CU 10-25 - CONDITIONAL USE REQUEST FOR SEA LIFE AND LEGOLAND TO ADD SIGNAGE THROUGHOUT THE MALL.

CU10-25A - CONDITIONAL USE REQUEST FOR SEA LIFE AND LEGOLAND TO ALLOW FOR A MONUMENT SIGN AT THE NORTHWEST CORNER OF GRAPEVINE MILLS BOULEVARD SOUTH AND STATE HIGHWAY 26.

CU 10-32 (ORD. NO. 2011-21) - CONDITIONAL USE REQUEST (APPLEBEE'S) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES (PHASE 1).

CU11-08 (ORD. NO. 2011-21) - CONDITIONAL USE REQUEST FOR ON PREMISE ALCOHOLIC BEVERAGE SALES AND CONSUMPTION FOR A WINE TASTING ROOM.

CU13-19 (ORD. NO 2014-05) - CONDITIONAL USE REQUEST (CHILI'S TOO) TO REVISE THE FLOOR PLAN.

CU 13-35 (ORD. NO. 2014-05) - CONDITIONAL USE REQUEST (LEGOLAND) FOR AN OUTDOOR SPLASH PAD.

CU13-13 CONDITIONAL USE REQUEST (CHIPOTLE) FOR USE OF A DRIVE THROUGH AND ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES.

CU 15-29 CONDITIONAL USE REQUEST (ROUND 1) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES AND SKILL ORIENTED GAMES.

CU 15-46 CONDITIONAL USE REQUEST TO REPLACE EXTERIOR AND ON-PREMISE SIGNS TO ALLOW FOR NEW WAYFINDING SIGNS.

CU 15-48 CONDITIONAL USE REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF CU05-27 SPRC, CU02-43 (ORD. 2002-79) FOR A PLANNED COMMERCIAL IN EXCESS OF 1,000,000 SQUARE FEET OF GROSS LEASABLE SPACE WITH THE POSSESSION, STORAGE, RETAIL SALES, AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES), SPECIFICALLY TO REVISE BUILDING ELEVATIONS, FLOOR PLAN, ALLOW DINING OUTSIDE AND OUTDOOR SPEAKERS IN CONJUNCTION WITH A RESTAURANT.

U20-17 CONDITIONAL USE REQUEST TO AMEND THE PREVIOUSLY APPROVED SITE PLAN OF U10-25A (ORD. 2011-02) FOR A PLANNED COMMERCIAL CENTER IN EXCESS OF 1,000,000 SQUARE FEET OF GROSS LEASABLE SPACE WITH THE POSSESSION, STORAGE, RETAIL SALES, AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) IN CONJUNCTION WITH AN EXISTING RESTAURANT.

CU22-20 APPROVED TO MODIFY THE BUILDING'S EXTERIOR ELEVATION TO INSTALL A PARAPET-MOUNTED SIGN ABOVE THE EXISTING HEIGHT OF MACY'S BACKSTAGE.

CU22-23 APPROVED TO MODIFY THE NORTH AND EAST EXTERIOR ELEVATIONS THAT INCLUDES A MURAL, A NEW TIERED ENTRY FEATURE, AND ENHANCEMENTS TO THE BUILDING'S FACADE.

CU24-01 APPROVED TO SPLIT THE EXISTING BURLINGTON COAT FACTORY, SUITE 343, IN TO TWO SEPARATE SUITES FOR A NEW RETAIL TENANT, CHANGES IN BUILDING ELEVATIONS FOR A NEW MAIN ENTRY, AND TO REVISE THE PARKING LOT TO INCLUDE SEVEN ADDITIONAL ADA PARKING SPACES, A CROSSWALK, A 5' SIDEWALK AND LOADING DOCK

CU24-06 APPROVED ALLOW THE POSSESSION, STORAGE, RETAIL SALES AND ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH AN EXISTING CAFE INSIDE MEOW WOLF.

CU24-45 APPROVED TO MODIFY EXTERIOR ELEVATIONS AND TO RECONFIGURE PARKING FOR A NET INCREASE OF FIVE SPACES.

CU24-51 APPROVED TO ADD THREE, PUBLIC USE, FREESTANDING LEVEL 3 ELECTRIC VEHICLE (EV) CHARGING STATIONS TO THE EXISTING MALL PARKING LOT.

CU25-35 - CONDITIONAL USE REQUEST FOR ON PREMISE ALCOHOLIC BEVERAGE SALES AND STORAGE OF HEAVY MACHINERY.

CU25-52 - CONDITIONAL USE REQUEST (ROUND 1) FOR ALCOHOLIC BEVERAGE SALES TO INCLUDE BEER, WINE AND MIXED BEVERAGES AND SKILL ORIENTED GAMES.

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 File Name: H440-casp-sht-master site plan.dwg

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PURPOSE STATEMENT - THE PURPOSE OF CU25-52 IS TO MODIFY THE EXISTING ROUND 1 ENTERTAINMENT FLOOR PLAN

CASE NAME: ROUND ONE ENTERTAINMENT, INC.
 CASE NUMBER: CU25-52
 LOCATION: 3000 GRAPEVINE MILLS PKY, SUITE 613

____ MAYOR _____ SECRETARY

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

SITE PLAN FOR ROUND ONE ENTERTAINMENT LOTS 1R2C AND 1R3, BLOCK 1 GRAPEVINE MILLS ADDITION CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS 127.9 ACRES / 5,571,324 SQFT ZONE: "C-C" COMMUNITY COMMERCIAL DATE OF PREPARATION: FEBRUARY 11, 2026

MASTER SITE PLAN
ROUND ONE ENTERTAINMENT
3000 GRAPEVINE MILLS PKY, SUITE 613
GRAPEVINE TEXAS

JACOB & HEFNER ASSOCIATES
 15110 Dallas Parkway, Ste. 530, Dallas, Texas 75248
 Firm Registration No. P-21096
 Phone: (972) 834-7316
 www.jacobandhefner.com

No. _____ Date _____
 Description _____

SHEET

2

Round 1 Entertainment

Grapevine Mills Mall
Grapevine, Texas

HODGES
Architecture

www.hodgesusa.com 972.387.1000
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01/30/26

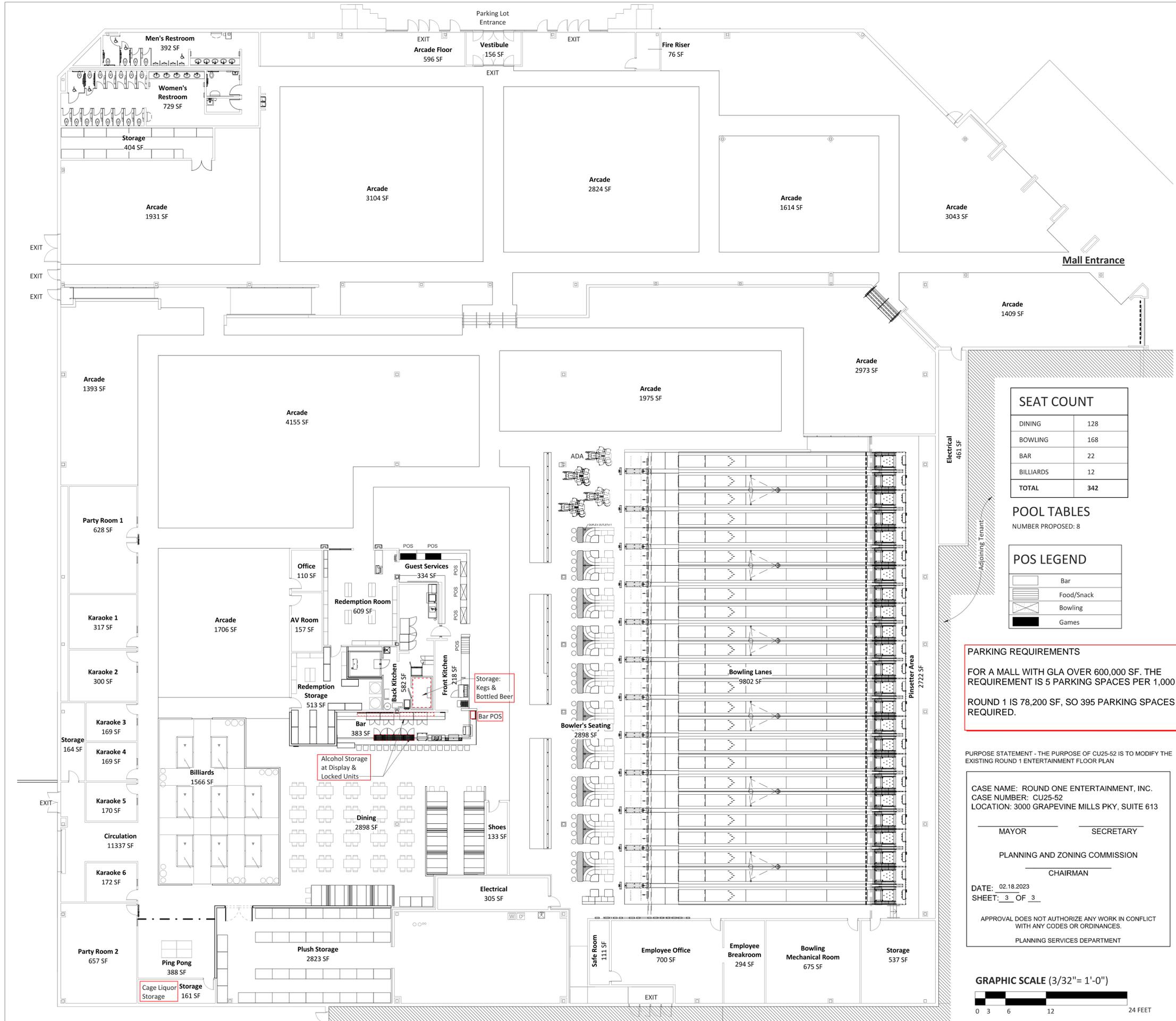
PROJECT NUMBER:
24078-02

DRAWN BY: AS CHECKED BY: AS

REVISION SCHEDULE		
NO	DESCRIPTION	DATE

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AP-1
Floor Plan CUP



SEAT COUNT

DINING	128
BOWLING	168
BAR	22
BILLIARDS	12
TOTAL	342

POOL TABLES
NUMBER PROPOSED: 8

POS LEGEND

[Symbol]	Bar
[Symbol]	Food/Snack
[Symbol]	Bowling
[Symbol]	Games

PARKING REQUIREMENTS
FOR A MALL WITH GLA OVER 600,000 SF. THE REQUIREMENT IS 5 PARKING SPACES PER 1,000 SF. GLA.
ROUND 1 IS 78,200 SF, SO 395 PARKING SPACES ARE REQUIRED.

PURPOSE STATEMENT - THE PURPOSE OF CU25-52 IS TO MODIFY THE EXISTING ROUND 1 ENTERTAINMENT FLOOR PLAN

CASE NAME: ROUND ONE ENTERTAINMENT, INC.
CASE NUMBER: CU25-52
LOCATION: 3000 GRAPEVINE MILLS PKY, SUITE 613

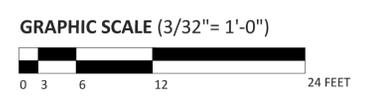
MAYOR _____ SECRETARY _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: 02.18.2023
SHEET: 3 OF 3

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



1 Floor Plan CUP
3/32" = 1'-0" RE: 1/A3.11



CITY OF GRAPEVINE
SITE PLAN REVIEW COMMITTEE MEETING MINUTES
WEDNESDAY, DECEMBER 3, 2025, AT 2:00 P.M.

The Site Plan Review Committee of the City of Grapevine, Texas met in Session, on the 3rd day of December 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
----------------------	------------

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 permit request **CU25-20; McDonald's**, addressed as 101 East State Highway 114, and consideration of the same.

Triplett presented **CU25-20** and answered questions. The Committee discussed.

Marohnic moved to **approve** conditional use request CU25-20 (McDonald's). Rogers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Rogers, and Marohnic
Nays: None
Approved: 3-0

- B. Site Plan Review Committee to consider a public hearing relative to conditional use permit **CU25-44; Sunbelt Rentals**, addressed as 1035 Texan Trail, and consideration of the same.

Triplett presented **CU25-44** and answered questions. The Committee discussed.

Rogers moved to **approve** conditional use request CU25-44 (Sunbelt Rentals). Marohnic seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Rogers, and Marohnic
Nays: None
Approved: 3-0

- C. Site Plan Review Committee to consider a public hearing relative to conditional use permit **CU25-46; Dynaten**, addressed as 3642 Eules Grapevine Road, and consideration of the same.

Triplett presented **CU25-46** and answered questions. The Committee discussed.

At the meeting, the following attendees spoke to answer questions for the Committee relative to the request:

1. Applicant representative with Pritchard and Associates, Taylor Wildman of 4451 Mendenhall Road, Dallas, Texas, answered questions. He stated Dynaten is the intended occupant, a plumbing and mechanical contractor.
2. Future occupant and business owner, Kyle Hogue, of 4375 Diplomacy Road, Fort Worth, Texas 76155, answered questions. He stated Dynaten is a commercial mechanical and plumbing service company.

Marohnic moved to **approve** conditional use request CU25-46 (Dynaten). Rogers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Rogers, and Marohnic
Nays: None
Approved: 3-0

IV. MINUTES

- A. Site Plan Review Committee to consider the minutes of the September 3, 2025, regular meeting.

Oliver moved to **approve** the minutes of the September 3, 2025, regular Site Plan Review Committee meeting. Marohnic seconded the motion, which prevailed by the following vote:

Ayes: Oliver and Marohnic
Nays: None
Abstain: Rogers
Approved: 2-0-1

ADJOURNMENT

With no further business to discuss, Oliver moved 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 4TH DAY OF MARCH 2026.

APPROVED:

LARRY OLIVER
CHAIRMAN

ATTEST:

ERICA MAROHNIC, AICP
DIRECTOR, PLANNING SERVICES