AGENDA
CITY OF GRAPEVINE
SITE PLAN REVIEW COMMITTEE MEETING
WEDNESDAY, APRIL 8, 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 April 8, 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 989 360 506#.

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, April 7 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, April 7.

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 CU20-07 addressed as 1038 Texan Trail #2, and consideration of same.

III. MINUTES

A. Site Plan Review Committee to consider the minutes of the March 4, 2020, regular meeting.

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 3RD DAY OF APRIL 2020 AT 5:00 P.M.

Albert L. Triplett

ALBERT L. TRIPLETT, JR
PLANNER II
DEVELOPMENT SERVICES

TO: SITE PLAN REVIEW COMMITTEE MEMBERS

FROM: ALBERT L. TRIPLETT, JR, PLANNER II

DATE: APRIL 8, 2020

SUBJECT: CONDITIONAL USE REQUEST CU20-07; LOT 2A2, BLOCK 2A, GRAPEVINE STATION

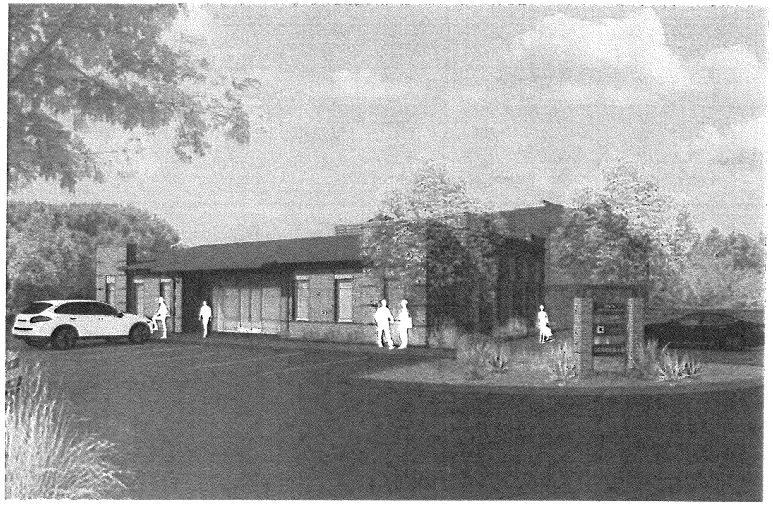
RECOMMENDATION

Staff recommends the Site Plan Review Committee consider the proposed changes to Conditional Use Permit CU15-36 (Ord. 2015-049) approved at the August 18, 2015 meeting 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, and take any other action necessary.

BACKGROUND INFORMATION

Conditional Use Permit CU17-26 approved by the Site Plan Review Committee at the December 6, 2017 meeting for a new office building has expired. With this request the applicant proposes adding an additional 3,880 square foot single story office building to the subject site. The site is accessed by an internal access easement. Access to the Cotton Belt Trail is a new amenity added to the southeast corner of the site. Required parking for the existing office showroom and the proposed use is 112-parking spaces; 117-spaces are provided. No additional changes are proposed to the subject site.

The subject property and the properties to the east and north were zoned "C-2" Community Business District prior to the 1984 City Rezoning. A request to rezone (Z00-10) the subject site and the properties to the north and east to "BP" Business Park District for future development of the business park was denied by the City Council on August 15, 2000 meeting. The City Council at the December 16, 2003 meeting rezoned the subject site and the properties to the east and north to "BP" Business Park District Z03-09 (Ord. 2003-81). Conditional Use Permit CU04-02 (Ord. 2004-15) was approved by the City Council at the February 17, 2004 to establish a 23-acre business park on the subject property. Also with the business park at City Council's June 21, 2005 meeting, two separate office project were approved by Conditional Use Permit CU05-26 (Ord.05-46) relative to development within the planned business park. A planned commercial center Conditional Use Permit CU06-25 (Ord. 06-51) was established by Council at the July 18, 2006 meeting on the "CC" Community Commercial zoned property along Texan Trail along with a bank with drive-through service (Northstar Bank). Conditional Use Permit CU08-21 was considered at the October 21, 2008 meeting which allowed for the extraction of 6.4 acres from the planned business park to accommodate an apartment project (Z08-06 and PD08-02) that was denied by Council without prejudice. Conditional Use Permit CU11-21 (Ord. 2011-50) was approved at the September 20,



GRAPEVINE STATION OFFICE BUILDING

GRAPEVINE STATION OFFICE BUILDING

1038 TEXAN TRAIL
GRAPEVINE TX 76051

OWNER
IRVING HOMES, INC.
1038 TEXAN TRAIL
GRAPEVINE, TX 76051

CIVIL ENGINEER
PELOTON LAND SOLUTIONS
10875 JOHN W. ELLIOTT DRIVE SUITE 400
FRISCO, TX 75033
469 213-1800

ARCHITECT
BENNET BENNER PARTNERS
500 West Seventh Street Suite 1400
Fort Worth, Texas 76102
817.335.4491

MEP ENGINEERS
BAIRD HAMPTON & BROWN
6300 RIDGLEA PLACE SUITE 700
FORT WORTH, TX 76116
817 338-9245

STRUCTURAL ENGINEER
FRANK W. NEAL ASSOC, INC.
1015 W. BROADWAY
FORT WORTH, TX 76104
817 332-1944

CASE NAME: Grapevine Station Small Office
CASE NUMBER: CU20-07
LOCATION: 1038 Texan Trail Grapevine TX 76051

Conditional use request CU20-07 is a request to amend the previously approved site plan of CU15-36 (Ord. 2015-049) for a planned business park. Specifically to allow for the development of a 3,880 square foot office building.

DATE: _____

SHEET 1 OF 12

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

DEPARTMENT OF DEVELOPMENT SERVICES

BENNETT BENNER PARTNERS
ARCHITECTS + PLANNERS

PLANNING & ZONING COMMISSION

BBP Project Number: 16146.00

Last Save: 3/30/2020 10:17:11 AM

plot date/time: 3/30/2020 10:17:11 AM

LEGAL DESCRIPTION

PROPERTY DESCRIPTION

LOT 2A2, BLOCK 2A, GRAPEVINE STATION, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN CABINET A, SLIDE 11256, PLAT RECORDS, TARRANT COUNTY, TEXAS.

SITE SUMMARY

TOTAL AREA	LOT 2A2 2.19 ACRES (95,365 SF)		
LOT COVERAGE LOT 2A2			
BUILDING COVERAGE:	17,905 SF	18.8%	
SIDEWALK COVERAGE:	9,628 SF	10.1%	
VEHICLE DEDICATED COVERAGE:	45,592 SF		47.8%
TOTAL IMPERVIOUS COVERAGE:	75,870 SF		79.6%
OPEN SPACE:	19,945 SF		20.5%
F.A.R.: 33.5%			

PARKING PROVIDED LOT 2A2
SURFACE PARKING: 117 SPACES
(INCLUDES 7 VAN ACCESSIBLE SPACES)

GENERAL NOTES

1. THE PROPERTY IS CURRENTLY ZONED BP BUSINESS PARK WITH NO REQUEST TO CHANGE THE ZONING.
2. ALL REQUIREMENTS OF SECTION 32 BUSINESS PARK DISTRICT SHALL BE MET.
3. ALL REQUIREMENTS OF SECTION 53, LANDSCAPING REGULATIONS SHALL BE MET.
4. ALL REQUIREMENTS OF SECTION 56, OFF-STREET PARKING REQUIREMENTS SHALL BE MET.
5. ALL REQUIREMENTS OF SECTION 60, SIGN STANDARDS SHALL BE MET.
6. ALL DUMPSTERS SHALL BE SCREENED BE SCREENED IN ACCORDANCE WITH SECTION 50.3.3. SECTION 50.3.3 REQUIRES ALL SOLID REFUSE DUMPSTERS TO BE VISUALLY SCREENED BY SOLID WOOD FENCE OR WALL ONE FOOT ABOVE THE REFUSE DUMPSTER NOT TO EXCEED 8 FEET IN HEIGHT ON ALL SIDES (EXCEPT THE SIDE USED FOR GARBAGE PICKUP). SUCH SIDES SHALL NOT BE REQUIRED TO BE SCREENED UNLESS THE SERVICE SIDE OF THE REFUSE STORAGE AREA IS VISIBLE FROM A RESIDENTIAL ZONE DISTRICT.
7. ALL LIGHTING MUST COMPLY WITH SECTION 55 OF THE GRAPEVINE ZONING ORDINANCE. LIGHTING ELEMENTS MUST NOT BE VISIBLE FROM A POINT FIVE (5) FEET ABOVE GROUND, MEASURED AT ALL PROPERTY LINES. PHYSICAL TESTING OF ILLUMINATION LEVELS MUST BE PERFORMED TO VERIFY COMPLIANCE WITH PHOTOMETRIC STUDY DOCUMENTATION SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT. NO OCCUPANCY, INCLUDING TEMPORARY OCCUPANCY WILL BE PERMITTED UNTIL THE ABOVE REQUIREMENTS ARE MET.
8. ALL PARKING FOR DISABLED PERSONS SHALL BE DESIGNATED ACCORDING TO CHAPTER 23, SECTION 23.6 THROUGH SECTION 24.69 OF THE GRAPEVINE CODE OF ORDINANCES SHALL BE MET. THIS DESIGNATION IS THE BLUE HANDICAPPED SIGN REQUIREMENT.
9. A TYPICAL PARKING SPACE DIMENSION IS 9X18 FEET.
10. THE MINIMUM DRIVING LANE WIDTHS IN ALL PRIVATE PARKING LOTS FOR 90-DEGREE PARKING IS A MINIMUM OF 24 FEET.
11. ALL REQUIRED OFF-STREET PARKING AND LOADING AND DRIVES. VEHICLE (AUTOS, TRUCKS, TRAILERS, BOATS, ETC.) SALES, DISPLAY AREAS AND OUTSIDE STORAGE AREAS IN ALL DISTRICTS SHALL BE PAVED TO A MINIMUM STANDARD EQUIVALENT TO 4 INCH CONCRETE SLAB WITH 6 INCHES OR 6 INCHES BY 6 GAGE MESH WIRE OR A 2 INCH HOT MIX ASPHALT CONCRETE OVER 6 INCH CRUSHED ROCK BASE.
12. MECHANICAL EQUIPMENT SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH SECTION 50 OF GRAPEVINE CODE OF ORDINANCES.
13. ALL DIMENSIONS ARE TO THE FACE OF THE CURB UNLESS OTHERWISE NOTED.
14. ALL CURB RADII ARE 2'-0" TO FACE OF CURB UNLESS OTHERWISE NOTED.
15. ALL REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
16. ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
17. ALL EDGE OF PAVEMENT SHALL HAVE A 6" CONCRETE CURB UNLESS NOTED OTHERWISE (MUCH OF THE ROAD NETWORK DOESN'T HAVE A CURB: SEE PLAN).
18. REFER TO PRELIMINARY PLAT FOR PROPOSED GRADING AND REPRESENTATION OF EXISTING SITE CONDITIONS.
19. REFER TO PRELIMINARY PLAT FOR THE LOCATION OF EXISTING WATER COURSES, DRAINAGE FEATURES, FLOODWAY AND DRAINAGE EASEMENTS.
20. REFER TO PRELIMINARY PLAT FOR LOCATION AND SIZE OF EXISTING AND PROPOSED STREET RIGHT-OF-WAY AND ALLEYS WITH LOCATION OF ALL STREET MEDIANS AND INTERSECTIONS ADJACENT TO THE AREA OF REQUEST.
21. REFER TO THE PRELIMINARY PLAT FOR LOCATIONS AND SIZE OF EXISTING AND PROPOSED WATER AND SEWER PUBLIC UTILITIES ON AND ADJACENT TO THE SITE AND FIRE HYDRANT LOCATIONS.
22. REFER TO PRELIMINARY PLAT FOR EXISTING AND PROPOSED SURFACE AND SUBSURFACE DRAINAGE FACILITIES, INCLUDING CULVERTS, DRAINS, DETENTION PONDS, SHOWING SIZE AND DIMENSIONS OF FLOW.

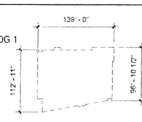
SYMBOL LEGEND

BLDG 1 BUILDING DESIGNATOR

HANDICAP PARKING SPACE

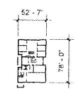
BUILDING AREA CALCULATIONS

EXISTING BUILDING LOT 2A2, BLDG 1



FLOOR	GROSS AREA
1	14,025 SF
2	14,025 SF
TOTAL	28,050 SF

PROPOSED BUILDING 2A2, BLDG 2



FLOOR	GROSS AREA
1	3880 SF
TOTAL	3880 SF

CITY CODE CHECKLIST

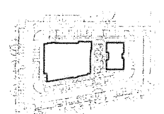
BASED ON THE CODE OF ORDINANCE CITY OF GRAPEVINE TEXAS (SECTION 32) BP BUSINESS PARK DISTRICT

A	PERMITTED USES: A(10): OFFICE / SHOWROOMS
B	ACCESSORY USES: B(1): OFF STREET PARKING; B(2): SIGNS ADVERTISING USE ON PREMISES IN ACCORDANCE WITH SECTION 60 OF THIS ORDINANCE; B(4): SCREENED REFUSE AND GARBAGE STORAGE IN ACCORDANCE WITH SECTION 50.B.3; B(5): ALL OTHER MECHANICAL EQUIPMENT TO BE ENCLOSED IN A COMPLETELY ENCLOSED BUILDING AND SHALL MEET MASONRY REQUIRMENTS OF SECTION 32.M.4

CITY CODE CHECKLIST, CONT.

SECTION			REQUIREMENT	PROVIDED
C			CONDITIONAL USES: PLANNED BUSINESS PARK FOR AN OFFICE BUILDING	
D			LIMITATION OF USES: NONE APPLY	
E	PLAN REQUIREMENTS	1	A PLAT, MEETING ALL REQUIREMENTS OF THE CITY OF GRAPEVINE HAS BEEN APPROVED BY THE CITY COUNCIL AND RECORDED IN THE OFFICIAL RECORDS OF TARRANT COUNTY.	PROVIDED
		2	A SITE PLAN, MEETING THE REQUIREMENTS OF SECTION 47, HAS BEEN APPROVED.	PROVIDED
		3	A LANDSCAPE PLAN, MEETING THE REQUIREMENTS OF SECTION 53, HAS BEEN APPROVED.	PROVIDED
F	DENSITY REQUIREMENTS	1	THE MINIMUM DISTRICT SIZE OF A BP BUSINESS PARK DISTRICT SHALL BE FIVE (5) ACRES.	PROVIDED
		2	THE MINIMUM LOT SIZE IN THE BP BUSINESS PARK DISTRICT SHALL BE 30,000 SQUARE FEET.	PROVIDED, SEE SITE SUMMARY ON THIS PAGE
		3	AT LEAST TWENTY (20) PERCENT OF THE TOTAL LOT AREA SHALL BE DEVOTED TO NON-VEHICULAR OPEN SPACE. PLANNED BUSINESS PARKS PERMITTED AS A CONDITIONAL USE SHALL MEET THE REQUIREMENTS OF SECTION 32.N.3.	PROVIDED, SEE SITE SUMMARY ON THIS PAGE
		4	THE COMBINED AREA OCCUPIED BY ALL BUILDINGS AND STRUCTURES SHALL NOT EXCEED SIXTY (60) PERCENT OF THE TOTAL LOT AREA.	PROVIDED, SEE SITE SUMMARY ON THIS PAGE
		5	THE COMBINED AREA OCCUPIED BY ALL BUILDINGS AND STRUCTURES, PARKING, STORAGE, LOADING AND OTHER PAVED AREAS SHALL NOT EXCEED EIGHTY (80) PERCENT OF THE TOTAL LOT AREA.	PROVIDED, SEE SITE SUMMARY ON THIS PAGE
G	AREA REGULATIONS	1	EVERY LOT SHALL HAVE A MINIMUM WIDTH OF NOT LESS THAN ONE HUNDRED FIFTY (150) FEET.	LOT WIDTH: LOT 2A2 197'-0"
		2	EVERY LOT SHALL HAVE A MINIMUM DEPTH OF NOT LESS THAN TWO HUNDRED (200) FEET.	LOT DEPTH: LOT 2A2 410'-2"
		3	EVERY LOT SHALL HAVE A FRONT YARD OF NOT LESS THAN THIRTY (30) FEET WHICH SHALL BE UTILIZED AS A LANDSCAPED SETBACK AREA. FRONT YARDS SHALL NOT BE USED FOR ANY BUILDING, STRUCTURE, FENCE, WALL OR STORAGE AREA, EXCEPT THAT SIGNS MAY BE PERMITTED IN THIS AREA. FRONT YARDS SHALL BE LANDSCAPED WITH GRASS, SHRUBBERY, VINES, OR TREES AND NO PART SHALL BE PAVED OR SURFACED EXCEPT FOR MINIMUM ACCESS, DRIVEWAYS AND SIDEWALKS IN ACCORDANCE WITH SECTION 53 OF THIS ORDINANCE.	FRONT SHOWN ON SITE PLAN. 30' FRONT YARD PROPOSED
		4	EVERY LOT SHALL HAVE TWO (2) SIDE YARDS, EACH OF WHICH SHALL BE NOT LESS THAN FIFTEEN (15) FEET IN WIDTH. PLANNED BUSINESS PARKS PERMITTED AS A CONDITIONAL USE SHALL MEET THE REQUIREMENTS OF SECTION 32.N.1.	SIDE YARDS SHOWN ON SITE PLAN. 15' SIDE YARD PROPOSED
		5	EVERY LOT SHALL HAVE A REAR YARD OF NOT LESS THAN TWENTY FIVE (25) FEET IN DEPTH. PLANNED BUSINESS PARKS PERMITTED AS A CONDITIONAL USE SHALL MEET THE REQUIREMENTS OF SECTION 32.N.1.	REAR YARD SHOWN ON SITE PLAN. 25' REAR YARD PROPOSED
		6	DISTANCE BETWEEN BUILDINGS: NONE REQUIRED	PROPOSED DISTANCE BETWEEN BUILDINGS ON SITE PLAN
H	BUFFER REGULATIONS	1	BUFFER AREA REGULATIONS WHENEVER A BP BUSINESS PARK DISTRICT ABUTS A RESIDENTIAL DISTRICT, AN APPROPRIATE BUFFER SCREEN SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 53 AND SECTION 32.M.5. OF THIS ORDINANCE. IN ADDITION, NO BUILDING OR STRUCTURE SHALL BE LOCATED NEARER TO ANY RESIDENTIALLY ZONED PROPERTY THAN A DISTANCE OF ONE HUNDRED (100) FEET. ANY USE OTHER THAN OPEN SPACE OR OFF-STREET PARKING PROPOSED TO BE LOCATED WITHIN THE ONE HUNDRED (100) FOOT BUFFER SHALL BE PERMITTED AS A CONDITIONAL USE MEETING THE REQUIREMENTS OF SECTION 48.	NOT APPLICABLE
I	HEIGHT	1	NO PRINCIPAL STRUCTURE SHALL BE ERECTED OR ALTERED TO A HEIGHT EXCEEDING FIFTY (50) FEET.	HEIGHT AS PROPOSED IS 21'-1"
		2	FOR BUILDINGS OR STRUCTURES EXCEEDING FIFTY (50) FEET, A CONDITIONAL USE PERMIT MUST BE OBTAINED.	NOT APPLICABLE
J			LANDSCAPING REQUIREMENTS: LANDSCAPING SHALL BE REQUIRED IN ACCORDANCE WITH SECTION 53 OF THIS ORDINANCE.	
K	OFF STREET PARKING		OFF-STREET PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 56 AND 58 AND SHALL BE LANDSCAPED IN ACCORDANCE WITH SECTION 53 OF THIS ORDINANCE. IN ADDITION, THE FOLLOWING SHALL BE REQUIRED.	
		1	NO OFF-STREET PARKING AREA SHALL BE LOCATED CLOSER THAN TWENTY FIVE (25) FEET TO ANY RESIDENTIALLY ZONED PROPERTY NOR TEN (10) FEET TO ANY ADJACENT PROPERTY LINE.	PROPOSED PARKING COMPLIES WITH THIS REQUIRMENT
		2	OFF-STREET PARKING FOR PASSENGER VEHICLES WHEREVER PRACTICAL SHALL BE SEPARATED FROM TRUCK LOADING AND MANEUVERING AREAS.	PROPOSED PARKING COMPLIES WITH THIS REQUIRMENT
L	OFF STREET LOADING		OFF-STREET LOADING: OFF-STREET LOADING SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 57 AND 58 OF THIS ORDINANCE. IF OFF-STREET LOADING IS DESIRED, IT SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING PROVISIONS AS WELL AS THE PROVISIONS OF SECTION 57 AND 58 OF THIS ORDINANCE.	
		1	PLANTER ISLANDS, NINE (9) FEET BY EIGHTEEN (18) FEET IN DIMENSION SHALL BE PROVIDED AT THE TERMINUS OF ALL ROWS OF LOADING DOORS/LOADING 012009 7 SECTION 32 SPACES. SUCH ISLANDS SHALL BE ORIENTED PERPENDICULAR TO THE BUILDING AND SHALL CONTAIN AT LEAST TWO (2) EVERGREEN TREES. ALL PLANTER ISLANDS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 53.F AND SECTION 53.G OF THIS ZONING ORDINANCE.	NO OFF STREET LOADING PROPOSED
		2	FOR LOTS THAT ABUT A MAJOR OR MINOR ARTERIAL STREET, AS IDENTIFIED ON THE THOROUGHFARE PLAN, NO LOADING FACILITIES SHALL DIRECTLY FACE THE STREET. A DOOR IS CONSIDERED TO BE FACING THE STREET WHEN IT IS AT AN ANGLE OF 45° OR LESS IN RELATION TO THE ADJACENT STREET.	NOT APPLICABLE
		3	FOR LOTS THAT ABUT A MAJOR OR MINOR ARTERIAL STREET, AS IDENTIFIED ON THE THOROUGHFARE PLAN, NO LOADING FACILITIES SHALL DIRECTLY FACE THE STREET. A DOOR IS CONSIDERED TO BE FACING THE STREET WHEN IT IS AT AN ANGLE OF 45° OR LESS IN RELATION TO THE ADJACENT STREET.	NO OFF STREET LOADING PROPOSED
M	DESIGN REQUIREMENTS	1	NO OUTDOOR STORAGE, EXCEPT FOR REFUSE AND GARBAGE STORAGE, SHALL BE PERMITTED. REFUSE AND GARBAGE STORAGE AREAS SHALL BE LANDSCAPED AND SCREENED IN ACCORDANCE WITH SECTION 50.B.3.	NO OUTDOOR STORAGE PROPOSED
		2	HEATING, VENTILATING, AIR CONDITIONING AND ELECTRICAL EQUIPMENT, SHALL BE DESIGNED INSTALLED AND OPERATED TO MINIMIZE NOISE IMPACT ON SURROUNDING PROPERTY. ALL SUCH EQUIPMENT SHALL BE SCREENED FROM PUBLIC RIGHT-OF-WAY.	PROPOSED HVAC EQUIPMENT SHOWN WITH VISUAL SCREENING
		3	LIGHTING FACILITIES, IF PROVIDED, SHALL BE SO ARRANGED AS TO BE REFLECTED AWAY FROM RESIDENTIALLY ZONED OR USED PROPERTY. LIGHTING PROVIDED WITHIN PARKING FACILITIES SHALL MEET THE REQUIREMENTS OF SECTION 58.E.	DESIGNED TO MEET SECTION 58.E
		4	MASONRY REQUIREMENT: DUE TO THE DEVELOPMENT NATURE OF THE BP BUSINESS PARK DISTRICT, IT IS RECOGNIZED THAT ALL USES IN THIS DISTRICT SHALL HAVE EXTERIOR FIRE RESISTANT CONSTRUCTION HAVING ONE HUNDRED (100) PERCENT OF THE TOTAL EXTERIOR WALLS, EXCLUDING DOORS AND WINDOWS CONSTRUCTED OF BRICK, STONE OR OTHER MASONRY OR MATERIAL OF EQUAL CHARACTERISTICS IN ACCORDANCE WITH THE CITY BUILDING CODE AND FIRE PREVENTION CODE WHICH MAY NOT ALLOW FOR SOME BUSINESS PARK TYPE DEVELOPMENTS.	SEE EXTERIOR ELEVATIONS FOR MATERIAL TOTALS, PERCENTAGES AND CALL OUTS.
		5	ADDITIONAL BUFFERING,SCREENING, FENCING, & LANDSCAPING. THE PLANNING AND ZONING COMMISSION MAY RECOMMEND AND THE CITY COUNCIL MAY REQUIRE ADDITIONAL BUFFERING, SCREENING, FENCING AND LANDSCAPING REQUIREMENTS ON ANY ZONING CHANGE, CONDITIONAL USE OR SPECIAL USE CASE OR CONCEPT PLAN IN ADDITION TO OR IN LIEU OF BUFFERING, SCREENING, FENCING, OR LANDSCAPING REQUIREMENTS SET OUT SPECIFICALLY IN EACH USE DISTRICT WHEN THE NATURE AND CHARACTER OF SURROUNDING OR ADJACENT PROPERTY DICTATE A NEED TO REQUIRE SUCH PROTECTION FOR THE GENERAL HEALTH, WELFARE AND MORALS OF THE COMMUNITY IN GENERAL.	PER CITY COUNCIL DECISION
		6	HOTEL/MOTEL FACILITIES ARE REQUIRED TO MEET THE FOLLOWING STANDARDS:	NOT APPLICABLE
N	PLANNED BUSINESS PARK PROVISIONS		EACH LOT OR PARCEL OF LAND CREATED WITHIN A PLANNED BUSINESS PARK SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS.	
		1	MINIMUM YARD REQUIREMENT OF PLANNED BUSINESS PARK PROVISIONS: THE FRONT YARD REQUIREMENTS CONTAINED IN SECTION 32.G.3. SHALL BE APPLICABLE TO EACH LOT OR PARCEL OF LAND WITHIN A PLANNED BUSINESS PARK. A MINIMUM FIFTEEN (15) FOOT SIDE YARD AND A MINIMUM TWENTY FIVE (25) FOOT REAR YARD SHALL BE REQUIRED AROUND THE OUTSIDE PERIMETER OF A PLANNED BUSINESS PARK. MINIMUM SIDE AND REAR YARD REQUIREMENTS OF INTERIOR LOTS MAY BE REQUIRED IF DEEMED NECESSARY BY CITY COUNCIL IN ORDER TO MEET THE PROVISIONS OF SECTION 48. PERIMETER LOTS IN A PLANNED BUSINESS PARK SHALL HAVE A MINIMUM TWENTY (20) FEET OF FRONTAGE ON A PUBLIC RIGHT-OF-WAY. INTERIOR LOTS IN A PLANNED BUSINESS PARK THAT HAVE NO FRONTAGE ON A PUBLIC RIGHT-OF-WAY MUST HAVE A MINIMUM TWENTY-FIVE (25) FOOT DEDICATED PUBLIC ACCESS EASEMENT CONNECTING TO A PUBLIC RIGHT-OF-WAY.	PROPOSED LOTS COMPLY WITH THIS REQUIREMENT
		2	LANDSCAPING REQUIREMENTS OF PLANNED BUSINESS PARKS. THE MINIMUM LANDSCAPING REQUIREMENTS OF SECTION 53.H.2.B. SHALL BE APPLICABLE AROUND THE OUTSIDE PERIMETER OF A PLANNED BUSINESS PARK. FOR INTERIOR LOTS THE MINIMUM LANDSCAPING REQUIREMENTS OF SECTION 53.H.2.B. MAY BE REQUIRED IF DEEMED NECESSARY BY CITY COUNCIL IN ORDER TO MEET THE PROVISIONS OF SECTION 48.	PROPOSED LANDSCAPING COMPLIES WITH THIS REQUIREMENT
		3	MINIMUM OPEN SPACE REQUIREMENTS OF PLANNED BUSINESS PARKS: AT LEAST TWENTY (20) PERCENT OF THE TOTAL SITE AREA OF THE PLANNED BUSINESS PARK SHALL BE DEVOTED TO NON-VEHICULAR OPEN SPACE. (NON-VEHICULAR OPEN SPACE IS ANY AREA NOT DEVOTED TO BUILDINGS, PARKING, LOADING, STORAGE, OR VEHICULAR USES.) THE PERCENTAGE OF MINIMUM OPEN SPACE MAY BE REDUCED TO FIFTEEN PERCENT OF THE TOTAL LOT AREA WHEN THE THIRTY FIVE (35) FOOT FRONT YARD REQUIREMENT IS MET IN SECTION 32.F.3	PROVIDED, SEE SITE SUMMARY ON THIS PAGE
		4	BUILDING ELEVATIONS OF PROPOSED STRUCTURES SHALL BE SUBMITTED WITH THE SITE PLAN REQUIRED BY SECTION 48.D.7	ELEVATIONS ARE INCLUDED IN THIS SUBMITTAL

BUILDING COVERAGE CALCULATIONS

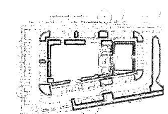


BUILDING FOOTPRINT

MAXIMUM BUILDING COVERAGE PER SECTION 32.F.4

TOTAL LOT SF	95,365 SF	
LOT 2A2	MAX	PROPOSED
TOTAL BUILDING AREA	57,219 SF	17,940 SF
LOT COVERAGE	60%	18.8%

FEATURE LANDSCAPE CALCULATIONS

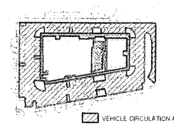


FEATURE LANDSCAPING AREA

FEATURE LANDSCAPE MINIMUM PER SECTION 53.I.3B

TOTAL LOT SF	95,365 SF	95,365 SF
LOT 2A2	REQ'D	PROPOSED
TOTAL BUILDING AREA	14,304 SF	15,610 SF
LOT COVERAGE	15%	16%

CIRCULATION COVERAGE CALCULATIONS



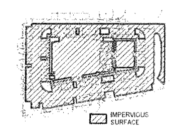
VEHICLE CIRCULATION AREA

PEDESTRIAN CIRCULATION AREA

CIRCULATION ELEMENTS CALCULATION

LOT 2A2	
TOTAL VEHICLE CIRCULATION	45,431 SF
TOTAL PEDESTRIAN CIRCULATION	10,217 SF
TOTAL CIRCULATION	55,648 SF

IMPERVIOUS SURFACE CALCULATIONS

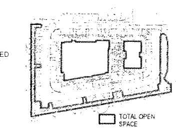


IMPERVIOUS SURFACE

MAXIMUM IMPERVIOUS SURFACE PER SECTION 32.F.5

TOTAL LOT SF	95,365 SF	
LOT 2A2	MAX	PROPOSED
IMPERVIOUS SURFACE	76,292 SF	75,470 SF
LOT COVERAGE	80%	79.1%

NON-VEHICULAR OPEN SPACE CALCULATIONS



TOTAL OPEN SPACE

MINIMUM OPEN SPACE COVERAGE PER SECTION 32.F.3

TOTAL LOT SF	95,365 SF	
LOT 2A2	REQ'D	PROPOSED
TOTAL OPEN SPACE	19,073 SF	32,658 SF
	20%	34%
TOTAL OPEN SPACE 20% 34.2%	19,073 SF	32,682 SF

CASE NAME: Grapevine Station Small Office
CASE NUMBER: CU20-07
LOCATION: 1038 Texan Trail, Grapevine TX 76051

Conditional use request CU20-07 is a request to amend the previously approved site plan of CU15-36 (Ord. 2015-049) for a planned business park, specifically to allow for the development of a 3,880 square foot office building.

DATE: ________

SHEET: 2 OF 12

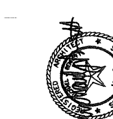
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

GRAPEVINE STATION OFFICE BUILDING
1038 TEXAN TRAIL
GRAPEVINE TX 76051

STRUCTURAL ENGINEER
FRANK W. NEAL & ASSOC. INC.
1015 W. BROADWAY
FORT WORTH TX 76104
817 332-1944

MEP ENGINEER
BAIRD HAMPTON & BROWN
6300 RIDGLEA PLACE SUITE 700
FORT WORTH TX 76116
817 338-9245



15 JANUARY 2018

BENNETT BENNER PARTNERS
ARCHITECTS + PLANNERS
500 West Seventh Street Suite 1400
Fort Worth, Texas 76102
Tel 817.335.4991 Fax817.877.1861
www.bbptx.com

PLANNING & ZONING COMMISSION

Project No: 16146.00
Issue Date: 15 JANUARY 2018

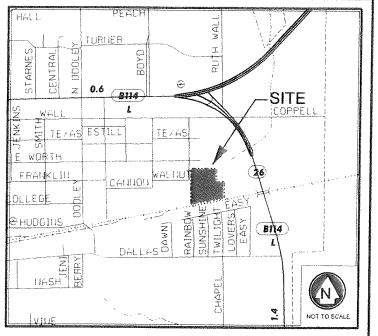
Rev	Description	Date

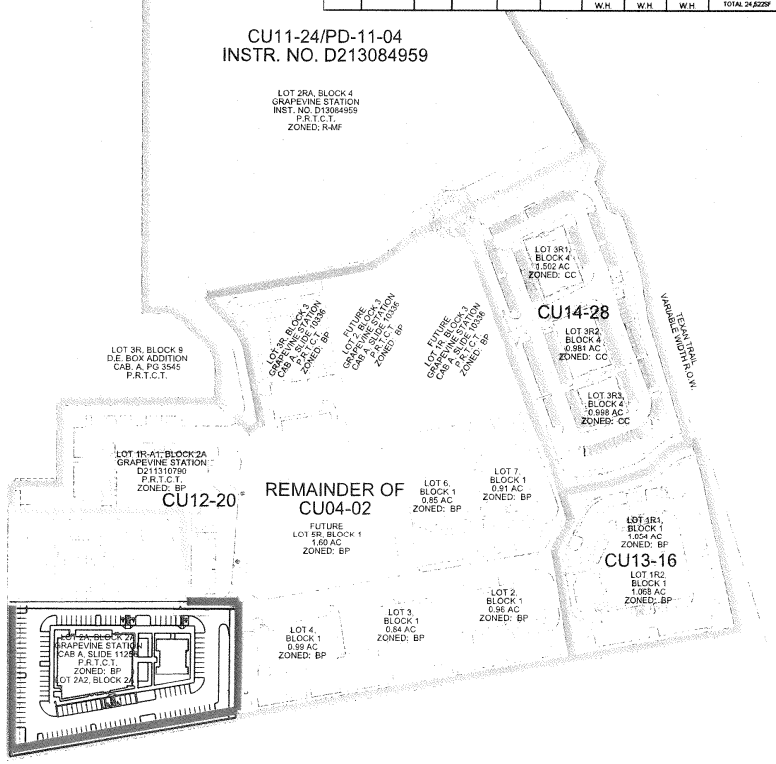
CU20-07
plot date/time: 3/30/2020 10:18:01 AM

CITY SUBMITTAL CHARTS
G-101

LOT SUMMARY

		UNITS	REQUIRED	LOT 1R1, BLOCK 1	LOT 1R2, BLOCK 1	LOT 2, BLOCK 1 BLDG 3	LOT 3, BLOCK 1 BLDG 4	LOT 4 BLOCK 1 BLDG 5	LOT 5R, BLOCK 1	LOT 6, BLOCK 1 BLDG 1	LOT 7, BLOCK 1 BLDG 2	LOT 1R-A1, BLK 2A	LOT 1R, & 2, BLK 3	LOT 3R, BLK. 3	LOT 3R1, BLOCK 4	LOT 3R2, BLOCK 4	LOT 3R3, BLOCK 4	LOT 2A2, BLOCK 2A	LOT 2A1, BLOCK 2A	SITE TOTALS
Site	Zoning	-	-	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	BP	CC	CC	CC	BP	BP	
	Lot Location	-	-	Perimeter	Perimeter	Perimeter	Perimeter	Perimeter	Interior	Interior	Interior	Perimeter	Perimeter	Perimeter	Perimeter	Perimeter	Perimeter	Perimeter	Perimeter	
	Lot Area	Sq. Ft	30,000 min	45,924.4	46,515.9	42,874	36,729	43,159	66,002	39,853	39,731	94,355	102,015	56,247	66,407	42,750	43,467	95,365	50,482	906,876
	Open Space	Sq. Ft	min. 20%	15,246.8	15,241.0	5,575	4,866	8,490	13,259	5,991	9,276	30,851	81,612	11,514	17,246	10,322	14,306	32,658	15,714	292,158
		% of Lot	of Site	33.2%	32.8%	13%	13%	20%	20%	15%	23%	33%	80%	20%	26%	24%	33%	34%	31%	32%
	Pave Areas	Sq. Ft	-	25,270.6 (55%)	23,820.9 (51.2%)	27,244 (64%)	21,840 (60%)	24,636 (57%)	30,955 (46%)	20,780 (56%)	20,373 (52%)	46,349 (49%	20,403 (20%)	23,105 (41%	40,013 (61%	24,314 (57%)	24,189 (56%)	55,446 (58%)	24,888 (49%)	
	Vehicular	Sq. Ft	-	24,129.6	21,785.9	26,787	20,793	23,501	26,695	19,641	19,211	41,595	20,403	26,276	36,558	20,895	22,372	45,431	18,997	
	Pedestrian	Sq. Ft	-	1,141.0	2,035.0	1,457	1,047	1,135	4360	1,138	1,162	4,755.0	-	5320.5	3,456	3,419	1,886	10,217	5,891	
	Impervious Area	Sq. Ft. % of Lot	max. 80% of Site	30,677.6 66.8%	31,274.9 67.2%	37,299 87%	31,873 87%	34,669 80%	51,743 80%	30,862 84%	30,455 77%	63,503 67.0%	20,403 20%	44,914 80%	49,161 74%	32,428 76%	29,491 68%	75,470 79%	34,768 69%	627,991 69%
	Parking Spaces	-	(min.)	41 (41 req.)	55 (55 req.)	40 (20 req.)	31 (20 req.)	32 (20 req.)	70 (62 req.)	42 (39 req.)	39 (39 req.)	68 (63 req.)	-	78 EXISTING, 19 NEW = 97 TOTAL	60 (60 req.)	51 (51 req.)	34 (32 req.)	117 (112 req.)	43 (40 req.)	
	Accessible Spaces Van Access Space	-	(min.)	2 (2 req.)	3 (3 req.)	2 (2 req.)	2 (2 req.)	2 (2 req.)	4 (3 req.)	2 (2 req.)	2 (2 req.)	4 (4 req.)	-	4	3 (3 req.)	3 (3 req.)	2 (2 req.)	5 (5 req.)	2 (2 req.)	
		-	(min.)	1 (1 req.)	1 (1 req.)	1 (1 req.)	1 (1 req.)	1 (1 req.)	1 (1 req.)	1 (1 req.)	1 (1 req.)	2 (2 req.)	-	1	1 (1 req.)	1 (1 req.)	1 (1 req.)	4 (1 req.)	2 (1 req.)	
Building	Number of Buildings	-	-	1	2	1	1	1	1	1	1	1	-	1	1	1	1	2	2	
	Proposed Use	-	-	Med. Office	Med. Office	Office – W.H.	Office – W.H.	Office – W.H.	Office – W.H.	Office – W.H.	Office – W.H.	Office – W.H.	-	OFFICE	Med. Office	Med./Prof. Office	Med./Prof. Office	Showroom/ Prof Office	Prof Office	
	Height	Stories Ft	max. 1 max. 50'	24'	24'	1 24	1 34.42	1 24	2 33	1 35.98	1 35.98	1 29	-	3 50'	1 30'	1 30'	1 30'	2 35'	1 30'	
	Area	Sq. Ft	max 60%	5,407 11.8%	7,454 16.0%	10,065 23%	10,033 27%	10,033 23%	32095 49%	10,082 27%	10,082 25%	17,155 18.0%	0 0%	21,808 39%	8,148 12%	8,114 19%	5,132 12%	31,930 34.0%	8,980 18%	196,498 22%
	Min. Bldg Separations	ft.	none	20'	20'	36' min	47' min	47' min	20' min	20' min	20' min	26	-	-	20' min.	20' min.	20' min.	20' min.	20' min	
	Bldg Distribution				n/a	n/a	2,000SF Office 8,066SF W.H.	2,000SF Office 8,033SF W.H.	2,000SF Office 8,033SF W.H.	GROUND FLOOR 20,895SF SECOND FLOOR 11,466SF BLDG. TOTAL 32,095SF OCCUPIED SPACES OFFICE 15,795SF WAREHOUSE 6,275SF TOTAL 24,822SF				21808 OFFICE	n/a	5,880 SF MEDICAL 2,324 SF PROFESSIONAL	3,079 SF MEDICAL 2,053 SF PROFESSIONAL		





ZONING: BP BUSINESS PARK DISTRICT

PRINCIPAL USES: OFFICE, PROFESSIONAL BUSINESS

GENERAL NOTES

1. THE PROPERTY IS CURRENTLY ZONED "CC" COMMUNITY COMMERCIAL DISTRICT.
2. THE CURRENT LAND USE DESIGNATION AS CONTAINED IN THE COMPHEHENSIVE MASTER PLAN IS COMMERCIAL (CC).
3. ALL REQUIREMENTS OF SECTION 25, COMMUNITY COMMERCIAL DISTRICT SHALL BE MET.
4. ALL REQUIREMENTS OF SECTION 53, LANDSCAPING REGULATIONS SHALL BE MET.
5. ALL REQUIREMENTS OF SECTION 56, OFF-STREET PARKING REQUIREMENTS SHALL BE MET.
6. ALL REQUIREMENTS OF SECTION 60, SIGN STANDARDS SHALL BE MET
7. ALL DUMPSTERS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 50.B.3. SECTION 50.B.3 REQUIRES ALL REFUSE DUMPSTERS TO BE VISUALLY SCREENED BY SOLID WOOD FENCE OR WALL ONE FOOT ABOVE THE REFUSE DUMPSTER NOT TO EXCEED 8 FEET IN HEIGHT ON ALL SIDES (EXCEPT THE SIDE USED FOR GARBAGE PICKUP); SUCH SIDES SHALL NOT BE REQUIRED TO BE SCREENED UNLESS THE SERVICE SIDE OF THE REFUSE STORAGE AREA IS VISBLE FROM RESIDENTIALLY ZONED DISTRICT.
8. THE DUMPSTERS ILLUSTRATED ON THIS SITE PLAN SHALL BE 8.0' IN HEIGHT AND WILL BE CONSTRUCTED OF MATERIALS SIMILAR AND COMPLIMENTARY TO THE BUILDINGS.
9. ALL LIGHTING MUST COMPLY WITH SECTION 55 OF THE GRAPEVINE ZONING ORDINANCE. LIGHTING ELEMENTS MUST NOT BE VISIBLE FROM A POINT FIVE (5) FEET ABOVE GROUND, MEASURED AT ALL PROPERTY LINES. PHYSICAL TESTING OF ILLUMINATION LEVELS MUST BE PERFORMED TO VERIFY COMPLIANCE WITH PHOTMETRIC STUDY. DOCUMENTATION SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT. NO OCUUPANCY, INCLUDING TEMPORARY OCCUMPANCY, WILL BE PERMITTED UNITL THE ABOVE REQUIREMENTS ARE MET.
10. ALL PARKING FOR DISABLED PERSONS SHALL BE DESIGNATED ACCORDING TO CHAPTER 23, SECTION 23.84 THROUGH 23.89 OF THE GRAPEVINE CODE OF ORDINANCES. THIS DESIGNATION IS THE BLUE HANDICAPPED SIGN REQUIREMENT
11. A TYPICAL PARKING SPACE DIMENSION IS 9 X 18 FEET.
12. THE MINIMUM DRIVING LANE WIDTHS IN ALL PRIVATE PARKING LOTS FOR 90-DEGREE PARKING IS A MINIMUM OF 25 FEET (BACK TO BACK OF CURB).
13. ALL REQUIRED OFF-STREET PARKING AND LOADING AND DRIVES, VEHICLE (AUTOS, TRUCKS, TRAILERS, BOATS, ETC.) SALES, DISPLAY AREAS AND OUTSIDE STORAGE AREAS IN ALL DISTRICTS SHALL BE PAVED TO A MINIMUM STANDARD EQUIVALENT TO 4-INCH CONCRETE SLAB WITH 6 INCHES X 6 INCHES BY 6 GAGE MESH WIRE OR A 2 INCH HOT MIX ASPHALTIC CONCRETE OVER 6 INCH CRUSHED ROCK BASE

STATE OF TEXAS
AMANDA MATA
130086
LICENSED
PROFESSIONAL ENGINEER
03/26/2020

CASE NAME:	Grapevine Station Small Office
CASE NUMBER:	CU20-07
LOCATION:	1038 Texan Trail Grapevine TX 76051

Conditional use request CU20-07 is a request to amend the previously approved site plan of CU15-56 (Ord. 2015-049) for a planned business park, specifically to allow for the development of a 3,880 square foot office building.

DATE: _____

SHEET: 3 OF 12

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

DEPARTMENT OF DEVELOPMENT SERVICES

0 100 200 300

GRAPHIC SCALE IN FEET

MASTER SITE PLAN
GRAPEVINE STATION ADDITION
BLOCK 2A, LOTS 2A1 & 2A2

CITY OF GRAPEVINE, TEXAS
TARRANT COUNTY

PELOTON LAND SOLUTIONS
10375 JOHN W. ELLIOTT DRIVE
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1836

		DATE	FILE	SHEET
DESIGNED:	PELOTON			
DRAWN:	PELOTON	MARCH 2020		3
CHECKED:	PELOTON			

3/26/2020 1:16:28 PM SUSERS

SITE PLAN GENERAL NOTES

1. ANY IMPROVEMENTS IN THE RIGHT OF WAY SHALL BE IN ACCORDANCE WITH CITY OF GRAPEVINE STANDARD SPECIFICATIONS FOR STREET AND SIDEWALK CONSTRUCTION.

2. REFER TO SITE SURVEY FOR UTILITY DATA. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE CITY AND THE ARCHITECT / ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.

3. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

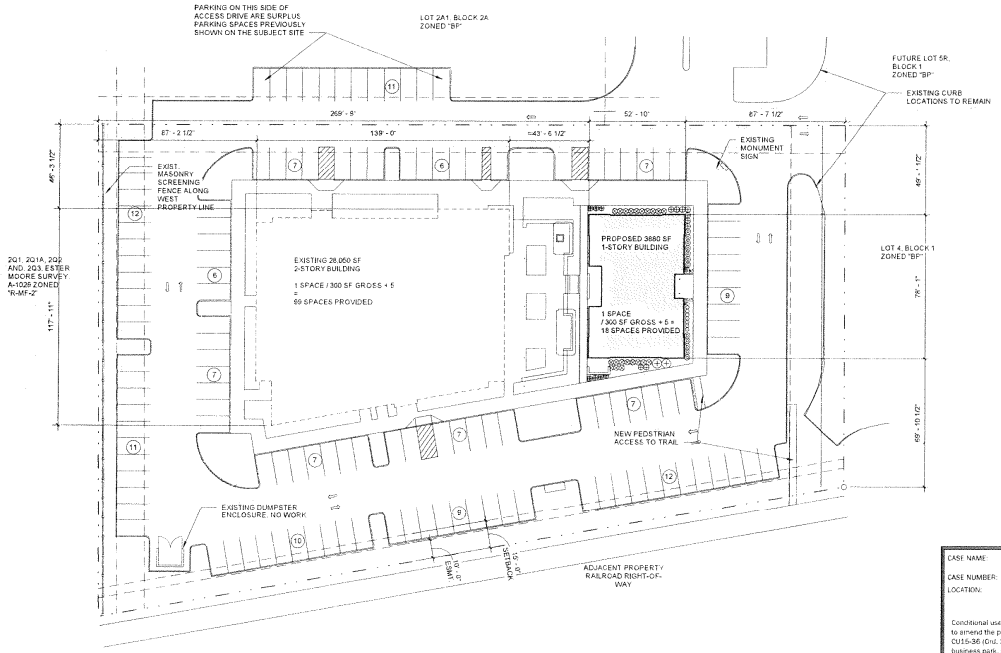
4. CONTRACTOR SHALL COORDINATE AND PAY FOR ALL UTILITY WORK TO BE DONE BY CITY FORCES AND / OR FRANCHISE UTILITY COMPANIES.

5. PROTECT ALL ITEMS TO REMAIN DURING CONSTRUCTION.

6. PARKING SPACES REQUIRED: 112
PARKING SPACES PROVIDED: 117 ON LOT 2A2

7. ACCESSIBLE PARKING PROVIDED ACCORDING TO CHAPTER 23 SECTION 23.64 THROUGH 23.69 OF THE CODE OF ORDINANCES.
PROVIDED: 7 VAN ACCESSABLE PARKING SPACES

8. LIGHTING LEVELS AT THE WEST MAY NOT EXCEED .5 FC. LIGHTING LEVELS ON THE NORTH, EAST AND SOUTH PROPERTY LINES MAY NOT EXCEED 3.0 FC.



1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

CASE NAME:	Grapevine Station Small Office
CASE NUMBER:	CU20-07
LOCATION:	1038 Texan Trail Grapevine TX 76051

Conditional use request CU20-07 is a request to amend the previously approved site plan of CU15-36 (Ord. 2015-049) for a planned business park, specifically to allow for the development of a 3,880 square foot office building.

DATE: _____

SHEET: 4 OF 12

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

DEPARTMENT OF DEVELOPMENT SERVICES

GRAPEVINE STATION OFFICE BUILDING
1038 TEXAN TRAIL
GRAPEVINE TX 76051

STRUCTURAL ENGINEER
FRANK W. NEAL & ASSOC. INC.
1015 W. BROADWAY
FORT WORTH TX 76104
817 332-1944

MEP ENGINEER
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6300 RIDGLEA PLACE SUITE 700
FORT WORTH TX 76116
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02 MARCH 2020

BENNETT BENNER PARTNERS
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2500 West Seventh Street Suite 1400
Fort Worth, Texas 76102
Tel 817.335.4991 Fax817.877.1861
www.bbptx.com

PLANNING & ZONING COMMISSION

Project No: 16146.00
Issue Date: 02 MARCH 2020

Rev	Description	Date

CU20-07
plot date/time: 3/30/2020 10:18:32 AM

DIMENSIONAL CONTROL SITE PLAN AS101

EXISTING PLANT SCHEDULE & SYMBOL KEY

SYMBOL	QUANTITY	COMMON NAME / BOTANICAL NAME	SIZE	SPACING	MINIMUM HT./ SPREAD	REMARKS
	23	LITTLE GEM MAGNOLIA / M GRANDIFLORA 'LITTLEGEM'	8' - 10' HT	8' OC	8' / 4'	CONTAINER GROWN 65 GAL
	10	REDBUD / CERCIS CANDENSIS	8' - 10' HT	12' OC	8' / 4'	'FOREST PANSY'. CONTAINER GROWN
	8	FLAME LEAF SUMAC / RHUS COPALLINA	6' - 8' HT	6' OC	6' / 3'	--
	3	ROUGH LEAF DOGWOOD / CORNUS DRUMMMONDII	6' - 8' HT	6' OC	6 / 3'	--
	8	RED OAK / QUERCUS SHUMARDII	3" CAL	25' OC	12' / 5'	CONTAINER GROWN
	7	LIVE OAK / QUERCUS VIRGINIANA	3" CAL	25' OC	12' / 5'	CONTAINER GROWN
	10	CHINESE PISTACHIO / PISTACIA CHINENSIS	3" CAL	25' OC	12' / 5	CONTAINER GROWN
	34	EASTERN RED CEDAR / JUNIPERUS VIRGINIANA L.	4' - 6' HT	8' OC	6' / 3'	--
	17	CAMELLIA / CAMELLIA SASANQUA 'WHITE DOVE'	5 GAL	36" OC	24" / 15"	'WHITE DOVE' OR APPROVED EQUAL
	3	DWARF CRAPE MYRTLE / LAGERSTROEMIA INDICA	5 GAL	36" OC	24" / 15"	RED OR APR'D COLOR
	87	LINDHEIMER MUHLY / MUHLENBERGIA LINDHEIMERI	3 GAL	36" OC	15" / 12"	-
	30	HAMELN GRASS / PENNISETUM ALOPECUROIDES	1 GAL	24" OC	15" / 15"	'HAMELN'
	89	RED YUCCA / HESPERALOE PARVIFLORA	5 GAL	36" OC	12" / 12"	-
	55	SOFT LEAF YUCCA / YUCCA RECURVIFOLIA	5 GAL	36" OC	15" / 15"	-
NOTE: ALL AGAVES TO BE SPECIMEN PLANT HAND SELECTED BY OWNER OR OWNERS REP. DIMENSIONS SHOWN ARE MINIMUM SIZES TO BE ACHIEVED AT 2 YEARS AFTER PLANTING		CENTURY PLANT / A. AMERICANA	5 GAL	36" OC	15" / 15"	-
		WHALES TOUNGE AGAVE / A. OVATIFOLIA	5 GAL	36" OC	15" / 15"	-
		MEZCAL AGAVE / A. GIGANTENSIS	5 GAL	48" OC	15" / 15"	-
		CENZINO AGAVE / A. DURANGENSIS	5 GAL	60" OC	15" / 15"	NOT FROST TOLERANT- PLANT IN PROTECTED LOCATION & PROVIDE WRAP
	38	TREAD LEAF AGAVE / A. FILIFERA	5 GAL	36" OC	15" / 15"	
		SQUID or SPIDER AGAVE / A. BRACTEOSA	5 GAL	36" OC	15" / 15"	
		COW'S HORN AGAVE / A. BOVICORNUTA	5 GAL	36" OC	15" / 15"	
		OCTOPUS AGAVE / A. VILMORINIANA	5 GAL	60" OC	15" / 15"	
		FOX TAIL AGAVE / A. ATTENUATA	5 GAL	36" OC	15" / 15"	

EXISTING PLANT SCHEDULE & SYMBOL KEY CONT.

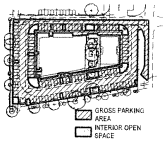
SYMBOL	QUANTITY	COMMON NAME / BOTANICAL NAME	SIZE	SPACING	MINIMUM HT./ SPREAD	REMARKS
	35	DWARF YAUPON HOLLY / ILEX VOMITORIA NANA	5 GAL	24" OC	12" / 12"	'STOKES DWARF'
	133	AUTUMN SAGE / SALVIA GREGGII	1 GAL	24" OC	8" / 8"	RED OR APRVD COLOR
	48	HOLLY FERN / CYRTOMIUM FALSATUM	1 GAL	18" OC	8" / 8"	--
	3	PODOCARPUS / PODOCARPUS MACROPHYLLUS	5 GAL	36" OC	36" / 12"	--
	20	CROSSVINE / BIGNONIA CAPRECLATA	1 GAL	240" OC	12" / 6"	PLANTED WITH SUPPORT
	14	TRUMPET VINE / CAMPSIS RADICANS	1 GAL	240" OC	12" / 6"	PLANTED WITH SUPPORT
	522	SEEP MUHLY GRASS / MUHLENBERGIA REVERCHONII	1 GAL	24" OC	8" / 8"	-
	16,459 SF	WEEPING LOVE GRASS / ERAGROSTIS CURVULVA	SEED	-	-	HYDROMULCH 5LB / ACRE
	2,673 SF	DECOMPOSED GRANITE	-	-	-	-
	--	EXISTING NATIVE FIELD: NO WORK	-	-	-	-
	196 LF	STEEL EDGING	1/8" x 4"	-	-	6" ± RADIUS ON CORNERS

GENERAL NOTES:
1. WHERE TWO (2) PLANT TYPES ARE INDICATED CONDITIONS INCLUDING EXPOSURE AND SHADE WILL DICTATE PLANT USED. COORDINATE WITH LANDSCAPE ARCHITECT FOR EXACT TYPE.

NEW PLANTING PLANT LIST

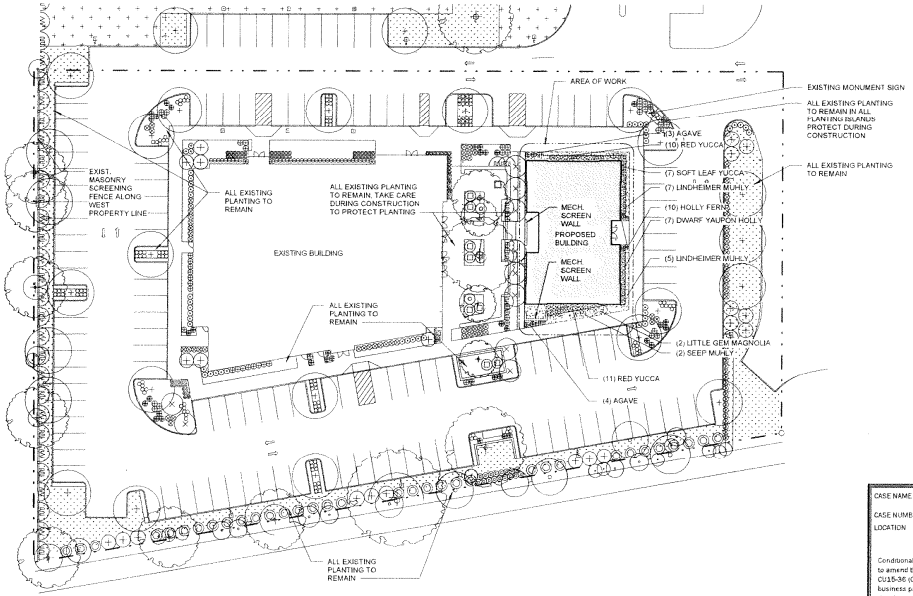
Quantity	Common Name	Botanical Name	Size	Spacing	Minimum Ht. / Spread	Remarks
1034 SF	BED PREPARATION					
165 LF	STEEL EDGING		1/8" x 4"			
110	SEEP MUHLY	MUHLENBERBIA REVERCHONII	1 GAL	24" OC	8" / 8"	-
7	AGAVE	A. AMERICANA	5 GAL	36" OC	15" / 15"	-
7	DWARF YAUPON HOLLY	ILEX VOMITORIA NANA	5 GAL	24" OC	12" / 12"	'STOKES DWARF'
12	LINDHEIMER MUHLY	MUHLENBERGIA LINDHEIMERI	3 GAL	36" OC	15" / 12"	-
10	HOLLY FERN	CYRTOMIUM FALSATUM	1 GAL	18" OC	8" / 8"	-
21	RED YUCCA	HESPERALOE PARVIFLORIA	4" POTS	9" OC	12" / 12"	-
9	SOFT LEAF YUCCA	YUCCA RECURVIFOLIA	4" POTS	9" OC	15" / 15"	-
2	LITTLE GEM MAGNOLIA	M. GRADIFLORIA 'LITTLE GEM'	8' - 10' HT	8' OC	8' / 4'	CONTAINER GROWN 65 GAL MATCHING

LANDSCAPE COVERAGE CALCULATIONS



LOT 2A2
TOTAL GROSS PARKING AREA 52,696 SF

	REQ'D	PROPOSED
TOTAL INTERIOR OPEN SPACE	5,269 SF	5,360 SF
TOTAL PROPOSED INT. OPEN SPACE	10%	10.1%
REQ'D INTERIOR LANDSCAPE TREES 5,269 SF / 400 SF = 14 TREES	14 TREES	14 TREES
REQ'D PERIMITER LANDSCAPE TREES 1,290 LF / 50 LF = 26 TREES	26 TREES	26 TREES
		40 TREES (14 EXIST. 26 NEW)



1 LANDSCAPE PLANTING PLAN
1" = 30'-0"

CASE NAME	Grapevine Station Small Office
CASE NUMBER	CU20-07
LOCATION	1038 Texan Trail Grapevine TX 76051

Conditional use request CU20-07 is a request to amend the previously approved site plan of CU15-36 (Ord. 2015-049) for a planned business park, specifically to allow for the development of a 3,880 square foot office building.

DATE _____

SHEET 5 OF 12

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DEPARTMENT OF DEVELOPMENT SERVICES

GRAPEVINE STATION OFFICE BUILDING
1038 TEXAN TRAIL
GRAPEVINE TX 76051

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15 JANUARY 2018

BENNETT BENNER PARTNERS
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www.bbpx.com

PLANNING & ZONING COMMISSION

Project No: 16146.00
Issue Date: 15 JANUARY 2018

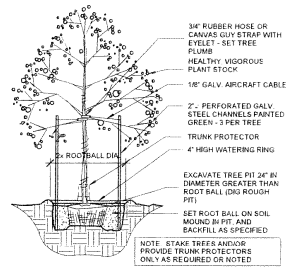
Rev	Description	Date

CU20-07
plot date/time: 3/31/2020 1:04:44 PM

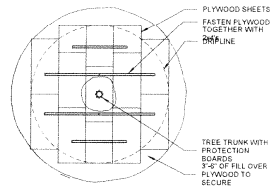
LANDSCAPE PLANTING PLAN L-101

GENERAL LANDSCAPE NOTES

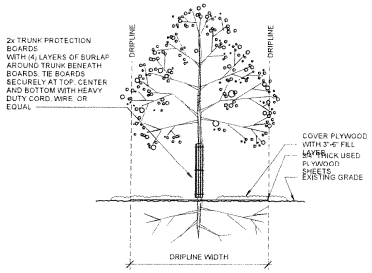
1. VERIFY ALL QUANTITIES SHOWN TO BE AS REQUIRED ON SITE. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACTUAL NUMBERS NEEDED TO IMPLEMENT PLAN ELEMENTS AS SHOWN.
2. ALL MATERIALS ARE SUBJECT TO APPROVAL BY OWNER OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR APPROVAL OF OWNER OR LANDSCAPE ARCHITECT.
3. BED PREPARATION - TILL SHRUB AND GROUNDCOVER BEDS 6"- 8" DEEP TO BREAK UP SOIL AND REMOVE ALL EXISTING PLANT ROOTS AND DEBRIS. SPREAD 3"± OF SOIL AMENDMENTS OVER BED. APPLY 5-2-4 FORMULA ORGANIC FERTILIZER (" SUSTANE" OR APRV'D. EQL.) AT THE RATE OF 2 LBS. PER 100 SQ.FT. UNIFORMLY OVER BED. TILL SOIL AMENDMENTS 6"± INTO EXISTING SOIL AND RAKE SMOOTH PRIOR TO PLANTING.
4. SOIL AMENDMENTS - COMBINATION OF 50% PROFESSIONAL COMPOST AND 50% NATIVE SOIL AND SAND MIX WITH A pH OF APPROXIMATELY 8. (SOIL BUILDING SYSTEMS' 50/50 LANDSCAPER'S BLEND 972-831-8181 OR APRV'D EQL).
5. PLANTING BACKFILL - ALL PLANTS ARE TO BE BACKFILLED WITH SOIL AMENDMENT DESCRIBED ABOVE.
6. GRASS AREAS - REMOVE EXISTING VEGETATION AND LARGE DEBRIS. CONDITION SOIL TO RECEIVE GRASS BY DISKING, HARROWING, OR DRAGGING WITH A FLOAT SO THAT SOIL IS LOOSE AND FINELY PULVERIZED TO A DEPTH OF 2" AND WET PRIOR TO SODDING.
7. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITY LINES AND VAULTS PRIOR TO DIGGING.
8. ALL WORK AND MATERIALS TO COMPLY WITH ALL APPLICABLE CODES AND LAWS AND SHALL MEET OR EXCEED ACCEPTED LOCAL HORTICULTURAL STANDARDS.



1 SHADE TREE PLANTING DETAIL
NOT TO SCALE



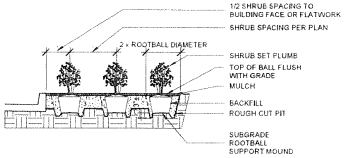
PLAN



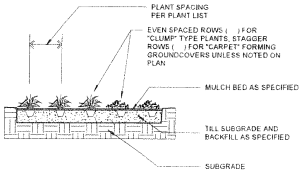
SECTION

NOTES:
1. USE THIS DETAIL INSTEAD OF PROTECTIVE FENCE WHEN AREA WITHIN DRIPLINE CANNOT BE ISOLATED.
2. TIE UP LOWER LIMBS WITH HEAVY DUTY JUTE CORD SHOULD THEY INTERFERE WITH WORK

2 EXISTING TREE PROTECTION - TRUNK PROTECTION
NOT TO SCALE



5 SHRUB PLANTING DETAIL
NOT TO SCALE



4 GROUND COVER PLANTING DETAIL
NOT TO SCALE

CASE NAME:	Grapevine Station Small Office
CASE NUMBER:	CU20-07
LOCATION:	1038 Texan Trail Grapevine TX 76051

Conditional use request CU20-07 is a request to amend the previously approved site plan of CU15-36 (Ord. 2015-048) for a planned business park, specifically to allow for the development of a 3,880 square foot office building.

DATE: _____

SHEET: 6 OF 12

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

DEPARTMENT OF DEVELOPMENT SERVICES

GRAPEVINE STATION OFFICE BUILDING
1038 TEXAN TRAIL
GRAPEVINE TX 76051

STRUCTURAL ENGINEER
FRANK W. NEAL & ASSOC. INC.
1015 W. BROADWAY
FORT WORTH TX 76104
817 332-1544

MEP ENGINEER
BAIRD HAMPTON & BROWN
6300 RIDGLEA PLACE SUITE 700
FORT WORTH TX 76116
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15 JANUARY 2018

BENNETT BENNER PARTNERS
ARCHITECTS + PLANNERS
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Tel 817.335.4991 Fax 817.877.1861
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PLANNING & ZONING COMMISSION

Project No: 16146.00

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Rev	Description	Date

CU20-07
pkt date/time: 3/30/2020 10:21:18 AM

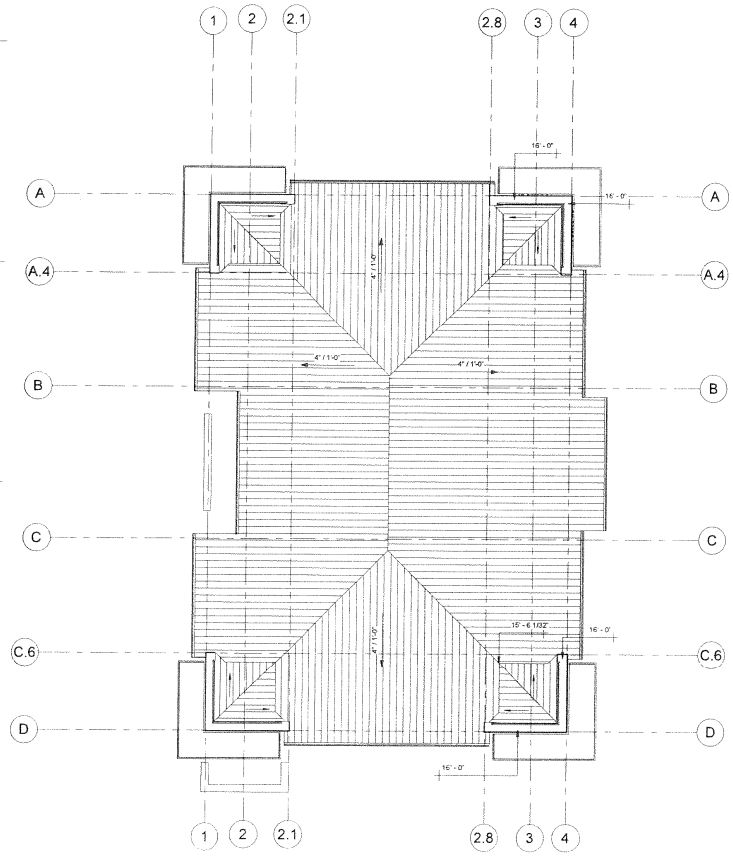
PLANTING & LANDSCAPE DETAILS L-501

ROOF PLAN GENERAL NOTES

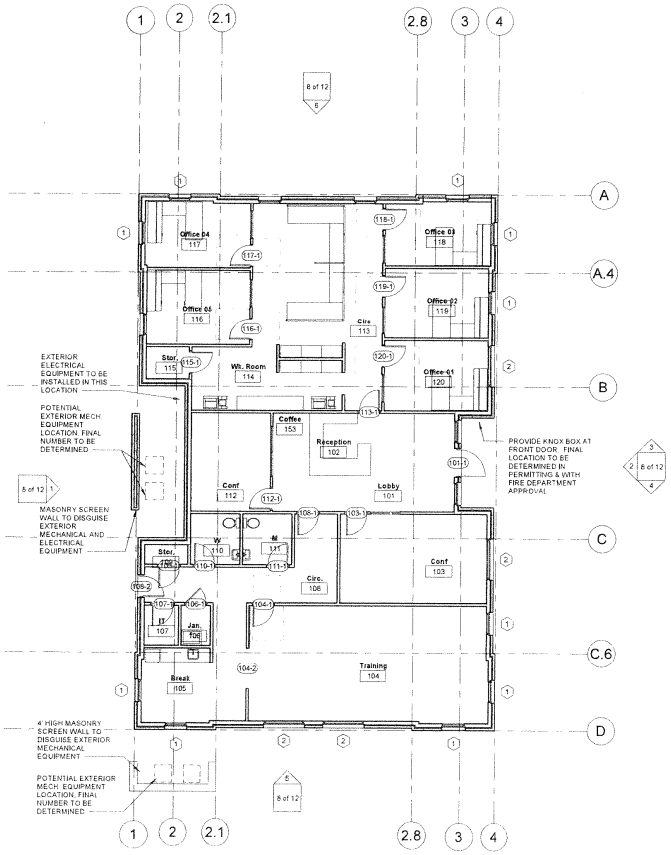
1. TOP OF INSULATION ELEVATION POINTS ARE CALLED OUT ON ARCHITECTURAL. REFER TO STRUCTURAL. FOR TOP OF STEEL/CONCRETE (BOTTOM OF INSULATION) ELEVATION POINTS.
2. HATCHED AREAS INDICATE TAPERED INSULATION.
3. INSTALL CRICKETS AT ALL ROOF CURBS AND ROOFTOP EQUIPMENT. CONSTRUCT ALL CRICKETS WITH A MINIMUM NET SLOPE OF 1/4" PER FOOT.
4. ROOFING CONTRACTOR TO REVIEW AND APPROVE ALL PROPOSED PENETRATIONS (LIGHTNING PROTECTION, MECHANICAL EQUIPMENT, PIPING, ETC.) PRIOR TO ISSUING SUBMITTALS.
5. PROVIDE ROOF WALK BOARDS AROUND ALL MECHANICAL EQUIPMENT AND HOODS.
6. REFER TO A-551 FOR TYPICAL ROOF DETAILS.
7. PAINT ALL ROOF STEEL (LADDERS, EQUIPMENT SUPPORTS, STAIRS, ETC.) TO MATCH METAL ROOF.

FLOOR PLAN GENERAL NOTES

1. INTERIOR DIMENSIONS ARE TO THE FACE OF STUD, UNLESS NOTED OTHERWISE. DIMENSIONS TO EXISTING WALLS TO REMAIN ARE TO THE FINISH FACE OF THE WALL, UNLESS NOTED OTHERWISE. EXTERIOR DIMENSIONS ARE TO THE FACE OF MASONRY, UNLESS NOTED OTHERWISE. MASONRY DIMENSIONS ARE NOMINAL, UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONED OPENINGS ARE ROUGH OPENING DIMENSIONS. REFER TO WINDOW SCHEDULE FOR FRAME DIMENSIONS.
3. ALL DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES SHALL BE PROMPTLY REPORTED TO THE ARCHITECT.
4. PATCH AND PREP ALL EXISTING WALLS TO REMAIN, AS REQUIRED, FOLLOWING DEMOLITION.
5. REFER TO SHEET G002 FOR LIFE SAFETY AND CODE INFORMATION.
6. REFER TO SHEET A601 FOR DOOR SCHEDULE. REFER TO A131 FOR ROOM FINISH INFORMATION. REFER TO SHEET A631 FOR WINDOW SCHEDULE.
7. REFER TO SHEET A621 FOR PARITITION TYPES AND FRAMING DETAILS. ALL PARTITIONS ARE TYPE A3, UNLESS NOTED OTHERWISE ON ANNOTATION FLOOR PLANS.
8. LOCATE DOORS 6" FROM NEAREST CORNER TO OUTSIDE EDGE OF FRAME, UNLESS NOTED OTHERWISE.
9. ALL DIMENSIONS ARE NOMINAL TO THE NEAREST 1/8".



2 ROOF PLAN
1/8" = 1'-0"



1 ANNOTATION PLAN
1/8" = 1'-0"

CASE NAME:	Grapevine Station Small Office
CASE NUMBER	CU20-07
LOCATION:	1038 Texan Trail Grapevine TX 76051

Conditional use request: CU20-07 is a request to amend the previously approved site plan of CU15-36 (Ord. 2015-049) for a planned business park, specifically to allow for the development of a 3,880 square foot office building.

DATE _____

SHEET 7 OF 12

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

DEPARTMENT OF DEVELOPMENT SERVICES

GRAPEVINE STATION OFFICE BUILDING
1038 TEXAN TRAIL
GRAPEVINE TX 76051

STRUCTURAL ENGINEER
FRANK W. NEAL & ASSOC. INC.
1015 W. BROADWAY
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02 MARCH 2020

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PLANNING & ZONING COMMISSION

Project No: 16146.00

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ANNOTATION FLOOR PLAN & ROOF PLAN
A-102

EXTERIOR MATERIAL LEGEND

GRAPHIC DESIGNATION	MATERIAL DESCRIPTION	GRAPHIC DESIGNATION	MATERIAL DESCRIPTION
B1	COLUMBUS BRICK "OLD COLONY" QUEEN SIZE, RUNNING BOND 1" FACE RECESS	M2	PAINTED METAL PARAPET CAP, COLOR TO MATCH EXIST. ADJACENT BUILDING
B2	RECESSED COLUMBUS BRICK "BURLINGTON" QUEEN SIZE, RUNNING BOND	R1	STANDING SEAM METAL ROOF, COLOR TO MATCH EXIST. ADJACENT BUILDING
B3	RECESSED GLEN GERRY "BURNT ALMOND" QUEEN SIZE, RUNNING BOND	G1	WINDOW GLASS, GUARDIAN SUNGUARD OR EQUIVALENT TO MEET ENERGY CODE
M1	PAINTED METAL CANOPY & SUPPORTS, COLOR TO MATCH EXIST. ADJACENT BUILDING		

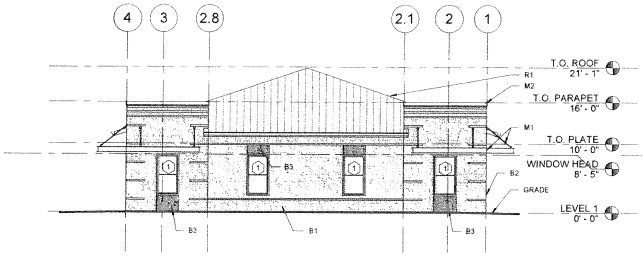
NOTE: GRAPHIC DESIGNATIONS ARE NOT ALL INCLUSIVE. REFER TO WALL SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES AND COLOR SELECTIONS.

EXTERIOR GENERAL NOTES

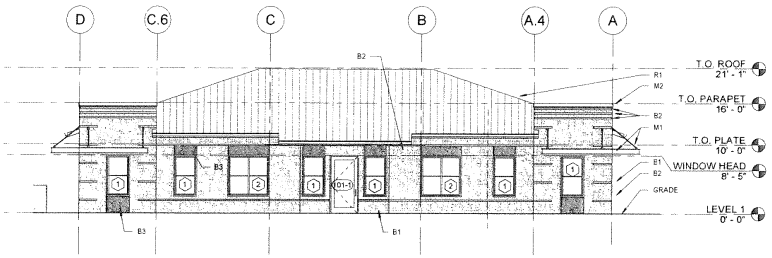
1. DEFLECTION JOINTS INDICATED BY: – – – – – –
2. CONTROL JOINTS INDICATED BY: ————
3. SOME FLASHING CONDITIONS ARE NOT REFLECTED ON THE EXTERIOR ELEVATIONS. REFER TO DETAILS FOR ACTUAL FLASHING CONDITIONS. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DOCUMENTS FOR PENETRATIONS, EQUIPMENT, AND FIXTURES NOT REFLECTED ON EXTERIOR ELEVATIONS.
4. REFER TO WINDOW TYPE SCHEDULE FOR GLAZING ASSEMBLY
5. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DOCUMENTS FOR PENETRATIONS EQUIPMENT, AND FIXTURES NOT REFLECTED ON EXTERIOR ELEVATIONS.
6. VERTICAL DIMENSIONS ARE TO TOP OF STONE, BRICK, OR GFRC. HORIZONTAL DIMENSIONS AT CORNERS AND OFFSETS ARE TO EDGE OF STONE, BRICK OR GFRC FIELD ARE TO CENTER OF JOINT. REFER TO FLOOR PLANS FOR HORIZONTAL DIMENSIONS TO OPENING AND GRIDS.
7. MASON SHALL HAND SELECT FROM BRICK BLEND IN AREAS LESS THAN 2'-0" IN WIDTH.
8. REFER TO SPECIFICATIONS FOR DETAILED MATERIAL INFORMATION.

MASONRY CALCULATION.

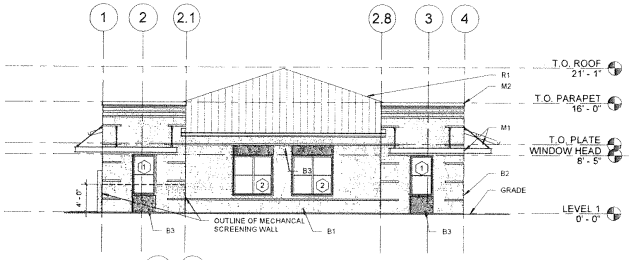
ELEVATION	TOTAL AREA MINUS GLAZING	TOTAL MASONRY S.F.	MASONRY %
NORTH	635 SF	635 SF	100%
SOUTH	601 SF	601 SF	100%
EAST	774 SF	774 SF	100%
WEST	817 SF	817 SF	100%



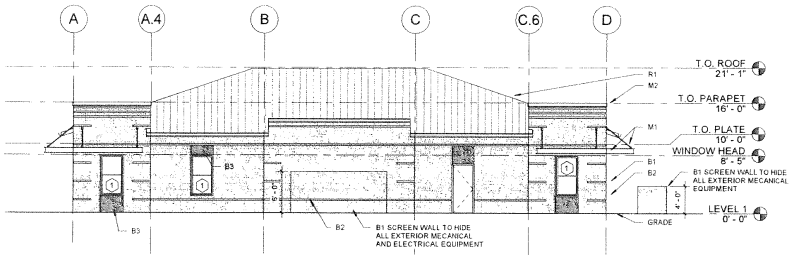
6 Elevation - North
1/8" = 1'-0"



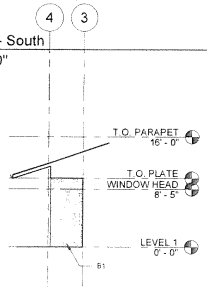
2 Elevation- East
1/8" = 1'-0"



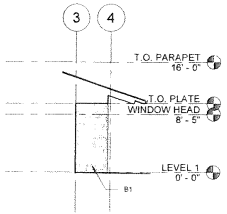
5 Elevation - South
1/8" = 1'-0"



1 Elevation - West
1/8" = 1'-0"



4 Elevation - South 1
1/8" = 1'-0"



3 Elevation - North 1
1/8" = 1'-0"

CASE NAME:	Grapevine Station Small Office
CASE NUMBER:	CU20-07
LOCATION:	1038 Texan Trail Grapevine TX 76051

Conditional use request CU20-07 is a request to amend the previously approved site plan of CU15-36 (Ord. 2015-049) for a planned business park, specifically, to allow for the development of a 3,880 square foot office building.

DATE: _____

SHEET: _8_ OF _12_

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

DEPARTMENT OF DEVELOPMENT SERVICES

GRAPEVINE STATION OFFICE BUILDING
1038 TEXAN TRAIL
GRAPEVINE TX 76051

STRUCTURAL ENGINEER
FRANK W. NEAL & ASSOC. INC.
1015 W. BROADWAY
FORT WORTH TX 76104
817 332-1944

MEP ENGINEER
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FORT WORTH TX 76116
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02 MARCH 2020

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PLANNING & ZONING COMMISSION

Project No: 16146.00

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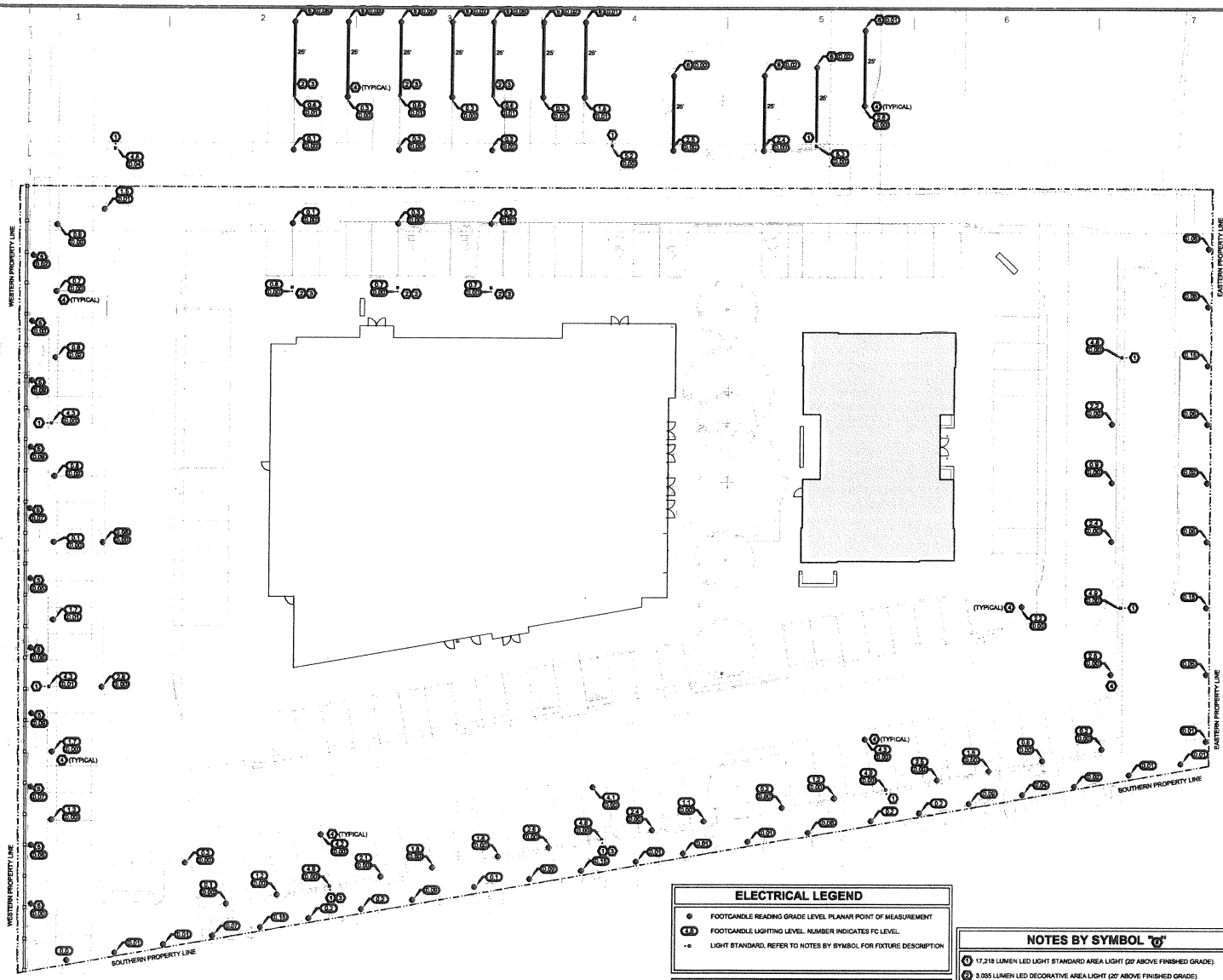
EXTERIOR ELEVATIONS
A-201



1 EXTERIOR LIGHTING CALCULATIONS
1/16" = 1'-0"

ELECTRICAL LEGEND

- FOOTCANDLE READING GRADE LEVEL PLANAR POINT OF MEASUREMENT
- FOOTCANDLE LIGHTING LEVEL. NUMBER INDICATES FC LEVEL.
- LIGHT STANDARD, REFER TO NOTES BY SYMBOL FOR FIXTURE DESCRIPTION

GENERAL NOTES

1. SITE LIGHTING CONSIST OF TWO TYPES OF POLE MOUNTED LIGHT FIXTURES. ONE TRADITIONAL LIGHT STANDARD AND ONE DECORATIVE AREA LIGHT.
2. THERE ARE NO BUILDING MOUNTED LUMINAIRES CONTRIBUTING TO THE OVERALL FOOTCANDLE MEASUREMENTS.
3. ADJACENT PROPERTIES HAVE NO SITE LIGHTS WITHIN 100' OF PROPERTY LINE.

NOTES BY SYMBOL "a"

a. 17,218 LUMEN LED LIGHT STANDARD AREA LIGHT (20' ABOVE FINISHED GRADE).
b. 3,055 LUMEN LED DECORATIVE AREA LIGHT (20' ABOVE FINISHED GRADE).
c. GRADE LEVEL FOOTCANDLE READING TAKEN AT BASE OF LIGHT POLE.
d. FOOTCANDLE READING GRADE LEVEL PLANAR POINT OF MEASUREMENT
e. WESTERN PROPERTY LINE IS ACTUALLY 3' BEYOND AN 8' HIGH MASONRY WALL. FC READINGS ARE TAKEN AT THE MASONRY WALL WELL WITHIN THE PROP. LINE.
f. NORTH PROPERTY LINE IS APPROXIMATE AS BOTH PARCELS ARE OWNED BY THE SAME ENTITY. FC READINGS ARE TAKEN AT 25' BEYOND FIXTURE LOCATIONS IN AN OPEN FIELD.

CASE NAME: Grapevine Station Small Office
CASE NUMBER: CU20-07
LOCATION: 1038 Texan Trail Grapevine TX 76051

Conditional use request CU20-07 is a request to amend the previously approved site plan of CU15-36 (Ord. 2015-049) for a planned business park, specifically to allow for the development of a 3,880 square foot office building.

DATE:

SHEET_9_ OF_12_

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DEPARTMENT OF DEVELOPMENT SERVICES

01/04/17

Summit CONSULTANTS, INC.
Texas BPE Registration # F-207
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4144 N. Central Expwy, Suite 635, Dallas, Texas 75204, Office 214 420 9111
www.summitcnsp.com

GRAPEVINE STATION OFFICE BUILDING

1038 TEXAN TRAIL
GRAPEVINE TX 76051

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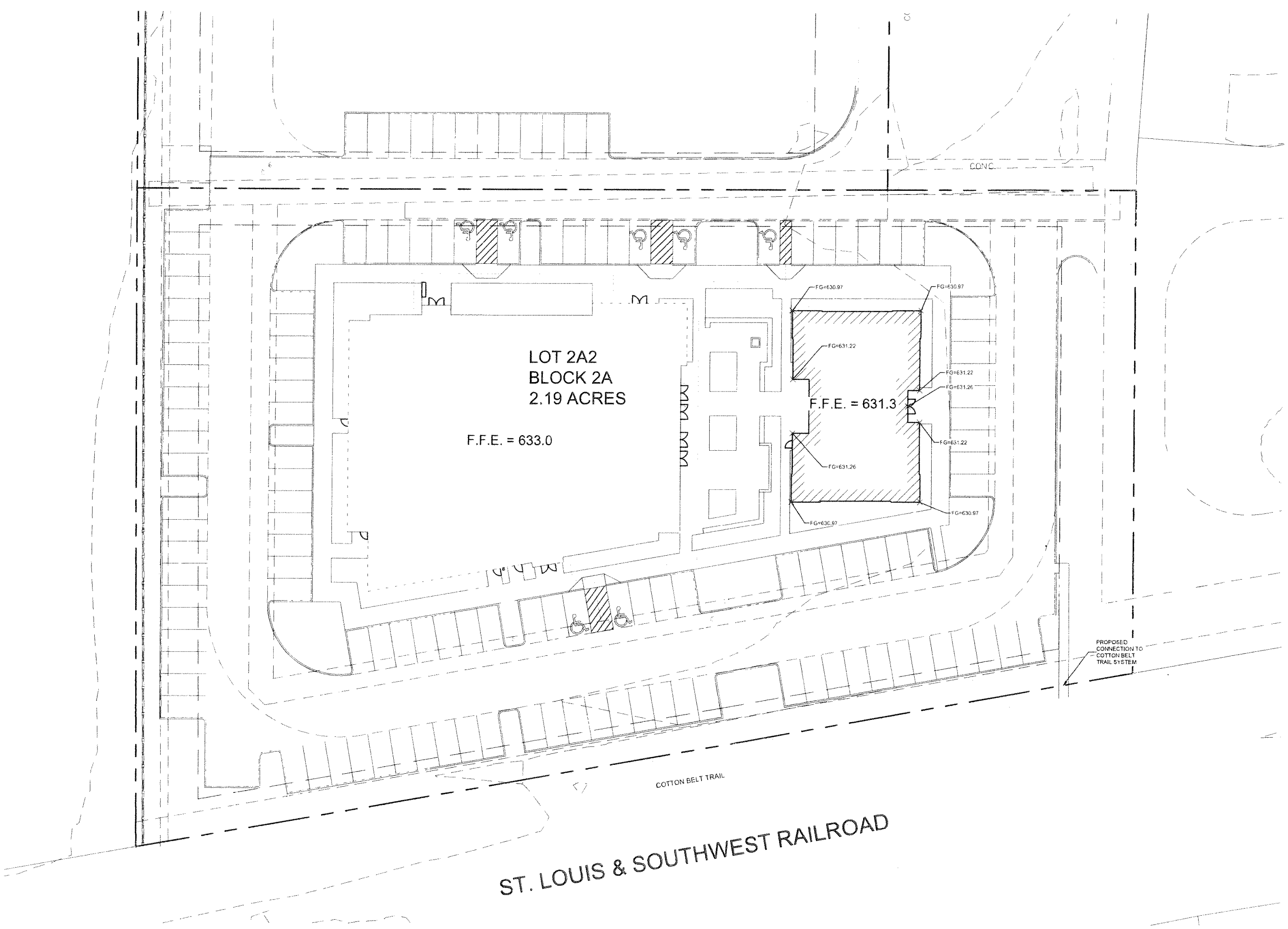
EXTERIOR LIGHTING CALCULATIONS AS102



SCALE: 1" = 20'
0 20' 40'

GENERAL GRADING NOTES

1. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE SPECIFICATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT PREPARED BY ALPHA TESTING, INC DATED AUGUST 19, 2015, TITLED GEOTECHNICAL EXPLORATION ON HISTORY MAKER HEADQUARTERS, AND IN THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION NORTH CENTRAL TEXAS - NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) EXCEPT AS MODIFIED IN THE ABOVE REFERENCED GEOTECHNICAL REPORT.
2. STRIPPED VEGETATION, ROOTS, STUMPS, DEBRIS AND OTHER ORGANIC MATERIAL MAY BE BURNED ON SITE IF AUTHORIZED BY GOVERNING AUTHORITIES, AT A LOCATION DESIGNATED BY THE ENGINEER/OWNER, OR SHALL BE REMOVED AND HAULED OFF-SITE TO A DUMP SITE AT THE EXPENSE OF THE CONTRACTOR.
3. TOPSOIL SHALL BE STRIPPED TO A DEPTH AS APPROVED BY THE GEOTECHNICAL ENGINEER AND STOCKPILED IN A LOCATION DESIGNATED BY THE ENGINEER.
4. UPON COMPLETION OF STRIPPING OPERATIONS, AND PRIOR TO PLACEMENT OF ANY FILL MATERIALS, ALL AREAS SHALL BE OBSERVED TO DETERMINE IF ADDITIONAL EXCAVATION IS REQUIRED TO REMOVE WEAK OR OTHERWISE OBJECTIONABLE MATERIALS. THE SUBGRADE SHOULD BE FIRM AND ABLE TO SUPPORT CONSTRUCTION EQUIPMENT WITHOUT DISPLACEMENT. SOFT OR YIELDING SUBGRADE SHOULD BE CORRECTED AND MADE STABLE BEFORE CONSTRUCTION PROCEEDS. PROOF ROLLING SHOULD BE PERFORMED TO DETECT SOFT SPOTS WHICH IF EXIST, SHOULD BE REWORKED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER. ANY AREAS THAT REQUIRE REWORKING SHALL BE INCIDENTAL TO THE CONTRACT.
5. GRADING CONTRACTOR IS RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL EXCAVATED AND CLEARED MATERIAL THAT THE SOILS LAB DECLARES UNSUITABLE FOR USE ON-SITE.
6. IF ROCK IS ENCOUNTERED IN THE STREET SUBGRADE, THE ROCK SHALL BE EXCAVATED TO A DEPTH OF SIX INCHES, REMOVED FROM THE STREET, AND NON-ROCK MATERIAL SHALL BE REPLACED FOR THE STREET SUBGRADE. ROCK IN STREET PARKWAYS SHALL BE REMOVED AND REPLACED WITH SIX INCHES OF TOP SOIL. THIS SHALL BE ACCOMPLISHED BY THE GRADING CONTRACTOR SUBSIDIARY TO THE CONTRACT.
7. EMBANKMENT SHALL CONSIST OF THE PLACEMENT AND COMPACTION OF THE EXCAVATED MATERIAL OBTAINED FROM SITE, STREET, CHANNEL AND POND EXCAVATIONS. ITEM 203.7 OF THE STANDARD SPECIFICATIONS FROM PUBLIC WORKS CONSTRUCTION NORTH CENTRAL TEXAS - NCTCOG SHALL GOVERN EXCEPT AS MODIFIED IN THE GEOTECHNICAL REPORT.
8. INITIAL SITE GRADING SHALL BE COMPLETED TO A TOLERANCE OF PLUS OR MINUS ONE TENTH OF ONE FOOT IN STREETS AND PLUS OR MINUS ONE TENTH OF ONE FOOT FOR BUILDING PADS. FINAL BUILDING PAD GRADING TO BE DONE UPON COMPLETION OF PAVING AND UTILITY FACILITIES, SHALL BE PROVIDED TO A TOLERANCE OF PLUS OR MINUS ONE TENTH OF ONE FOOT AT ALL FOUR CORNERS AND CENTER OF THE PAD.
9. ALL FILL PLACED ON SITE SHALL BE PLACED PER THE SPECIFICATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT. ALL FILL PLACED SHALL BE SUPERVISED, TESTED AND SUBJECT TO APPROVAL BY THE GEOTECHNICAL ENGINEER.
10. INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDER-GROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATION ALL UNDER-GROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING AND DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
11. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF EROSION CONTROL SYSTEM (I.E. SILT FENCE, HAY BALES, ETC.) PRIOR TO BEGINNING CONSTRUCTION. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR INLET PROTECTION UPON COMPLETION OF ALL STORM SEWER HEADWALLS AND INLET TOPS. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION, THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, DRAINAGE DITCHES, DRIVEWAYS AND PRIVATE YARDS AND ROADWAYS.
12. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO SAVE AND PROTECT ANY EXISTING TREES AS DESIGNATED BY THE OWNER, ENGINEER, OR PROJECT MANAGER. IN THE EVENT EXISTING TREES APPEAR TO NEED REMOVING, THE CONTRACTOR SHALL IDENTIFY SUCH TREES THAT WILL BE LOST AND HAVE THEM APPROVED FOR REMOVAL PRIOR TO CONSTRUCTION CONTINUING IN THAT AREA.
13. CONTRACTOR IS TO SLOPE THE ADJACENT GROUND AWAY FROM ALL BUILDING PADS TO ACHIEVE POSITIVE SURFACE DRAINAGE.
14. ALL DISTURBED AREAS UNDER BUILDING PAD OR FUTURE PAVEMENT SHALL RECEIVE SIX (6) INCHES OF TOPSOIL.
15. CONSTRUCTION SHALL BE BASED ON SPOT GRADES SHOWN ON THE GRADING PLAN. CONTOURS ARE A VISUAL REPRESENTATION OF FINISHED GRADE ONLY AND ARE NOT INTENDED TO BE USED TO SET GRADE.
16. SLOPES ON SITE SHALL NOT EXCEED A 3:1 SLOPE UNLESS NOTED OTHERWISE.
17. ANY COSTS ASSOCIATED WITH DEWATERING THE SITE SHALL BE DONE AT THE EXPENSE OF THE CONTRACTOR.
18. CONTRACTOR SHALL INSURE THAT PROPOSED OR INTERIM GRADING IN NO WAY CAUSES OR POTENTIALLY CAUSES DETRIMENTAL DRAINAGE PATTERNS, OR FLOWS, INCLUDING BUT NOT LIMITED TO INCREASED OF CONCENTRATED RUNOFF ONTO ANY ADJACENT PROPERTIES.
19. THE CONTRACTOR SHALL MATCH EXISTING ELEVATIONS AND CONSTRUCT SMOOTH TRANSITIONS AT CONNECTIONS TO EXISTING PAVEMENT AND CURB.
20. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DUST CONTROL DURING THIS PROJECTS ENTIRE EARTHWORK CONSTRUCTION DURATION.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTEGRITY OF ALL CONSTRUCTED SLOPES UNTIL PROPER STABILIZATION IS ACHIEVED AND ACCEPTED BY THE GEOTECHNICAL ENGINEER.
22. CONTRACTOR TO DISPOSE OF ALL ON SITE TRASH, DEBRIS AND CROSS FENCING.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING HORIZONTAL AND VERTICAL CONTROL FOR THIS PROJECT. ALL FINAL GRADES SHALL BE SUBJECT TO VERIFICATION BY OWNER.
24. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT THE INTEGRITY OF BOUNDARY FENCE LINES. NO OFFSITE GRADING SHALL BE PERFORMED WITHOUT SPECIFIC INSTRUCTIONS FROM THE ENGINEER.
25. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING STRUCTURES UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER.
26. THE CONTRACTOR SHALL MAINTAIN EXISTING AND/OR ADD ANY AND ALL EROSION PROTECTION CONTROL DEVISED NECESSARY FOR EROSION AND SEDIMENT CONTROL.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF EXISTING PAVED ROADS AND SHALL PROVIDE EQUIPMENT AND MANPOWER FOR THAT PURPOSE.

CONTRACTOR NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE PRIOR TO EXCAVATING. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATION ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL OF WHICH WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

BENCHMARK 1:
AN "X" CUT IN THE GUTTER AT THE NORTHWEST INTERSECTION OF CANNON AND RUTH STREET
+/-1 FOOT SOUTH OF THE NORTH CURB OF CANNON STREET AND +/-20' WEST OF THE CENTERLINE OF RUTH STREET
ELEV. = 635.13

BENCHMARK 2:
AN "X" CUT ON CONCRETE +/-139' WEST OF THE NORTHWEST CORNER OF THE SITE +/-7 FEET SOUTH OF THE NORTH PROPERTY LINE, +/-7 FEET EAST OF AN EXISTING CURB
ELEV. = 631.70

LEGEND

	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPERTY BOUNDARY
	PROPOSED FLOW ARROW
EG	EXISTING GROUND
TC	TOP OF CURB
G	GUTTER
FG	FINISHED GRADE

CASE NAME:	Grapevine Station Small Office
CASE NUMBER:	CU20-07
LOCATION:	1038 Texan Trail Grapevine TX 76051

Conditional use request CU20-07 is a request to amend the previously approved site plan of CU15-36 (Ord. 2015-049) for a planned business park, specifically to allow for the development of a 3,880 square foot office building

DATE: ________

SHEET 10 OF 12

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

DEPARTMENT OF DEVELOPMENT SERVICES

811 Know what's below. Call before you dig.

NO.	DATE	REVISION	APPROVAL

PELOTON LAND SOLUTIONS
9800 HILLWOOD PKWY.
SUITE 250
FORT WORTH, TX 76177
PHONE: 817-562-3350
TX FIRM NO 12207

AMANDA MATA 130086 LICENSED PROFESSIONAL ENGINEER

GRADING PLAN

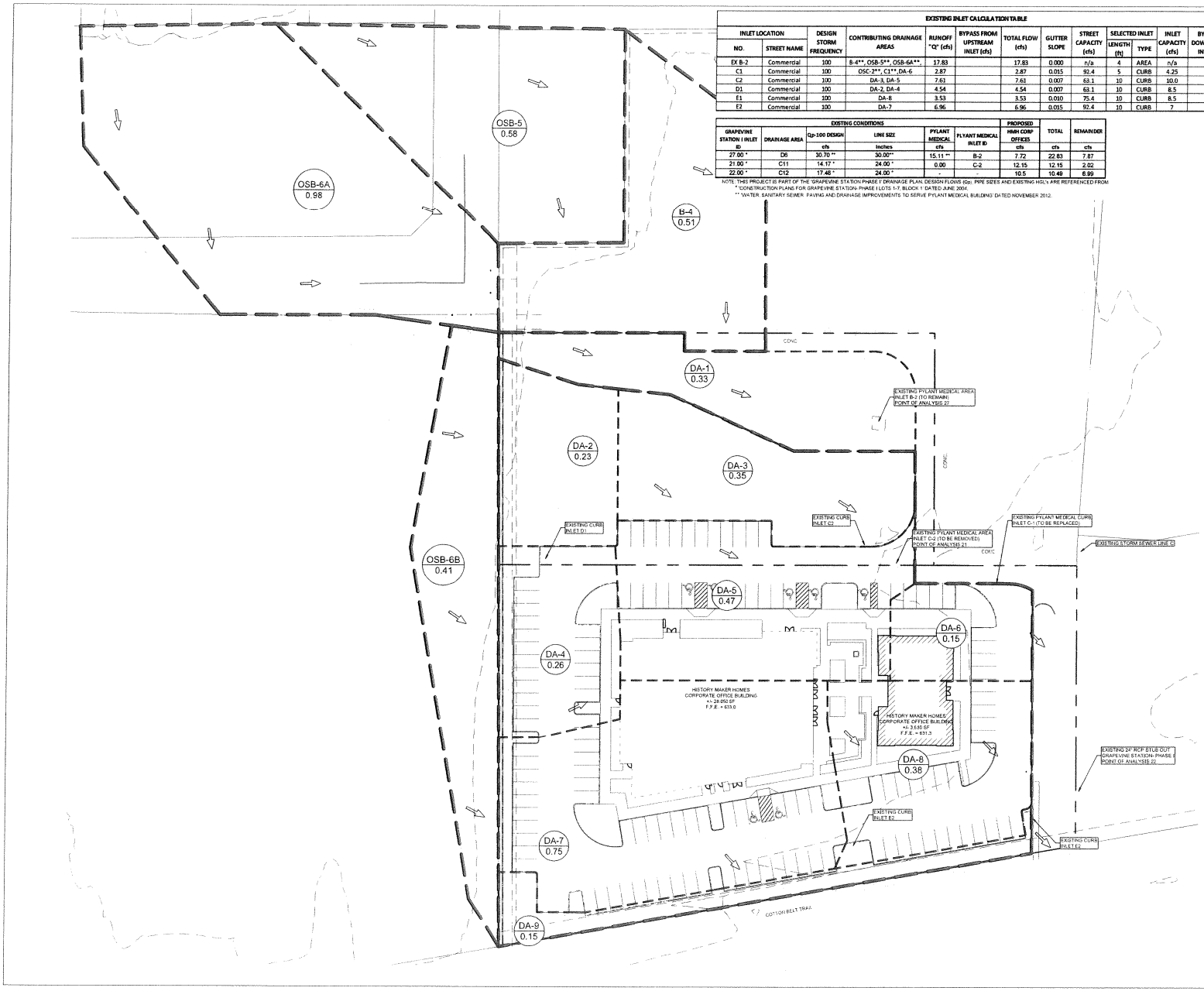
HISTORY MAKER HOMES
CORPORATE OFFICE
GRAPEVINE, TEXAS

HISTORY MAKER HOMES

DEVELOPER: HISTORY MAKER HOMES
DRAWN/DESIGNED BY: TBG
EIT/PROJECT MANAGER: TBG, AMM
SR. PROJECT MANAGER: BLS
PROJECT #: HMH15001
ADDRESS: 1038 TEXAN TRAIL GRAPEVINE, TX 76051

SHEET 10 OF 12

HISTORY MAKER HOMES\CORPORATE OFFICE



EXISTING INLET CALCULATION TABLE

INLET LOCATION NO.	INLET LOCATION STREET NAME	DESIGN STORM FREQUENCY	CONTRIBUTING DRAINAGE AREAS	RUNOFF "Q" (cfs)	BYPASS FROM UPSTREAM INLET (cfs)	TOTAL FLOW (cfs)	GUTTER SLOPE	STREET CAPACITY (cfs)	SELECTED INLET LENGTH (ft)	SELECTED INLET TYPE	INLET CAPACITY (cfs)	BYPASS TO DOWNSTREAM INLET (cfs)
EX B-2	Commercial	100	B-4**, OSB-5**, OSB-6A**,	17.83		17.83	0.000	n/a	4	AREA	n/a	-
C1	Commercial	100	OSC-2**, C1**, DA-6	2.87		2.87	0.015	92.4	5	CURB	4.25	-
C2	Commercial	100	DA-3, DA-5	7.61		7.61	0.007	63.1	10	CURB	10.0	-
D1	Commercial	100	DA-2, DA-4	4.54		4.54	0.007	63.1	10	CURB	8.5	-
E1	Commercial	100	DA-8	3.53		3.53	0.010	75.4	10	CURB	8.5	-
E2	Commercial	100	DA-7	6.96		6.96	0.015	92.4	10	CURB	7	-

EXISTING CONDITIONS

GRAPEVINE STATION I INLET ID	DRAINAGE AREA	Qp-100 DESIGN (cfs)	LINE SIZE (Inches)	PYLANT MEDICAL (cfs)	PYLANT MEDICAL INLET ID	PROPOSED HMH CORP OFFICES (cfs)	TOTAL (cfs)	REMAINDER (cfs)
27.00 *	D6	30.70 **	30.00**	15.11 **	B-2	7.72	22.83	7.87
21.00 *	C11	14.17 *	24.00 *	0.00	C-2	12.15	12.15	2.02
22.00 *	C12	17.48 *	24.00 *	--		10.5	10.49	6.99

NOTE: THIS PROJECT IS PART OF THE 'GRAPEVINE STATION- PHASE I' DRAINAGE PLAN. DESIGN FLOWS (Qp), PIPE SIZES AND EXISTING HGL's ARE REFERENCED FROM:
* 'CONSTRUCTION PLANS FOR GRAPEVINE STATION- PHASE I LOTS 1-7, BLOCK 1' DATED JUNE 2004.
** 'WATER, SANITARY SEWER, PAVING AND DRAINAGE IMPROVEMENTS TO SERVE PYLANT MEDICAL BUILDING' DATED NOVEMBER 2012.

SCALE: 1" = 30'

LEGEND

- EXISTING CONTOUR
- PROPERTY BOUNDARY
- DRAINAGE AREA
- DIRECTION OF DRAINAGE FLOW
- E-B6 / 20.176 — DRAINAGE AREA LABEL / ACREAGE

BENCHMARK 1
AN "X" CUT IN THE GUTTER AT THE NORTHWEST INTERSECTION OF CANNON AND RUTH STREET
+/- 17 FOOT SOUTH OF THE NORTH CURB OF CANNON STREET AND +/- 20 WEST OF THE CENTERLINE OF RUTH STREET
ELEV. = 635.15

BENCHMARK 2
AN "X" CUT ON CONCRETE +/-130' WEST OF THE NORTHWEST CORNER OF THE SITE, +/-7 FEET SOUTH OF THE NORTH PROPERTY LINE +/- 7 FEET EAST OF AN EXISTING CURB
ELEV. = 631.70

CASE NAME: Grapevine Station Small Office
CASE NUMBER: CU20-07
LOCATION: 1038 Texan Trail, Grapevine TX 76051

Conditional use request CU20-07 is a request to amend the previously approved site plan of CU15-36 (Ord. 2015-049) for a planned business park, specifically to allow for the development of a 3,880 square foot office building.

DATE _____

SHEET 11 OF 12

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DEPARTMENT OF DEVELOPMENT SERVICES

811 Know what's below. Call before you dig.

NO.	DATE	REVISION	APPROVAL

PELOTON LAND SOLUTIONS
8800 HILLWOOD PKWY, SUITE 1900
FORT WORTH, TX 76177
PHONE: 817-562-2550
TX FIRM # 10193900

HISTORY MAKER HOMES/PCORPORATE OFFICE

STATE OF TEXAS — AMANDA MATA 130566 — 07/27/2020

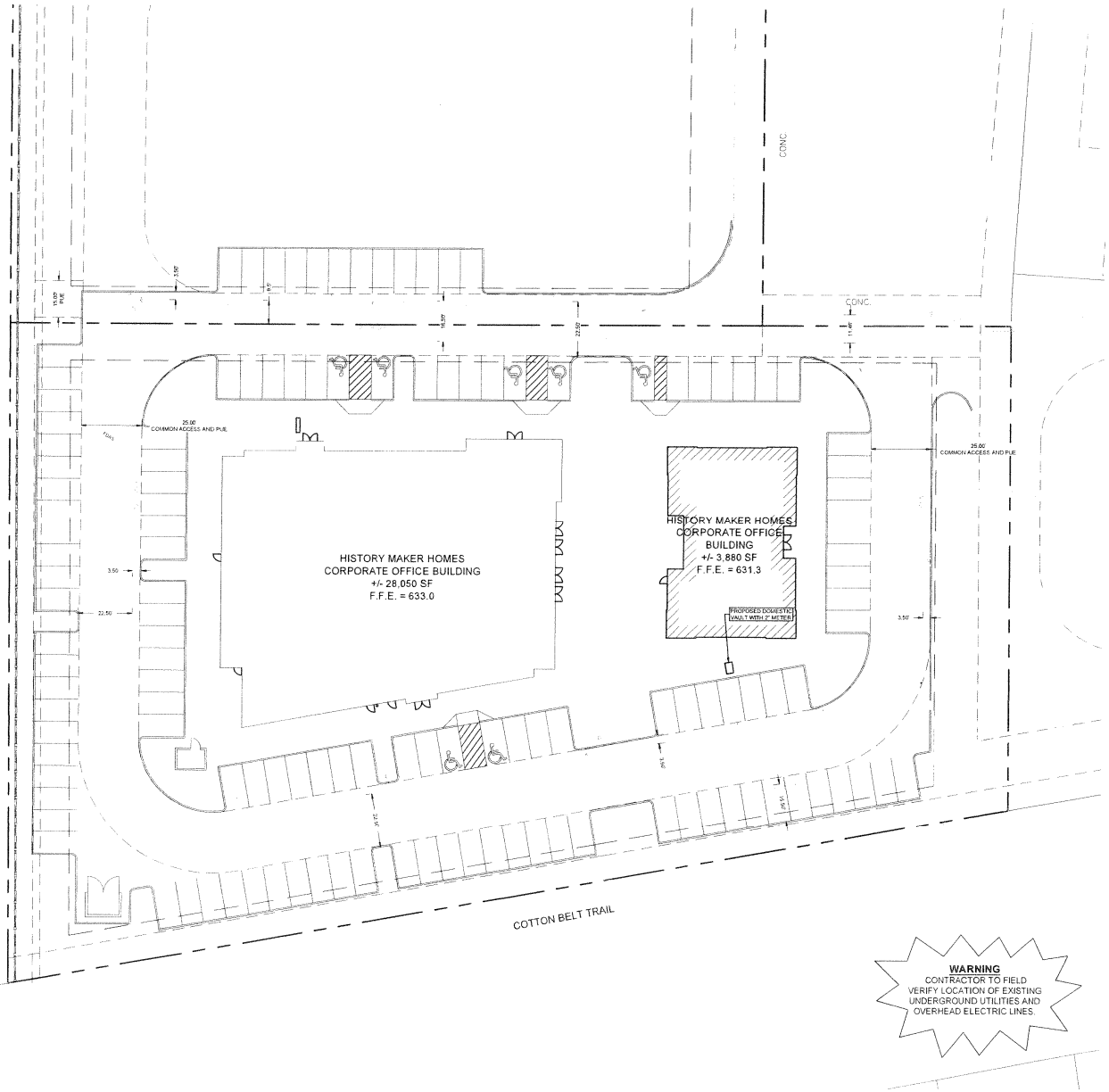
DRAINAGE AREA MAP

HISTORY MAKER HOMES CORPORATE OFFICE
GRAPEVINE, TEXAS

HISTORY MAKER HOMES

DEVELOPER: HISTORY MAKER HOMES
DRAWN/DESIGNED BY: TBG
EIT/PROJECT MANAGER: TBG, AMM
SR. PROJECT MANAGER: BLS
PROJECT # HMH1001
ADDRESS: 1038 TEXAN TRAIL, GRAPEVINE, TEXAS 76051

SHEET 11 OF 12



WARNING
CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES AND OVERHEAD ELECTRIC LINES.

SCALE: 1" = 20'

CONTRACTOR NOTE

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NO.	DATE	REVISION	APPROVAL

PELOTON LAND SOLUTIONS
9800 HILLWOOD PKWY.
SUITE 250
FORT WORTH, TX 76177
PHONE: 817-562-3350
TX FIRM NO 12207

HISTORY MAKER HOMES\PCORPORATE OFFICE

ANANDA MATA
132086

UTILITY PLAN

HISTORY MAKER HOMES
CORPORATE OFFICE
GRAPEVINE, TEXAS

HISTORY MAKER HOMES

CASE NAME:	Grapevine Station Small Office
CASE NUMBER:	CU20-07
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DATE _____

SHEET 12 OF 12

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DEPARTMENT OF DEVELOPMENT SERVICES

811 Know what's below. Call before you dig.

DEVELOPER: HISTORY MAKER HOMES
DRAWN/DESIGNED BY: TBG
ET/PROJECT MANAGER: TBG, AMM
SR. PROJECT MANAGER: BLS
PROJECT #: H6645/001
ADDRESS: 1038 TEXAN TRAIL
GRAPEVINE, TX 76051

SHEET
12
OF 12

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 8TH DAY OF APRIL 2020.

APPROVED:

_____
CHAIRMAN

ATTEST:

_____
PLANNING TECHNICIAN