

AGENDA
CITY OF GRAPEVINE
SITE PLAN REVIEW COMMITTEE MEETING
WEDNESDAY, MAY 6, 2020 AT 8:00 A.M.
PLANNING AND ZONING CONFERENCE ROOM
2ND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

In accordance with Orders of the Office of the Governor of the State of Texas the Site Plan Review Committee will conduct the meeting scheduled at 8:00 am on May 6, 2020 in the Planning and Zoning Conference Room at 200 South Main Street, by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19).

There will be no public access to the location described above.

This supplemental written notice, the meeting agenda, and the agenda packet are posted online at www.grapevinetexas.gov.

The public toll-free dial-in number to participate in the telephonic meeting is 1-210-469-4097. The audio conference PIN is 667 828 736#.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. Starting at 8:00 am on Tuesday, May 5 citizens can submit a Citizen Appearance request form from the City's website at <https://www.grapevinetexas.gov/89/Agendas-Minutes>. During the meeting, the names of those that have submitted a form will be called on to speak in the order the forms were received.

The deadline to submit requests to speak is 5:00 pm on Tuesday, May 5.

A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

I. CALL TO ORDER

II. NEW BUSINESS

- A. Site Plan Review Committee to consider a public hearing relative to Conditional Use Request CU20-11 addressed as 3955 Grapevine Mills Parkway, and consideration of same.

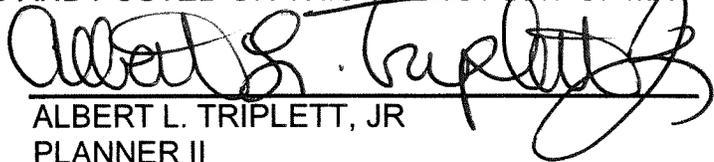
III. MINUTES

- A. Site Plan Review Committee to consider the minutes of the March 4, 2020 and April 8, 2020, regular meetings.

VI. 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 DEVELOPMENT 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 THE 1ST DAY OF MAY 2020 AT 5:00 P.M.

A handwritten signature in black ink, appearing to read "Albert L. Triplett, Jr.", is written over a horizontal line. The signature is stylized and cursive.

ALBERT L. TRIPLETT, JR
PLANNER II
DEVELOPMENT SERVICES

TO: SITE PLAN REVIEW COMMITTEE MEMBERS

FROM: ALBERT L. TRIPLETT, JR. PLANNER II

DATE: MAY 6, 2020

SUBJECT: CONDITIONAL USE REQUEST CU20-11, PROPOSED TO BE PLATTED AS LOT 1, BLOCK 1, RACETRAC GRAPEVINE ADDITION

RECOMMENDATION

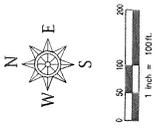
Staff recommends the Site Plan Review Committee consider the proposed changes to Conditional Use Request CU18-13 (Ord. 2018-43) approved at the May 15, 2018 meeting for a planned commercial center with the possession, storage, retail sales, and off-premise consumption of alcoholic beverages (beer and wine only), gasoline service and outside dining, specifically to increase the lot size in conjunction with a convenience store and take any other action necessary.

BACKGROUND INFORMATION

With this request the applicant proposes a 14.283-acre expansion of the subject site from 10.782 acres to 25.065 acres. The additional property is an unplatted drainage easement. No additional changes are proposed to the subject site.

Conditional Use Request CU12-24 (Ord. 2012-30) was approved by City Council at the July 17, 2012 meeting. The request was to allow for a new 5,928 square foot RaceTrac convenience store with gasoline sales, off-premise consumption of beer and wine sales and allow inside and outside dining and one pole sign, 40-feet in height. Council approved CU12-24 with the condition that the pole sign be replaced with a monument sign. The Site Plan Review Committee at their December 4, 2013 meeting approved Conditional Use Request CU13-34 to allow for changes to the subject site including a reduction to the impervious area, a reduction in parking and for one monument sign 100-square feet in size and ten-feet in height. The Site Plan Review Committee at their November 4, 2015 meeting approved Conditional Use Request CU15-45 to allow for changes to the subject site including exterior elevation revisions, reduce the area of the structure, reduce the quantity of fuel pumps and increase the quantity of outdoor seats.

The Site Plan Review Committee at their June 8, 2016 meeting approved Conditional Use Request CU16-15 to allow for a revised exterior façade, reduction to building area and parking and increased outside seating, impervious area and open space. Conditional Use Request CU18-13 (Ord. 2018-043) was approved by City Council at the May 15, 2018 meeting to allow for decreased building height, less outside seating and elimination of a storage area.



Conditional Use Request:
 a) Conditional Use Request CU20-11 is a request to amend the City previously approved site plan of CU18-13 (Oct. 2018-13). SPRC 2012-30 for a planned commercial center with the addition of accessory structures (barn and one outbuilding) outside of the lot boundaries specifically to increase the lot size in conjunction with a
 b) The entire site is the premise



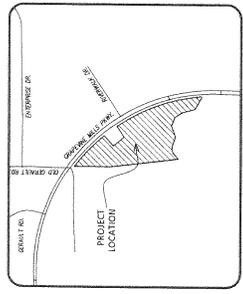
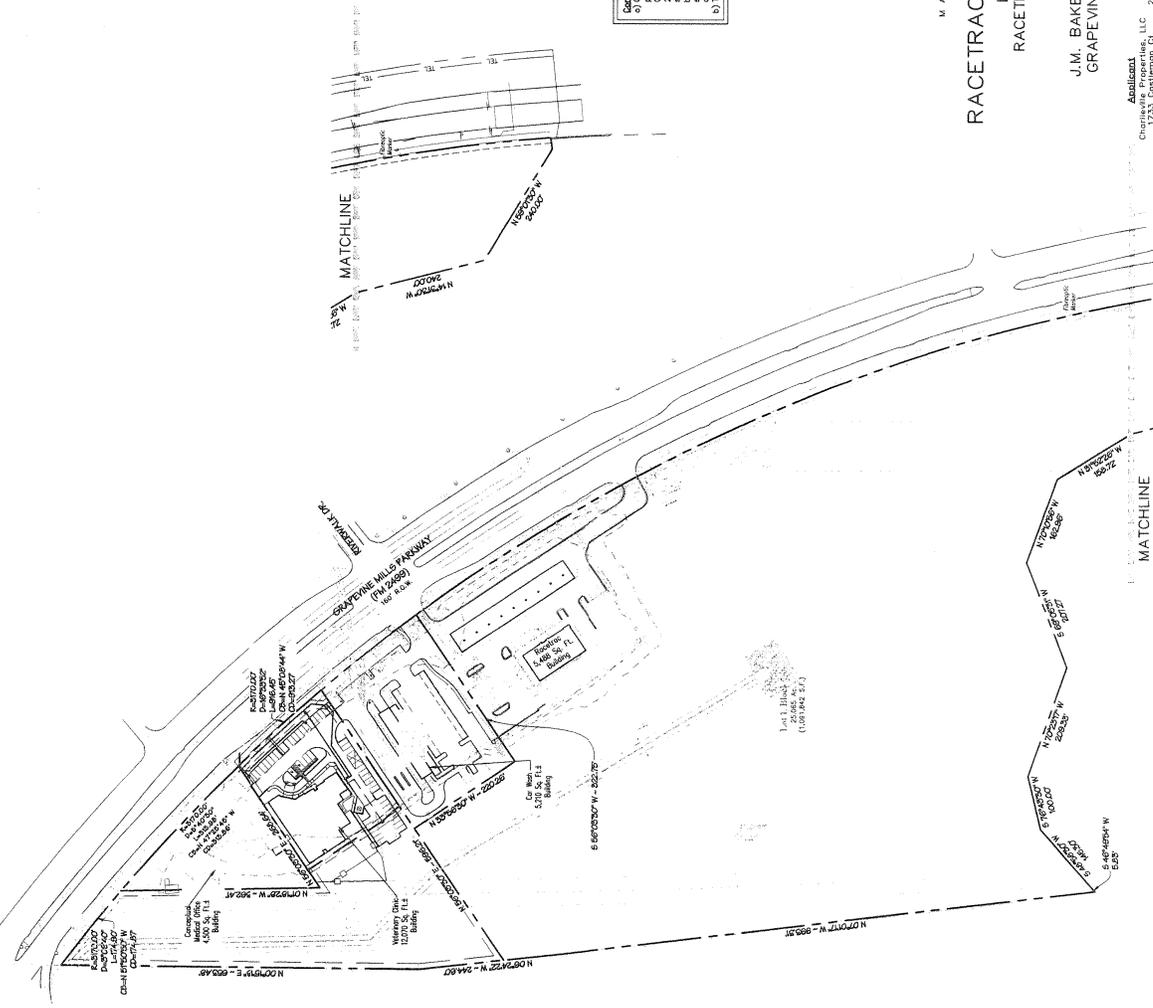
CU 20-11
 MASTER SITE PLAN

RACETRAC GRAPEVINE ADDITION
 LOTS 1-4, BLOCK 1
 RACETRAC GRAPEVINE ADDITION
 31.615 ACRES
 situated in the
 J.M. BAKER SURVEY ~ ABSTRACT 167
 GRAPEVINE, TARRANT COUNTY, TEXAS

Applicant:
 Creative Properties, LLC
 200 Montclair, Inc. 500
 Keller, TX 75246-7100
 Telephone: 817-420-0770
 Contact: Mark O'Gorman

Engineer/Surveyor:
 Spore Engineering, Inc.
 755 Cluster Road, Suite 100
 Plano, Texas 75075
 Telephone: 469-420-0777
 Contact: David Bond

SET # 19-237 Scale 1"=100' April, 2020



Site Data Summary Table

ADDRESS	USE	AREA	REMARKS
LOT 1, BLOCK 1	Community Commercial (CC)	5,970 Sq. Ft. (137.80' x 43.35')	1.17% of Site
LOT 2, BLOCK 1	Community Commercial (CC)	13,742 Sq. Ft. (171.83' x 79.71')	43.84% of Site
LOT 3, BLOCK 1	Community Commercial (CC)	5,560 Sq. Ft. (130.20' x 42.71')	17.57% of Site
LOT 4, BLOCK 1	Community Commercial (CC)	10,353 Sq. Ft. (126.81' x 81.66')	32.99% of Site
TOTAL		31,615 Sq. Ft. (31.615 Acres)	100% of Site

Small text at the bottom of the page, likely a disclaimer or contact information.

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Site Plan Review Committee of the City of Grapevine, Texas met in Session, on this the 4th day of March 2020, in the Planning and Zoning Conference Room, 200 South Main Street, Second Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
Chris Coy	Member
Scott Williams	Member

Constituting a quorum and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
Albert Triplett Jr.	Planner II
Susan Batte	Planning Technician

CALL TO ORDER

Chairman Larry Oliver called the meeting to order at 8:02 a.m.

NEW BUSINESS

CONDITIONAL USE APPLICATION CU20-04 – WESTWOOD PARTNERS

First for the Committee to consider was conditional use application CU20-04 submitted by Grapevine Station North for property located at 805 & 809 East Northwest Highway and platted as Lot 2r, Block 1, Opryland Second Addition. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU18-19 (Ord. 2018-64) for a planned commercial center developed as an office complex along with a convenience store with gasoline sales, off-premise beer and wine sales, outside dining, and a car wash, specifically to reduce building separation between two single story office structures.

After a brief discussion, Chris Coy moved to approve conditional use application CU20-04. Scott Williams seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Coy and Williams
Nays: None

CONSIDERATION OF MINUTES

Next for the Committee to consider were the Site Plan Review Committee minutes of February 5, 2020 minutes.

Larry Oliver moved to approve the Site Plan Review Committee minutes of February 5, 2020 with the deletion of Scott Williams being shown absent. Chris Coy seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Coy and Williams
Nays: None

ADJOURNMENT

With no further business to discuss, Chairman Oliver adjourned the meeting at 8:06 a.m.

PASSED AND APPROVED BY THE SITE PLAN REVIEW COMMITTEE OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 6TH DAY OF MAY 2020.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Site Plan Review Committee of the City of Grapevine, Texas met in Session, on this the 8th day of April 2020, in the Planning and Zoning Conference Room, 200 South Main Street, Second Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
Chris Coy	Member
Scott Williams	Member

Constituting a quorum and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
Albert Triplett Jr.	Planner II
Susan Batte	Planning Technician

CALL TO ORDER

Chairman Larry Oliver called the meeting to order at 8:02 a.m.

NEW BUSINESS

CONDITIONAL USE APPLICATION CU20-07 – IRVING HOMES

First for the Committee to consider was conditional use application CU20-07 submitted by Bennet Benner Partners Architects North for property located at 1038 Texan Trail, Building 2 and platted as Lot 2A2, Block 2A, Grapevine Station. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU15-36 (Ord. 2015-049) for a planned business park to allow for the development of a 28,050 square foot office showroom, specifically to allow the development of a 3,880 square foot office building

After a brief discussion, Chris Coy moved to approve conditional use application CU20-07. Scott Williams seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Coy and Williams
Nays: None

CONSIDERATION OF MINUTES

Next for the Committee to consider were the Site Plan Review Committee minutes of March 4, 2020 minutes.

SITE PLAN REVIEW COMMITTEE
APRIL 8, 2020

Scott Williams moved to table the Site Plan Review Committee minutes of March 4, 2020. Chris Coy seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Coy and Williams
Nays: None

ADJOURNMENT

With no further business to discuss, Chairman Oliver adjourned the meeting at 8:05 a.m.

PASSED AND APPROVED BY THE SITE PLAN REVIEW COMMITTEE OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 6TH DAY OF MAY 2020.

APPROVED:

CHAIRMAN

ATTEST:

PLANNING TECHNICIAN