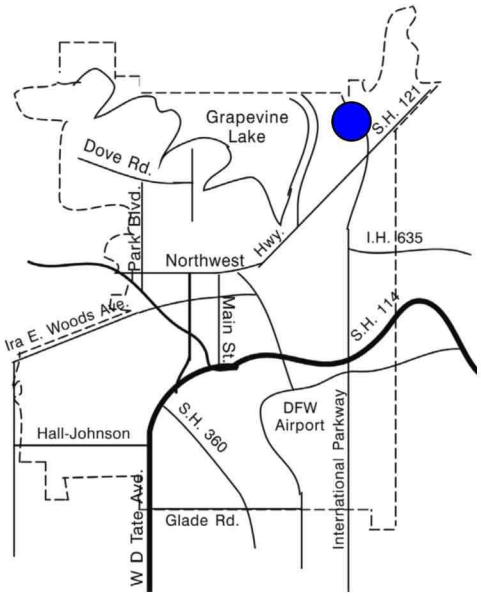
CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE PLANNING AND ZONING COMMISSION

FROM: BRUNO RUMBELOW, CITY MANAGER BR
ERICA MAROHNIC, PLANNING SERVICES DIRECTOR

MEETING DATE: JULY 16, 2024

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF ZONE CHANGE APPLICATION Z24-03 AND CONDITIONAL USE PERMIT REQUEST CU24-17; TCC GRAPEVINE MILLS MULTIFAMILY, NORTHLAND GRAPEVINE SIGNATURE HOTEL AND CHOP STEAKHOUSE AND BAR RESTAURANT



APPLICANT: Kevin Hickman – Trammel Crow Company

PROPERTY LOCATION AND SIZE:

The subject property is addressed as 2800 and 3421 Grapevine Mills Parkway and is proposed to be platted as Block 1, Lots 2, 3 and 4, Grapevine Mills Wells Addition. The site contains approximately 28.7 acres with approximately 2,039 (1,994) feet of frontage along North Grapevine Mills Boulevard, 771 (847) feet of frontage along Grapevine Mills Parkway, 310 feet of frontage along Stars and Stripes Way and 648 (866) feet of frontage along East Grapevine Mills Circle.

REQUESTED ZONE CHANGE AND CONDITIONAL USE PERMIT COMMENTS:

The applicant is requesting to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The applicant is also requesting a conditional use permit to develop a master site development plan with 296 multifamily units in buildings 2-4 stories in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms.

On February 21, 2017, The City Council approved AM2016-03 (Ord. 2017-012) to establish the Master Site Development Plan which allows the Planning and Zoning Commission and City Council, through the conditional use process, the ability to consider multiple requests through one application on tracts of land five acres in size or larger along with the ability to consider additional uses, including residential uses, without the

need for separate zone change request.

Overall, the subject site is a 28.70 acre tract that will be subdivided into two separate lots for the multifamily and hotel portions of the project. The applicant intends to develop 28 multifamily buildings on Lot 2, approximately 18 acres of land. Two points of access along North Grapevine Mills Boulevard are proposed, including shared access between Lots 2 and 3. The City's trail system and adjacent developments, such as Grapevine Mills Mall can be accessed from the development by internal curvilinear, meandering sidewalks, which connect to perimeter public sidewalks, and interface with two proposed midblock pedestrian crosswalks on East Grapevine Mills Circle and North Grapevine Mills Boulevard. The exterior elevations are a combination of residentially derived styling, pitched roofs, and commercially derived styling, flat roofs. They range from 2 stories and 30 feet to 4 stories, 65 feet, and 5 inches in height. A total of 296 units are proposed with a density of 16.62 units per acre, and 296,548 square feet (25%) of open space. The unit mix is as follows:

- Nine (9) efficiency units (630 square feet)
- 104 one-bedroom units (750 square feet)
- 134 two-bedroom units (1,200 square feet)
- 49 three-bedroom units (2,000 square feet)

Required parking for the multifamily portion is 592 parking spaces (2 spaces per unit), but the proposal includes 552 (1.80 spaces per unit). An applicant can request to vary from the multifamily parking requirements as part of the conditional use permit. The parking provided are in the following categories:

- Surface head-in: 146 spaces
- Surface parallel: 54
- One-car garage: 40 spaces
- Two-car garage: 312 spaces

The parking analysis concludes that, based on the peak parking demand of 1.27 parking spaces (total 376 spaces), the proposed 1.86 parking spaces (total 552 spaces) per dwelling unit (296 dwelling units) is sufficient compared to the City's requirement of 2.0 parking spaces per dwelling unit (total 592 spaces). Signs on the subject site would typically be placed at the entrance of the development, however this is not possible due to an existing 50-foot utility easement at the entrances along North Grapevine Mills Boulevard.

Contained within your packet is an affidavit of compliance signed and sealed by the project architect confirming that the project adheres to the *Design Standards Manual for Multifamily and Vertical Mixed-Use Development*. The project is located within Character District 5, Grapevine Mills North District, as outlined in the design standards.

In addition to the proposed multifamily development, the applicant also intends to develop the 5.9-acre Lot 3, with a six-story, 135,735 square foot, 249 room, Northland Grapevine

Signature Hotel that is approximately 77 feet in height. The hotel exterior features two main entries along the north and south building elevations, a 9,451 square foot, 222-seat full-service restaurant (Chop Steakhouse and Bar Restaurant) and warming kitchen, approximately 4,200 square feet of banquet and meeting room space, and an approximate 1,040 square foot full-service indoor exercise facility with fitness equipment and an indoor pool.

The proposed restaurant has a dedicated main entrance along the north building elevation and will feature a main dining area, a lounge area with a circle bar, two indoor fire pits, and an indoor patio area. The site requires 312 parking spaces, and 312 parking spaces are proposed. There are two points of access to the hotel lot; one along the southbound lanes of Grapevine Mills Parkway and the other is a shared access within lot 2 along North Grapevine Mills Boulevard.

Two monument signs are proposed for the hotel lot; one located at the southeast corner of the site along southbound Grapevine Mills Parkway and the second sign located along an access easement along the south property line. An existing Grapevine Mills Mall sign will remain on the subject site. The sign is located in the northeast corner of the site at the intersection of North Grapevine Mills Boulevard and southbound Grapevine Mills Parkway.

Lot 4 is shown in concept only. Any future development proposed for Lot 4 will require a public hearing for consideration by the City Council and the Planning and Zoning Commission.

PRESENT ZONING AND USE:

The property is currently zoned “HCO”, Hotel Corporate Office and “CC”, Community Commercial District and is currently undeveloped.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject properties were zoned “C-W”, Commercial Warehouse District and “I-1”, Light Industrial District prior to the 1984 City-wide Rezoning at which time they were rezoned to “HCO”, Hotel Corporate Office and “CC”, Community Commercial District.

- On December 21, 1991, City Council approved Z99-20 (Ord. 1999-181) to rezone 7.93 acres from “HCO”, Hotel Corporate Office to “CC”, Community Commercial District to develop a restaurant and convenience retail store.

- On July 1, 1996, the Board of Zoning Adjustment approved BZA96-27 special exceptions to reduce the minimum perimeter landscape requirement to 10-feet, exceptions to Section 60, *Sign Standards*, and a variance to allow the elimination of required trees within the fuel line easement on the subject site.

- On February 21, 2017, City Council approved AM2016-03 (Ord. 2017-012) to

establish the Master Site Development Plan which allows the Planning and Zoning Commission and the City Council through the conditional use process the ability to consider multiple requests through one application on tracts of land five acres in size or larger along with the ability to consider additional uses, including residential uses, without the need for separate zone change request.

SURROUNDING ZONING AND EXISTING LAND USE:

NORTH: "R-MF-2", Multifamily District, "GU", Governmental Use District, and "CC", Community Commercial District – Dane Park Apartments, Terrawood Apartments, Exxon, and Fire Station #5

SOUTH: "HCO", Hotel Corporate Office District and "CC", Community Commercial District – Chesapeake Energy, Rooms To Go, and Grapevine Mills Mall

EAST: "CC", Community Commercial District – La-Z-Boy Furniture and Ashley Furniture Store

WEST: "R-MF-2", Multifamily District and "GU", Governmental Use District – Dane Park Apartments and Cowboys Golf Club

AIRPORT IMPACT:

The subject tract is located within Aircraft Sound Exposure "Zone B" Middle Zone of Effect as defined on the "Aircraft Sound Exposure: Dallas/Fort Worth Regional Airport Environs" map. In "Zone B", the following uses may be considered only if sound treatment is included in the building design: multifamily apartments, motels, office buildings, movie theatres, restaurant, personal and business services. Single-family residential and sound sensitive uses such as schools and churches should avoid this zone. The applicant's proposal is an appropriate use in this noise zone.

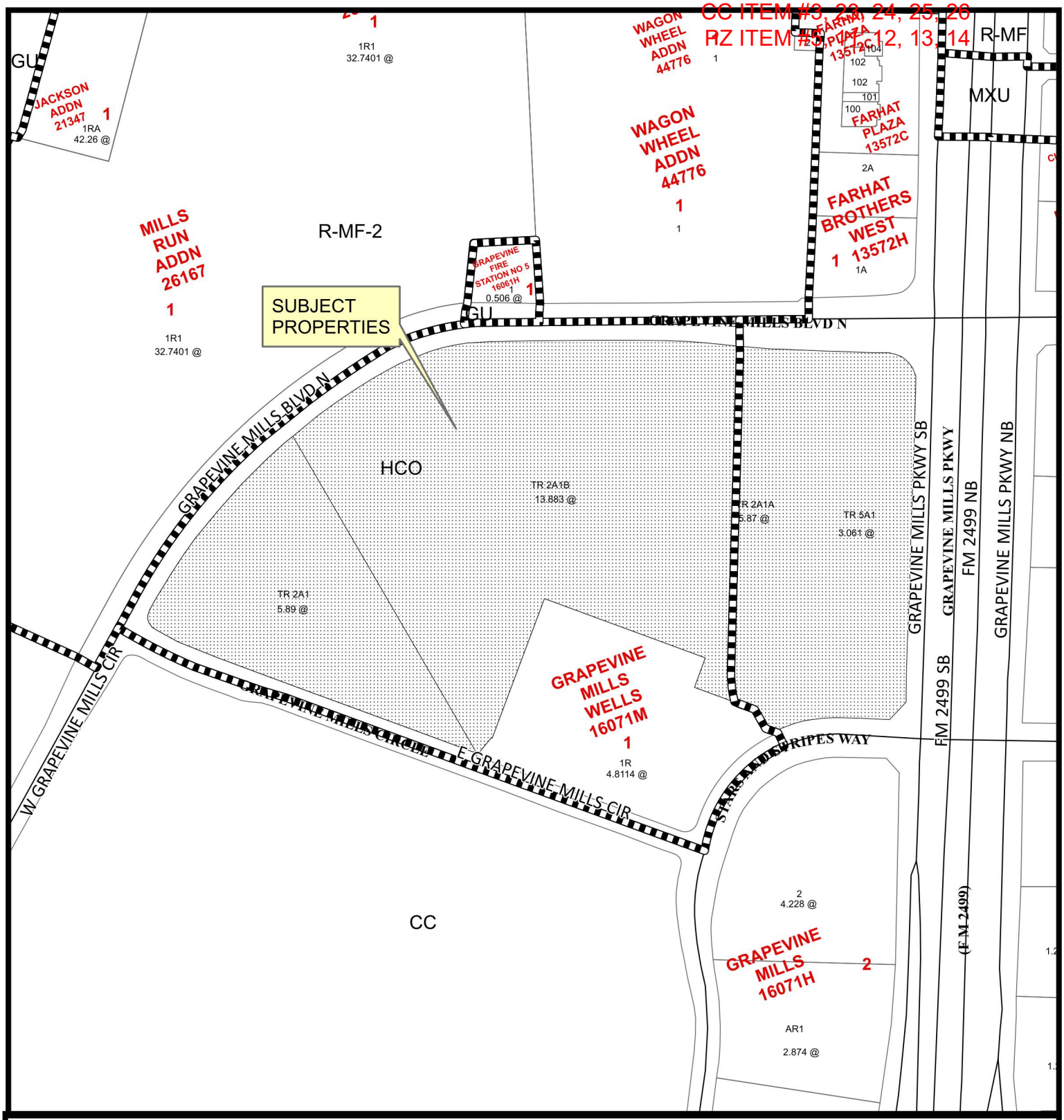
MASTER PLAN APPLICATION:

Map 2: Land Use Plan of the Comprehensive Master Plan designates the subject property as Commercial/Mixed Use (C/MU) land use. The request is compliant with the Master Plan.

THOROUGHFARE PLAN APPLICATION:

The Thoroughfare Plan designates this portion of North Grapevine Mills Boulevard as a Type B Major Arterial thoroughfare with a minimum 80-foot right-of-way developed as six lanes with a turn lane and designates Grapevine Mills Parkway as a Type A* Major Arterial consult TxDot for right-of-way width.

/at/ng



Z24-03/ CU24-17; Hotel Multifamily Mixed Use Development
2800 and 3421 Grapevine Mills Parkway

Date Prepared: 7/1/2024

This data has been compiled by the City of Grapevine IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

ZONE CHANGE AND CONCEPT PLAN
APPLICATION AND CHECKLISTS – Non-Residential

Subject Property Information

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) Prop. Lots 2-4, Block 1, Grapevine Mills Wells Addition	Gross area of parcel (to nearest tenth of acre) 28.704
Street frontage & distance to nearest cross street SWC of Grapevine Mills Pkwy & Grapevine Mills Blvd	Describe the Proposed Use Multifamily & Hotel
Proposed Zoning CC with CUP	Existing Zoning CC/HCO
Future Land Use Designation C/MU	Subject Property Address 2800 Grapevine Mills Parkway

Property Owner Information, Authorization and Acknowledgements

All Zone Change 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 concept plan approved with a zone change 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 zoning change request and acknowledge that all requirements of this application have been met at the time of submittal.

APR 01 2024

CU24-17
ZC24-03

Owner Name Dave Leopold

Company Total E&P USA Real Estate LLC

Address 301 Commerce St. Ste. 3700

City FORT WORTH State TX Zip Code 76107

Phone (817) 718-6403 Email [redacted]

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate Kevin Hickman *(name of project representative)* to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

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

Property Owner's Signature _____ Date 3/26/24

STATE OF: Texas
COUNTY OF: Tarrant

BEFORE ME, a Notary Public, on this day personally appeared Dave Leopold *(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 26th day of March, 2024.

Kelley Gori
NOTARY PUBLIC in and for the State of Texas

Kelley Gori
My Commission Expires
03/28/2025
ID No. 129941779

APR 01 2024
CU24-17
224-03

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

Project Representative Information *(complete if designated by owner)*

□ Engineer ☒ Purchaser □ Tenant □ Preparer □ Other (specify)_____
Name Kevin Hickman Company Trammell Crow Company

Address 2100 McKinney Avenue, Suite 800

City Dallas State TX Zip Code 75201

Phone 214-863-4277 Email [redacted]

Applicant's Signature Kevin Hickman Date 3/28/24

STATE OF: Texas
COUNTY OF: Dallas

BEFORE ME, a Notary Public, on this day personally appeared Kevin Hickman *(printed property owner's 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 28 day of March, 20 24

SAMANTHA WILCOX
Notary ID #133314821
My Commission Expires
September 3, 2025

Samantha Wilcox
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:

APR 01 2024
CU24-17
Z24-03

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)

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Current or if unplatted, proposed subdivision name(s), block(s), & lot(s) Prop. Lots 2-4, Block 1, Grapevine Mills Wells Addition	Gross area of parcel (to nearest tenth of acre) 28.704
Street frontage & distance to nearest cross street SWC of Grapevine Mills Pkwy & Grapevine Mills Blvd	Describe the Proposed Use Multifamily & Hotel
Proposed Zoning CC with CUP	Existing Zoning CC/HCO
Future Land Use Designation C/MU	Subject Property Address 2800 Grapevine Mills Parkway

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I have read and understand all of the requirements as set forth by the application for a conditional use permit request and acknowledge that all requirements of this application have been met at the time of submittal.

Owner Name Dave Leopold Owner Phone Number _____

Company Total E&P USA Real Estate LLC

Address 301 Commerce St. Ste. 3700

City Fort Worth State TX Zip Code 76107

Email [redacted]

APR 01 2024
CU24-17
Z24-03

Planning Services Department
200 S. Main Street • Grapevine, TX 76051 • 817.410.3155 • https://bit.ly/GrapevinePlanning

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

Project Representation (check one):

☐ I will represent the application myself; OR

☒ I hereby designate Kevin Hickman *(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.

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COUNTY OF: Tarrant

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Kelley Gori

NOTARY PUBLIC in and for the State of Texas

Kelley Gori
My Commission Expires
03/26/2025
ID No. 126941779

APR 01 2024
CU24-17
224-03

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

Project Representative Information *(complete if designated by owner)*

□ Engineer ☒ Purchaser □ Tenant □ Preparer □ Other (specify)_____

Name Kevin Hickman Company Trammell Crow Company

Address 2100 McKinney Avenue, Suite 800

City Dallas State TX Zip Code 75201

Phone 214-863-4277 Email [redacted]

Applicant's Signature Kevin Hickman Date 3/26/24

STATE OF: Texas
COUNTY OF: Dallas

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SUBSCRIBED AND SWORN TO before me, this the 26 day of March, 20 24

SAMANTHA WILCOX
Notary ID #133314821
My Commission Expires
September 3, 2025

Samantha Wilcox
NOTARY PUBLIC in and for the State of Texas

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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:

APR 01 2024
CU24-17
Z24-03

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)

CONDITIONAL USE PERMIT APPLICATION AND SITE PLAN SET CHECKLISTS

PLATTING VERIFICATION:

☒ 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 2800 Grapevine Mills Parkway

Legal description of subject property
Proposed Lots 2-4, Block 1, Grapevine Mills Wells Addition

Public Works Department — Date 3/21/24

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the Heirs of James Gibson Survey, Abstract No. 587, City of Grapevine, Tarrant County, Texas, being part of Tract M117, conveyed to Total E&P USA Barnett, LLC, by deed recorded in Document No. D216266568 of the Official Public Records, Tarrant County, Texas (OPRTCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the north end of a corner clip being the intersection of the west line of Grapevine Mills Parkway, a variable width public right-of-way (also known as Farm to Market Road 2499), with the south line of Grapevine Mills Boulevard, a variable width public right-of-way (also known as Anderson-Gibson Road);

THENCE S 44°28'04" E, 76.38 feet along said corner clip to a 1/2" iron rod with plastic cap found for the south end of said corner clip;

THENCE S 01°46'46" W, 771.17 feet along the west line of Grapevine Mills Parkway to a 1/2" iron rod found for the north end of another corner clip being the intersection of Grapevine Mills Parkway with the north line of Stars and Stripes Way, a variable width public right-of-way conveyed to the City of Grapevine, recorded in Volume 12429, Page 2289, and in Volume 12693, Page 305, Deed Records, Tarrant County, Texas (DRTCT);

THENCE S 46°46'43" W, 56.57 feet along said corner clip to the south end thereof;

THENCE N 88°13'17" W, 103.41 feet along the north line of Stars and Stripes Way;

THENCE continuing along the north line thereof, around a tangent curve to the left having a central angle of 25°25'59", a radius of 340.00 feet, a chord of S 79°03'44" W - 149.69 feet, an arc length of 150.92 feet to a 5/8" iron rod with plastic cap found for the most easterly corner of Lot 1R, Block 1, Grapevine Mills Wells, an addition recorded in Document No. D219025559 OPRTCT;

THENCE along the common line of Lot 1R, the following:

N 71°09'41" W, 30.00 feet;

N 29°25'58" W, 51.19 feet to a 5/8" iron rod with plastic cap found;

N 69°49'37" W, 150.57 feet to a 5/8" iron rod with plastic cap found;

N 20°11'57" E, 73.93 feet to a 5/8" iron rod with plastic cap found;

N 69°48'24" W, 402.16 feet to a 1/2" iron rod with plastic cap found;

S 20°30'14" W, 348.36 feet to a 1/2" iron rod found;

S 75°11'43" W, 3.68 feet;

And S 39°06'20" W, 54.08 feet to the north line of Grapevine Mills Circle, a variable width access easement recorded in Volume 12693, Page 291 DRTCT, and being the same for Lot 1R3, Block 1, Grapevine Mills Addition, recorded in Document No. D207195454 OPRTCT;

THENCE along the north line of Grapevine Mills Circle, the following:

N 69°52'46" W, 648.84 feet;

A tangent curve to the right having a central angle of 08°34'24", a radius of 977.00 feet, a chord of N 65°35'34" W - 146.05 feet, an arc length of 146.19 feet;

And N 61°18'22" W, 23.39 feet to the northwest corner of said access easement, being a northwesterly corner of Lot 1R3, and being an easterly corner of another right-of-way dedication to the City of Grapevine, recorded in Volume 12693, Page 305 DRTCT, and being the south end of a corner clip being the intersection of Grapevine Mills Circle with the south line of Grapevine Mills Boulevard;

THENCE along said corner clip, around a tangent curve to the right having a central angle of 90°53'48", a radius of 30.00 feet, a chord of N 15°51'28" W - 42.76 feet, an arc length of 47.59 feet to a 1/2" iron rod with plastic cap found;

THENCE along the south line of Grapevine Mills Boulevard, the following:

A non-tangent curve to the right having a central angle of 29°08'41", a radius of 1458.00 feet, a chord of N 44°09'47" E - 733.67 feet, an arc length of 741.64 feet;

A compound curve to the right having a central angle of 30°33'03", a radius of 758.00 feet, a chord of N 74°00'39" E - 399.41 feet, an arc length of 404.18 feet;

N 89°17'11" E, 245.23 feet to an "X" found in concrete;

S 88°04'28" E, 129.82 feet to a 1/2" iron rod with plastic cap found;

S 84°39'55" E, 184.98 feet to a 1/2" iron rod with plastic cap found;

And S 88°04'28" E, 288.84 feet to the POINT OF BEGINNING with the subject tract containing 1,250,333 square feet or 28.704 acres of land.

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

METES AND BOUNDS DESCRIPTION – LOT 2

BEING a tract of land situated in the Heirs of James Gibson Survey, Abstract No. 587, City of Grapevine, Tarrant County, Texas, being part of Tract M117, conveyed to Total E&P USA Barnett, LLC, by deed recorded in Document No. D216266568 of the Official Public Records, Tarrant County, Texas (OPRTCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the north line of Grapevine Mills Circle, a variable width access easement recorded in Volume 12693, Page 291 DRTCT, and being the same for Lot 1R3, Block 1, Grapevine Mills Addition, recorded in Document No. D207195454 OPRTCT, also being the southwest corner of Lot 1R, Block 1, Grapevine Mills Wells, an addition recorded in Document No. D219025559 OPRTCT;

THENCE along the north line of Grapevine Mills Circle, the following:

N 69°52'46" W, 648.84 feet;

A tangent curve to the right having a central angle of 08°34'24", a radius of 977.00 feet, a chord of N 65°35'34" W - 146.05 feet, an arc length of 146.19 feet;

And N 61°18'22" W, 23.39 feet to the northwest corner of said access easement, being a northwesterly corner of Lot 1R3, and being an easterly corner of another right-of-way dedication to the City of Grapevine, recorded in Volume 12693, Page 305 DRTCT, and being the south end of a corner clip being the intersection of Grapevine Mills Circle with the south line of Grapevine Mills Boulevard;

THENCE along said corner clip, around a tangent curve to the right having a central angle of 90°53'48", a radius of 30.00 feet, a chord of N 15°51'28" W - 42.76 feet, an arc length of 47.59 feet to a 1/2" iron rod with plastic cap found;

THENCE along the south line of Grapevine Mills Boulevard, the following:

A non-tangent curve to the right having a central angle of 29°08'41", a radius of 1458.00 feet, a chord of N 44°09'47" E - 733.67 feet, an arc length of 741.64 feet;

A compound curve to the right having a central angle of 30°33'03", a radius of 758.00 feet, a chord of N 74°00'39" E - 399.41 feet, an arc length of 404.18 feet;

N 89°17'11" E, 245.23 feet to an "X" found in concrete;

S 88°04'28" E, 62.38 feet to a 1/2" iron rod with plastic cap found;

THENCE S 00°42'49" E, 101.80 feet;

THENCE S 03°41'09" E, 221.84 feet;

THENCE S 05°02'57" E, 160.74 feet;

THENCE S 04°15'24" W, 18.35 feet;

THENCE N 90°00'00" E, 71.02 feet;

March 28, 2024

THENCE around a tangent curve to the left having a central angle of 26°08'45", a radius of 181.50 feet, a chord of N 76°55'37" E - 82.11 feet, an arc length of 82.82 feet;

THENCE around a reverse curve to the right having a central angle of 12°36'32", a radius of 596.00 feet, a chord of N 70°09'31" E - 130.90 feet, an arc length of 131.16 feet;

THENCE S 13°32'13" E, 34.00 feet;

THENCE around a non-tangent curve to the left having a central angle of 18°15'22", a radius of 562.00 feet, a chord of S 67°20'06" W - 178.31 feet, an arc length of 179.07 feet;

THENCE around a reverse curve to the right having a central angle of 36°03'46", a radius of 204.00 feet, a chord of S 76°14'18" W - 126.29 feet, an arc length of 128.40 feet;

THENCE S 04°15'24" W, 137.52 feet to the north line of Lot 1R, Block 1, Grapevine Mills Wells;

THENCE along the common line of Lot 1R, the following:

N 69°48'24" W, 299.95 feet to a 1/2” iron rod with plastic cap found;

S 20°30'14" W, 348.36 feet 1/2” iron rod found;

S 75°11'43" W, 3.68 feet;

And S 39°06'20" W, 54.08 feet to the POINT OF BEGINNING with the subject tract containing 789,047 square feet or 18.114 acres of land.

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

METES AND BOUNDS DESCRIPTION – LOT 3

BEING a tract of land situated in the Heirs of James Gibson Survey, Abstract No. 587, City of Grapevine, Tarrant County, Texas, being part of Tract M117, conveyed to Total E&P USA Barnett, LLC, by deed recorded in Document No. D216266568 of the Official Public Records, Tarrant County, Texas (OPRTCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the north end of a corner clip being the intersection of the west line of Grapevine Mills Parkway, a variable width public right-of-way (also known as Farm to Market Road 2499), with the south line of Grapevine Mills Boulevard, a variable width public right-of-way (also known as Anderson-Gibson Road);

THENCE S 44°28'04" E, 76.38 feet along said corner clip to a 1/2" iron rod with plastic cap found for the south end of said corner clip;

THENCE S 01°46'46" W, 359.62 feet;

THENCE N 88°13'14" W, 122.73 feet;

THENCE around a tangent curve to the left having a central angle of 15°18'59", a radius of 579.00 feet, a chord of S 84°07'17" W - 154.32 feet, an arc length of 154.78 feet;

THENCE N 13°32'13" W, 17.00 feet;

THENCE around a non-tangent curve to the left having a central angle of 12°36'32", a radius of 596.00 feet, a chord of S 70°09'31" W - 130.90 feet, an arc length of 131.16 feet;

THENCE around a reverse curve to the right having a central angle of 26°08'45", a radius of 181.50 feet, a chord of S 76°55'37" W - 82.11 feet, an arc length of 82.82 feet;

THENCE N 90°00'00" W, 71.02 feet;

THENCE N 04°15'24" E, 18.35 feet;

THENCE N 05°02'57" W, 160.74 feet;

THENCE N 03°41'09" W, 221.84 feet;

THENCE N 00°42'49" W, 101.80 feet to a point on the south line of Grapevine Mills Boulevard;

THENCE along the south line thereof, the following:

S 88°04'28" E, 67.44 feet to a 1/2” iron rod with plastic cap found;

S 84°39'55" E, 184.98 feet to a 1/2” iron rod with plastic cap found;

S 88°04'28" E, 288.84 feet to the POINT OF BEGINNING with the subject tract containing 254,654 square feet or 5.846 acres of land.

March 28, 2024

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

METES AND BOUNDS DESCRIPTION – LOT 4

BEING a tract of land situated in the Heirs of James Gibson Survey, Abstract No. 587, City of Grapevine, Tarrant County, Texas, being part of Tract M117, conveyed to Total E&P USA Barnett, LLC, by deed recorded in Document No. D216266568 of the Official Public Records, Tarrant County, Texas (OPRTCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the north end of a corner clip being the intersection of Grapevine Mills Parkway, a variable width public right-of-way (also known as Farm to Market Road 2499), with the north line of Stars and Stripes Way, a variable width public right-of-way conveyed to the City of Grapevine, recorded in Volume 12429, Page 2289, and in Volume 12693, Page 305, Deed Records, Tarrant County, Texas (DRTCT);

THENCE S 46°46'43" W, 56.57 feet along said corner clip to the south end thereof;

THENCE N 88°13'17" W, 103.41 feet along the north line of Stars and Stripes Way;

THENCE continuing along the north line thereof, around a tangent curve to the left having a central angle of 25°25'59", a radius of 340.00 feet, a chord of S 79°03'44" W - 149.69 feet, an arc length of 150.92 feet to a 5/8" iron rod with plastic cap found for the most easterly corner of Lot 1R, Block 1, Grapevine Mills Wells, an addition recorded in Document No. D219025559 OPRTCT;

THENCE along the common line of Lot 1R, the following:

N 71°09'41" W, 30.00 feet;

N 29°25'58" W, 51.19 feet to a 5/8" iron rod with plastic cap found;

N 69°49'37" W, 150.57 feet to a 5/8" iron rod with plastic cap found;

N 20°11'57" E, 73.93 feet to a 5/8" iron rod with plastic cap found;

And N 69°48'24" W, 102.21 feet to a 1/2" iron rod with plastic cap found;

THENCE N 04°15'24" E, 137.52 feet;

THENCE around a non-tangent curve to the left having a central angle of 36°03'46", a radius of 204.00 feet, a chord of N 76°14'18" E - 126.29 feet, an arc length of 128.40 feet;

THENCE around a reverse curve to the right having a central angle of 18°15'22", a radius of 562.00 feet, a chord of N 67°20'06" E - 178.31 feet, an arc length of 179.07 feet;

THENCE N 13°32'13" W, 17.00 feet;

THENCE around a non-tangent curve to the right having a central angle of 15°18'59", a radius of 579.00 feet, a chord of N 84°07'17" E - 154.32 feet, an arc length of 154.78 feet;

THENCE S 88°13'14" E, 122.73 feet to the west line of Grapevine Mills Parkway;

THENCE S 01°46'46" W, 411.55 feet along the west line thereof to the POINT OF BEGINNING with the subject tract containing 206,633 square feet or 4.744 acres of land.

March 28, 2024

DocuSign Envelope ID: 59DDDFC0-32F5-4B12-AD9B-9035CFA62920

SECRETARY'S CERTIFICATE
OF
TOTALENERGIES E&P USA PROPERTIES, LLC

The undersigned, Savannah Brown, hereby certifies that she is the duly appointed and acting Assistant Secretary of TotalEnergies E&P USA Properties, LLC (formerly known as Total E&P USA Real Estate, LLC), a Delaware limited liability company (the "***Company***"), and that, as such, is authorized to execute and deliver this Secretary's Certificate on behalf of the Company. She hereby further certifies on behalf of the Company that:

1. Each of the persons named below is a duly appointed and acting officer of the Company ("***Authorized Officers***") and holds the office or offices set forth opposite their name as of the date hereof.

Name	**Office**
Dave Leopold	President and Chief Executive Officer
James DeLess	Vice President and Chief Financial Officer
Caleb Francis	Chief Operating Officer
Brett Austin	Vice President, Land

2. The Authorized Officers are authorized and empowered, in the name and on behalf of the Company, to take such actions, to do and perform all such acts and things, and to execute and deliver all such officers' certificates and such other instruments and documents as he or she may deem appropriate to carry out the business of the Company, subject to such delegation of authority guidelines and other restrictions as may be put in place from time to time by the Company, and that any and all actions taken heretofore and hereafter to accomplish such purposes, all or singular, are hereby approved, ratified, and confirmed. The Authorized Officers are authorized to contractually bind the Company.

IN WITNESS WHEREOF, the undersigned has executed this Secretary's Certificate on behalf of the Company dated effective as of March 27, 2024.

TOTALENERGIES E&P USA PROPERTIES, LLC

DocuSigned by:
By: Savannah BROWN
D905120C4AE44AA...
Savannah Brown, Assistant Secretary

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF AMENDMENT OF "TOTAL E&P USA REAL ESTATE, LLC", CHANGING ITS NAME FROM "TOTAL E&P USA REAL ESTATE, LLC" TO "TOTALENERGIES E&P USA PROPERTIES, LLC", FILED IN THIS OFFICE ON THE TWENTY-SIXTH DAY OF AUGUST, A.D. 2021, AT 7:14 O`CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID CERTIFICATE OF AMENDMENT IS THE FIRST DAY OF SEPTEMBER, A.D. 2021.

Jeffrey W. Bullock, Secretary of State

6156300 8100
SR# 20213095253

Authentication: 204022716
Date: 08-27-21

You may verify this certificate online at corp.delaware.gov/authver.shtml

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

STATE OF DELAWARE

CERTIFICATE OF AMENDMENT

1. Name of Limited Liability Company: Total E&P USA Real Estate, LLC

2. The Certificate of Formation of the limited liability company is hereby amended as follows:

First: The name of the Company is: "TotalEnergies E&P USA Properties, LLC".

3. This Certificate of Amendment is effective as of September 1, 2021.

IN WITNESS WHEREOF, the undersigned has executed this Certificate on the 23rd day of August, 2021.

By: _____

Name: Rich Frazier
Title: Authorized Person

State of Delaware
Secretary of State
Division of Corporations
Delivered 07:14 PM 08/26/2021
FILED 07:14 PM 08/26/2021
SR 20213095253 - File Number 6156300

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

Emily Adams

300 N. Field St.

Dallas, Texas 75202

[redacted]

214-347-7067

03/14/2024

Erica Marohnic

Director of Planning Services

City of Grapevine Planning and Zoning Department

200 S Main St.

Grapevine, Texas, 76051

Dear Erica,

I am writing to formally submit a proposal for a Conditional Use Permit and accompanying Master Site Development Plan for the property located at 2800 Grapevine Mills Parkway, in Grapevine, Texas. This development seeks to transform the designated area into a vibrant mixed-use space that complements the surrounding attractions, including Grapevine Mills mall, Sea Life Grapevine Aquarium, and the newly established immersive art exhibition, Meow Wolf.

The proposed project entails the integration of a variety of amenities and living spaces that will enhance the overall value and utility of the property. Specifically, the development plan includes two-story for-rent townhomes, a 3-4 story multi-family complex, two hotels, and a restaurant, all within the Community Commercial (CC) zoning district. In order to streamline the zoning regulations and facilitate cohesive development, we are requesting a rezoning of the entire site to CC.

One of the key components of the proposed project is the construction of a six-story hotel, on its own lot, in the Northeast corner of the site. This hotel will feature 249 keys, an indoor pool, gym, restaurant and bar, large banquet space, and meeting rooms. The hotel portion of this project is the specific reason for this Conditional Use Permit proposal.

It is worth noting that the proposed height of the hotel exceeds the maximum allowable height under CC zoning regulations. Therefore, we are seeking a variance to accommodate the height of the building, ensuring its compatibility with the surrounding area.

Furthermore, while we acknowledge the CC zoning requirement for a side yard to be two times the height of the building when adjacent to a residential area, we want to highlight that the mentioned adjacent residential area is not yet developed and is included in the master site plan. We are requesting a variance due to the difficulty developing around this constraint and meeting the parking requirements. Despite this, we are committed to providing ample green space and distance between lots.

Additionally, the type S unit key layout deviates slightly from the minimum square footage requirement per room specified in the CC zoning regulations. We would request a variance to allow this unit type, an approximate 18 SF difference, due to the constraints within the floor plan to include a laundry chute. We are committed to maximizing the efficiency of space utilization while ensuring a comfortable, clean, functional environment for guests and staff.

In conclusion, the proposed mixed-use development at 2800 Grapevine Mills Parkway represents a significant opportunity to revitalize the area and create a dynamic destination for residents and visitors alike. We are confident that our vision for the property aligns with the city's goals for growth and economic development. Thank you for your attention to this matter, and we look forward to working collaboratively with the Planning and Zoning Department to bring this project to fruition.

Sincerely,

Emily Adams

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

SPIARS ENGINEERING & SURVEYING

765 Custer Road, Suite 100| Plano, TX 75075
Main 972.422.0077 | www.spiarseng.com
TBPE Np. F-2121 | TBPLS No. F-10043100

July 8, 2024



PARKING ANALYSIS

PROJECT: TCC Grapevine Mills
PREPARED BY: Hunter W. Lemley, P.E., PTOE
FOR USE BY: Trammell Crow

Introduction & Project Description

Spiars Engineering & Surveying was retained by Trammell Crow to provide a Parking Analysis for the proposed mixed-use development. The proposed development is to be located along Grapevine Mills Parkway (FM 2499) between Grapevine Mills Boulevard N and Grapevine Mills Circle E in Grapevine. For the purposes of this report, the Development is referred to herein as "TCC Grapevine Mills". A Vicinity Map (**Exhibit 1**) and a Site Plan (**Exhibit 2**) are provided on the next page.

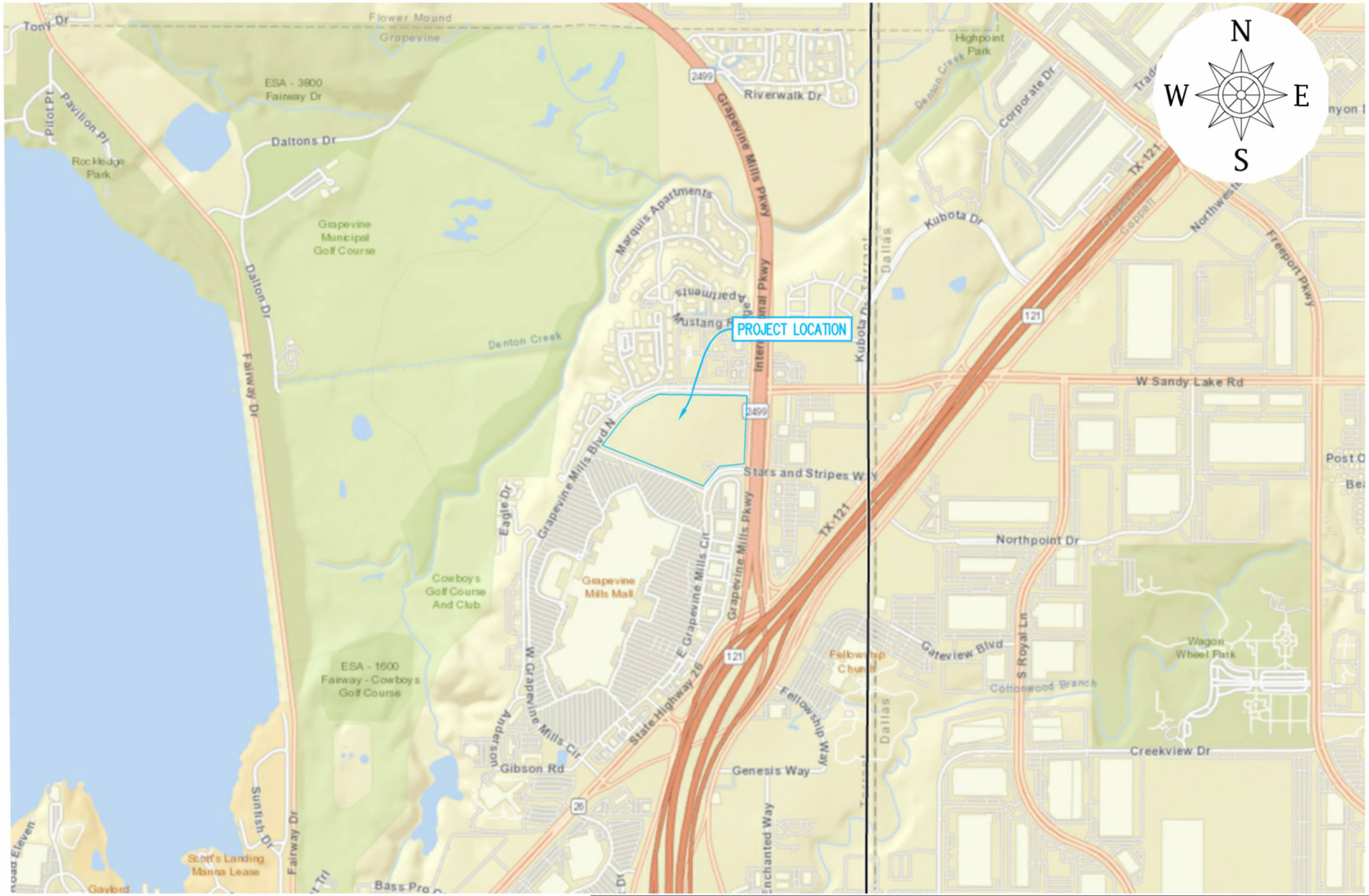
The Project will consist of a combination of residential, commercial, and hotel uses and is expected to be ready for occupancy in 2026. The site abuts FM 2499, Grapevine Mills Boulevard N, and Star & Stripes Way. Access will be via a single driveway on FM 2499 (Southbound Frontage Road) and two driveways on Grapevine Mills Boulevard N.

For purposes of this report, the parking analysis will only include information for the residential portion of the development. The development is proposed to consist of 296 multifamily dwelling units with providing 1.8 parking spaces per dwelling unit (total 552 spaces).

Trammell Crow is seeking to amend the City parking requirement for the proposed development with a parking space requirement reduction based on the findings of this analysis. The purpose of the Parking Analysis is to provide a comparison summary of the development's existing/projected parking demand (actual and/or through research) with the development's parking requirement to support the parking reduction request. Approval of the parking reduction request is subject to the review of the City of Grapevine staff.

In summary, based on the total number of proposed dwelling units, the development's projected parking peak demand is 1.27 parking spaces per dwelling unit (total 376 spaces) while the required as determined by the City is 2.0 parking spaces per dwelling unit (total 592 spaces). In conclusion, the analysis presented below shows that the proposed rate of 1.86 parking spaces per unit (total 552 spaces) to be installed for the development would be sufficient for the projected demand of 1.27 parking spaces per unit to be utilized for the development. NOTE: Previous zoning requirement consisted of 1.4 parking spaces per dwelling unit.

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14



LEGEND:

PROJECT LOCATION

SPIARS ENGINEERING & SURVEYING
765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com

Drawn:	Checked:	Date	Job No.
HWL	HWL	1/26/24	22-157

EXHIBIT 1 - VICINITY MAP

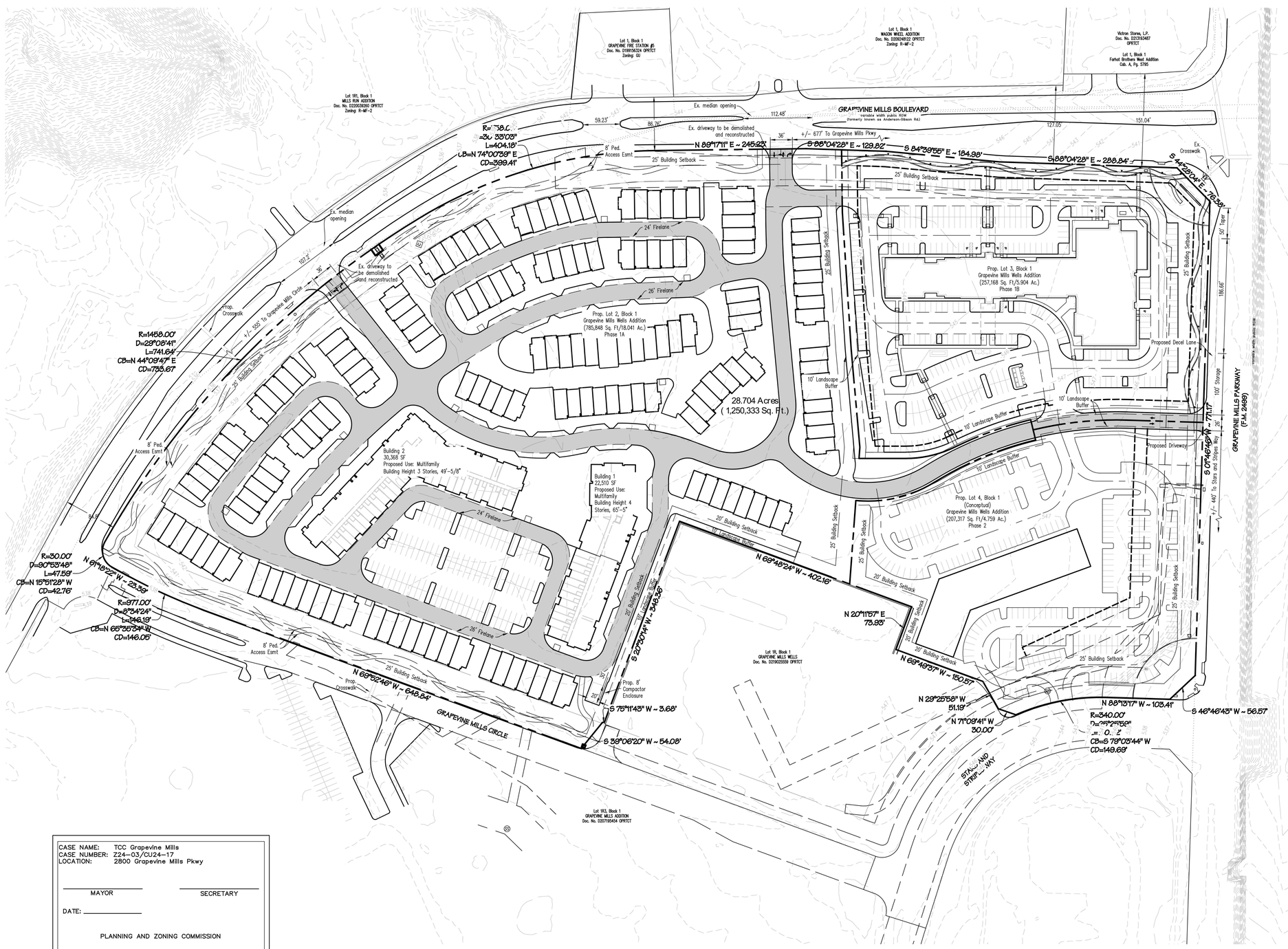
TCC GRAPEVINE MILLS

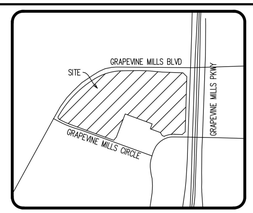
TxDOT

TARRANT COUNTY, TEXAS

Plotted by: hlemley Plot Date: 2/8/2024 8:03 AM

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LOCATION MAP
1" = 1000'

N
W E
S

0 40 80 160

1 inch = 80 ft.

SITE PLAN DATA SUMMARY TABLE LOT 2, BLOCK 1		
ITEM	REQUIRED	PROPOSED
GENERAL SITE DATA		
Zoning (from zoning map)	HCO - Hotel and Corporate Office District/CC - Community Commercial District	CC - Community Commercial District
Land Use (From Zoning Ordinance; include all applicable uses)	See Section 25 - CC Community Commercial District Regulations	Multifamily Units
Total Lot Area (square feet and acres)	30,000 SF (0.69 Acres)	785,848 SF (18.041 Acres)
First Floor-Building Footprint Area (square feet)	Maximum 471,509 SF (10.82 Acres) (60% Lot Area)	213,212 SF
Total Building Area (square feet)	N/A	420,000
Building Height (feet/# stories)	Maximum 50 FT	30'-2 3/4", 2-Story Multifamily Unit 49'- 5/8", 3-Story 65'-5", 4-Story
Floor Area Ratio (ratio x.xx.1)	N/A	1.84:1
Open Storage (square feet)	N/A	N/A
Residential Units		
Building Distance Separation	28' Min	
# of Efficiency/Min. Unit Size	600 SF	9 Units/630 SF
# of 1 Bedroom/Min. Unit Size	750 SF	104 Units/750 SF
# of 2 Bedroom/Min. Unit Size	900 SF	134 Units/1200 SF
# of 3 Bedroom/Min. Unit Size	1000 SF	49 Units/2000 SF
Total Unit Count		296 Units
Residential Density (Units/net acreage) (net acreage = total acreage minus streets and open space)	N/A	16.62 Units/Ac
Parking		
Parking Ratio (from zoning ordinance)	2.0 Parking spaces/Unit	1.8 Parking spaces/Unit
Surface Head-In Count	N/A	146
Surface Parallel Count	N/A	54
1-Car Garage Count	N/A	40
2-Car Garage Count	N/A	312
Accessible Parking (# of spaces)	12	12
Total Parking (# of spaces)	592	552
Impervious Area		
Total Open Space (square feet and percentage)	Minimum 20% of Lot Coverage (157,170 SF)	296,548 SF (37.7%)
Total Impervious Area (square feet and percentage)	Maximum 80% of Lot Coverage (628,680)	489,300 SF (62.3%)

SITE PLAN DATA SUMMARY TABLE LOT 3, BLOCK 1		
ITEM	REQUIRED	PROPOSED
GENERAL SITE DATA		
Zoning (from zoning map)	HCO - Hotel and Corporate Office District/CC - Community Commercial District	CC - Community Commercial District
Land Use (From Zoning Ordinance; include all applicable uses)	See Section 25 - CC Community Commercial District Regulations	Hotel
Total Lot Area (square feet and acres)	30,000 SF (0.69 Acres)	257,168 SF (5.904 Acres)
First Floor-Building Footprint Area (square feet)	Maximum 150,486 SF (3.456 Acres)	39,032 SF
Total Building Area (square feet)	152,792	135,735
Building Height (feet/# stories)	Maximum 50 FT	77' - 4"/6 Stories
Floor Area Ratio (ratio x.xx.1)	N/A	0.54
Open Storage (square feet)	N/A	N/A
Residential Units		
Total Unit Count	200 Guestrooms	249 Guestrooms
Residential Density (Units/net acreage) (net acreage = total acreage minus streets and open space)	N/A	277.9
Parking		
Parking Ratio (from zoning ordinance)	1.25 Parking spaces per guestroom of a hotel/motel with restaurant or meeting facilities	312 Spaces
Accessible Parking (# of spaces)	8 Spaces	8 Spaces
Landscape Area		
Landscape Perimeter Area (square feet)	N/A	46,022 SF
Interior landscape area-parking lot landscaping (square feet)	Min. 10% of parking area	15,530 SF (28.9%)
Additional Interior Landscape Area	N/A	3,755 SF
Other Landscape Area within the Lot (square feet)	N/A	N/A
Total Landscape Area	N/A	65,307 SF
Impervious Area		
Building Footprint Area (square feet)	Maximum 60% of Lot Coverage	39,032 SF
Area of sidewalks, pavement & other impervious flatwork (square feet)	N/A	151,878 SF
Other Impervious Area	N/A	952 SF
Total Open Space (square feet and percentage)	Minimum 20% of Lot Coverage (51,434 SF)	65,307 (25%)
Total Impervious Area (square feet and percentage)	Maximum 80% of Lot Coverage (205,735 SF)	191,862 SF (75%)

CASE NAME: TCC Grapevine Mills
CASE NUMBER: Z24-03/CU24-17
LOCATION: 2800 Grapevine Mills Pkwy

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: _____ OF _____

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

PLANNING SERVICES DEPARTMENT

PURPOSE STATEMENT

The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms.

LEGEND

Proposed Firelane and Emergency Access Easement

Prop. Building

City of Grapevine Site Plan 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.

EXHIBIT 2 - SITE PLAN

CONCEPT SITE PLAN

TCC GRAPEVINE MILLS

LOTS 2-4, BLOCK 1, GRAPEVINE MILLS WELLS ADDITION
1,250,333 Sq. Ft./ 28.704 Acres
HEIRS OF JAMES GIBSON SURVEY ~ ABSTRACT NO. 587
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
Ex. Zoning: CC/ HCO
Prop. Zoning: CC with CUP
April 2024

ENGINEER / SURVEYOR/ APPLICANT
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Kevin Wier

OWNER
Total E&P USA Real Estate LLC
301 Commerce St. Suite 3700
Fort Worth, TX 76107
Telephone: (817) 718-6403
Contact: Dave Leopold

DEVELOPER
Trammell Crow Company
2100 McKinney Ave. Suite 800
Dallas, TX 75201
Telephone: (214) 863-4277
Contact: Kevin Hickman

Drawing: G:\2023 JOBS\23-271 TCC Grapevine Mills\CAD\Site Plan Overall.dwg Saved By: jkuller Save Time: 7/3/2024 9:33 AM
Plotted By: jkuller Plot Date: 7/3/2024 9:33 AM

SPIARS ENGINEERING & SURVEYING

July 8, 2024

Parking Code Requirement

Current off-street parking requirements for the City of Grapevine are outlined in the City's Zoning Ordinance Section 56. Off-Street Parking Requirements dated January 16th, 2024. Section 56 states that the number of parking spaces required shall be 2 parking spaces per dwelling unit for Apartment, Condominiums, triplex, or fourplex uses. However, under previous zoning ordinances for this particular use required 1.4 spaces per dwelling unit. With the development proposing to consist of 296 dwelling units, the total requirement parking spaces for the development is 592 parking spaces (2 parking spaces per unit) under current parking requirements.

Projected Parking Demand

To estimate the proposed development's parking demand, information was retrieved from published data from industry standard practices and from acquired development resources. For purposes of this analysis, the demand for the residential portion is considered independent of the parking demand accumulated by the other uses of the development. The published data used for the parking demand generation for the subject development within this Parking Analysis was calculated using the methodologies presented by the Institute of Transportation Engineers (ITE) *Parking Generation* handbook, 6th Edition. Based on these calculations, the projected parking generation for the proposed development is summarized in **Table 1**. Also, data acquired from the development team for the proposed uses are provided for comparison in **Table 1**.

Table 1. Parking Analysis Summary Table

LAND USE	SOURCE	UNITS	RATE	PARKING SPACES			
				DEMAND	REQUIRED	PROVIDED (PROPOSED)	SURPLUS/ DEFICIT
Multifamily Housing – 2+ BR (Low-Rise)	ITE (LUC 220)	296 DU	1.27	376	--	552	+176
Section 56	City of Grapevine		2.0	--	592	552	-40
Previous Ordinance	City of Grapevine		1.4	--	415	552	+137

Conclusions

Based upon the Institute of Transportation Engineers (ITE) Trip Generation and the previous characteristics of the property, the proposed development's projected peak parking demand will be accommodated by the proposed parking supply. Therefore, the requested reduction of required parking spaces for the development from the City's requirement would be satisfied.

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

ORDINANCE NO. 2024-057

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS GRANTING ZONING CHANGE Z24-03, PROPOSED TO BE PLATTED AS BLOCK 1, LOTS 2, 3 AND 4, GRAPEVINE MILLS WELLS ADDITION, DESCRIBED AS BEING A TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS (2800 AND 3421 GRAPEVINE MILLS PARKWAY) MORE FULLY AND COMPLETELY DESCRIBED IN THE BODY OF THIS ORDINANCE; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "HCO", HOTEL CORPORATE OFFICE DISTRICT TO "CC", COMMUNITY COMMERCIAL DISTRICT; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, applications were made to amend the Official Zoning Map, City of Grapevine, Texas by making applications for same with the Planning and Zoning Commission of the City of Grapevine, Texas as required by State statutes and the zoning ordinances of the City of Grapevine, Texas and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Grapevine, Texas after all legal notices, requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the City of Grapevine, Texas at a public hearing called by the City Council did consider the following factors in making a determination as to whether these requested changes should be granted or denied; safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the site; safety from fire hazards and measures for fire control, protection of adjacent property from flood or water damages, noise producing elements and glare of the vehicular and stationary lights and effect of such lights on established character of the neighborhood, location, lighting and types of signs and relation of signs to traffic control and adjacent property, street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood, adequacy of parking as determined by requirements of this ordinance for off-street parking facilities, location of ingress and egress points for parking and off-street locating spaces, and protection of public health by surfacing on all parking areas to control dust, effect on the promotion of

health and the general welfare, effect on light and air, the effect on the transportation, water sewerage, schools, parks and other facilities; and

WHEREAS, the City Council of the City of Grapevine, Texas at a public hearing called by the City Council of the City of Grapevine, Texas did consider the following factors in making a determination as to whether this requested change should be granted or denied; effect on the congestion of the streets, the fire hazards, panics and other dangers possibly present in the securing of safety from same, the effect on the promotion of health and the general welfare, the effect on adequate light and air, the effect on the overcrowding of the land, the effect on the concentration of population, the effect on the transportation, water, sewerage, schools, parks and other public facilities; and

WHEREAS, the City Council further considered among other things the character of the district and its peculiar suitability for particular uses and with the view to conserve the value of buildings, encourage the most appropriate use of land throughout this city; and

WHEREAS, the City Council of the City of Grapevine, Texas does find that there is a public necessity for the zoning change, that the public demands it, that the public interest clearly requires the amendment, that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time their original investment was made; and does find that the change in zoning lessens the congestion in the streets, helps secure safety from fire, panic and other dangers; promotes health and the general welfare; provides adequate light and air; prevents the overcrowding of land; avoids undue concentration of population; facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, the City Council of the City of Grapevine, Texas has determined that there is a necessity and need for this change in zoning and has also found and determined that there has been a change in the conditions of the property surrounding and in close proximity to the property requested for a change since this property was originally classified; and, therefore, feels that a change in zoning classification for the particular piece of property is needed, is called for, and is in the best interest of the public at large, the citizens of the City of Grapevine, Texas and helps promote the general health, safety, and welfare of this community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That the City of Grapevine Ordinance No. 82-73, being the Comprehensive Zoning Ordinance of the City of Grapevine, Texas same being also known as Appendix "D" of the City Code of Grapevine, Texas, be, and the same is hereby amended and changed by Zoning Application Z24-03 to rezone the following described property to-wit: being a 28.7 acre tract proposed to be platted as Block 1, Lots 2, 3 and 4, Grapevine Mills Wells Addition, Tarrant County, Texas (2800 and 3421 Grapevine Mills Parkway), more fully and completely described in Exhibit "A", attached hereto and made a

part hereof, which was previously zoned “HCO”, Hotel Corporate Office District is hereby changed to “CC”, Community Commercial District, all in accordance with Comprehensive Zoning Ordinance No. 82-73, as amended.

Section 2. The City Manager is hereby directed to correct the official zoning map of the City of Grapevine, Texas to reflect the herein change in zoning.

Section 3. That in all other respects, the use of the tract or tracts of land herein above described shall be subject to all the applicable regulations contained in said City of Grapevine zoning ordinances and all other applicable and pertinent ordinances of the City of Grapevine, Texas.

Section 4. That the zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the community. They have been designed with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future, to lessen congestion in the streets; to secure safety from fire, panic, flood and other dangers; provide adequate light and air; to prevent overcrowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements, and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things, of the character of the district, and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

Section 5. This ordinance shall be cumulative of all other ordinances of the City of Grapevine, Texas affecting zoning and shall not repeal any of the provisions of said ordinances except in those instances where provisions of those ordinances are in direct conflict with the provisions of this ordinance.

Section 6. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the tract or tracts of land described herein shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of the tract or tracts of land described herein.

Section 7. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed two thousand dollars ($2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 8. The fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety

and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 16th day of July, 2024.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

ORDINANCE NO. 2024-058

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING CONDITIONAL USE PERMIT CU24-17 TO DEVELOP A MASTER SITE DEVELOPMENT PLAN WITH 296 MULTIFAMILY UNITS (TCC GRAPEVINE MILLS) IN BUILDINGS 2-4 STORIES IN HEIGHT AND TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES) IN CONJUNCTION WITH A RESTAURANT (CHOP STEAKHOUSE AND BAR), WITHIN A SIX-STORY HOTEL WITH 249 ROOMS (NORTHLAND GRAPEVINE SIGNATURE HOTEL) FOR BLOCK 1, LOTS 2, 3, AND 4 GRAPEVINE MILLS WELLS ADDITION, (2800 AND 3421 GRAPEVINE MILLS PARKWAY) IN A DISTRICT ZONED "CC", COMMUNITY COMMERCIAL DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application was made requesting issuance of a conditional use permit by making applications for same with the Planning and Zoning Commission of the City of Grapevine, Texas, as required by State statutes and the zoning ordinance of the City of Grapevine, Texas, and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of the City of Grapevine, Texas, after all legal notices requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the City of Grapevine, Texas, at a public hearing called by the City Council did consider the following factors in making a determination as to whether this requested conditional use permit should be granted or denied: safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the site; safety from fire hazards and measures for fire control; protection of adjacent property from flood or water damages, noise producing elements, and glare of the vehicular and stationary lights and effect of such lights on established character of the neighborhood;

location, lighting, and types of signs and relation of signs to traffic control and adjacent property; street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood; adequacy of parking as determined by requirements of this ordinance for off-street parking facilities; location of ingress and egress points for parking and off-street locating spaces, and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; the effect on the overcrowding of the land; the effect on the concentration of population; the effect on the transportation, water, sewerage, schools, parks and other facilities; and

WHEREAS, the City Council of the City of Grapevine, Texas, at a public hearing called by the City Council of the City of Grapevine, Texas, did consider the following factors in making a determination as to whether this requested conditional use permit should be granted or denied; effect on the congestion of the streets, the fire hazards, panics and other dangers possibly present in the securing of safety from same, the effect on the promotion of health and the general welfare, effect on adequate light and air, the effect on the overcrowding of the land, the effect on the concentration of population, the effect on the transportation, water, sewerage, schools, parks and other public facilities; and

WHEREAS, all of the requirements of Section 48 of Ordinance No. 82-73 have been satisfied by the submission of evidence at a public hearing; and

WHEREAS, the City Council further considered among other things the character of the existing zoning district and its peculiar suitability for particular uses and with the view to conserve the value of buildings and encourage the most appropriate use of land throughout this City; and

WHEREAS, the City Council of the City of Grapevine, Texas, does find that there is a public necessity for the granting of this conditional use permit, that the public demands it, that the public interest clearly requires the amendment, that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time their original investment was made; and

WHEREAS, the City Council of the City of Grapevine, Texas, does find that the conditional use permit lessens the congestion in the streets, helps secure safety from fire, panic and other dangers, prevents the overcrowding of land, avoids undue concentration of population, facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, the City Council of the City of Grapevine, Texas, has determined that there is a necessity and need for this conditional use permit and has also found and determined that there has been a change in the conditions of the property surrounding and in close proximity to the property requested for a change since this property was originally classified and, therefore, feels that the issuance of this conditional use permit for the particular piece of property is needed, is called for, and is in the best interest of the public

at large, the citizens of the City of Grapevine, Texas, and helps promote the general health, safety and welfare of this community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That the City does hereby issue a conditional use permit in accordance with Section 48 of Ordinance No. 82-73, the Comprehensive Zoning Ordinance of the City of Grapevine, Texas, same being also known as Appendix "D" of the City Code, by granting Conditional Use Permit CU24-17 to develop a master site development plan with 296 multifamily units (TCC Grapevine Mills) in buildings 2-4 stories in height and to allow the possession, storage, retail sales of on- and off-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant (Chop Steakhouse and Bar) within a six-story hotel with 249 rooms (Northland Grapevine Signature Hotel) in a district zoned "CC", Community Commercial District within the following described property: Block 1, Lots 2, 3, and 4 Grapevine Mills Wells Addition, (2800 and 3421 Grapevine Mills Parkway) all in accordance with a site plan approved pursuant to Section 47 of Ordinance No. 82-73, attached hereto and made a part hereof as Exhibit "A", and all other conditions, restrictions, and safeguards imposed herein, including but not limited to the following: None.

Section 2. That the City Manager is hereby directed to amend the official zoning map of the City of Grapevine, Texas, to reflect the herein conditional use permit.

Section 3. That in all other respects the use of the tract or tracts of land herein above described shall be subject to all the applicable regulations contained in said City of Grapevine zoning ordinance and all other applicable and pertinent ordinances of the City of Grapevine, Texas.

Section 4. That the zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting health, safety, morals and the general welfare of the community. They have been designed with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to secure safely from fire, panic, flood and other dangers; provide adequate light and air; to prevent overcrowding of land, to avoid undue concentration of population; facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other public requirements, and to make adequate provisions for the normal business, commercial needs and development of the community. They have been made with reasonable consideration, among other things, of the character of the district, and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

Section 5. That this ordinance shall be cumulative of all other ordinances of the City of Grapevine, Texas, affecting zoning and shall not repeal any of the provisions of said

ordinances except in those instances where provisions of those ordinances which are in direct conflict with the provisions of this ordinance.

Section 6. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the tract or tracts of land described herein shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of the tract or tracts of land described herein.

Section 7. That any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars ($2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 8. That this ordinance shall become effective from and after the date of its final passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 16th day of July, 2024.

APPROVED:

_____
William D. Tate
Mayor

ATTEST:

_____
Tara Brooks
City Secretary

APPROVED AS TO FORM:

_____
Matthew C.G. Boyle
City Attorney

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

MEMO TO: THE HONORABLE MAYOR, MEMBERS OF THE CITY COUNCIL, AND THE PLANNING AND ZONING COMMISSION

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE JULY 16, 2024

SUBJECT: PRELIMINARY PLAT APPLICATION
LOTS 2 - 4, BLOCK 1, GRAPEVINE MILLS WELLS ADDITION

PLAT APPLICATION FILING DATE..... July 9, 2024

APPLICANT ..... Kevin Hickman, Trammell Crow Company

REASON FOR APPLICATION..... Preliminary platting three (3) Community Commercial Lots

PROPERTY LOCATION ..... 2800 and 3421 Grapevine Mills Parkway

ACREAGE..... 28.7

ZONING ..... Existing: HCO; Hotel Corporate Office & CC; Community Commercial District
Proposed: CC; Community Commercial District

NUMBER OF LOTS ..... Three (3)

PREVIOUS PLATTING ..... No

CONCEPT PLAN Z24-03

SITE PLAN..... CU24-17

OPEN SPACE REQUIREMENT ..... Yes

AVIGATION RELEASE ..... Yes

PUBLIC HEARING REQUIRED ..... No

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOTS 2 - 4, BLOCK 1, GRAPEVINE MILLS WELLS ADDITION

I. GENERAL:

- The applicant, Kevin Hickman with Trammel Crow Company is preliminary platting 28.7 acres into three (3) Community Commercial lots. The address is 2800 and 3421 Grapevine Mills Parkway.

II. STREET SYSTEM:

- The development has access to Grapevine Mills Parkway and Grapevine Mills Boulevard.
  - Abutting roads: ☒ is on the City Thoroughfare Plan: Grapevine Mills Parkway
    ☒ is not on the City Thoroughfare Plan: Grapevine Mills Boulevard
- Curb, Gutter & Sidewalk: ☐ Developer required to build curb, gutter and sidewalk along Wall Street

☐ Curb, gutter and sidewalk exist across the frontage of this lot

☐ Periphery Street Fees are due as follows:

Type of Roadway	Cost / LF	Length	Cost
☐ Major Arterial (A)	$ 234.57 / LF		
☐ Major Arterial (B)	$ 178.35 / LF		
☐ Minor Arterial (C)	$ 203.06 / LF		
☐ Minor Arterial (D)	$ 170.33 / LF		
☐ Collector (E)	$ 170.33 / LF		
☐ Collector (F)	$ 150.98 / LF		
☐ Sidewalk	$ 25.00 / LF		
☐ Curb & Gutter	$ 15.00 / LF		

☒ Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

- The existing stormwater flows into the City's storm water system.
- The developer will be required to design for onsite as well as offsite drainage in accordance with the requirements of the City of Grapevine's Code of Ordinances.

IV. WATER SYSTEM:

☒ The existing water supply system bordering the subject site is adequate to serve the development.

☐ The existing water supply system bordering the subject site is not adequate to serve the development. Additional off site water system improvements will be necessary to loop water service to serve the site.

V. SANITARY SEWER SYSTEM:

☒ The existing sanitary sewer collection system bordering the subject site is adequate to serve the development.

☐ The existing sanitary sewer collection system bordering the subject site is not adequate to serve the development. Owner has submitted construction plans to extend sanitary sewer to this property.

VI. MISCELLANEOUS:

☒ Water and Wastewater Impact Fees are not required for: Lots 2-4, Block 1, Grapevine Mills Wells Addition

☐ Water and Wastewater Impact Fees are due prior to the issuance of building permits for:

☐	Single Family Residential	($ 2,388/ Lot)
☐	Multifamily	($ 1,049/ Unit)
☐	Hotel	($ 43,606/ Acre)
☐	Corporate Office	($ 20,572/ Acre)
☐	Government	($ 4,426/ Acre)
☐	Commercial / Industrial	($ 5,670/ Acre) – Lot 1, Block 1

☒ Open Space Fees are not required for: Lots 2-4, Block 1, Grapevine Mills Wells Addition

☐ Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for:

- ☐ R-5.0, R-TH, Zero Lot District ($ 1,416.00 / Lot)
- ☐ R-7.5, Single Family District ($ 1,146.00 / Lot)
- ☐ R-12.5, Single Family District ($ 1,071.00 / Lot)
- ☐ R-20.0, Single Family District ($ 807.00 / Lot)

☐ Public Hearing Only

☐ Variances were required on the following items:

- ☐ Front & Rear building lines
- ☐ Allowing a setback of 3 feet for the rear property line for an accessory building
- ☐ Lot width & depth;
- ☐ Max. Impervious Area
- ☐ Landscaping Regulations, allowing no landscape buffer between the edge of the parking area and the adjacent property line.

☐ The following items associated with this plat are not in accordance with the current subdivision standards:

- ☐ 50’ ROW dedication not met:
- ☐ Length of cul-de-sac street exceeds the 600-foot limit:
- ☐ Driveway Spacing not met.

VII. STATEMENT OF FINDINGS:

A. The City has determined that the right-of-way and easements required to be dedicated for streets, utilities, drainage, access, sidewalks and other municipal needs and services are consistent with the City's ordinances and master plan, are reasonable and are connected to the proposed project in the following manner:

☐ The right-of-way provides for future widening of public streets that will serve the development of this site.

☒ The onsite utility easements provide for a utility network to serve the development of this site.

☒ The onsite drainage easements provide for a drainage network to serve the development of this site.

☒ The onsite access easements provide cross access capabilities to this site and surrounding property.

☒ The onsite sidewalk easements provide for a sidewalk network to serve the development of this site.

B. The City further finds that the required dedication is related both in nature and extent to the impact of the proposed development as follows:

☐ The right-of-way is necessary to provide for future widening of public streets that will serve the development of this site.

☒ The onsite utility easements are necessary to provide for a utility system to serve this development and connect to existing utilities on surrounding property.

☒ The onsite drainage easements are necessary to provide for storm drainage improvements to serve the development of the site.

☒ The onsite access easements are necessary to provide cross access capabilities to this site and surrounding property.

☒ The onsite sidewalk easements are necessary to provide for a sidewalk network to serve the development of this site.

☒ All of the dedications benefit the development to at least the extent of the impact of such on the development.

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: “Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lots 2-4, Block 1, Grapevine Mills Wells Addition”

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

MEMO TO: THE HONORABLE MAYOR, MEMBERS OF THE CITY COUNCIL, AND THE PLANNING AND ZONING COMMISSION

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE JULY 16, 2024

SUBJECT: FINAL PLAT APPLICATION
LOTS 2 AND 3, BLOCK 1, GRAPEVINE MILLS WELLS ADDITION

PLAT APPLICATION FILING DATE..... July 9, 2024

APPLICANT ..... Kevin Hickman, Trammell Crow Company

REASON FOR APPLICATION..... Final platting two (2) Community Commercial Lots

PROPERTY LOCATION ..... 2800 and 3421 Grapevine Mills Parkway

ACREAGE..... 23.9

ZONING ..... Existing: HCO; Hotel Corporate Office & CC; Community Commercial District
Proposed: CC; Community Commercial District

NUMBER OF LOTS ..... Two (2)

PREVIOUS PLATTING ..... No

CONCEPT PLAN Z24-03

SITE PLAN..... CU24-17

OPEN SPACE REQUIREMENT ..... Yes

AVIGATION RELEASE ..... Yes

PUBLIC HEARING REQUIRED ..... No

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

PLAT INFORMATION SHEET
FINAL PLAT APPLICATION
LOTS 2 AND 3, BLOCK 1, GRAPEVINE MILLS WELLS ADDITION

I. GENERAL:

- The applicant, Kevin Hickman with Trammel Crow Company is final platting 23.9 acres into two (2) Community Commercial lots. The address is 2800 & 3421 Grapevine Mills Parkway.

II. STREET SYSTEM:

- The development has access to Grapevine Mills Parkway and Grapevine Mills Boulevard.
  - Abutting roads: ☒ is on the City Thoroughfare Plan: Grapevine Mills Parkway
    ☒ is not on the City Thoroughfare Plan: Grapevine Mills Boulevard
- Curb, Gutter & Sidewalk: ☐ Developer required to build curb, gutter and sidewalk along Wall Street

☐ Curb, gutter and sidewalk exist across the frontage of this lot

☐ Periphery Street Fees are due as follows:

Type of Roadway	Cost / LF	Length	Cost
☐ Major Arterial (A)	$ 234.57 / LF		
☐ Major Arterial (B)	$ 178.35 / LF		
☐ Minor Arterial (C)	$ 203.06 / LF		
☐ Minor Arterial (D)	$ 170.33 / LF		
☐ Collector (E)	$ 170.33 / LF		
☐ Collector (F)	$ 150.98 / LF		
☐ Sidewalk	$ 25.00 / LF		
☐ Curb & Gutter	$ 15.00 / LF		

☒ Periphery Street Fees are not due:

III. STORM DRAINAGE SYSTEM:

- The existing stormwater flows into the City's storm water system.
- The developer will be required to design for onsite as well as offsite drainage in accordance with the requirements of the City of Grapevine's Code of Ordinances.

IV. WATER SYSTEM:

☒ The existing water supply system bordering the subject site is adequate to serve the development.

☐ The existing water supply system bordering the subject site is not adequate to serve the development. Additional off site water system improvements will be necessary to loop water service to serve the site.

V. SANITARY SEWER SYSTEM:

☒ The existing sanitary sewer collection system bordering the subject site is adequate to serve the development.

☐ The existing sanitary sewer collection system bordering the subject site is not adequate to serve the development. Owner has submitted construction plans to extend sanitary sewer to this property.

VI. MISCELLANEOUS:

☒ Water and Wastewater Impact Fees are not required for: Lots 2 and 3, Block 1, Grapevine Mills Wells Addition

☐ Water and Wastewater Impact Fees are due prior to the issuance of building permits for:

☐	Single Family Residential	($ 2,388/ Lot)
☐	Multifamily	($ 1,049/ Unit)
☐	Hotel	($ 43,606/ Acre)
☐	Corporate Office	($ 20,572/ Acre)
☐	Government	($ 4,426/ Acre)
☐	Commercial / Industrial	($ 5,670/ Acre) – Lot 1, Block 1

☒ Open Space Fees are not required for: Lots 2 and 3, Block 1, Grapevine Mills Wells Addition

☐ Open Space Fees are due prior to the preconstruction meeting for public infrastructure improvements for:

- ☐ R-5.0, R-TH, Zero Lot District ($ 1,416.00 / Lot)
- ☐ R-7.5, Single Family District ($ 1,146.00 / Lot)
- ☐ R-12.5, Single Family District ($ 1,071.00 / Lot)
- ☐ R-20.0, Single Family District ($ 807.00 / Lot)

☐ Public Hearing Only

☐ Variances were required on the following items:

- ☐ Front & Rear building lines
- ☐ Allowing a setback of 3 feet for the rear property line for an accessory building
- ☐ Lot width & depth;
- ☐ Max. Impervious Area
- ☐ Landscaping Regulations, allowing no landscape buffer between the edge of the parking area and the adjacent property line.

☐ The following items associated with this plat are not in accordance with the current subdivision standards:

- ☐ 50’ ROW dedication not met:
- ☐ Length of cul-de-sac street exceeds the 600-foot limit:
- ☐ Driveway Spacing not met.

VII. STATEMENT OF FINDINGS:

A. The City has determined that the right-of-way and easements required to be dedicated for streets, utilities, drainage, access, sidewalks and other municipal needs and services are consistent with the City's ordinances and master plan, are reasonable and are connected to the proposed project in the following manner:

☐ The right-of-way provides for future widening of public streets that will serve the development of this site.

☒ The onsite utility easements provide for a utility network to serve the development of this site.

☒ The onsite drainage easements provide for a drainage network to serve the development of this site.

☒ The onsite access easements provide cross access capabilities to this site and surrounding property.

☒ The onsite sidewalk easements provide for a sidewalk network to serve the development of this site.

B. The City further finds that the required dedication is related both in nature and extent to the impact of the proposed development as follows:

☐ The right-of-way is necessary to provide for future widening of public streets that will serve the development of this site.

☒ The onsite utility easements are necessary to provide for a utility system to serve this development and connect to existing utilities on surrounding property.

☒ The onsite drainage easements are necessary to provide for storm drainage improvements to serve the development of the site.

☒ The onsite access easements are necessary to provide cross access capabilities to this site and surrounding property.

☒ The onsite sidewalk easements are necessary to provide for a sidewalk network to serve the development of this site.

☒ All of the dedications benefit the development to at least the extent of the impact of such on the development.

VIII. RECOMMENDATION:

The members of the City Council and The Planning & Zoning Commission consider the following motion: “Move that the City Council (Planning and Zoning Commission) approve the Statement of Findings and the Final Plat of Lots 2 and 3, Block 1, Grapevine Mills Wells Addition”

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

Grapevine Mills Multifamily

Multifamily Guidelines Affidavit of Compliance

July 03, 2024

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL IT IS FOR ZONING APPROVAL ONLY.

JANET SPEES
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500



GFFdesign HIGHSTREET RESIDENTIAL SPIARS ENGINEERING & SURVEYING

Architexas | CREATE + CONSERVE

April 1, 2024

Ms. Erica Marohnic
Director of Planning
City of Grapevine
200 S. Main Street
Grapevine, Texas 76099

Re: TCC Grapevine Mills

Dear Erica,
The Grapevine Mills mixed use project, designed by GFF Architects (architect) has been reviewed to determine compliance with the Design Standards Manual for Multifamily and Vertical Mixed-Use Development in Grapevine, Texas (GDSM) by which such projects are regulated and through which modifications to the design, as it progresses, are guided. The project reviewed lies within District 5-Grapevine Mills North District. The following summarizes the features of plan and architecture that Robin McCaffrey and my review produced:

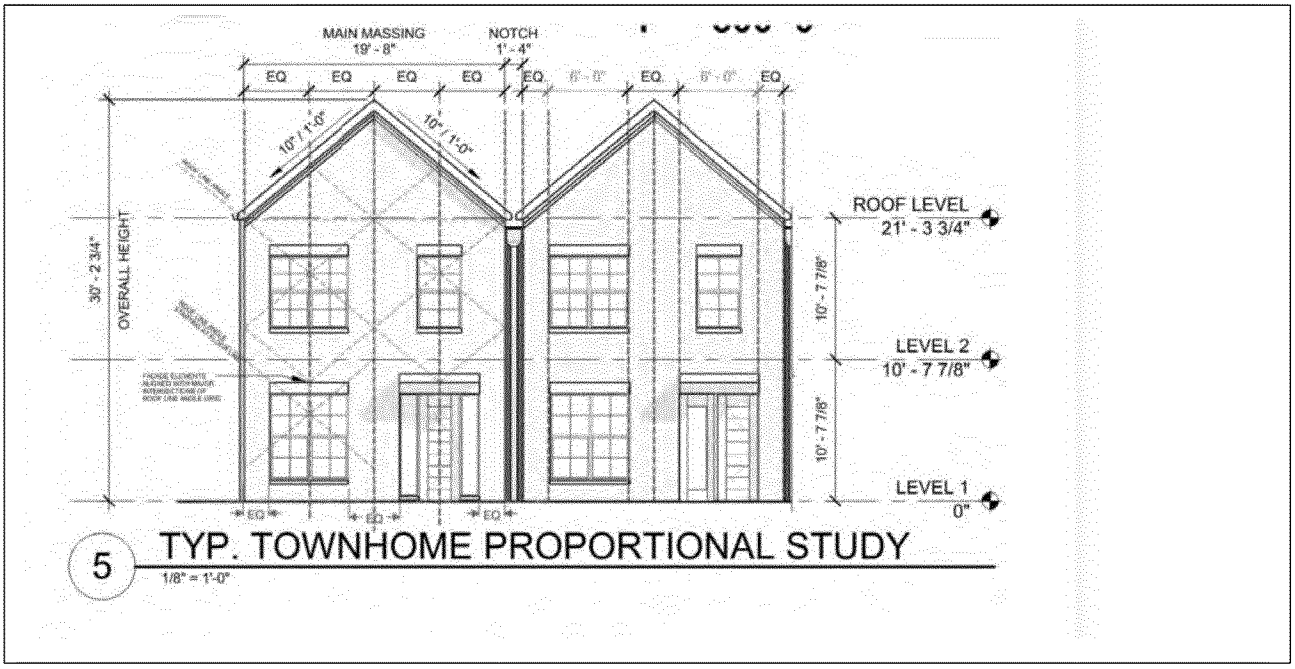
Site Plan
When it comes to projects of this sort, the first objective of the GDSM is to create a "community" wherein the understanding of community is conveyed through aspects of the plan layout which give cognitive form to one's "mental map" of place. Aspects of plan design which facilitate such mental construction are landmarks, focal points, edges, sub-districts, nodes, interconnections, etc. Such features as these become aspects of "place" that one recognizes and thereby understands "neighborhood /community." Because of its importance, the first review of plan design focused on the extent to which some (or all) of the above listed features of plan could be accomplished, thereby creating a greater sense of "place/community". The heart and soul of this design becomes the circular road configuration at the center of the plan which functions as a hub for all internal circulation and from which various geometries (as expressed in the alignment of open spaces, parking aisles, trails, etc.) emanate.
The central feature of this design is sufficiently strong in its influence over the plan arrangement that the building located at this point yields to the circular form of the road configuration, thereby creating a "Landmark" structure which becomes a reference point in one's understanding of "place". This is essential to recognize community. The creation of a strong center makes it possible to create a mosaic of subdistricts about the central reference which gives legibility to one's understanding of "place". One's cognitive map

can locate in which subdistrict and in which relationship to center they live, thereby constructing a fabric of understanding. Once these basic relationships are established, it then becomes a "design problem" to articulate the infill of open spaces, trails, parking areas, dog parks, etc. which occupy a place within the mosaic structure.

Town House Design

The Town House Design (TH) progressed through a series of reviews in which the architect developed a compositional logic for elevation design. The GDSM calls for the creation of such a compositional justification, thereby preventing the creation of building elevations which are arbitrary and undisciplined. In this review process, the architect was challenged to respect the "organizing power" of the gable form to locate openings within the wall plane not solely influenced by the interior floor plan which pushes opening locations to places not responsive to the gable's importance. Through this process, the architect began to study a compositional logic that would bring the ordering power of the gable into harmony with interior driven open locations on the righthand side of the elevation. In the compositional logic developed, one can see that the expression of center lines and spacing is balanced within the profile silhouette of the gable while subdivision of those openings may vary. We were glad to see the architect take on this problem in an analytical manner.

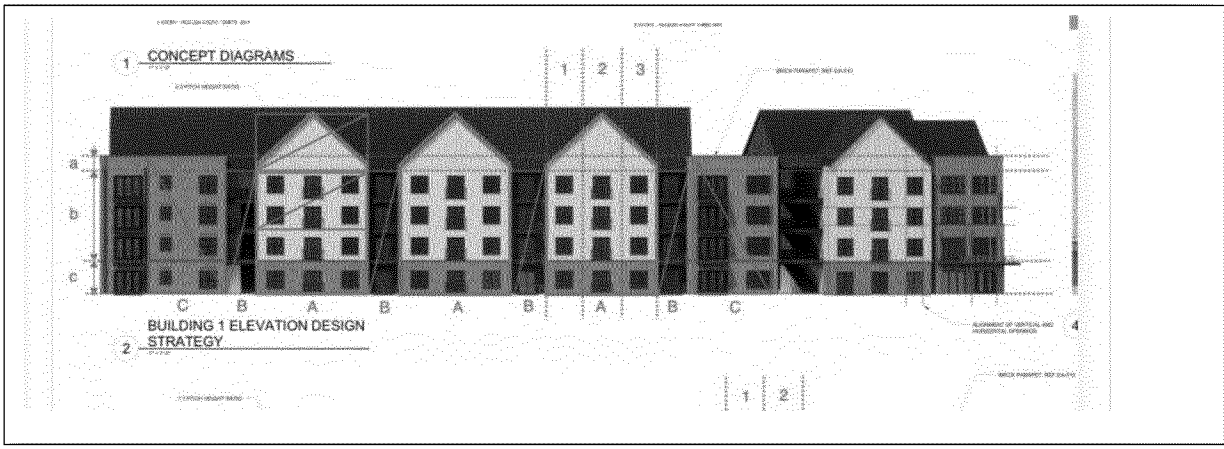
See illustration below.



The Multifamily Design

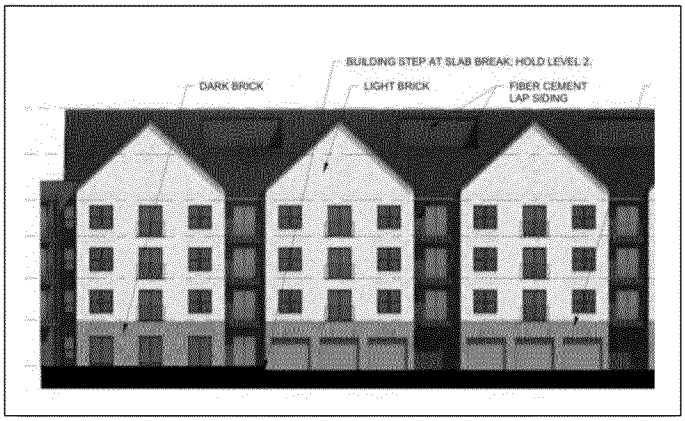
Similar to the TH design, the multifamily design (MF) progressed through a series of compositional analyses to attain a design which brough the larger scale of the MF subdistrict to bear a better relationship with the rest of the smaller, TH community. Features of this analysis included:

A. **Complexity of form articulation**: The typically long blank walls of the building block are visually "relieved" by the projection of gable forms (referencing the gable form of the TH) and the termination of the block with flat roof forms that all project out from the continuous building block behind, giving it a complexity that mitigates the massive wall normally associated with this use type. Further openings within the gable forms are established through the employment of a compositional analysis which establishes a relationship between the centers of the openings and a uniform distribution within the gable that respects the power of the gable form to order such openings.
See illustration below.



B. **Avoidance of some common MF construction outcomes which are discouraged by the GDSM**: The gable forms themselves are executed as true architectural forms wherein the gable roof "members" back into the larger roof behind thereby avoiding the outcome wherein the articulation of a form (intended to break-up the massiveness of the building block) is nothing more than a "pop-up". Pop-up is the vertical extension of a "sub-mass like" feature which strands independent of the larger building block and thereby only accentuates its massiveness, instead of mitigating it.

C. **Accommodation of Grade Change along long Blocks**: One of the important issues was how to accommodate grade change along the building block in a way that did not destroy the relationship of openings (within a gable) to the gable's ordering influence. In this solution, the small grade changes are accommodated while the header heights remain constant.
See picture below.



In conclusion, the design as submitted for the TCC Grapevine Mills project with the fully illustrated plan, showing buildings and landscaping fulfills the intents of the GDSM by creating a "community" that contains the cognitive cues discussed in the GDSM. In addition, the presented building design, treatments of parking and other site features conform to the GCSM as well.

Sincerely,

Craig Melde
Sr. Principal

cc. Robin McCaffrey - MESA Planning

District-Specific Design Standards

1. Architectural Accommodations of Grade Change
Does the plan retain grade to support the building plate including terraces, patios, decks and any accessory buildings adjoined to the primary structure?

Complies:

Yes	No	In Spirit
☐	☐	☒

Comments:

Not required in Grapevine Mills North District.

2. Pedestrian Connection Beyond The Project And District
Does the plan provide pedestrian connections from units within the project to existing trails, sidewalks or other public and private walkways.

Does the plan provide pedestrian connections to places within the development that abut pedestrian walkways that the City's approved plans identify for the future?

Complies:

Yes	No	In Spirit
☒	☐	☐

Comments:

Pedestrian connections to adjacent properties are accomplished through new and existing crosswalks.
Pedestrian connections within the site are accommodated through 6' min. sidewalks, an intra-site trail system, a series of break-out landscape zones, and a pedestrian connection from the residential areas to the commercial area. See Figure 1.
The design team is in talks with the parks department to tie the proposed trail system into the existing city trail system to the southwest.

3. Preserve and/or Restore The Natural Characteristic Of The District
Does the plan include landscape development that continues the natural characteristics of the projects surroundings?

Complies:

Yes	No	In Spirit
☐	☐	☒

Comments:

Not required in Grapevine Mills North District.

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

4. Perpetuate Residentially Derived Styling And Forms

Complies:

Yes	No	In Spirit
☒	☐	☐

Does the plan use the following architectural components?

- Pitched roof (gable or hip)
- Organized roof massing where a dominant roof has subordinate roofs that extend form it.
- 12 inch roof overhang
- Roofed porches and balconies
- No more than 45 horizontal feet of continuous wall without a horizontal offset of at least 4 feet
- Dormers that break the cornice
- Windows that align both horizontally and vertically
- Openings in architectural forms defined by a roof are located symmetrically within the form
- Three stories maximum. These three stories may be over a parking podium.
- Openings are treated with a jamb and/or head surround
- The Void-to-Solid relationship for window-in-wall elements is less than 50%

Comments:

Both the townhome and multifamily buildings perpetuate residentially-derived sytling and forms. Refer to Figures 2 and 3 for typical elevations and concept diagrams.

5. Provide Buffer Adjacent To Residentially Adverse Conditions
Does the plan provide a buffer between residential land use and adjacent environmental conditions (e.g. loud sound) that would negatively impact the livability of the residential land?

Complies:

Yes	No	In Spirit
☐	☐	☒

Comments:

Not required in Grapevine Mills North District.

6. Provide A Land Use And Scale Transition Between Multifamily/Vertical Mixed-Use Development And Abutting Single Family Development.
If the plan abuts an area of single-family residential land use, does it provide a "residential transition"? A residential transition must include two components:

Complies:

Yes	No	In Spirit
☐	☐	☒

- Height Transition: For any element with a height above 35ft, this element can't exceed one foot above 35ft in height for every 1ft of setback beyond 15ft. For example, you may have 36ft at 16ft setback, 37ft at 17ft and so on.

- Scale Transition: Any element located within 20ft of a property line abutting a single-family land use must not have an elevation face area more than 1200 sq. ft.

Comments:

The property does not have any single-family adjacencies. See Figure 4.

7. Provide Development That Maximizes Uses Appropriate To The Value Of The Setting And/Or Characteristic Of The Context.

Complies:

Yes	No	In Spirit
☐	☐	☒

If the surrounding street-level use is NOT predominately residential, does the plan provide—or is the structure such that it could be leased to provide—first-floor or street-level land uses that are consistent with the context?

If the plan has a distinct locational opportunity (such as being close to logistic, movement or transit hubs), does it provide—or is the structure such that is could be leased to provide—first-floor or street-level land uses that are consistent with this context?

If the answer to either question is YES, does the plan provide—or could be rented to provide—these land uses for at least 70% of the street-fronting first-floor space?

Comments:

Not required in Grapevine Mills North District.

8. Perpetuate Commercially Derived Styling And Forms

Does the plan employ architectural styles and forms that include the following elements:

Complies:

Yes	No	In Spirit
☐	☐	☒

- A predominately flat roof concealed by a raised parapet of at least 12in in height
- All openings are vertically and horizontally aligned
- Balconies are projected
- Steel construction is exposed
- The first floor plate is at least 15ft high at the street level
- Void-to-solid relationships are 50% or greater void

Comments:

Multifamily buildings conform to Standard 4. "Perpetuate Residentially Derived Styling and Forms".

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

9. Preserve And Extend Thematic Streetscapes
Does the plan continue the established streetscape of its surrounding District? This includes:

Complies:

Yes	No	In Spirit
☐	☐	☒

- Matching light fixtures and spacing of light fixtures
- Matching tree species, scale, placement and spacing
- Matching paving material and paving pattern
- Continuation of defined inset areas for on-street parking

Comments:

Not required in Grapevine Mills North District.

10. Maintain Compatibility With District Thematic Sign Features. Does the plan provide signage that is compatible with signage in the surrounding District? This includes:

Complies:

Yes	No	In Spirit
☒	☐	☐

- Maintaining the relationship of signage to street-fronting building planes
- Marinating the general appearance of the District's signage
- Maintaining sign illumination consistent with the District and its nightscape
- Use of sign types consistent with the District and the context. This includes commercial tenant signs, premise signs and project signs.

Comments:

Project signage maintains a consistent relationship with street frontages, and is aesthetically compatible with other signage in the district. See Figure 5.

11. Provide Responsive Interface To Open Space And Open Space Amenities. Does the plan address open space in ways that extend the open space into the project? This includes:

Complies:

Yes	No	In Spirit
☒	☐	☐

- Elimination of parking aprons in the foreground between the structure and the open space
- Extension of landscape species and patterns characteristic of the open space into the project
- Orientation of buildings to that building placement breaks free from the normal orthogonal relation to street and bears relationship to features of the larger landscape
- Extension of trails into the project
- Use of fence design that does not visually disrupt the continuous ground plane

Comments:

- Open spaces throughout the project are interconnected through sidewalks and trails.

- No parking exist between the structures and open spaces, except for on-street parallel parking.

- Buildings are oriented to step with and define the public realm.

- Trails extend through the project and connect to the sidewalk system.

- No fences disrupt the public realm.

See Figure 1.

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

12. Resort/Lodge/Prairie Styling And Forms. Does the plan use architectural styles derived from resort/lodge/prairie architectural precedents? These include:

Complies:

Yes	No	In Spirit
☐	☐	☒

- Flat pitched gable or hipped rooves with long and un-interrupted ridges and cornices
- Large roof overhangs with structural bracing such as brackets, angled braces, canted braced and exposed rafters
- Tapered columns that are full masonry or have masonry bases
- Use of flat roofs to accent pitched roofs
- Variable plate heights
- Vertical and Horizontal alignment of openings
- Openings in architectural forms defined by a roof are located symmetrically within the form
- Use of decks and terraces
- Architecturally enclosed balconies
- Projected window jambs and/or headers
- Structural details derived from timber construction detailing
- Use of siding and masonry
- Upper story insets within, or projections over, a lower story base

Comments:

Not required in Grapevine Mills North District.

13. Curvilinear Organization Of The Development Plan
Does the plan have a curvilinear organization? This includes:

Complies:

Yes	No	In Spirit
☒	☐	☐

- Gracefully meandering streets and drives with bends in the street and drive alignment that is responsive to grade
- Merging street intersections where operations permit
- Organically-shaped parking areas
- Building orientations that are not tied to uniform street frontage
- Drifted groupings of trees in lieu of straight rows with uniform spacing

Comments:

- Primary and secondary streets throughout the project are gracefully curved.

- The hotel parking fields are organic and non-orthogonal.

- Tree plantings are organized in groupings.

See Figure 1.

14. Conceal Visibility Of Service And Parking Functions
Does the plan place service and parking functions so that such functions are NOT in the foreground yard space between any arterial or primary street and the buildings that are facing that street?

Complies:

Yes	No	In Spirit
☐	☐	☒

Comments:

Not required in Grapevine Mills North District.

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

15. Perpetuate Historic/Indigenous Derived Architectural Styling And Forms. Does the plan employ architectural styles and forms derived from the historic or indigenous character of the District? Such aspects include:

Complies:

Yes	No	In Spirit
☐	☐	☒

- Commercially-scaled first floor with a 15ft plate
- For building of three floors or greater, a tripartite architecture
- Decorative and embellished front parapet
- Street canopy
- Portrait orientation of openings and subversion of openings
- Continuous vertical corners often expressed as pilasters
- Occasional use of roof forms as accent elements on the front elevation
- Void-to-Solid ratio with greater void at the street level and greater solid at other levels
- Treatment of openings with jamb and/or header surrounds
- Use of belt courses to establish horizontal reference for placement of openings
- Use of decorative brick bands and details

Comments:

Not required in Grapevine Mills North District.

16. Use Of Thematic Exterior Material, If Such Material Is Characteristic Of District And Complies With The General Material Standards.

Complies: Yes ☐ No ☐ In Spirit ☒

If there is a surrounding District context, does the plan continue with the use of the dominant and characteristic material of the surrounding District?

If so, is the use of that material in compliance with the General Material Standards of the Building Manual?

Dominant use of material means material that comprises at least 70% of the building exterior excluding openings.

Comments:

Not required in Grapevine Mills North District.

17. Orthogonal/Block Orientation Of The Development Plan. Does the plan have a block/orthogonal organization? This includes:

Complies: Yes ☐ No ☐ In Spirit ☒

- Straight streets with right angle intersections
- Continuous street wall defined by alignment of buildings
- Uniform spacing of street trees and street fixtures
- Continue the urban blocks which are adjacent to the project
- Have decorative cross walks or other intersection enhancements

Comments:

Not required in Grapevine Mills North District.

18. Pedestrian/Residential Activity Connection Between The Public Street And Living Units Fronting The Street.

Complies:

Yes	No	In Spirit
☐	☐	☒

Does the plan present the public street with an external expression of the residential activity? This means that the street level of the residential development is not commercially used or made capable for commercial use. This includes porches, stoops, terraces, patios, fenced front yards and steps up from an approach grade.

Comments:

Not required in Grapevine Mills North District.

19. Maintain Height And Scale Compatibility With The Height And Scale Characteristic Of District.

Complies:

Yes	No	In Spirit
☐	☐	☒

When height and scale are important attributes of the surrounding District's identity, is the plan compatible with this height and scale? Such compatibility can be achieved through one or both of the following:

- Upper-story setbacks that create a building mass at the street consistent with context

- Horizontal offsets at the street level which reduce the lower floor presentation of mass when the characteristic block size is exceeded. This creates the image of a block that is further subdivided through built recognition of individual properties as described in the "Bay Modulation" section of the Building Manual.

Comments:

Not required in Grapevine Mills North District.

20. Use Of Bay Modulation Patterns That Are Compatible With Bay Modulation Of The District.

Complies:

Yes	No	In Spirit
☐	☐	☒

Does the plan create a street frontage that continues the bay modulation of the block? Bay modulation refers to the architectural expression of individual buildings within the block face.

This is important to emulate the traditional block face of a downtown where buildings are normally built lot-line to lot-line in direct juxtaposition. In such downtowns, there is a complex street wall referred to as the "Bay" and the rhythmic and varied offset and appearance of that bay is referred to as "Bay Modulation."

Comments:

Not required in Grapevine Mills North District.

21. Provide An Urbanized Streetscape. Does the plan provide an urbanized streetscape along the primary street frontage that is consistent with the characteristic urban street fabric within the District? Key features of an urbanized streetscape include:

Complies:

Yes	No	In Spirit
☐	☐	☒

- The architectural plane fronting the primary street must create a continuous street wall along the primary street frontage. Buildings must establish a "built-to" zone which extends from the primary street front property line and extends into the property a distance of 3ft and at least 75% of the primary street frontage much lie within this zone. NOTE: the location and depth of this zone may be modified upon City approval when the modification results in lateral expansion of a sidewalk space for a sidewalk restaurant or sidewalk retail or in the creation of an arcade along the street.

- Street trees used in the streetscape should continue the use of an existing tree species when the larger urban setting contains a thematic tree. If the surrounding urban setting does not have a thematic tree, the plan must choose from a list of approved plants.

- Street lights must continue the uniform spacing and placement characteristic of the surrounding primary street. When a larger urban setting contains a thematic light or light standard, the plan must use that light standard. When no thematic light exists, the plan must choose a light or light standard appropriate for urban streetscape use.

- Decorative paving should continue the characteristic paving material and pattern of the urban context when that context includes a thematic sidewalk treatment. When no thematic treatment exists, the project must use a sidewalk paving material and pattern appropriate for urban streetscape use.

Comments:

Not required in Grapevine Mills North District.

22. Provide A "Borrowed Landscape" For The Primary Street Frontage

Complies:

Yes	No	In Spirit
☐	☐	☒

Does the plan provide a "borrowed landscape" along the primary street frontage that preserved the general character of the District? This includes:

- Elimination of parking aprons or walls between the building and street unless the landscape space abutting the street is greater than 20ft

- Creation of an expanded parkway that is varied in dimension with the minimum parkway expansion being 15ft from the street right of way and with variations in width occurring at least every 200ft. Creation of pads for horizontal mixed use qualifies as varied Borrowed Landscape space

- Use of a pedestrian trail in lieu of a pedestrian sidewalk. Sidewalks within the borrowed landscape space must be meandering pedestrian ways at least 8ft wide.

Comments:

Not required in Grapevine Mills North District.

23. Promote Horizontal Mixed Use

Complies:

Yes	No	In Spirit
☒	☐	☐

Does the project create opportunities for stand-alone retail/restaurant pads within the street frontage of the primary street? In no case should the provision of a retail pad consume more than 50% of the multifamily frontage.

Where the multifamily frontage is 300ft or less, a retail pad leave-out is not required. This retail pad requirement may be waived upon City Approval but a requirement for variable street definition (#24) still applies

Comments:

The project contains residential and hotel uses, promoting a mix of uses. Uses are connected by pedestrian-friendly primary drives and a perimeter trail system.

See Figure 1.

24. Provide Variable Street Definition Within The Block Face Along Primary Streets

Complies:

Yes	No	In Spirit
☐	☐	☒

Does the plan create a variable street definition through the variable setback of multifamily structures fronting the primary street? No more than 50% of the project frontage may adhere to a uniform setback dimension. Horizontal offsets in the development plan set back line must be no less than 10 ft.

Comments:

Not required in Grapevine Mills North District.

	District Specific Standards (A = Applicable)	360/Airport District	Grapevine Mille South District	Grapevine Mills North District	Gaylord/SH 26 District	Central Transit District
1	Architectural accommodation of grade change	A			A	
2	Pedestrian connection beyond project and district	A	A	A	A	A
3	Preserve/restore characteristic natural mosaic	A	A			
4	Residentially derived styling and forms/ pitched roof		A	A*		
5	Buffer adjacent environmental encroachments	A				
6	Land use/scale transition from MF/SF		A	A		
7	Maximize value capture opportunities	A				A
8	Commercially derived styling and forms		A	A**		A
9	Preserve/perpetuate thematic streetscape					A
10	Compatible with district, thematic signage features		A	A		A
11	Responsive interface with open space and amenities		A	A	A	
12	Resort/lodge derived styling and forms	A			A	
13	Curvilinear organization of development plan	A	A	A	A	
14	Conceal visibility of service/parking functions from arterials/primary roads	A			A	A
15	Historic/indigenous derived styling/forms					A
16	Use of thematic exterior material if characteristic of district and complies with standards					A

A* = When closer to topography and golf course
A** = When closer to Regional Roadways and other commercial areas

17	Orthogonal, block organization of development plan					A
18	Pedestrian/residential activity connection between street and living unit fronting street					A
19	Height and scale compatibility with height and scale characteristic of district					A
20	Bay modulation pattern compatibility with thematic bay modulation of district					A
21	Urbanized streetscape					A
22	Provide "Borrowed" landscape for street enhancement	A				
23	Promote horizontal mixed-use	A	A	A		
24	Variable street definition to create a more complex street scape				A	

A* = When closer to topography and golf course
A** = When closer to Regional Roadways and other commercial areas

General Standards for Multifamily Development

Part A: Site and Design

a. Contextual Relationships

1. Community Structure: Each plan for a project larger than 100 units must provide:

Complies: Yes ☒ No ☐ In Spirit ☐

i. **Benches:** at least one every 700ft or one per block, whichever is less
ii. **Bike Racks:** a capacity for 4 bikes at each residential building and 14 at the central pedestrian facility
iii. **Trash Disposal Units:** one trash receptacle at each bench
iv. **Pedestrian Lighting:** one light standard at least every 100ft

Comments:

Benches, bike racks, trash disposal units, and pedestrian lighting are provided in accordance with these requirements.

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2. Cognitive Structure: Development site plans should avoid a "maze-like" arrangement of streets and drives and should provide a clear demarcation of sub-areas arranged with reference to an internal destination.

Complies: Yes ☒ No ☐ In Spirit ☐

Comments:

The site is organized around a hierarchy of primary and secondary streets. See Figure 1.

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3. Edge Definition: Planting of the edge must provide visual concealment of at least 70% of the perimeter fence using evergreen plants. Moreover, at least 70% of these plants must have foliage from ground to top capable of providing a screen. Edge screening must be planted in natural drifts that appear as native plant clusters.

Complies: Yes ☒ No ☐ In Spirit ☐

Comments:

The site does not contain any perimeter fencing.

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4. Traffic Calming: Any multifamily plan must illustrate traffic calming measures using traffic tables, intersections, traffic circles, chokers, roadway neck downs at intersections, center island narrowing or rumble strips. Speed bumps are prohibited.

Complies: Yes ☒ No ☐ In Spirit ☐

Comments:

The meandering nature of the drives is a traffic calming measure. All on-site sidewalk crossings are tabled up to the sidewalk elevation. See Figure 1.

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b. Connections Beyond The Project

1. Relationship With And Connections To The City Fabric: The site plan for any multifamily development must portray the extent to which the following elements of the City Fabric are continued or otherwise responded to:

Complies:

Yes	No	In Spirit
☒	☐	☐

i. **Curb Cuts and Driveways:** Development plans much seek to continue flow between projects by coordinating points of ingress and egress so that efficient maneuvers to and from serving public streets are possible. Coordination of routing traffic volumes anticipated by individual project TIA's is a required consideration of a development plan being considered by the City.

ii. **Thoroughfares And Roadways:** A development plan that lays within the path of a thoroughfare as planned or committed to by adjacent development or of a thoroughfare that has been adjusted by the Council must make provision for the extension of the right of way of such thoroughfare when traffic projected densities necessitate extension.

iii. **Trails:** A proposed multifamily development plan must consider appropriate trail routing through the proposed development so that a cohesive trail network can evolve over time.

iv. **Open Space:** The proposed development plan must consider extension of the open space or expansion of the open space, or consider how development portrayed by the development plan can relate to and define the open space.

v. **Contextual Characteristics:** Any multifamily development plan must illustrate how various aspects of the context will also be manifest in the development design. Key aspects of the context include streetscape themes, continuity of water or water bodies, extension of indigenous plan drifts, continuity of road sections, treatment of parking, protection of and continuity with adjacent land uses, continuation of tree canopies and canopy species, continuity of natural features, extension of surface water management strategies, and continuity of edge treatments.

Comments:

i. Primary drives are located to align with existing curb-cuts and median breaks.

iii. The proposed trail network is designed such that future adjacent projects can connect to it.

iv. Open spaces are distributed throughout the site and connected via sidewalks and trails. Open spaces are further defined by one or more building edges. See Figure 1.

c. Lot Occupancy

1. In a development plan that's required to be curvilinear as outlined by the District Specific Standards, such a plan must establish a building relationship to the street such that:

Complies: Yes ☒ No ☐ In Spirit ☐

i. At least 60% of the interior street and drive-fronting buildings within the development plan design and 75% of buildings facing public streets serving the project must be sited so that the front building plane (the plane facing the street) is not parallel to the street right of way.

ii. A minimum of 30% of the yard space along interior streets and drives, and 50% of the yard space fronting public streets serving the project, must be covered by a landscape approach defined by organic plant massing and natural drifts.

Comments:

Buildings are sited such that the curvilinear nature of the primary and secondary streets is reinforced.
Landscape spaces are designed such that the curvilinear nature of the primary and secondary streets is reinforced.

See Figure 1.

2. Building Relation to the Street and Orthogonal Plan Layouts: Plan designs that are required to be orthogonal, as outlined by the District Specific Standards, must establish a building relationship to the street such that:

Complies: Yes ☐ No ☐ In Spirit ☒

i. The development plan must establish a "build-to" line for the interior streets and drives of the project that will vary from the required 3ft build-to line along the plan's exterior public streets as specified in the District Specific Standards. This build-to line must be at least 9ft form the street or drive back of curb.

ii. The presence of repetitive stoops, terraces or porches which project into the yard space created by the build-to line cannot be closer than 5ft to the street or drive back of curb and must project at least 4ft from the primary building mass. These projections must be architecturally contained such that they are part of the overall façade composition. The offset space created between the projected stoop, porch or terrace and the primary building mass must be a landscape space, leaving a 5ft minimum pedestrian space at the street edge.

Comments:

The site uses the curvilinear layout as described in c.1. See Figure 1.

d. Parking: Placement and Configuration

1. Parking Facility Type:

Complies: Yes ☒ No ☐ In Spirit ☐

i. **Structured Parking:** Parking within the Transit Center Character Zone must be structured when the project exceeds 20 units per acre. Projects exceeding 40 units per acre in any other Character Zone must provide structured parking.

ii. **Surface Parking Areas:** Projects with a unit density between 28 and 39 units per acre that provide aggregated surface parking must comply with the following:

1. Aggregated parking areas with more than 70 parking spaces (not including street or drive head-in parking) must be located in a place that is not visible to the primary street serving the project or located so that the parking area may be screened. Parking garages located such that they front a public street must have architectural elevations that complement the design style of the multifamily structures. "Complement" in this context means that they must share similar horizontal offsets, organization of openings, and use of materials.

2. Aggregated parking areas in non-orthogonal development plan designs must also have a curvilinear configuration.

3. Aggregated parking areas must be landscaped

Comments:

The aggregated parking fields are located to be screened by buildings. The hotel aggregated parking field is curvilinear in nature. All parking fields are landscaped.

See Figure 1.

2. Head-in parking along streets: Before the parking demand for aggregated parking areas is determined, head-in street and drive parking must be provided to the extent permitted by the streetscape design.

Complies: Yes ☒ No ☐ In Spirit ☐

Comments:

Primary and secondary streets include on-street parallel parking where permitted by the streetscape design.

See Figure 1.

e. Site Open Space Requirement

1. **Open space as a percent of total development area:** At least 20% of the site area identified in any multifamily plan must be set aside as open space. Site areas that qualify as open space set asides include:

Complies: Yes ☒ No ☐ In Spirit ☐

i. Areas protecting existing natural features and/or plant communities

ii. Areas used for the surface management of storm water that are not structures

iii. Any retained water

iv. Project amenity areas that are visually accessible from streets and/or drives

v. Playgrounds

vi. Pedestrian trails

vii. Borrowed street landscape areas

viii. Pedestrian accessible areas between structures open to access by the project population

Comments:

20% of the site is dedicated to open spaces.

See Figures 1 and 6a-6d.

2. **Form giving influence:** Open space provided within any development plan must serve as a frontage for at least 25% of the structures within the project, where buildings can define the edge of open space, except for the Transit Center District where street frontage is prioritized.

Complies: Yes ☒ No ☐ In Spirit ☐

Comments:

15 of the 28 multifamily buildings, or 53%, are fronted, in whole or part, by open spaces, defined by the structures which front them. See Figure 1.

f. Preservation of Natural Drainage

1. **Natural Drainageways:** Any development plan for multifamily development in Grapevine must illustrate the extent to which natural drainage within the lot, parcel or tract exists and is preserved through design initiatives that preserve, restore or replicate natural drainage patterns. Any disruption of natural drainage patterns must be approved by the City of Grapevine.

Complies:		
Yes	No	In Spirit
☒	☐	☐

Comments:

See Figure 7.

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

g. Storm Weather Management Facilities

1. **Storm weather management structures:** Any development plan for multifamily development in the City of Grapevine, where structured storm water management solutions are requires must adhere to the following:

Complies:

Yes	No	In Spirit
☒	☐	☐

i. **Minimize structured means of water management:** Plans must minimize the use of cross drainage structures, armored channels, concrete flow ways, and other structured solutions to storm water management, unless such structures are for the purpose of creating a pedestrian or urban activity at a water edge.

ii. **Maintain natural shapes and form in the creation of detention/retention facilities and created drainageways (a.k.a. flow management facilities):** Water collection points and/or pools created by nature have shapes that are clearly organic. Therefore, plans should avoid straight lines, hard angles, and regular geometric shapes in the creation of flow management facilities.

iii. **Landscape with natural elements:** Where storm water management design creates conditions that support indigenous plants, measures must be taken to landscape such facilities in ways that allow such plants.

iv. **Respect natural sub-systems:** Proper design of flow management facilities should, where appropriate, include diverse ecological settings such as deep water (limnetic zones) in combination with shallow water (littoral zones), wetlands, ephemeral flows, and greater states of hydration which can support plant communities associated with these zones.

Comments:

See Figure 7.

h. Grading

1 Grading for multifamily development in the City of Grapevine must adhere to the following:

Complies:

Yes	No	In Spirit
☒	☐	☐

i. **Avoid steep grades:** Grades equal to or greater than 20% are considered steep and shall not be graded to create building lots. However, individual buildings which make grade transition within the building, porch or terrace expansions are permitted and therefore the limited disturbance of grade needed to accomplish this is permitted also.

ii. **Conform to standards for tree protection:** Any tree over three inches in caliper remaining on a lot, parcel or tract (that is, trees not approved for removal) and exposed to the building activity or within 30ft of the building activity (hereinafter regulated trees) shall be protected as follows:

a. Tree fencing: Regulated tree trunks shall be protected within a visible "tree fence" at least 36 inches tall and protecting the tree and ground around the tree to a minimum distance from the trunk equal to the distance of the tree drip line or 10 feet, whichever is less.

b. Tree marking: All regulated trees shall be marked with a green surveyor tape which indicates "Protected Tree" status.

c. Ground compaction avoidance: Measures shall be taken to minimize ground compaction within the dripline of a Regulated Tree. Grading within the ground protected by a tree fence is prohibited.

d. Maintenance of normal hydration: Measures shall be taken to maintain normal hydration of a Regulated Tree.

Comments:

No grades of steeper than 20% exist on the site. Trees larger than 3" caliper will be protected as above.

Part B: Building Design Standards

a.Street Interface

1. Semi-public space adjacent to streets:

Complies: Yes ☒ No ☐ In Spirit ☐

i. Canopies and store fronts are limited to urban setting such as primary street frontage in the Transit Center Character Zone.

ii. In any single building block, there must be at least one expression of a first-floor, semi-public space within the street-facing elevation. If a canopy of storefront is used to meet this standard, it must occupy at least 50% of the length of the elevation.

2. Residential Design Standards: If building frontage defines the edge of an open space, each building block must have at least one first-floor pedestrian space that is part of the architectural design.

i. Store fronts must be set within a minimum first-floor plate height of 15ft. and must be comprised of vertical and horizontal subdivisions within which any area of un-supported glass is no smaller than 16 square feet. Vertical and horizontal subdivisions shall be at least two inches wide.

Comments:

Canopies are included on the townhome units and extend for 50% of the elevation. See Figure 3.

2. Residential Design Standards: If building frontage defines the edge of an open space, each building block must have at least one first-floor pedestrian space that is part of the architectural design.

Complies: Yes ☐ No ☐ In Spirit ☒

i. Store fronts must be set within a minimum first-floor plate height of 15ft. and must be comprised of vertical and horizontal subdivisions within which any area of un-supported glass is no smaller than 16 square feet. Vertical and horizontal subdivisions shall be at least two inches wide.

Comments:

Buildings which define the edges of open spaces include first floor pedestrian spaces. See Figure 1.

b. Elevation Composition

1. The exterior design of any multifamily structure must comprise an overall pattern. This pattern includes:

Complies:

Yes	No	In Spirit
☒	☐	☐

i. Regulating lines that organize its elements

ii. Proportioning

iii. Hierarchy of dominant and subordinate elements

Comments:

See Figures 2 and 3 for conceptual elevation diagrams.

CONTINUED ON THE NEXT PAGE

b. Elevation Composition (continued)

2. Openings and features of any building must have a common justification.

Complies: Yes [X] No [ ] In Spirit [ ]

i. When a pitched roof design is used, all windows—except dormer windows—must be below the cornice detail.

ii. When a flat roof design is used, all windows must be at least 2ft below the parapet.

iii. When both a pitched roof and flat roof design are used in the same elevation, the window heads must align horizontally.

iv. Windows may abut the cornice detail if the window header modulates the banding or detailing of the cornice.

v. Openings within an elevation must have a common reference line that engages the sill or head.

vi. Windows within an elevation must have a common vertical reference line from the first to the top floor.

vii. Windows must align with the features that define the architectural form. For example, windows in a gable cannot be arbitrarily distributed within the face of the gable unless specifically approved by the City.

viii. Excepting first floor store front or vertical mixed-use structure, all openings must be square or portrait in orientation.

ix. Windows, doors and other openings must be articulated within a projected surround or header unless otherwise approved by the City.

Comments:

See Figures 2 and 3 for conceptual elevation diagrams.

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b. Elevation Composition (continued)

3. All elevations of a structure must receive equal treatment of style on all elevations of a structure so as to avoid the common pitfall whereby only the street-facing façade is adequately styled and structured.

Complies:
Yes ☒ No ☐ In Spirit ☐

Comments:
See Figures 2 and 3 for conceptual elevation diagrams.

4. Forms created within the elevation, such as towers, bays and plate changes, must be derived from functions within the plan. Design approaches which seek to decorate a "space plan" derived independent of the elevation design are prohibited.

Complies:
Yes ☒ No ☐ In Spirit ☐

Comments:
See Figures 2 and 3 for conceptual elevation diagrams.

b. Street wall complexity and exterior offsets

1. Building offsets:

Complies:

Yes	No	In Spirit
☒	☐	☐

i. Residential building blocks may not have more than 50 linear feet of wall without a wall offset.

ii. Horizontal wall offsets must be at least 4ft. This may include balconies if contained within the confines of the offset. Any balconies projected from the face must have an architectural enclosure.

iii. Architectural forms such as enclosed porches, stair towers, projected bays or stacked balconies maybe projected from the building block or recessed within it and must be accompanied by a roof in the roof massing that corresponds to the architectural form.

Comments:

See Figures 2, 3, and 12.

d. Void to Solid Ratio

1. For the first floor of a vertical mixed-use plan wherein the first floor has a commercial use, the void-to-solid ratio must be greater than or equal to 1.5:1 (the amount of void being greater than the amount of solid). The solid portions of the first floor façade must extend vertically to the floors above and parapet detail.

Complies:

Yes	No	In Spirit
☒	☐	☐

Comments:

The leasing office utilizes a void : solid ratio > 1.5:1. See Figure 10.

2. For floors above the first floor in a vertical mixed-use plan (or for all floors in a residential plan), the void-to-solid ratio must be less than or equal to 0.5:1 (the amount of void being less than the amount of solid).

Complies:

Yes	No	In Spirit
☒	☐	☐

Comments:

See Figures 2 and 3.

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

e. Architectural Enclosures

1. All projected stair towers, elevator shafts, and cantilevered building projections (other than balconies) must be architecturally enclosed. This means that they must be enclosed in an architectural skin and must be expressed as a roof form.

Complies:

Yes	No	In Spirit
☒	☐	☐

Comments:

See Figures 2 and 3.

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

f. Roof form: Rooves and the roof lines they create are essential design elements for higher-value structures. Visible roof design must:

1. Be legible. There must be a clear organization of a dominant roof mass from which subordinate roof masses extend.

Complies:

Yes	No	In Spirit
☒	☐	☐

Comments:

See Figures 2, 3, and 11.

2. Be balanced. A single roof pitch must be used within the total composition. Different roof pitches are permitted for tower forms which are not engaged with the general roof form. Permitted roof forms include gables, hips, barrels if used a secondary forms, sheds if used as secondary forms, and flat.

Complies:

Yes	No	In Spirit
☒	☐	☐

Comments:

See Figures 2 and 3.

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

g. Style Integrity

1. The use of architectural detailing associated with a style must use the characteristic detailing of that style.

Complies:

Yes	No	In Spirit
☒	☐	☐

Comments:

See Figures 2 and 3.

2. The use of systems or materials that replicate the work of a trade or artisan are prohibited. Construction details which are traditionally derived from the work of an artisan (such as a metal smith, carpenter or stonemason) must use a material in which the characteristic craftsperson can work.

Complies:

Yes	No	In Spirit
☒	☐	☐

Comments:

No prohibited or "false" materials are used in the project. See Figures 2 and 3.

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

h. Chimneys

1. In pitched roof styles and other traditional styles, the chimney must be terminated with a chimney cap that conceals the metal spark arrestor and visually reads as a traditional tile flue system, unless otherwise approved by the City.

Complies:
Yes [X] No [ ] In Spirit [ ]

Comments:
No chimney's are included in the project.

2. In pitched roof styles and other traditional styles, the chimney shaft must be enclosed with unit masonry, stone or 3-coat stucco with a minimum dimension of 4.5ft x 3ft, unless otherwise approved by the City.

Complies:
Yes [X] No [ ] In Spirit [ ]

Comments:
No chimney's are included in the project.

3. In pitched roof styles and other traditional styles, the rise of the chimney shaft must be detailed so that the chimney has complexity in plan as well as elevation.

Complies:
Yes [X] No [ ] In Spirit [ ]

Comments:
No chimney's are included in the project.

Part C: Building Construction Standards

a.Materials and Application of Materials

1. Primary Material. At least 70% of the exterior façade of a 4-story structure or 80% of the exterior façade of a 3-story structure or 100% of the exterior façade of a structure less than 3 stories must be one of the following:

Complies:

Yes	No	In Spirit
☒	☐	☐

i. Brick. Clay brick, modular size, hard-fired and meeting severe weather standards. Embossed or molded brick is generally prohibited unless specifically approved by the City. All brick shall be laid so as to avoid stacked joints and all building corners—both inside and outside—must be executed in a toothed masonry fashion. Weeping or slumped joints are prohibited.

ii. Stone. Stone must be laid in a typical load-bearing pattern. Characteristics of such pattern include:

1. Tight mortar joints with no more than 30% of joints larger than 3/8 inches.

2. Coursed patterns such as Ashlar, Coursed Chopped Stone and Coursed Rubbed Stone. Mosaic and un-coursed rubble stone-work are prohibited unless specifically approved by the City.

3. Cultured stone or other faux stone products are prohibited.

4. All stone must be laid so as to avoid stacked joints and all corners—both inside and outside—must be executed in a toothed masonry fashion.

iii. Other Stone. Cut stone/smoothed-face stone or Cut stone/smoothed-face stone that is mechanically attached with a stone veneer system may be used provided that the system uses a true stone.

Comments:

See Figures 2 and 3.

CONTINUED ON THE NEXT PAGE

a.Materials and Application of Materials (continued)

2. Secondary Material. No more than 30% of the building façade may be a secondary material. This includes:

Complies: Yes ☒ No ☐ In Spirit ☐

i. Stucco. 3-coat stucco on lath over a structural frame with expansion joints concealed by filling the joint with expandable filler that is troweled flat with the stucco, is the same color as the stucco and that matches the stucco surface texture is permitted. Dryvit/EFS type systems are prohibited. Stucco is not permitted in the Central Transit District.

ii. Metal. Architectural metal wall systems are permitted.

iii. Siding. Wood or Cementacious siding is permitted in those Character Zones where pitched roof styles are permitted.

Comments:

Secondary material is cementitious siding. See Figures 2 and 3.

3. Roof Material. Acceptable materials include:

Complies: Yes ☒ No ☐ In Spirit ☐

i. Flat Roof. Flat rooves may be either a built-up bituminous roof or a membrane roof provided that it is installed in accordance with the manufacturer's specifications and issued a 30-year warranty. All flat rooves must be hidden from ground level view, behind a 12-inch parapet.

ii. Pitched Roof. These may be either a standing-seam metal roof with standing folded and soldered seams, a commercial metal roof if approved by the City, slate, clay tile, or 40-year high profile composition single. All composition shingle rooves must have closed valleys. Concrete single products with a relief greater than ½ inch are prohibited.

iii. Parapet Cap. These must be either clay brick, cut stone, cast stone, tile, or terra cotta. Pressed metal maybe used if is it specifically created to decoratively cap a parapet and if specifically approved by the City.

Comments:

Pitched roofs with 40-year singles are used. See Figure 11.

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a.Materials and Application of Materials (continued)

4. Material Change. Material changes in any elevation may occur only under the following conditions:

Complies:

Yes	No	In Spirit
☒	☐	☐

i. Change occurs at an inside corner.

ii. Change that occurs at an outside corner must wrap the corner and change at a location at least 12 inches from that corner and be designed as the termination of an architectural detail.

iii. Change that occurs wherein the different material is contained within a distinct architectural form that projects from the primary architectural mass.

iv. Change that reflects an offset between a lower and an upper floor where the offset is at least 6 inches. Material changes within the same architectural plane are prohibited.

Comments:

Refer to Figures 2, 3, and 12

CONTINUED ON THE NEXT PAGE

a.Materials and Application of Materials (continued)

5. Relief. The City seeks to promote relief and dimension in architectural surfaces, details, and motifs with the following requirements:

Complies:

Yes	No	In Spirit
☒	☐	☐

i. The following materials are prohibited: Fiberglass, Styrofoam or stucco-over-styrofoam, plastic, aluminum. Stucco applied to look like projected stone, Stucco applied to look like cast stone, Stucco applied to look like terra cotta, cementacious boards used in any application which makes a corner, cementacious boards used in any application which makes a mitre or decorative shape, Masonite or Masonite products, composition wood products used as an exterior material, trimcraft used as a soffit board, or other smooth finished soffit board.

ii. Relief in the treatment of cornices, overhangs, gable projections, bay windows, dormers, water tables, belt coursers, sills, surrounds, timber components and other expressions must be executed in ways that produce depth, shadow and texture.

iii. In coursed rubble stonework, stones must be laid into the wall as the stone would lay on the ground. No more than 20% of the stones in any elevation may be "flipped" sideways.

iv. The minimum projection in any built-up profiles and decorative assembly must be ¾ inch per element of the assembly. A cornice detail comprised of three stepped bricks must have a total projection of 2 and ¼ inches.

Comments:

Refer to Figures 2 and 3.

CONTINUED ON THE NEXT PAGE

a.Materials and Application of Materials (continued)

6. Carpentered Exterior Trim.

	Complies: Yes	No	In Spirit
i. All carpentered exterior trim must be high-quality finished grade wood stock.	☒	☐	☐

ii. If a trim installation is to be joined along any continuous run of material, the required joint must be a "spline joint."

iii. All outside corners must be mitered and blocked with sufficient closure that the joint is not visible from the street.

iv. Corners must be closed by a carpentered joint. Trim clips are prohibited.

v. Facia and gable rake must be stepped at the drip mold unless hidden by a gutter.

vi. Carpentered trim that forms the veneer pocket must have a complexity achieved in trim mold, built-up step molding, or other traditional detail such as a dentil mold.

Comments:

The proposed project does not include carpentered exterior trim. Refer to Figures 2 and 3.

b. Wall Construction

1. Wall Section. All wood-framed exterior walls must be constructed as follows:

Complies: Yes ☒ No ☐ In Spirit ☐

i. When shim- or flange-mounted windows are used in masonry veneered walls, framing may be conventional 2x4 framing.

ii. When shim-mounted windows are used in stucco veneer walls or other permitted material that does not require a masonry ledge or that does not project more than 3.5 inches from the sheathing, exterior walls must be framed with 2x6 members in order to achieve a 3.5-inch minimum offset within the opening.

iii. When flange-mounted windows are used in stucco veneer walls or other permitted material that does not require a masonry ledge or that does not project more than 3.5 inches from the sheathing, a double 2x4 framing assembly is required that allows the flange to be mounted on the inner 2x4 section with the second 2x4 section providing the required offset from the window sash or door at the opening.

Comments:
Refer to Figures 2, 3 and 13.

2. Parapets. Where there is a flat roof, a parapet must extend at least 12 inches above the roof surface and conceal the roof material from ground-level view.

Complies: Yes ☒ No ☐ In Spirit ☐

Comments:
Flat roofs and parapets only occur at the 3 and 4 story multifamily buildings. A parapet in excess of 12" is provided. Refer to Figures 2 and 13.

CONTINUED ON THE NEXT PAGE

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

b. Wall Construction (continued)

3. Cornice Detail. All wall terminations at the roof must have a cornice detail comprised of at least 2 projected elements. Parapets must have a cap detail comprised of at least 2 projected elements.

Complies:

Yes	No	In Spirit
☒	☐	☐

Comments:

All cornices and parapets include at least 2 projected elements. Refer to Figures 2, 3 and 13.

4. Window Surrounds, Belt Courses and Base Courses.

Complies:

Yes	No	In Spirit
☒	☐	☐

i. All openings in the exterior skin must have an architecturally appropriate header and sill with an optional jamb. The required header and sill must project at least ¾ inches beyond the wall veneer. Window headers or sills may be either stone, cast stone, terra cotta, heavy timber (where appropriate for the style), or wood (where appropriate for the style).

ii. Other architectural details like belt courses and base courses must be executed in the above materials and have a minimum projection of ¾ inch per element of detail.

Comments:

All window head and sills include projected accent brick courses. Refer to figures 2, 3 and 13.

c. Roof screening and appurtenances

1. Roof Projections. No plumbing stacks, venting stacks, skylights, or attic ventilators may penetrate the roof surfaces facing the street/drive. If there are multiple street/drive facing exposures, no roof projection may penetrate the roof slope that slopes to the "fronting" street or drive. All such penetrations must be mounted straight and perpendicular to the ground (except for skylights and attic ventilators) and painted to blend with the roof color. Turbine vents are prohibited. All vent stacks must have lead jacks.

Complies:

Yes	No	In Spirit
☒	☐	☐

Comments:

Refer to Figures 2, 3 and 11.

2. Roof Mechanical. Roof mechanical must be screened behind a parapet wall or platform that is recessed into a pitched roof so that the incline of the roof slope creates a parapet wall.

Complies:

Yes	No	In Spirit
☒	☐	☐

Comments:

All rooftop mechanical equipment is located in wells. Refer to Figures 2, 3 and 11.

3. Gutters, Downspouts, Scuppers and Collection Boxes. These must be copper or an enduring prefinished metal with a minimum 20-gauge thickness. Gutters must be a minimum of 6 inches, half-round profile and attached with gutter straps. Downspouts must be a minimum of 4 inches and round. Elbows and bends must be a minimum of 4 inches, plain and round. Fascia mounted gutter systems are prohibited unless custom designed and integral to the architecture.

Complies:

Yes	No	In Spirit
☒	☐	☐

Comments:

All gutters comply with guidelines. Refer to Figures 2 and 3.

d. Windows and Glazing

1. Glazing and Glazing Systems. Reflective glass is prohibited. Tinted glass and dark adhesive films where the transmission coefficient exceeds 27% is prohibited. Stained glass is allowed provided that the glass is crafted in accordance with soldered camping or "H" camping. No acrylic or pourable techniques are allowed. Glazing systems may be used in certain accent areas of specifically approved by the City.

Complies:		
Yes	No	In Spirit
☒	☐	☐

Comments:

No glass in excess of 27%. No stained glass or acrylics are included.

Part D: Landscaping, Fencing and Screening

a. Site Landscaping

1 Leaf Mass Between Buildings. All multifamily development must provide trees between buildings. At least 60% of the planted area must be comprised of over-story (canopy).

Complies:

Yes	No	In Spirit
☒	☐	☐

Comments:

Refer to Figures 6a-6d.

2. Layered Landscaping at Building Entries. Landscaping must be provided at building entries and must be "layered." The building entry landscaping area must be comprised of at least 3 layers: one upper layer of medium evergreen shrub approximately 30-36 inches high and 2 layers of shorter shrubs or one shrub and an ornamental grass. These must be planted in beds having a minimum width of 72 inches. Upper layer shrubs must be 5-gallon container plants planted 30 inches on center with triangular spacing. Lower layer shrubs may be 3-gallon container plants planted 24 inches on center with triangular spacing.

Complies:

Yes	No	In Spirit
☒	☐	☐

Comments:

Refer to Figures 6a-6d.

CONTINUED ON THE NEXT PAGE

a. Site Landscaping (continued)

3. All landscape beds must be associated with walkways, roadways, amenity feature, buildings or screens. Floating, ornamental or non-associated landscape beds are prohibited.

Complies:

Yes	No	In Spirit
☒	☐	☐

Comments:

Refer to Figures 1 and 6a-6d.

4. Plant Sizing. Shrubs that serve a screening function must be sized at the time of planting such that they can serve as an effective screen within 2 years of the planting date. 3-gallon plants must be planted 30 inches on center with triangular spacing and 2-gallon plants must be planted 24 inches on center with triangular spacing. Smaller container and bedding plants must be planted at least 12 inches on center with triangular spacing..

Complies:

Yes	No	In Spirit
☒	☐	☐

Comments:

Shrubs will comply with the guidelines. See Figure 5.

b. Fences and Screening Walls

1. Fence Materials. Visible perimeter fences that are compliant with the General Standards may be made of unit masonry, wrought iron with unit masonry corner columns, or masonry. If masonry, corner column and masonry interim column spacing is not to exceed 15ft and must have a masonry knee wall supporting wood or wrought iron infill.

Complies:

Yes	No	In Spirit
☒	☐	☐

Comments:
No perimeter fencing is proposed for the project.

2. Gate Materials. Gates in fences constructed in accordance with Db1 above may be made from wrought iron with a wrought iron frame (complying with General Standards) or wood with frame members measuring a minimum of 1 and ½ inches thick by 3 and ½ inches wide and planks measuring at least 1 and ½ inches thick. Gates must be comprised of the same material as the fence.

Complies:

Yes	No	In Spirit
☒	☐	☐

Comments:
No perimeter fencing is proposed for the project.

CONTINUED ON THE NEXT PAGE

b. Fences and Screening Walls (continued)

3. Corner Expression of Support Structure. All property corners of a property line fence much be supported by a masonry column that is at least 10 square inches.

Complies:

Yes	No	In Spirit
☒	☐	☐

Comments:

No perimeter fencing is proposed for the project.

4. Thin wall construction, cast or embossed concrete walls, picket materials not in compliance with the General Standards, iron fences with mechanical connection assemblies, pre-fabricated decorative elements designed to slip over stock or tubular steel shapes, and plastic or vinyl fence component systems are prohibited.

Complies:

Yes	No	In Spirit
☒	☐	☐

Comments:

No perimeter fencing is proposed for the project.

c. Street Visible Wrought Iron

1.Frames and other structural support members may not be less than 1 and ¾ inches in either width measurement or 1 and ¾ inches in diameter if round.

Complies:

Yes	No	In Spirit
☒	☐	☐

Comments:

Fencing at the pool area will comply with the guidelines.

2. Pickets that are 5ft in length or height or less must have a minimum width of ¾ inches in either width dimension or diameter. When pickets are longer or taller than 5ft, the minimum with dimension is increased to 1 inch in the dimension that faces the street or 1 inch in diameter.

Complies:

Yes	No	In Spirit
☒	☐	☐

Comments:

No fencing equal or greater to 5' is proposed.

3. Panels must be made of metal plate material with a minimum thickness of 3/16 inches.

Complies:

Yes	No	In Spirit
☒	☐	☐

Comments:

No fencing panels are proposed.

CONTINUED ON THE NEXT PAGE

c. Street Visible Wrought Iron (continued)

4. The wall thickness of any tubular steel must not be less than 3/32 inches.

Complies:

Yes	No	In Spirit
☒	☐	☐

Comments:

No tubular fencing elements are proposed.

5. Decorative elements such as finials and rings must be made of solid stock material and welded to the pickets or to the frame made from the pickets if the pickets are solid stock material. Attachments to the pickets or frame and all other components of the wrought iron construction must be welded. Mechanical connections are prohibited.

Complies:

Yes	No	In Spirit
☒	☐	☐

Comments:

No additive decoration elements are proposed in the fencing.

Grapevine Mills Multifamily

Multifamily Guidelines Affidavit of Compliance Supplement

July 03, 2024

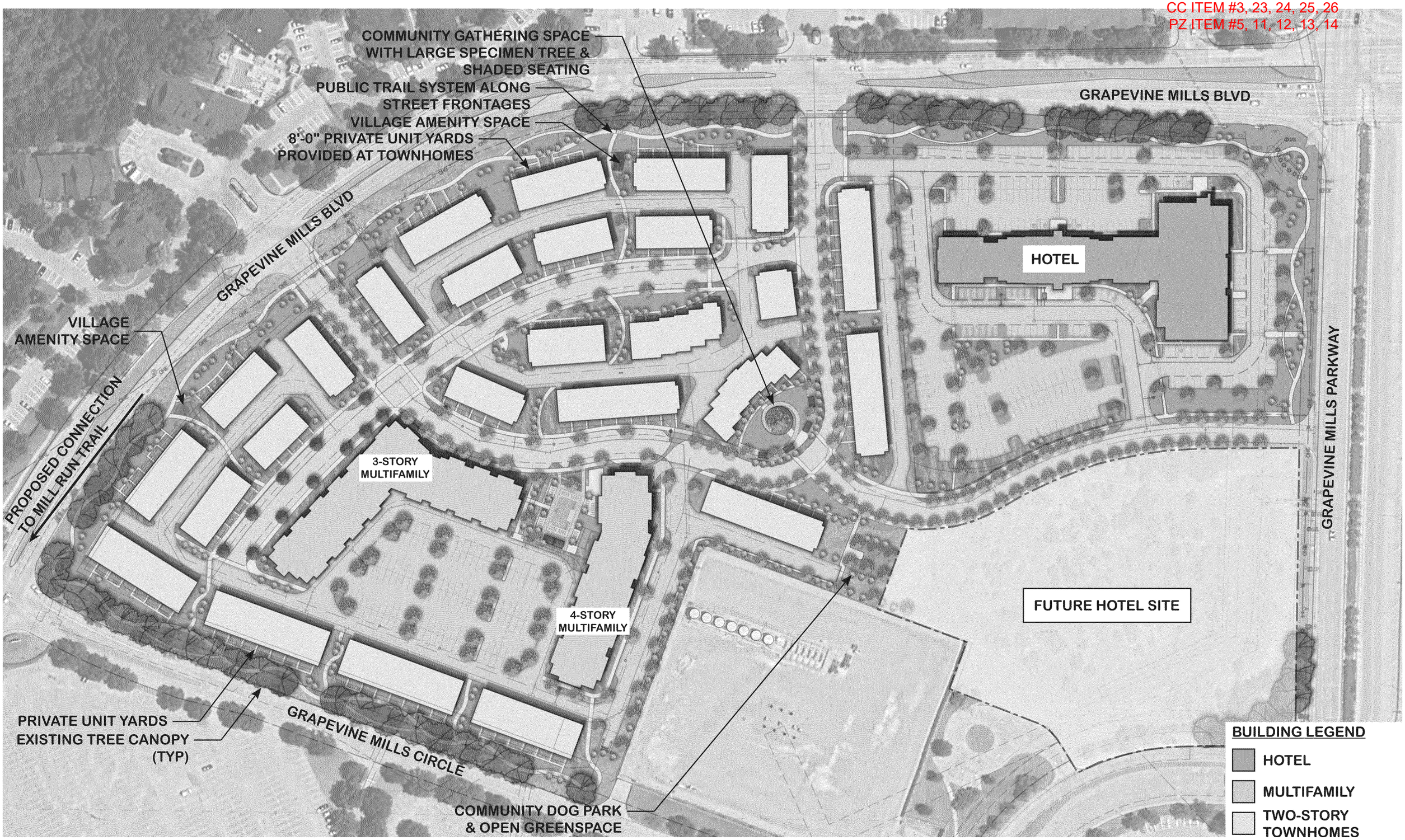


Figure 1 - Rendered Landscape Plan

4 STORY - RECESS EVERY FOURTH BAY

RECESSES BECOME BALCONIES BETWEEN PITCHED FORMS

INCREASED BAYS KEEP THE SAME WIDTH TO HEIGHT PROPORTION

3 STORY - RECESS EVERY THIRD BAY

RECESSES BECOME BALCONIES BETWEEN PITCHED FORMS



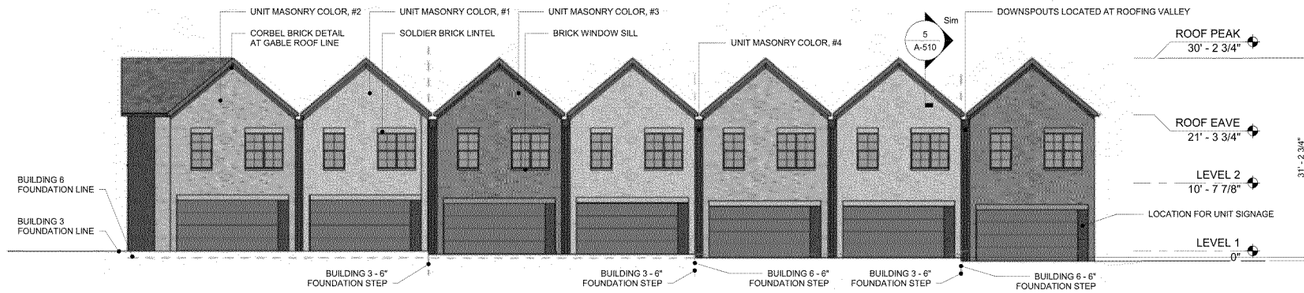
Not to Scale

Figure 2 - 3 and 4 Story Multifamily Elevation Concepts

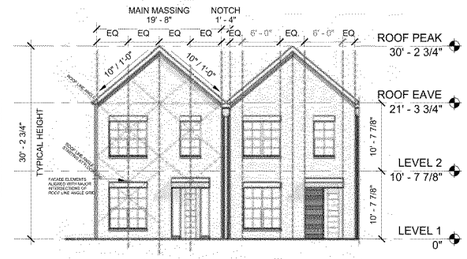
PERCENTAGE MASONRY REQUIRED:	100%
PERCENTAGE MASONRY PROVIDED:	100%

EXTERIOR ELEVATION MATERIAL LEGEND

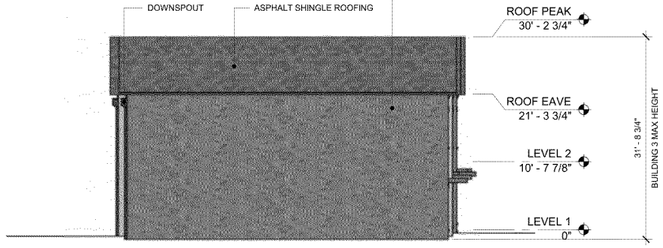
PATTERN		DESCRIPTION
	BR-1	LIGHT BRICK, RUNNING BOND
	BR-2	MEDIUM BRICK, RUNNING BOND
	BR-3	DARK BRICK, RUNNING BOND
	BR-4	ACCENT BRICK, RUNNING BOND



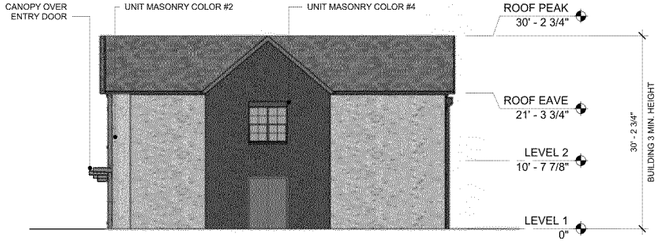
4 BUILDING 3 & 6 - NORTHEAST ELEVATION
1" = 10'-0"



5 FACADE PROPORTIONAL STUDY
1" = 10'-0"



3 BUILDING 3 & 6 - NORTHWEST ELEVATION
1" = 10'-0"

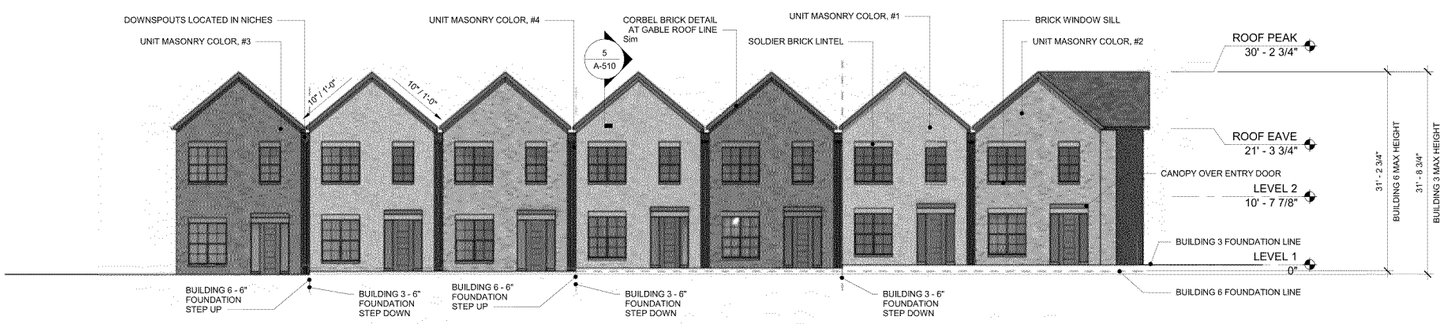


2 BUILDING 3 & 6 - SOUTHEAST ELEVATION
1" = 10'-0"

KEYPLAN



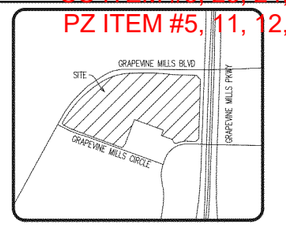
PURPOSE STATEMENT:
The purpose of ZZ4-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."



1 BUILDING 3 & 6 - SOUTHWEST ELEVATION
1" = 10'-0"

Not to Scale

Figure 3 - For-Rent Townhome Elevation Concepts



LOCATION MAP
1" = 1000'

SITE PLAN DATA SUMMARY TABLE LOT 2, BLOCK 1		
ITEM	REQUIRED	PROPOSED
GENERAL SITE DATA		
Zoning (from zoning map)	HCO - Hotel and Corporate Office District/CC - Community Commercial District	CC - Community Commercial District
Land Use (From Zoning Ordinance; include all applicable uses)	See Section 25 - CC Community Commercial District Regulations	Multifamily Units
Total Lot Area (square feet and acres)	30,000 SF (0.69 Acres)	785,848 SF (18.041 Acres)
First Floor-Building Footprint Area (square feet)	Maximum 471,509 SF (10.82 Acres) (60% Lot Area)	213,212 SF
Total Building Area (square feet)	N/A	420,000
Building Height (feet/# stories)	Maximum 50 FT	30'-2 3/4", 2-Story Multifamily Unit 49'- 5/8", 3-Story 65'-5", 4-Story
Floor Area Ratio (ratio x.xx:1)	N/A	1.84:1
Open Storage (square feet)	N/A	N/A
Residential Units		
Building Distance Separation	28' Min	
# of Efficiency/Min. Unit Size	600 SF	9 Units/630 SF
# of 1 Bedroom/Min. Unit Size	750 SF	104 Units/750 SF
# of 2 Bedroom/Min. Unit Size	900 SF	134 Units/1200 SF
# of 3 Bedroom/Min. Unit Size	1000 SF	49 Units/2000 SF
Total Unit Count		296 Units
Residential Density (Units/net acreage) (net acreage = total acreage minus streets and open space)	N/A	16.62 Units/Ac
Parking		
Parking Ratio (from zoning ordinance)	2.0 Parking spaces/Unit	1.8 Parking spaces/Unit
Surface Head-In Count	N/A	146
Surface Parallel Count	N/A	54
1-Car Garage Count	N/A	40
2-Car Garage Count	N/A	312
Accessible Parking (# of spaces)	12	12
Total Parking (# of spaces)	592	552
Impervious Area		
Total Open Space (square feet and percentage)	Minimum 20% of Lot Coverage (157,170 SF)	296,548 SF (37.7%)
Total Impervious Area (square feet and percentage)	Maximum 80% of Lot Coverage (628,680)	489,300 SF (62.3%)

SITE PLAN DATA SUMMARY TABLE LOT 3, BLOCK 1		
ITEM	REQUIRED	PROPOSED
GENERAL SITE DATA		
Zoning (from zoning map)	HCO - Hotel and Corporate Office District/CC - Community Commercial District	CC - Community Commercial District
Land Use (From Zoning Ordinance; include all applicable uses)	See Section 25 - CC Community Commercial District Regulations	Hotel
Total Lot Area (square feet and acres)	30,000 SF (0.69 Acres)	257,168 SF (5.904 Acres)
First Floor-Building Footprint Area (square feet)	Maximum 150,486 SF (3.456 Acres)	39,032 SF
Total Building Area (square feet)	152,792	135,735
Building Height (feet/# stories)	Maximum 50 FT	77' - 4"/6 Stories
Floor Area Ratio (ratio x.xx:1)	N/A	0.54
Open Storage (square feet)	N/A	N/A
Residential Units		
Total Unit Count	200 Guestrooms	249 Guestrooms
Residential Density (Units/net acreage) (net acreage = total acreage minus streets and open space)	N/A	277.9
Parking		
Parking Ratio (from zoning ordinance)	1.25 Parking spaces per guestroom of a hotel/motel with restaurant or meeting facilities	312 Spaces
Accessible Parking (# of spaces)	8 Spaces	8 Spaces
Landscape Area		
Landscape Perimeter Area (square feet)	N/A	46,022 SF
Interior landscape area-parking lot (landscaping (square feet)	Min. 10% of parking area	15,530 SF (28.9%)
Accitional Interior Landscape Area	N/A	3,755 SF
Other Landscape Area within the Lot (square feet)	N/A	N/A
Total Landscape Area	N/A	65,307 SF
Impervious Area		
Building Footprint Area (square feet)	Maximum 60% of Lot Coverage	39,032 SF
Area of sidewalks, pavement & other impervious flatwork (square feet)	N/A	151,878 SF
Other Impervious Area	N/A	952 SF
Total Open Space (square feet and percentage)	Minimum 20% of Lot Coverage (51,434 SF)	65,307 (25%)
Total Impervious Area (square feet and percentage)	Maximum 80% of Lot Coverage (205,735 SF)	191,862 SF (75%)

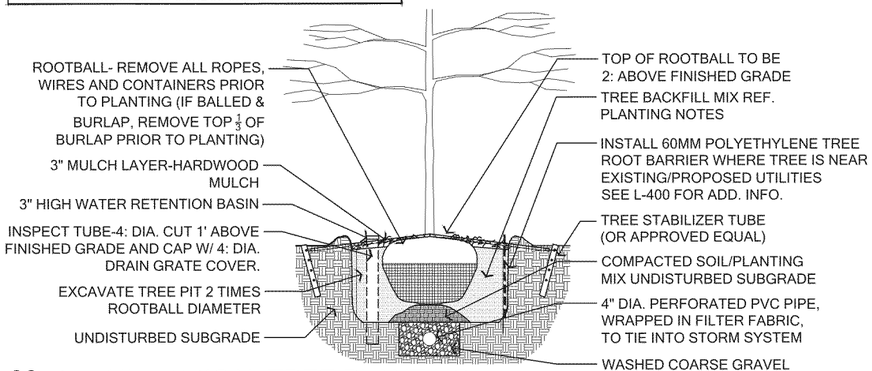
MASTER SITE DEVELOPMENT PLAN

TCC GRAPEVINE MILLS

Not to Scale

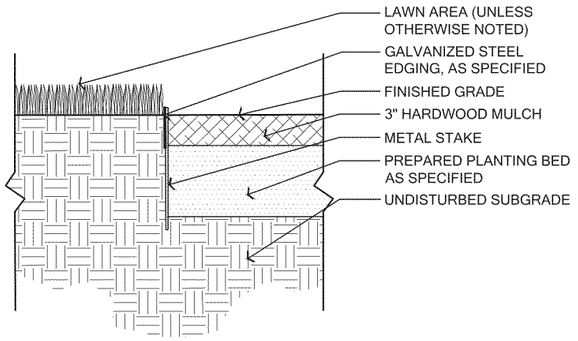
Figure 4 - Civil Site Plan

NOTES:
1. ONLY STAKE TREES THAT ARE NOT CAPABLE OF STANDING UPRIGHT WITHOUT FALLING OR LEANING.
2. USE (3) TREE STABILIZER TREE TUBES PER TREE. PLACE +/- 120 DEGREES APART.
3. INSTALL INSPECTION TUBE CAPS AND TREE TIES PER MANUFACTURER'S SPECIFICATIONS.
4. REF. PLANTING NOTES FOR MORE INFORMATION.



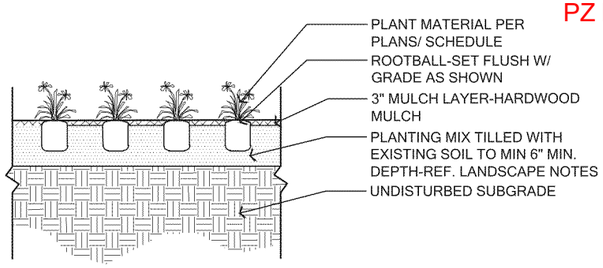
06-DETAIL: TYPICAL TREE PLANTING

SCALE: 1/2"= 1'-0"



04-DETAIL: STEEL EDGING

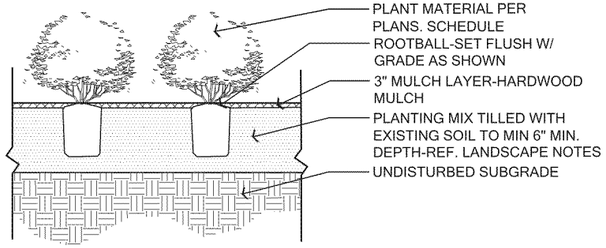
SCALE: 1/2"= 1'-0"



NOTE: THIS DETAIL REFERS TO ALL GROUNDCOVER, PERENNIAL, AND SEASONAL COLOR PLANTINGS UNLESS OTHERWISE NOTED.

02-DETAIL: TYP. GROUNDCOVER PLANTING

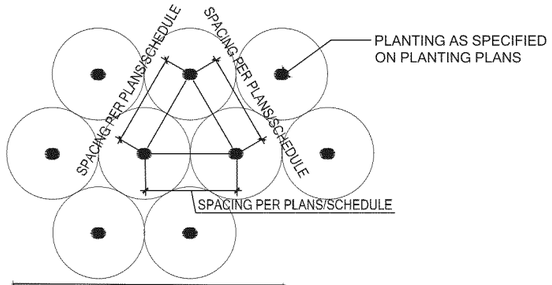
SCALE: 1/2"= 1'-0"



NOTE: THIS DETAIL REFERS TO ALL SHRUB AND ORNAMENTAL GRASS PLANTINGS UNLESS OTHERWISE NOTED.

03-DETAIL: TYPICAL SHRUB PLANTING

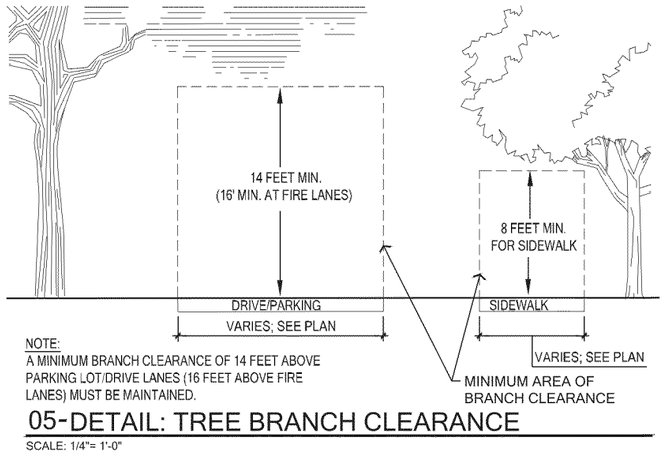
SCALE: 1/2"= 1'-0"



NOTE: THIS SPACING DIAGRAM REFERS TO ALL SHRUB, ORNAMENTAL GRASS, GROUNDCOVER, PERENNIAL AND SEASONAL COLOR PLANTINGS UNLESS OTHERWISE NOTED.

01-DETAIL: TYP. TRIANGULAR SPACING

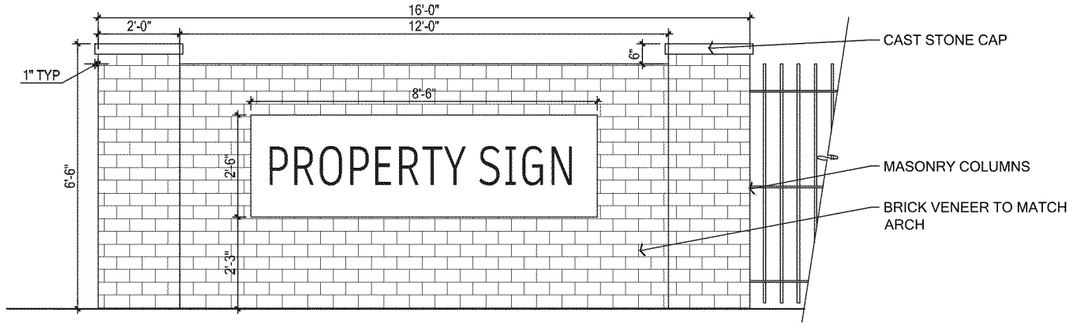
SCALE: 1/2"= 1'-0"



NOTE:
A MINIMUM BRANCH CLEARANCE OF 14 FEET ABOVE PARKING LOT/DRIVE LANES (16 FEET ABOVE FIRE LANES) MUST BE MAINTAINED.

05-DETAIL: TREE BRANCH CLEARANCE

SCALE: 1/4"= 1'-0"

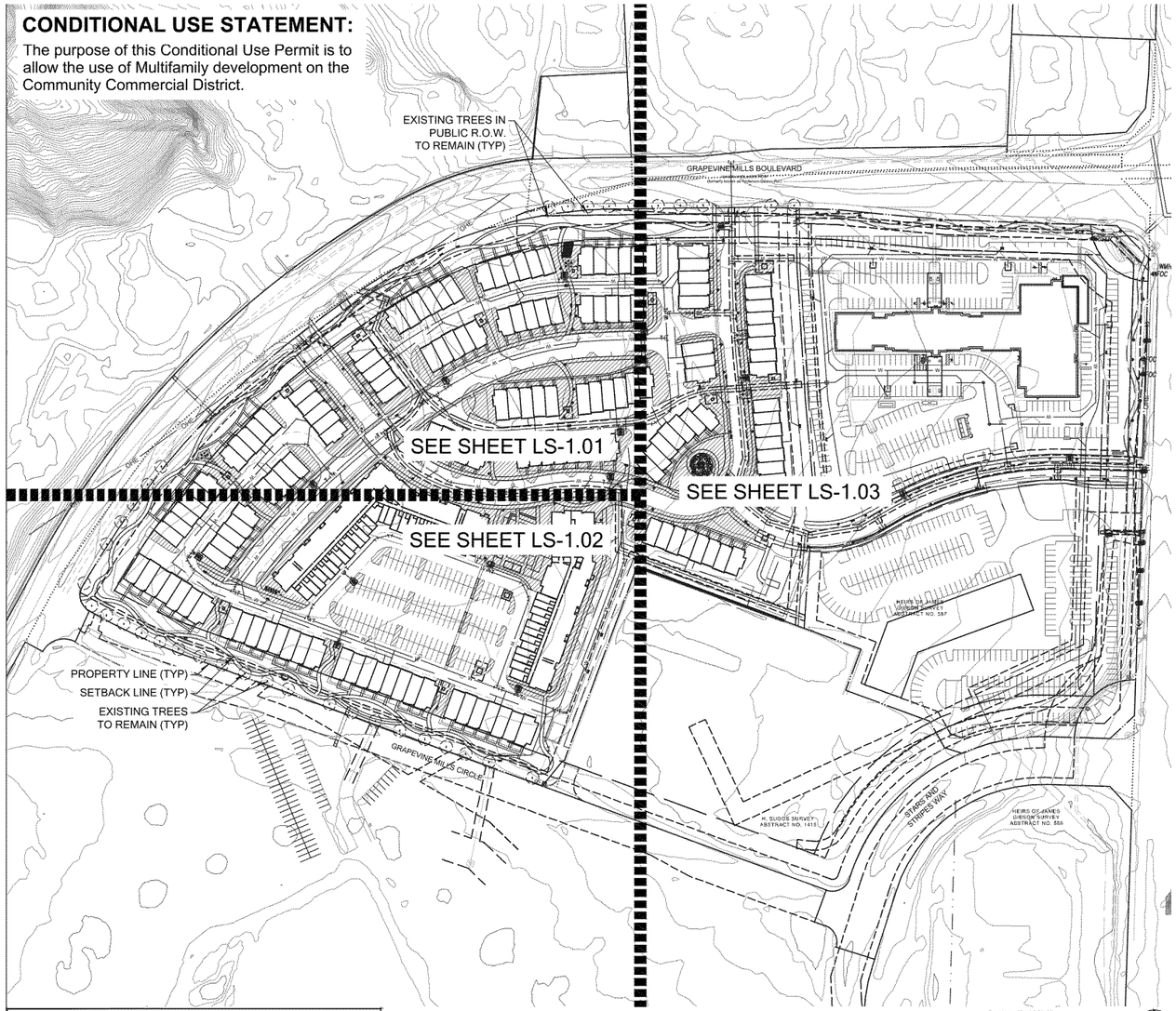


A-ELEVATION: MONUMENT SIGN (CONCEPT DESIGN SUBJECT TO CHANGE)

SCALE: 1/2"= 1'-0"

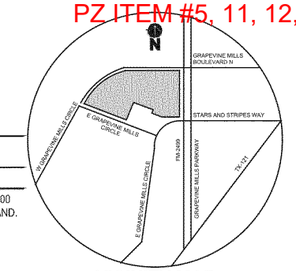
CONDITIONAL USE STATEMENT:

The purpose of this Conditional Use Permit is to allow the use of Multifamily development on the Community Commercial District.



LEGEND

- LANDSCAPE SITE AREA
- PROPERTY LINE
- BUILDING SETBACK



VICINITY MAP
1" = 1000'

LANDSCAPE TABULATION

INTERIOR VEHICULAR OPEN SPACE

MIN. 10% OF GROSS PARKING AREA TO BE LANDSCAPE AREA; (1) 3" CAL. TREE PER 400 SQFT OF REQ. LANDSCAPE AREA; (1) ISLAND PER 12 SPACES; MIN. (1) TREE PER ISLAND.

GROSS PARKING AREA: 47,997 SQFT

REQUIRED	PROVIDED	
4,800 SQFT	5,002 SQFT (10.4%)	LANDSCAPE AREA
(12) TREES	(22) TREES	3" CAL. TREE / 400 SQFT
(12) ISLANDS	(12) ISLANDS	146 TOTAL SPACES

NON-VEHICULAR OPEN SPACE

MIN. 15% OF TOTAL SITE AREA TO BE DEVOTED TO FEATURE LANDSCAPING; 50% OF THE REQUIRED TO BE LOCATED IN THE FRONT YARD; (1) 3" CAL. TREE PER 2500 SQFT OF REQUIRED LANDSCAPE AREA.

TOTAL SITE AREA: 785,848 SQFT
TOTAL REQ. FRONT YARD: 87,635 SQFT

REQUIRED	PROVIDED	
117,877 SQFT (15%)	158,240 SQFT	LANDSCAPE AREA
(64) TREES	(112) TREES	3" CAL. TREE / 2500 SQFT
58,939 SQFT (50% OF REQ.)	61,712 SQFT	LANDSCAPE AREA IN FRONT YARD

PERIMETER

(1) 3" CAL. TREE PER 50 LF. ALONG FRONTAGE

GRAPEVINE MILLS BOULEVARD FRONTAGE: 1455 LF

REQUIRED	PROVIDED
(29) TREES	(16) EXISTING TREES LOCATED IN R.O.W.
	(13) PROPOSED

GRAPEVINE MILLS CIRCLE FRONTAGE: 866 LF

REQUIRED	PROVIDED
(17) TREES	(20) EXISTING TREES LOCATED WITHIN PROPERTY

EASTERN BOUNDARY LINE: 1973 LF

REQUIRED	PROVIDED
(40) TREES	(46) PROPOSED TREES

RECREATIONAL OPEN SPACE

MIN. 250 SQFT OF USABLE OPEN SPACE PER BUILDING UNIT; OVERHEAD TREE CANOPY TO COVER 60% OF LANDSCAPE AREA IN THE CENTRAL CORRIDOR.

		REQUIRED	PROVIDED	
TOTAL UNITS:	296			
TOTAL LS AREA:	158,240 SQFT	(105) TREES	AS REQUIRED	60% OVERHEAD CANOPY
(158,240 x 60%) / 900 SQFT PER TREE		74,000 SQFT	AS REQUIRED	296 UNITS x 250 SQFT

Landscape Plan Data Summary Table

Item	Required	Proposed
Landscape Area		
Landscape Perimeter Area (square feet)	N/A	87,635 sf
Interior Landscape Area - Parking Lot Landscaping (square feet)	Min. 10% of Parking Area	5,002 sf (10%)
Additional Interior Landscape Area	N/A	49,569 sf
Other Landscape Area within the lot (square feet)	N/A	154,342 sf
Total Landscape Area	N/A	296,548 sf
Impervious Area		
Building Footprint Area (square feet)	Max. 60% of Lot Coverage	213,212 sf
Area of Sidewalks, Pavement, & Other Impervious Flatwork (square feet)	N/A	276,088 sf
Other Impervious Area	N/A	
Total Open Space (square feet & percentage)	Min. 20% of Lot Coverage	296,548 sf (37.7%)
Total Impervious Area (square feet & percentage)	Max. 80% of Lot Coverage	489,300 sf (62.3%)

IRRIGATION NOTES

- ALL LAWN SURFACES TO BE FULLY IRRIGATED WITH 100% HEAD TO HEAD COVERAGE. NO ROTOR SPRAY HEADS ARE TO BE USED
- ALL TREES TO BE IRRIGATED WITH MIN. (2) BUBBLERS.
- ALL PLANTER BEDS TO BE IRRIGATED VIA DRIP IRRIGATION.
- SLEEVES TO BE PROVIDED AS NEEDED TO CONNECT IRRIGATION LINES TO ANY PLANTED MEDIANS OR OTHER LANDSCAPE AREAS SEPARATED BY PAVEMENT PRIOR TO PAVEMENT INSTALLATION.
- NO IRRIGATION SPRAY IS TO BE DIRECTED ONTO WALKWAYS OR OTHER PAVEMENT.
- ALL IRRIGATION LINES SHALL BE LEAK-TESTED PRIOR TO BURIAL.
- SPRINKLER HEADS TO BE INSTALLED ONLY AFTER SYSTEM HAS BEEN COMPLETELY FLUSHED.
- ALL IRRIGATION AND RELATED EQUIPMENT INCLUDING (BUT NOT LIMITED TO) PIPING, VALVES, CONTROLLERS, BACKFLOW PREVENTER(S), THRUST BLOCKS, CONTROL WIRE, VALVE BOXES, SPRINKLER HEADS, RISERS, ETC. TO BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- 'AS-BUILT' DRAWINGS FOR ALL IRRIGATION PLUMBING AND EQUIPMENT SHALL BE ACCURATELY MAINTAINED DURING INSTALLATION AND PROVIDED TO OWNER AT TIME OF FINAL ACCEPTANCE.
- IRRIGATION MUST FOLLOW ALL TCEQ 30 TAC 344 REGULATIONS.

CITY OF GRAPEVINE - GENERAL LANDSCAPE NOTES:

1. SHRUBS SHALL BE A MINIMUM OF TWO (2) FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. HEDGES, WHERE INSTALLED, SHALL BE PLANTED AND MAINTAINED TO FORM A CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN WHICH WILL BE THREE (3) FEET HIGH WITHIN ONE (1) YEAR AFTER TIME OF PLANTING.
2. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
3. LIGHT FIXTURES EXCLUDING ACCENT LIGHTING OF ARCHITECTURAL BUILDING FEATURES AND LIGHTING OF PUBLIC ART OR PUBLIC MONUMENTS SHALL BE MOUNTED NO HIGHER THAN THE HIGHEST POINT OF THE PRIMARY STRUCTURE ON THE PROPERTY. IN NO CASE SHALL LIGHT POLES BE GREATER THAN 30 FEET IN HEIGHT.

PLANTING DESCRIPTION:

A. MIXED PLANTING AREA - EXCAVATE AS NEEDED TO PROVIDE 12" OF PLANTING MIX AND 3" OF HARDWOOD MULCH; PLANT (10) #5 CONTAINER SHRUBS, (10) #3 CONTAINER SHRUBS PER 100 SQ.FT. PROVIDE AUTOMATIC IRRIGATION SYSTEM.

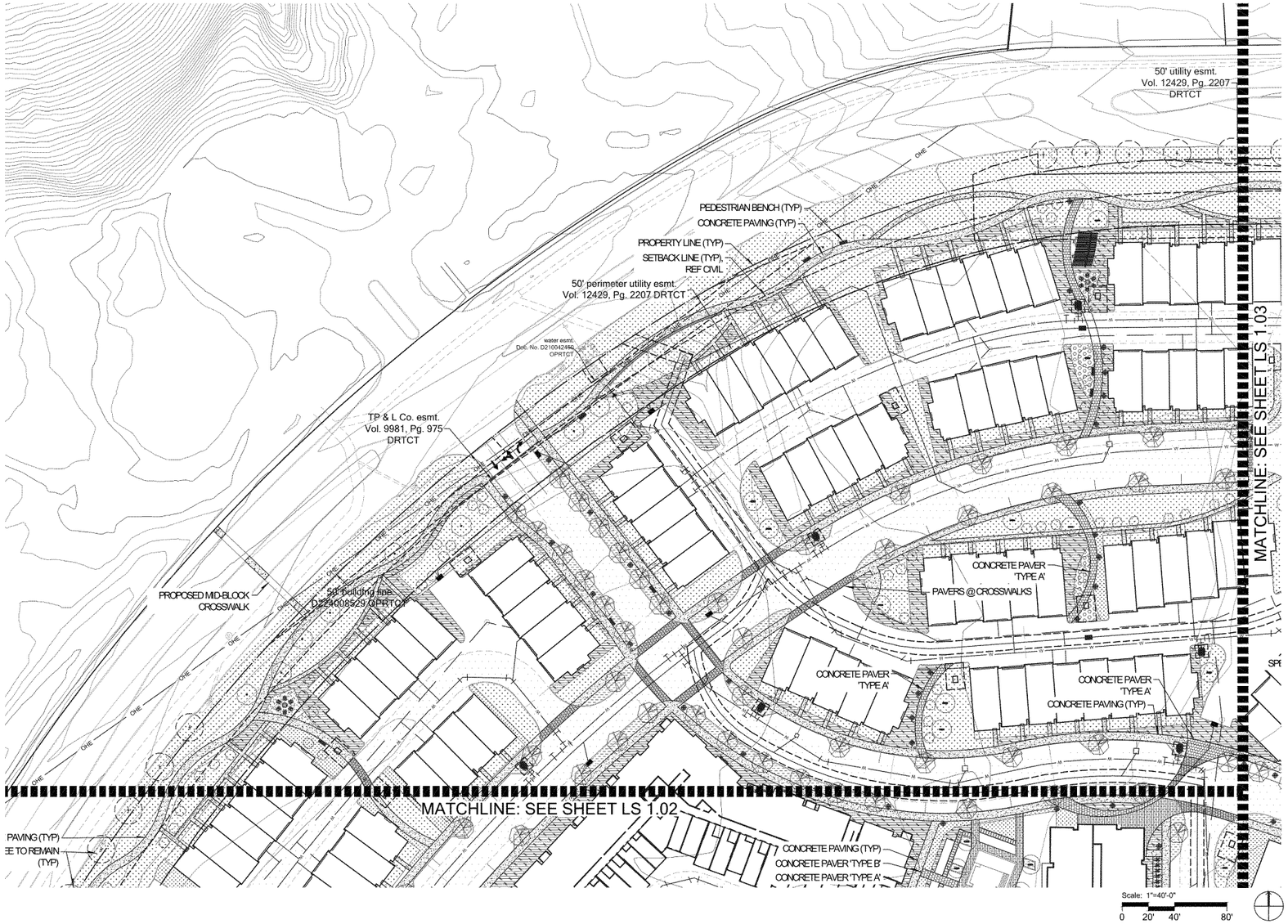
B. GROUNDCOVER PLANTING AREA - EXCAVATE AS NEEDED TO PROVIDE 8" OF PLANTING MIX AND 3" OF HARDWOOD MULCH; PLANT (45) #1 CONTAINER GROUNDCOVER PLANTS PER 100 SQ.FT. PROVIDE AUTOMATIC IRRIGATION SYSTEM.

C. LAWN AREA - PROVIDE MIN. 6" TOPSOIL COMPOST MIX WITH BERMUDA TIF 419 SOLID SOD. PROVIDE AUTOMATIC IRRIGATION SYSTEM.

LANDSCAPE ARCHITECT:
GFFdesign, inc.
Drake Johnson, RLA
3030 Nowitzki Way,
Suite 400
Dallas, TX 75219
(214) 303-1500

DEVELOPER:
Trammell Crow Company
Kevin Hickman
Senior Vice President
2100 McKinney Avenue,
Suite 800
Dallas, TX 75201
(214) 863-4277

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14



PLANTING LEGEND

EXISTING TREE TO REMAIN
(1 CREDIT CLAIMED)

REPLACEMENT PERIMETER TREES
(QTY: 13)

LARGE CANOPY TREE (QTY: 112)

CEDAR ELM	H 50'-60' W 40'-50'
BUR OAK	H 50'-60' W 40'-50'
LIVE OAK	H 25'-35' W 35-55'
CHINAQUAPIN OAK	H 50'-60' W 40'-50'
SOUTHERN MAGNOLIA	H 60'-80' W 30'-50'

MEDIUM CANOPY TREE (QTY: 40)

TEXAS RED OAK	H 30'-35' W 20'-30'
WESTERN SOAPBERRY	H 30'-40' W 25'-35'
LACEY OAK	H 20'-35' W 15'-20'
LEYLAND CYPRESS	H 40'-50' W 10'-15'

ORNAMENTAL TREE (QTY: 182)

CRAPE MYRTLE	H 15'-25' W 6'-15'
DESERT WILLOW	H 15'-25' W 6'-15'
POSSUMHAW HOLLY	H 15'-20' W 15'-20'
TEXAS REDBUD	H 15'-20' W 15'-20'

NOTE: ALL REQUIRED TREES ARE TO BE 3" CAL. MIN.

PEDESTRIAN AREA LIGHT
16' HT., 100' SPACING MAX.

PEDESTRIAN BENCH
TO BE SELECTED
1 PER 700 LINEAR FEET MIN.

BIKE RACK (4 SPACES)
TO BE SELECTED

BIKE RACK (4 SPACES)
TO BE SELECTED

CONCRETE PAVING

CONCRETE PAVER 'TYPE A'

CONCRETE PAVER 'TYPE B'

TABLETOP CROSSWALK
W/ ENHANCED PAVERS

DECOMPOSED GRANITE

MIXED PLANTING

MEDIUM EVERGREEN

GROUNDCOVER

BERMUDA LAWN

SITE RETAINING WALL
CMU W/ MASONRY VENEER
2'-6" HT. MAX

PROPERTY LINE

BUILDING SETBACK

KEY PLAN



LANDSCAPE ARCHITECT:

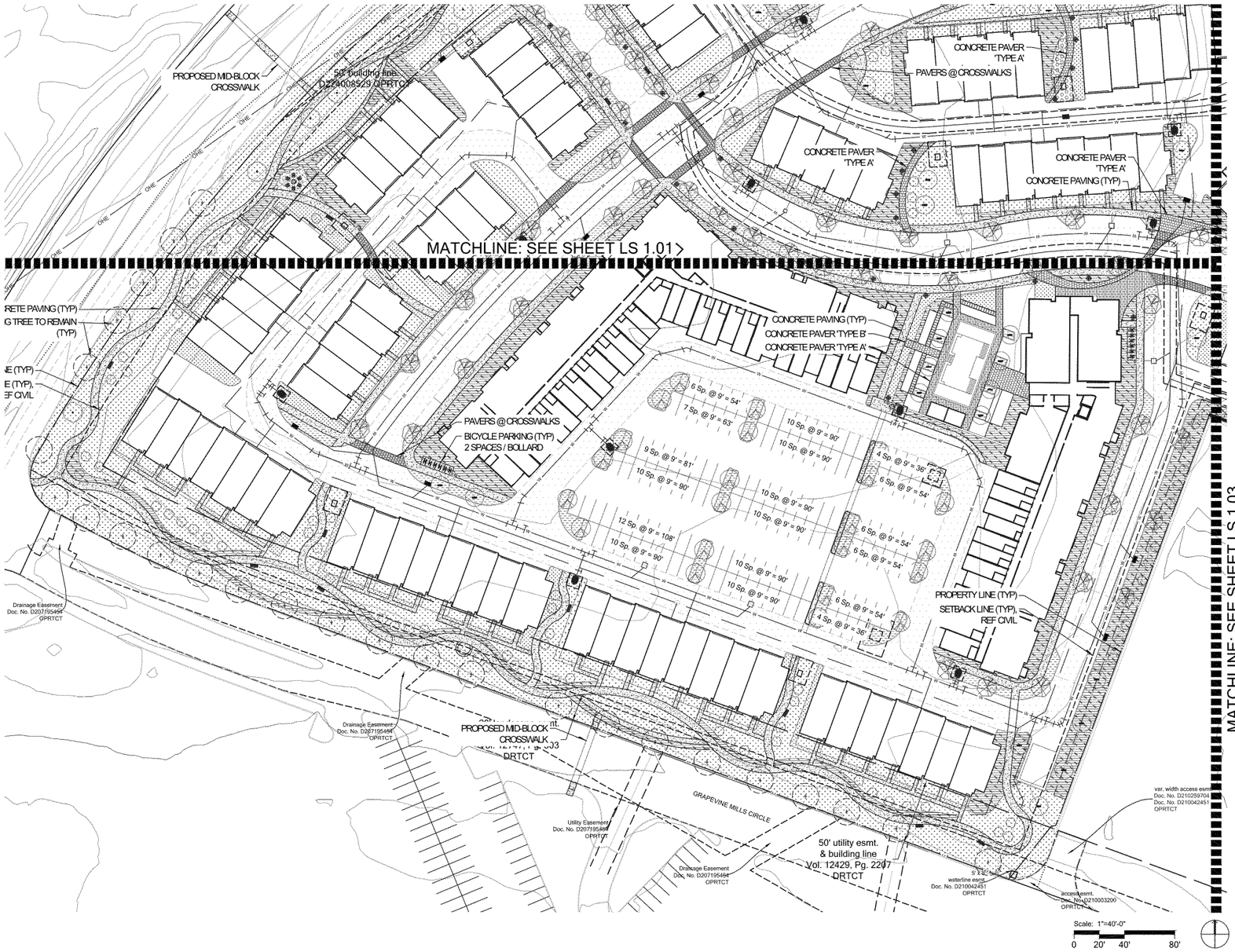
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(214) 303-1500

DEVELOPER:

Trammell Crow Company
Kevin Hickman
Senior Vice President
2100 McKinney Avenue,
Suite 800
Dallas, TX 75201
(214) 863-4277

Not to Scale

Figure 6b - Enlarged Landscape Site Plan



PLANTING LEGEND

EXISTING TREE TO REMAIN
(1 CREDIT CLAIMED)

REPLACEMENT PERIMETER TREES
(QTY: 13)

LARGE CANOPY TREE (QTY: 112)

CEDAR ELM	H 50'-60' W 40'-50'
BUR OAK	H 50'-60' W 40'-50'
LIVE OAK	H 25'-35' W 35-55'
CHINAQUAPIN OAK	H 50'-60' W 40'-50'
SOUTHERN MAGNOLIA	H 60'-80' W 30'-50'

MEDIUM CANOPY TREE (QTY: 40)

TEXAS RED OAK	H 30'-35' W 20'-30'
WESTERN SOAPBERRY	H 30'-40' W 25'-35'
LACEY OAK	H 20'-35' W 15'-20'
LEYLAND CYPRESS	H 40'-50' W 10'-15'

ORNAMENTAL TREE (QTY: 182)

CRAPE MYRTLE	H 15'-25' W 6'-15'
DESERT WILLOW	H 15'-25' W 6'-15'
POSSUMHAW HOLLY	H 15'-20' W 15'-20'
TEXAS REDBUD	H 15'-20' W 15'-20'

NOTE: ALL REQUIRED TREES ARE TO BE 3" CAL. MIN.

PEDESTRIAN AREA LIGHT
16' HT., 100' SPACING MAX.

PEDESTRIAN BENCH
TO BE SELECTED
1 PER 700 LINEAR FEET MIN.

BIKE RACK (4 SPACES)
TO BE SELECTED

BIKE RACK (4 SPACES)
TO BE SELECTED

CONCRETE PAVING

CONCRETE PAVER 'TYPE A'

CONCRETE PAVER 'TYPE B'

TABLETOP CROSSWALK
W/ ENHANCED PAVERS

DECOMPOSED GRANITE

MIXED PLANTING

MEDIUM EVERGREEN

GROUNDCOVER

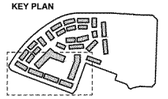
BERMUDA LAWN

SITE RETAINING WALL
CMU W/ MASONRY VENEER
2'-6" HT. MAX

PROPERTY LINE

BUILDING SETBACK

KEY PLAN



LANDSCAPE ARCHITECT:

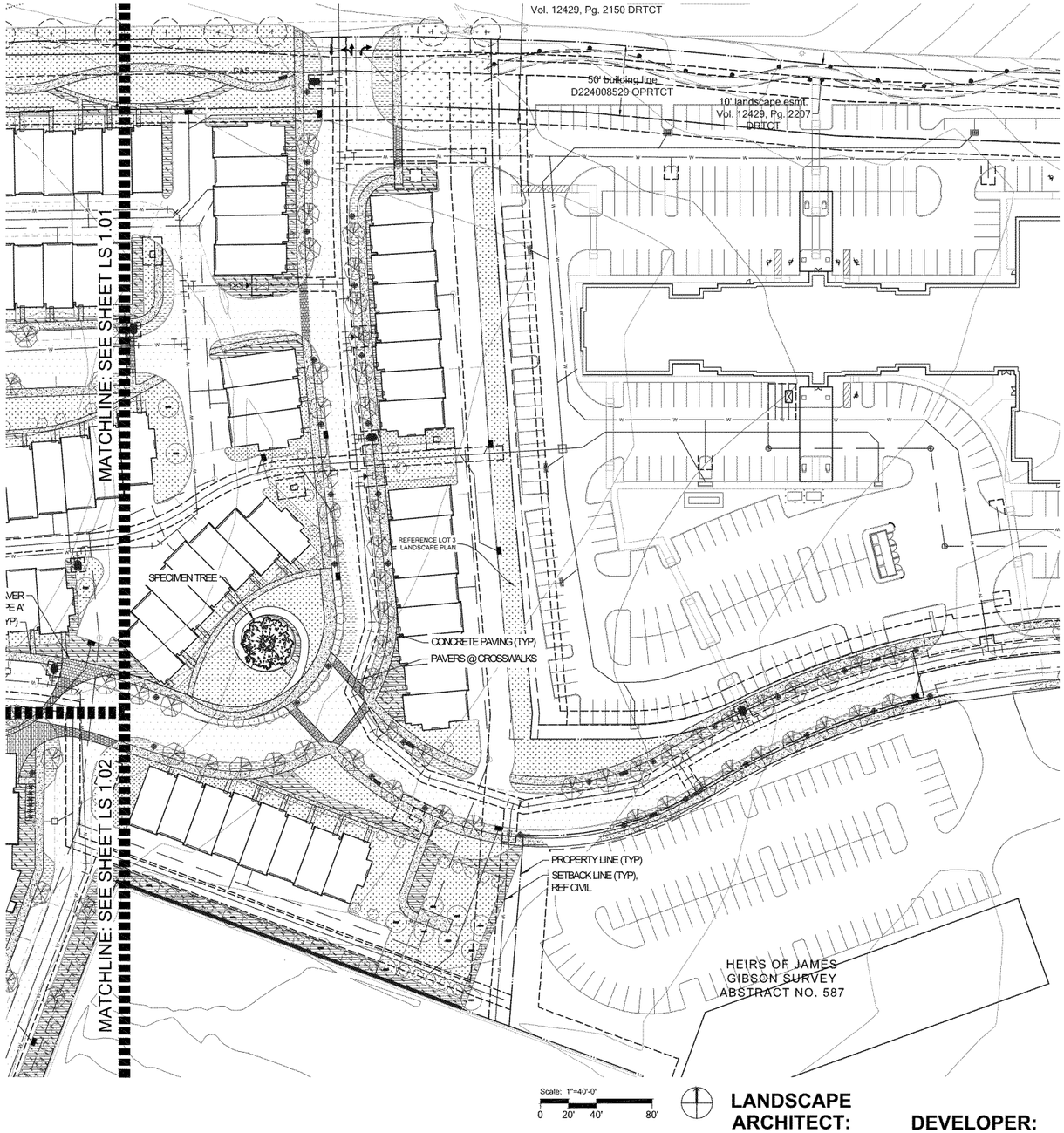
GFFdesign, inc.
Drake Johnson, RLA
3030 Nowitzki Way,
Suite 400
Dallas, TX 75219
(214) 303-1500

DEVELOPER:

Trammell Crow Company
Kevin Hickman
Senior Vice President
2100 McKinney Avenue,
Suite 800
Dallas, TX 75201
(214) 863-4277

Not to Scale

Figure 6c - Enlarged Landscape Site Plan



PLANTING LEGEND

EXISTING TREE TO REMAIN
(1 CREDIT CLAIMED)

REPLACEMENT PERIMETER TREES
(QTY: 13)

LARGE CANOPY TREE (QTY: 112)

CEDAR ELM	H 50'-60' W 40'-50'
BUR OAK	H 50'-60' W 40'-50'
LIVE OAK	H 25'-35' W 35-55'
CHINAQUAPIN OAK	H 50'-60' W 40'-50'
SOUTHERN MAGNOLIA	H 60'-80' W 30'-50'

MEDIUM CANOPY TREE (QTY: 40)

TEXAS RED OAK	H 30'-35' W 20'-30'
WESTERN SOAPBERRY	H 30'-40' W 25'-35'
LACEY OAK	H 20'-35' W 15'-20'
LEYLAND CYPRESS	H 40'-50' W 10'-15'

ORNAMENTAL TREE (QTY: 182)

CRAPE MYRTLE	H 15'-25' W 6'-15'
DESERT WILLOW	H 15'-25' W 6'-15'
POSSUMHAW HOLLY	H 15'-20' W 15'-20'
TEXAS REDBUD	H 15'-20' W 15'-20'

NOTE: ALL REQUIRED TREES ARE TO BE 3" CAL. MIN.

PEDESTRIAN AREA LIGHT
16' HT., 100' SPACING MAX.

PEDESTRIAN BENCH
TO BE SELECTED
1 PER 700 LINEAR FEET MIN.

BIKE RACK (4 SPACES)
TO BE SELECTED

BIKE RACK (4 SPACES)
TO BE SELECTED

CONCRETE PAVING

CONCRETE PAVER 'TYPE A'

CONCRETE PAVER 'TYPE B'

TABLETOP CROSSWALK
W/ ENHANCED PAVERS

DECOMPOSED GRANITE

MIXED PLANTING

MEDIUM EVERGREEN

GROUNDCOVER

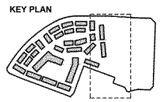
BERMUDA LAWN

SITE RETAINING WALL
CMU W/ MASONRY VENEER
2'-6" HT. MAX

PROPERTY LINE

BUILDING SETBACK

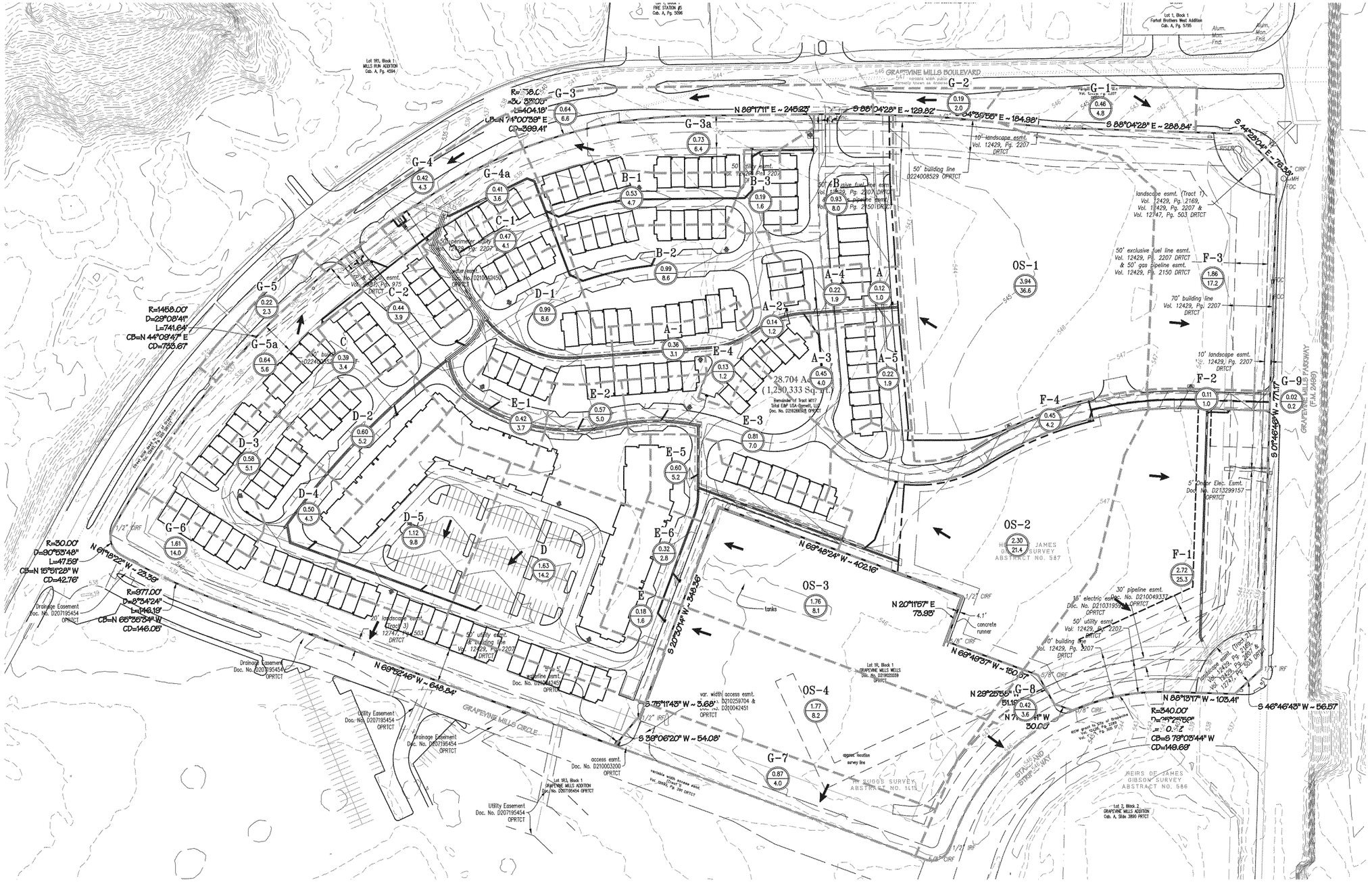
KEY PLAN



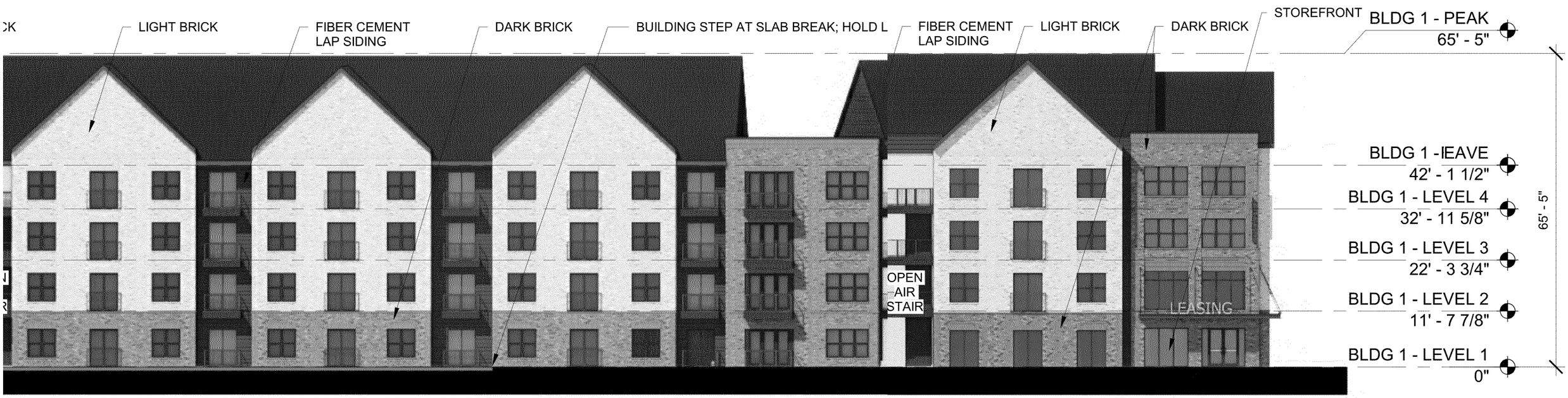
LANDSCAPE ARCHITECT:
GFFdesign, inc.
Drake Johnson, RLA
3030 Nowitzki Way,
Suite 400
Dallas, TX 75219
(214) 303-1500

DEVELOPER:
Trammell Crow Company
Kevin Hickman
Senior Vice President
2100 McKinney Avenue,
Suite 800
Dallas, TX 75201
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CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

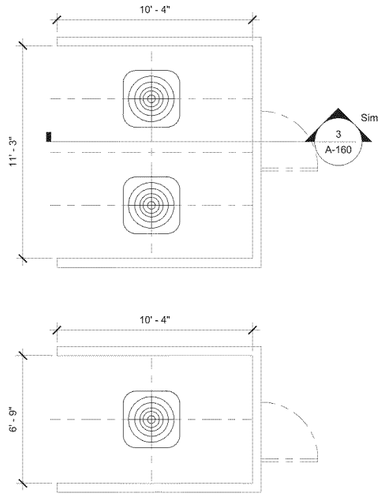


Drainage Area Table						
Drainage Area No.	Drainage Area (Acres)	C	tc (Min.)	I100 (in./hr.)	Q100 (cfs)	Comments
A	0.12	0.75	10	11.60	1.0	To 5' CI
A-1	0.36	0.75	10	11.60	3.1	To 4-Grate Inlet
A-2	0.14	0.75	10	11.60	1.2	To 5' CI
A-3	0.45	0.75	10	11.60	4.0	To 5' CI
A-4	0.22	0.75	10	11.60	1.9	To 5' CI
A-5	0.22	0.75	10	11.60	1.9	To 5' CI
B	0.93	0.75	10	11.60	8.0	To 5' CI
B-1	0.53	0.75	10	11.60	4.7	To 4-Grate Inlet
B-2	0.99	0.75	10	11.60	8.6	To CB-36
B-3	0.19	0.75	10	11.60	1.6	To 5' CI
C	0.39	0.75	10	11.60	3.4	To 5' CI
C-1	0.47	0.75	10	11.60	4.1	To 5' CI
C-2	0.44	0.75	10	11.60	3.9	To 5' CI
D	1.63	0.75	10	11.60	14.2	To CB-36
D-1	0.99	0.75	10	11.60	8.6	To 5' CI
D-2	0.60	0.75	10	11.60	5.2	To 5' CI
D-3	0.58	0.75	10	11.60	5.1	To 5' CI
D-4	0.50	0.75	10	11.60	4.3	To 5' CI
D-5	1.12	0.75	10	11.60	9.8	To CB-36
E	0.18	0.75	10	11.60	1.6	To CB-36
E-1	0.42	0.75	10	11.60	3.7	To CB-24
E-2	0.57	0.75	10	11.60	5.0	To CB-36
E-3	0.81	0.75	10	11.60	7.0	To 5' CI
E-4	0.13	0.75	10	11.60	1.2	To 5' CI
E-5	0.60	0.75	10	11.60	5.2	To CB-36
E-6	0.32	0.75	10	11.60	2.8	To CB-36
F-1	2.72	0.80	10	11.60	25.3	To 30" Stub
F-2	0.11	0.80	10	11.60	1.0	To 5' CI
F-3	1.86	0.80	10	11.60	17.2	To 30" Stub
F-4	0.45	0.80	10	11.60	4.2	To 5' CI
G-1	0.46	0.90	10	11.60	4.8	To Ex. 15" CI
G-2	0.19	0.90	10	11.60	2.0	To Ex. 15" CI
G-3	0.64	0.90	10	11.60	6.6	To Ex. 15" CI
G-3a	0.73	0.75	10	11.60	6.4	To Ex. 15" CI
G-4	0.42	0.90	10	11.60	4.3	To Ex. 10" CI
G-4a	0.41	0.75	10	11.60	3.6	To Ex. 10" CI
G-5	0.22	0.90	10	11.60	2.3	To Ex. 10" CI
G-5a	0.64	0.75	10	11.60	5.6	To Ex. 10" CI
G-6	1.61	0.75	10	11.60	14.0	To ROW
G-7	0.87	0.40	10	11.60	4.0	To ROW
G-8	0.42	0.75	10	11.60	3.6	To ROW
G-9	0.02	0.80	10	11.60	0.2	To ROW
OS-1	3.94	0.80	10	11.60	36.6	To 36" Stub
OS-2	2.30	0.80	10	11.60	21.4	To 30" Stub
OS-3	1.76	0.40	10	11.60	8.1	To CB-36
OS-4	1.77	0.40	10	11.60	8.2	To CB-36

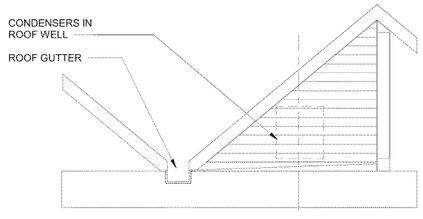


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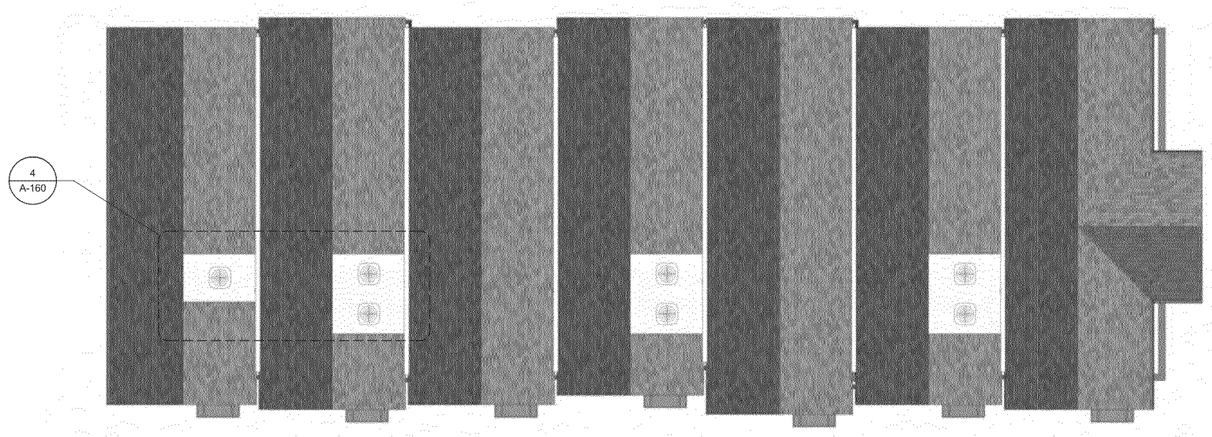
Figure 10 - Leasing Elevation



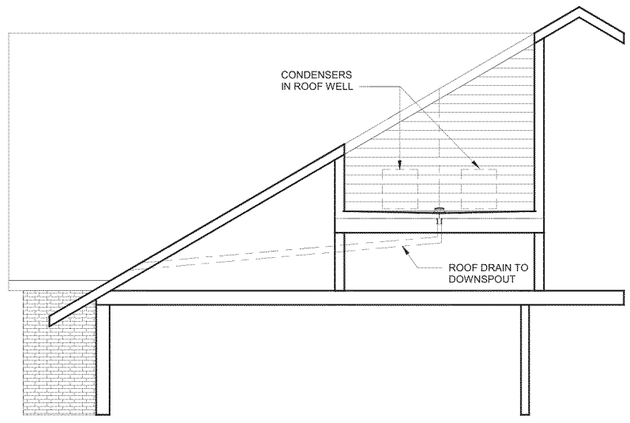
4 CONDENSER WELL PLAN
1/4" = 1'-0"



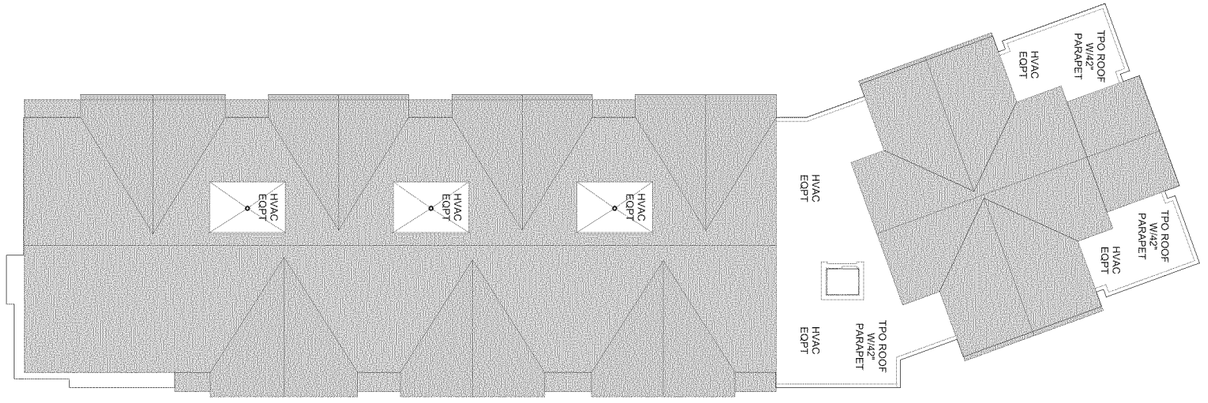
3 ROOF SECTION
1/4" = 1'-0"



2 TYPICAL BUILDING ROOF PLAN
3/32" = 1'-0"

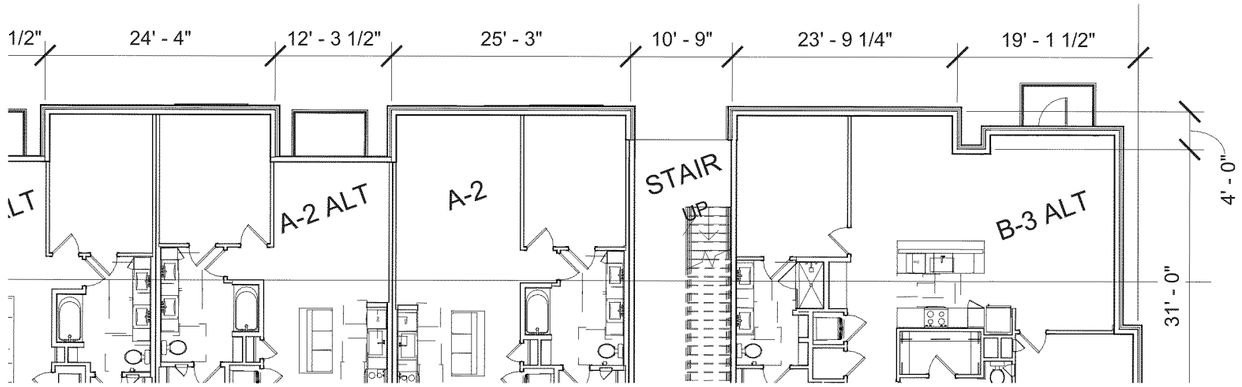


2 ROOF SECTION AT CONDENSING WELL
3/16" = 1'-0"

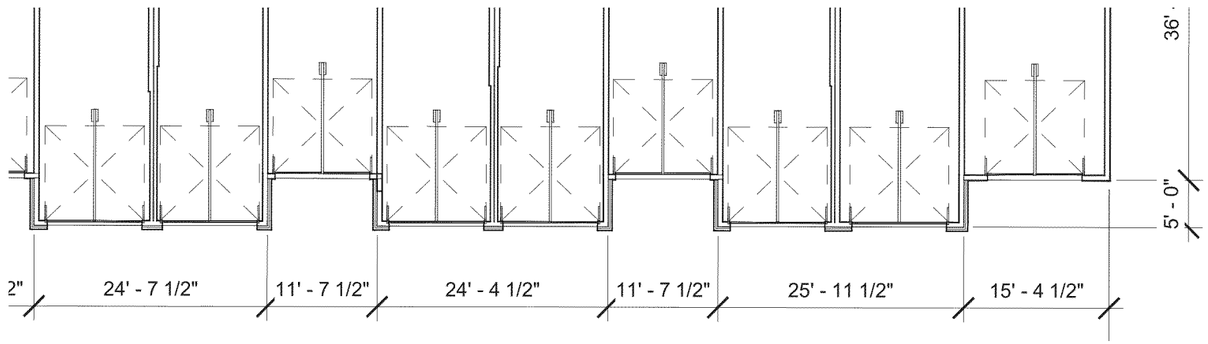


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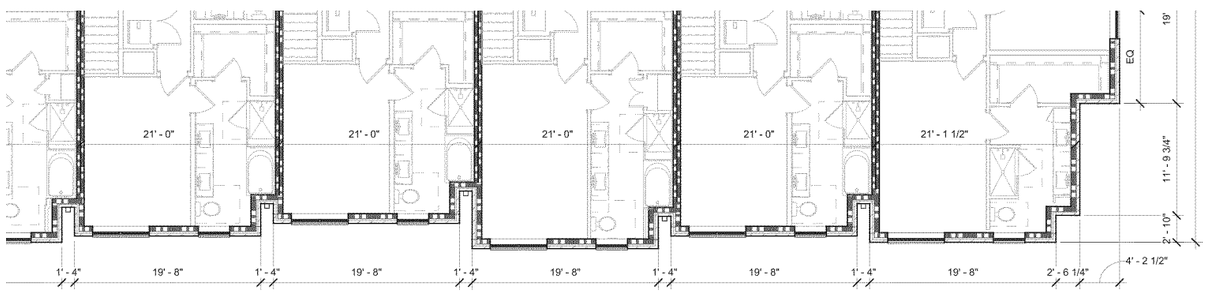
Figure 11 - Roof Plans



Multifamily Building Plan Enlargement - Street Facing Facade



Multifamily Building Plan Enlargement - Alley Facing Facade

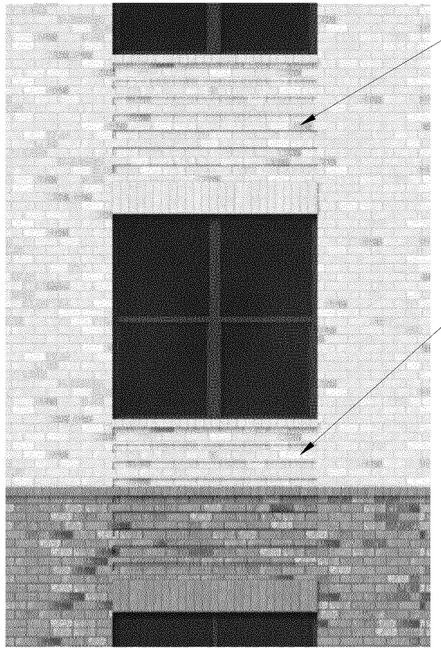


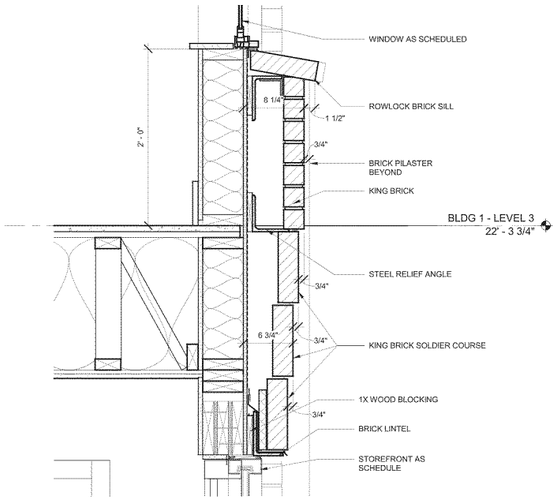
For-Rent Townhome Plan Enlargement - Street Facing Facade

Not to Scale

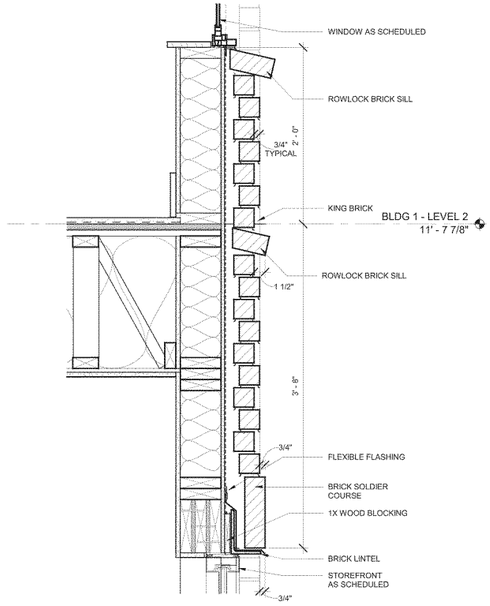
Figure 12 - Building Plan Enlargements

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14

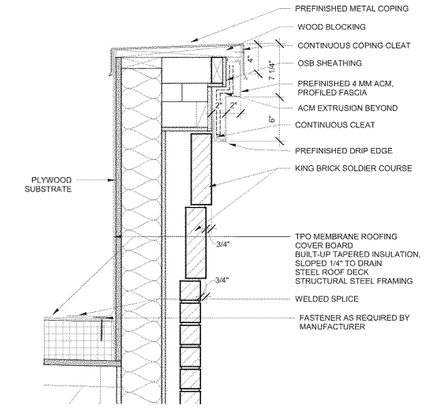




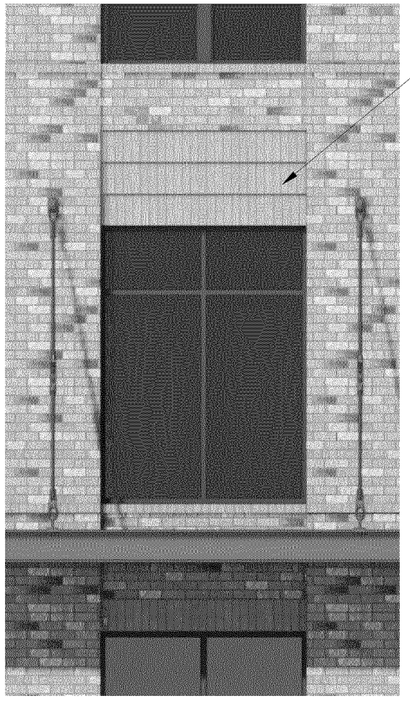
1 BRICK DETAIL @ LEASING/AMENITY
1 1/2" = 1'-0"

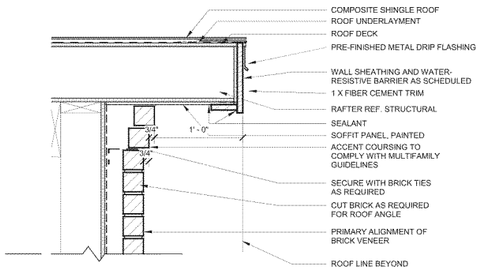


4 TYP LEVEL 2 RIBBED BRICK DETAIL
1 1/2" = 1'-0"

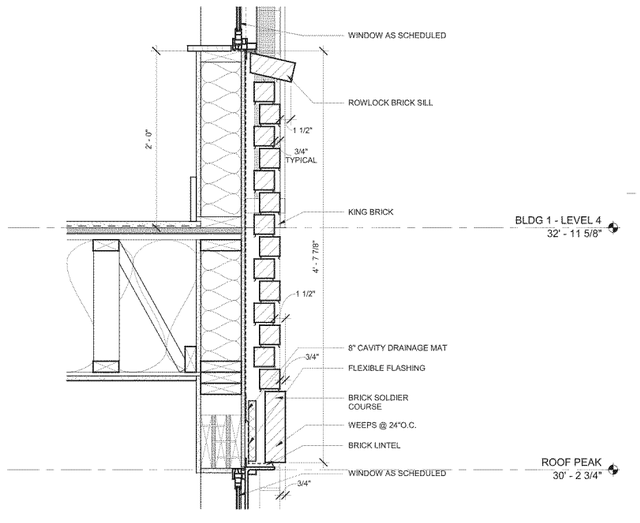


2 BRICK PARAPET
1 1/2" = 1'-0"





5 DETAIL AT TH ROOF EAVE
1 1/2" = 1'-0"



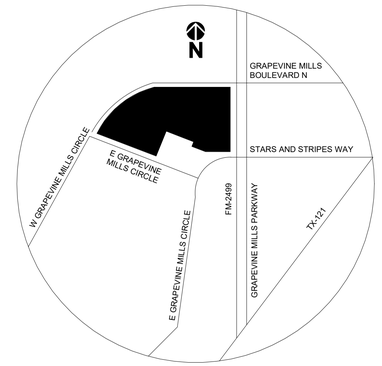
3 TYP RIBBED BRICK DETAIL
1 1/2" = 1'-0"

Not to Scale

Figure 13 - Brick Details

TCC GRAPEVINE MILLS

TCC GRAPEVINE MILLS



VICINITY MAP
1" = 800'-0"



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 01 OF 95

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

PLANNING SERVICES DEPARTMENT

Site Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

DISCLAIMER: RENDERING ON THIS SHEET MAY NOT REPRESENT THE MOST CURRENT DESIGN

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Parkway
Grapevine, TX 76051

No.	Date	Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

COVER SHEET

Project No. 22210
Date 06/14/2024

G-000

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GRAPEVINE - UNIT MATRIX

05/02/24

			UNIT TYPE	A1	A1 ALT	A1 ALT 2	A2	A2 ALT	A3	A3 ALT	A3 ANSI	A4 (CRNR)	A5	A6	A6 ALT	E1	E2	E2 ALT	B1	B2	B3 (CRNR)	B3 ALT	B4 (CRNR)	B5 (CRNR)	B5 ALT (CRNR)	B6	Total Units	Net Rentable Area	Leasing& Amenity	Circulation & Service	Tuck-Under Garages			Gross Rentable Area	Apart. Net Efficiency
			NET RENTABLE SF	808	761	750	872	810	942	875	865	937	1,036	871	871	632	630	654	1,200	1,340	1,390	1,416	1,396	1,384	1,445	1,319									
			BALCONY SF																																
			TOTAL UNIT AREA (NRSF + BALC)	808	761	750	872	810	942	875	865	937		871	871	632	630	654	1200	1340	1390	1416	1396	1384	1445	1319		(Not Incl Balconies)		(Not Incl Shafts)	Single	Double	Area	(Not Incl Garages and Balconies)	(Based on Gross Rentable)
Max. Height	Building 1	F-F Height	Subtotal	16	4	0	11	13	3	4	0	3	2	0	4	3	0	3	0	0	2	0	0	4	0	0	72	62,961	7,385	0	11			81,373	77.37%
65'-5"	Floor	10'-8"	1	1	1	0	2	1	0	1		0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	8	7,253	6,670				5,060	17,283	41.97%
	Floor	10'-8"	2	5	1	0	3	4	1	1		1	0	0	1	1	0	1	0	0	0	0	0	1	0	0	20	16,952	435					15,920	85.10%
	Floor	10'-8"	3	5	1	0	3	4	1	1		1	1	0	1	1	0	1	0	0	1	0	0	1	0	0	22	19,378						22,085	87.74%
	Floor	10'-8"	4	5	1	0	3	4	1	1		1	1	0	1	1	0	1	0	0	1	0	0	1	0	0	22	19,378						22,085	87.74%
Max. Height	Building 2	F-F Height	Subtotal	4	5	2	8	5	3	10	0	4	0	3	0	0	3	3	7	2	0	3	3	3	0	3	68	67,015	0	0	25			77,292	86.70%
49'- 0 5/8"	Floor	10'-8"	1	0	1	0	2	1	1	2		0	0	1	0	0	1	0	1	0	0	1	1	1	0	1	14	14,223					12,000	17,962	79.18%
	Floor	10'-8"	2	2	2	1	3	2	1	4		2	0	1	0	0	1	0	3	1	0	1	1	1	0	1	27	26,396						29,665	88.98%
	Floor	10'-8"	3	2	2	1	3	2	1	4		2	0	1	0	0	1	0	3	1	0	1	1	1	0	1	27	26,396						29,665	88.98%
	Total Units			20	9	2	19	18	6	14	0	7	2	3	4	3	3	3	113	7	2	2	3	3	7	0	3	27	140							
	Total SF/Type			16,160	6,849	1,500	16,568	14,580	5,652	12,250	0	6,559	2,072	2,613	3,484	1,896	1,890	1,962		8,400	2,680	2,780	4,248	4,188	9,688	0	3,957		129,976	7,105	0	36	0	17,060	158,665	81.92%
	% of Project			14.3%	6.4%	1.4%	13.6%	12.9%	4.3%	10.0%	0.0%	5.0%	1.4%	2.1%	2.9%	2.1%	2.1%	2.1%		5.0%	1.4%	1.4%	2.1%	2.1%	5.0%	0.0%	2.1%									
	Total Balc./Type																		0								0									

UNIT TYPE	Total #	Percent
STUDIO	9	6.4%
1BR	104	74.3%
2BR	27	19.3%
		100.0%
Avg Apt Size	928 SF	

NOTE: Building areas shown on this matrix are measured to the outside face of exterior walls per typical real estate standards. Thus, the **gross rentable area** may not align with the totals calculated using different methods shown elsewhere in this drawing set, such as the IBC method of measuring **gross building area** to the inside face of exterior walls.

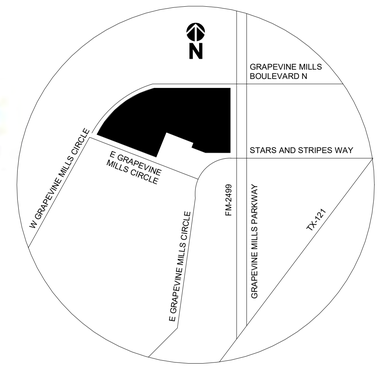
TCC GRAPEVINE - TOWNHOME MATRIX

03/28/24

BEDROOMS	2 FLOOR UNITS																																		
	UNIT TYPE F -2 BEDROOMS - 46'													UNIT TYPE B - 3 BEDROOM - 52'																						
UNIT TYPE	TA1	TA1.1	TA2	TA2.1	TA3	TA4	TA4.1	TA4.2	TA5	TA6	TA6.1	TA7	TA8		TB1	TB2	TB2.1	TB3	TB3.1	TB4	TB5															
UNIT DEPTH	44'-8"	44'-8"	46'-0"	46'-0"	46'-4"	47'-0"	47'-0"	47'-0"	47'-8"	48'-0"	48'-0"	48'-4"	48'-0"		50'-8"	52'-0"	52'-0"	52'-8"	52'-8"	53'-4"	54'-0"															
NET RENTABLE AREA (SF)	1,332	1,452	1,382	1,465	1,406	1,415	1,531	1,481	1,447	1,474	1,553	1,481	1,521		1,592	1,652	1,764	1,678	1,801	1,710	1,781															
BALCONY (SF)																																			
GARAGE / RISER (SF)	480	588	483	550	480	480	580	542	480	483	555	483	487		486	484	579	486	588	486	498															
TOTAL UNIT AREA (SF) (INCLUDING GARAGE)	1,812	2,040	1,865	2,015	1,886	1,895	2,111	2,023	1,927	1,957	2,108	1,964	2,008		2,078	2,136	2,343	2,164	2,389	2,196	2,279															
Building 1																						0	0	0											
Building 2																						0	0	0											
Building 3															4			1	1	1		7	11,557	15,061											
Building 4															3	1	1	2		1		8	13,258	17,237											
Building 5															3	1	1	2		1		8	13,258	17,237											
Building 6															4			1	1	1		7	11,557	15,061											
Building 7	1	1			2				1													5	7,043	9,551											
Building 8			3						1	1	1											6	8,620	11,587											
Building 9			1		1	1		1														4	5,684	7,669											
Building 10	1	1			2				1													5	7,043	9,551											
Building 11	1	1			2				1													5	7,043	9,551											
Building 12	1	1			2				1													5	7,043	9,551											
Building 13			3	1						1												5	7,085	9,567											
Building 14			2		1	1	1					1										6	8,597	11,586											
Building 15			3	1						1												5	7,085	9,567											
Building 16			2		1	1	1					1										6	8,597	11,586											
Building 17			3	1						1												5	7,085	9,567											
Building 18			3						1	1	1											6	8,620	11,587											
Building 19																4	1					5	8,372	10,887											
Building 20																1	1				1	3	5,197	6,758											
Building 21																5	1					6	10,024	13,023											
Building 22																4	1					5	8,372	10,887											
Building 23	4							1														5	6,809	9,271											
Building 24	4		1	1	1					1												8	11,055	14,971											
Building 25			1	1		2				2			1									7	10,146	13,592											
Building 26	4			1	2				1													8	11,052	14,962											
Building 27	4		2	1	1																	8	10,963	14,879											
Building 28	4		2	1	1																	8	10,963	14,879											
Total Unit Count	24	4	26	8	16	5	2	2	7	8	2	2	1		14	16	6	6	2	4	1	156													
Total SF/Type	31,968	5,808	35,932	11,720	22,496	7,075	3,062	2,962	10,129	11,792	3,106	2,962	1,521		22,288	26,432	10,584	10,068	3,602	6,840	1,781		232,128	309,625											
% of Project	15.4%	2.6%	16.7%	5.1%	10.3%	3.2%	1.3%	1.3%	4.5%	5.1%	1.3%	1.3%	0.6%		9.0%	10.3%	3.8%	3.8%	1.3%	2.6%	0.6%															
Total Balc./Type																																			

UNIT TYPE	Total #	Percent
2BR	107	68.6%
2BR + STUDY	0	0.0%
3BR	49	31.4%
3BR + STUDY	8	5.1%

Average Townhome Unit Size	1,488 SF
Town Home Max. Height	28'-0"



VICINITY MAP
1" = 800'-0"

PARKING TABLE

TANDEM COUNT:	0
SURFACE HEAD-IN COUNT:	146
CARPORT COUNT:	0
SURFACE PARALLEL COUNT:	54
1-CAR GARAGE COUNT:	40
2-CAR GARAGE COUNT:	312
TOTAL PARKING COUNT:	552
TOTAL UNITS:	296
PARKING RATIO PROVIDED:	1.8
PARKING RATIO REQUESTED:	1.8

PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 02 OF 95

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

PLANNING SERVICES DEPARTMENT

Site Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Parkway
Grapevine, TX 76051

No. Date Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

PROJECT DATA

Project No. 22210
Date 06/14/2024

G-002

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TCC GRAPEVINE MILLS

TCC GRAPEVINE MILLS

PROJECT DIRECTORY

MULTIFAMILY

OWNER
TRAMMELL CROW COMPANY
2100 McKINNEY AVE, SUITE 800
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TEL 214.863.4277

CONTACT: KEVIN HICKMAN
EMAIL: KHICKMAN@TRAMMELLCROW.COM

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(OWNER'S DIRECT CONSULTANT)

SPIARS ENGINEERING & SURVEYING
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FORT WORTH, TEXAS 76177
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HOTEL

OWNER
NORTHLAND PROPERTIES
#310 - 1755 WEST BROADWAY
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ARCHITECT
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MERRIMAN ANDERSON ARCHITECTS
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TEL 214.987.1299

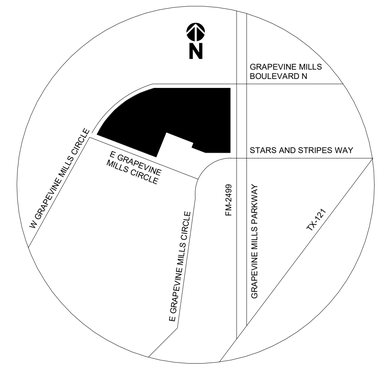
CONTACT: EMILY ADAMS
EMAIL: EMILYA@MERRIMAN-MAA.COM

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VICINITY MAP
1" = 800'-0"

ISSUE DATES

04.01.2024 ZONING SUBMISSION

05.03.2024 REVISED ZONING SUBMISSION

05.30.2024 REVISED ZONING SUBMISSION - ROUND 2

06.14.2024 REVISED ZONING SUBMISSION - ROUND 3

PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 03 OF 95

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

PLANNING SERVICES DEPARTMENT

Site Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Parkway
Grapevine, TX 76051

No. Date Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

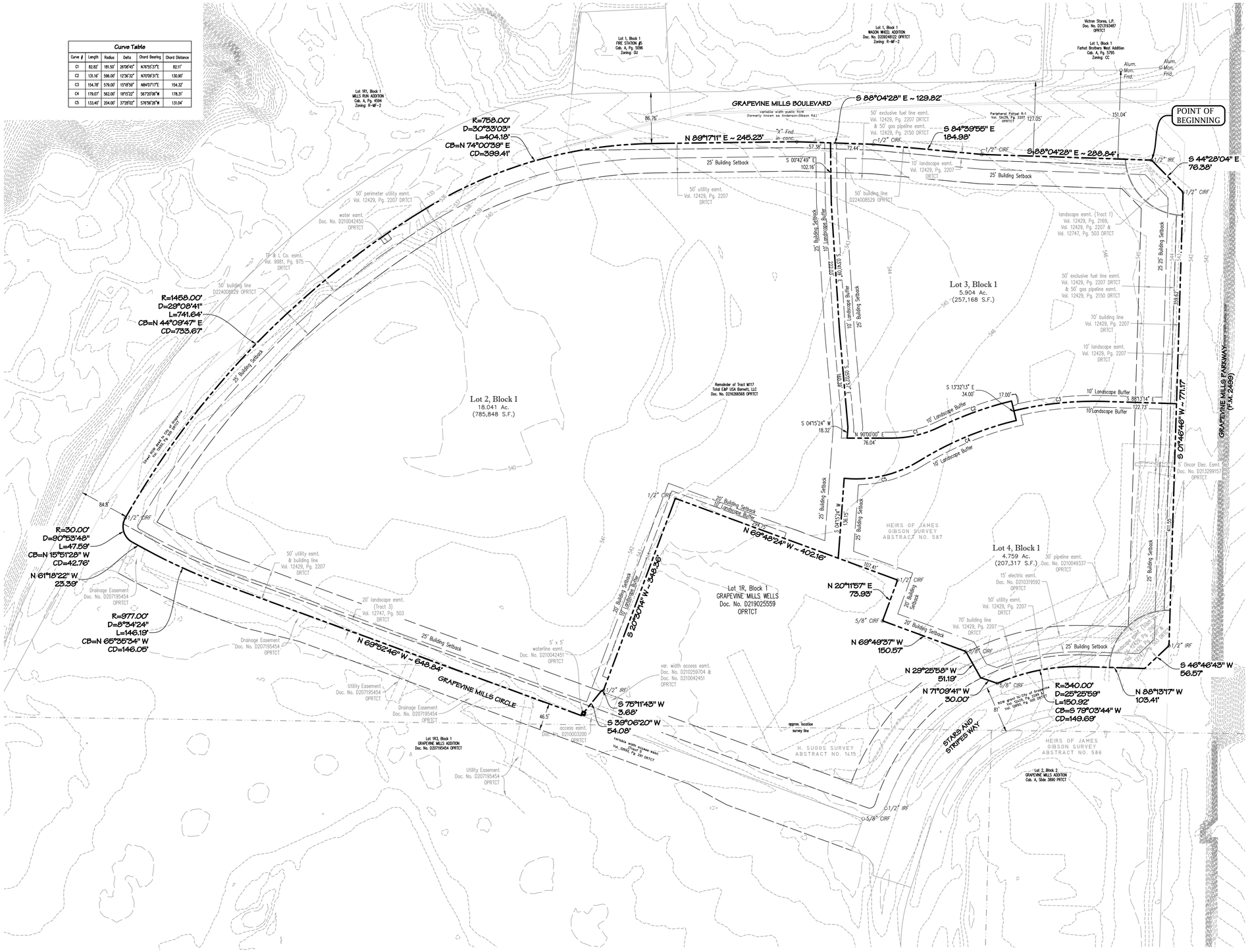
INDEX SHEET

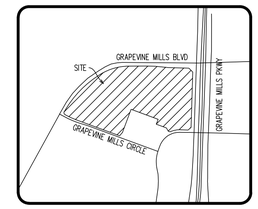
Project No. 22210
Date 06/14/2024

G-010

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Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	82.82'	181.50'	26°08'45"	N76°55'37"E	82.11'
C2	131.16'	596.00'	12°36'32"	N70°08'31"E	130.90'
C3	154.78'	579.00'	15°18'59"	N84°07'17"E	154.32'
C4	179.07'	563.00'	18°13'22"	S67°20'06"W	178.31'
C5	133.40'	204.00'	37°28'02"	S76°56'28"W	131.04'





LOCATION MAP
1" = 1000'

N
W E
S

0 40 80 160

1 inch = 80 ft.

METES & BOUNDS DESCRIPTION:

BEING a tract of land situated in the Heirs of James Gibson Survey, Abstract No. 587, City of Grapevine, Tarrant County, Texas, being part of Tract M117, conveyed to Total E&P USA Barnett, LLC, by deed recorded in Document No. D216266568 of the Official Public Records, Tarrant County, Texas (OPRTCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the north end of a corner clip being the intersection of the west line of Grapevine Mills Parkway, a variable width public right-of-way (also known as Farm to Market Road 2499), with the south line of Grapevine Mills Boulevard, a variable width public right-of-way (also known as Anderson-Gibson Road);

THENCE S 44°28'04" E, 76.38 feet along said corner clip to a 1/2" iron rod with plastic cap found for the south end of said corner clip;

THENCE S 01°46'46" W, 771.17 feet along the west line of Grapevine Mills Parkway to a 1/2" iron rod found for the north end of another corner clip being the intersection of Grapevine Mills Parkway with the north line of Stars and Stripes Way, a variable width public right-of-way conveyed to the City of Grapevine, recorded in Volume 12429, Page 2289, and in Volume 12693, Page 305, Deed Records, Tarrant County, Texas (DRTCT);

THENCE S 46°46'43" W, 56.57 feet along said corner clip to the south end thereof;

THENCE N 88°13'17" W, 103.41 feet along the north line of Stars and Stripes Way;

THENCE continuing along the north line thereof, around a tangent curve to the left having a central angle of 25°25'59", a radius of 340.00 feet, a chord of S 79°03'44" W – 149.69 feet, an arc length of 150.92 feet to a 5/8" iron rod with plastic cap found for the most easterly corner of Lot 1R, Block 1, Grapevine Mills Wells, an addition recorded in Document No. D219025559 OPRTCT;

THENCE along the common line of Lot 1R, the following:

N 71°09'41" W, 30.00 feet;

N 29°25'58" W, 51.19 feet to a 5/8" iron rod with plastic cap found;

N 69°49'37" W, 150.57 feet to a 5/8" iron rod with plastic cap found;

N 20°11'57" E, 73.93 feet to a 5/8" iron rod with plastic cap found;

N 69°48'24" W, 402.16 feet to a 1/2" iron rod with plastic cap found;

S 20°30'14" W, 348.36 feet to a 1/2" iron rod found;

S 75°11'43" W, 3.68 feet;

And S 39°06'20" W, 54.08 feet to the north line of Grapevine Mills Circle, a variable width access easement recorded in Volume 12693, Page 291 DRTCT, and being the same for Lot 1R3, Block 1, Grapevine Mills Addition, recorded in Document No. D207195454 OPRTCT;

THENCE along the north line of Grapevine Mills Circle, the following:

N 69°52'46" W, 648.84 feet;

A tangent curve to the right having a central angle of 08°34'24", a radius of 977.00 feet, a chord of N 65°35'34" W – 146.05 feet, an arc length of 146.19 feet;

And N 61°18'22" W, 23.39 feet to the northwest corner of said access easement, being a northwesterly corner of Lot 1R3, and being an easterly corner of another right-of-way dedication to the City of Grapevine, recorded in Volume 12693, Page 305 DRTCT, and being the south end of a corner clip being the intersection of Grapevine Mills Circle with the south line of Grapevine Mills Boulevard;

THENCE along said corner clip, around a tangent curve to the right having a central angle of 90°53'48", a radius of 30.00 feet, a chord of N 15°51'28" W – 42.76 feet, an arc length of 47.59 feet to a 1/2" iron rod with plastic cap found;

THENCE along the south line of Grapevine Mills Boulevard, the following:

A non-tangent curve to the right having a central angle of 29°08'41", a radius of 1458.00 feet, a chord of N 44°09'47" E – 733.67 feet, an arc length of 741.64 feet;

A compound curve to the right having a central angle of 30°33'03", a radius of 758.00 feet, a chord of N 74°00'39" E – 399.41 feet, an arc length of 404.18 feet;

N 89°17'11" E, 245.23 feet to an "X" found in concrete;

S 88°04'28" E, 129.82 feet to a 1/2" iron rod with plastic cap found;

S 84°39'55" E, 184.98 feet to a 1/2" iron rod with plastic cap found;

And S 88°04'28" E, 288.84 feet to the POINT OF BEGINNING with the subject tract containing 1,250,333 square feet or 28.704 acres of land.

CASE NAME: TCC Grapevine Mills
CASE NUMBER: Z24-03/CU24-17
LOCATION: 2800 Grapevine Mills Pkwy

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 04 OF 95

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

PLANNING SERVICES DEPARTMENT

PURPOSE STATEMENT

The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms.

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Contact: Kevin Hickman

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Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Tyler Barnett

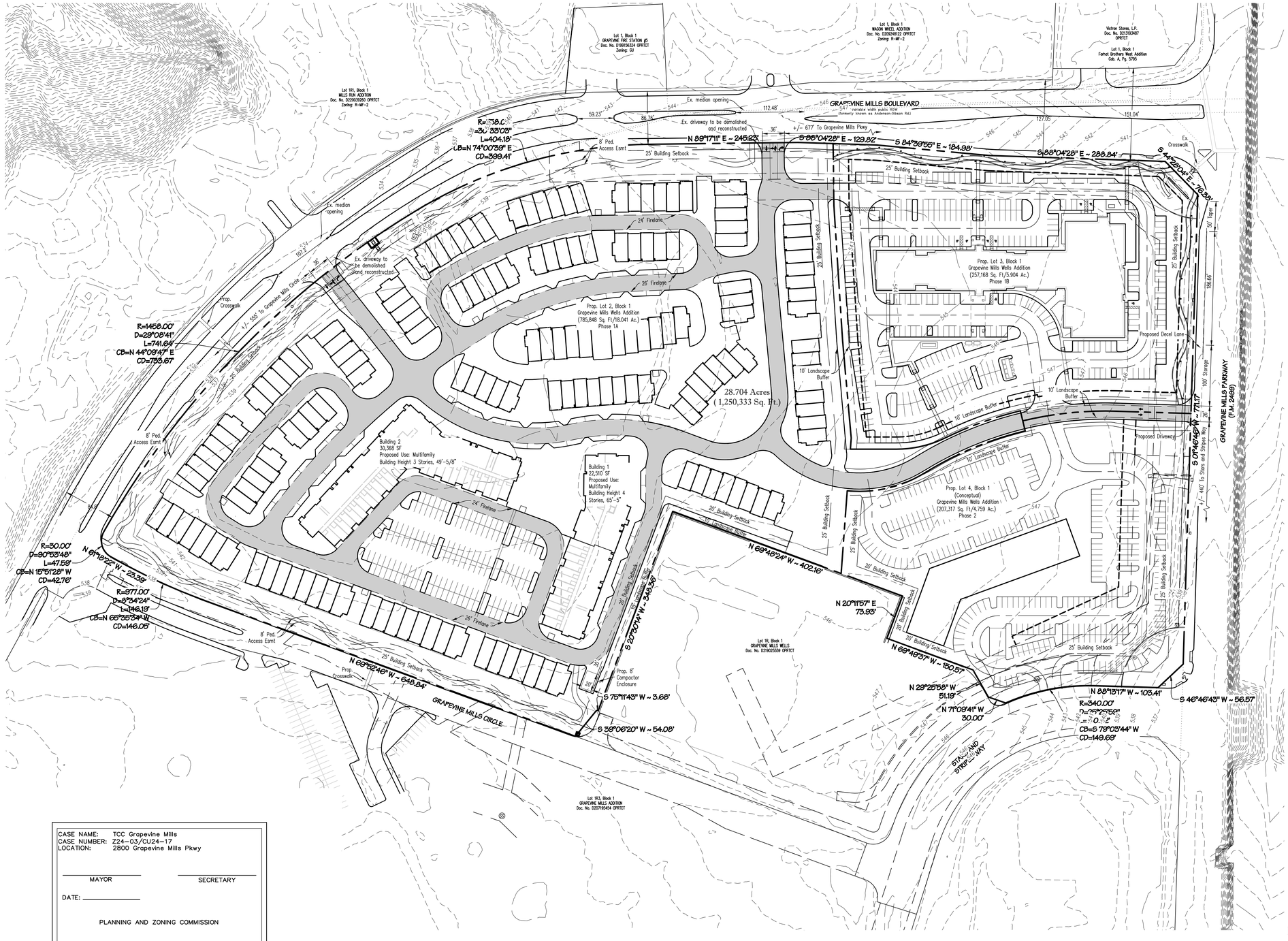
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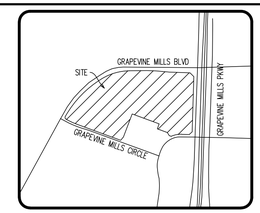
ZONING EXHIBIT

GRAPEVINE MILLS WELLS ADDITION

LOTS 2-4, BLOCK 1
28.704 Acres
HEIRS OF JAMES GIBSON SURVEY ~ ABSTRACT NO. 587
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
Ex. Zoning: CC/HCO
Prop. Zoning: CC with CUP
April 2024

Plotted by: Juan Plot Date: 5/29/2024 3:13 PM
Drawing: G:\2023_JOBS\23-271 TCC Grapevine Mills\SURVEY\DWG\23-271 Zoning Exhibit.dwg Saved By: Juan Save Time: 5/29/2024 2:39:34 PM





LOCATION MAP
1" = 1000'

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1 inch = 80 ft.

SITE PLAN DATA SUMMARY TABLE LOT 2, BLOCK 1		
ITEM	REQUIRED	PROPOSED
GENERAL SITE DATA		
Zoning (from zoning map)	HCO - Hotel and Corporate Office District/CC - Community Commercial District	CC - Community Commercial District
Land Use (From Zoning Ordinance; include all applicable uses)	See Section 25 - CC Community Commercial District Regulations	Multifamily Units
Total Lot Area (square feet and acres)	30,000 SF (0.69 Acres)	785,848 SF (18.041 Acres)
First Floor-Building Footprint Area (square feet)	Maximum 471,509 SF (10.82 Acres) (60% Lot Area)	213,212 SF
Total Building Area (square feet)	N/A	420,000
Building Height (feet/# stories)	Maximum 50 FT	30'-2 3/4", 2-Story Multifamily Unit 49'- 5/8", 3-Story 65'-5", 4-Story
Floor Area Ratio (ratio x.xx.1)	N/A	1.84:1
Open Storage (square feet)	N/A	N/A
Residential Units		
Building Distance Separation	28' Min	
# of Efficiency/Min. Unit Size	600 SF	9 Units/630 SF
# of 1 Bedroom/Min. Unit Size	750 SF	104 Units/750 SF
# of 2 Bedroom/Min. Unit Size	900 SF	134 Units/1200 SF
# of 3 Bedroom/Min. Unit Size	1000 SF	49 Units/2000 SF
Total Unit Count		296 Units
Residential Density (Units/net acreage) (net acreage = total acreage minus streets and open space)	N/A	16.62 Units/Ac
Parking		
Parking Ratio (from zoning ordinance)	2.0 Parking spaces/Unit	1.8 Parking spaces/Unit
Surface Head-In Count	N/A	146
Surface Parallel Count	N/A	54
1-Car Garage Count	N/A	40
2-Car Garage Count	N/A	312
Accessible Parking (# of spaces)	12	12
Total Parking (# of spaces)	592	552
Impervious Area		
Total Open Space (square feet and percentage)	Minimum 20% of Lot Coverage (157,170 SF)	296,548 SF (37.7%)
Total Impervious Area (square feet and percentage)	Maximum 80% of Lot Coverage (628,680)	489,300 SF (62.3%)

SITE PLAN DATA SUMMARY TABLE LOT 3, BLOCK 1		
ITEM	REQUIRED	PROPOSED
GENERAL SITE DATA		
Zoning (from zoning map)	HCO - Hotel and Corporate Office District/CC - Community Commercial District	CC - Community Commercial District
Land Use (From Zoning Ordinance; include all applicable uses)	See Section 25 - CC Community Commercial District Regulations	Hotel
Total Lot Area (square feet and acres)	30,000 SF (0.69 Acres)	257,168 SF (5.904 Acres)
First Floor-Building Footprint Area (square feet)	Maximum 150,486 SF (3.456 Acres)	39,032 SF
Total Building Area (square feet)	152,792	135,735
Building Height (feet/# stories)	Maximum 50 FT	77' - 4"/6 Stories
Floor Area Ratio (ratio x.xx.1)	N/A	0.54
Open Storage (square feet)	N/A	N/A
Residential Units		
Total Unit Count	200 Guestrooms	249 Guestrooms
Residential Density (Units/net acreage) (net acreage = total acreage minus streets and open space)	N/A	277.9
Parking		
Parking Ratio (from zoning ordinance)	1.25 Parking spaces per guestroom of a hotel/motel with restaurant or meeting facilities	312 Spaces
Accessible Parking (# of spaces)	8 Spaces	8 Spaces
Landscape Area		
Landscape Perimeter Area (square feet)	N/A	46,022 SF
Interior landscape area-parking lot landscaping (square feet)	Min. 10% of parking area	15,530 SF (28.9%)
Accitional Interior Landscape Area	N/A	3,755 SF
Other Landscape Area within the Lot (square feet)	N/A	N/A
Total Landscape Area	N/A	65,307 SF
Impervious Area		
Building Footprint Area (square feet)	Maximum 60% of Lot Coverage	39,032 SF
Area of sidewalks, pavement & other impervious flatwork (square feet)	N/A	151,878 SF
Other Impervious Area	N/A	952 SF
Total Open Space (square feet and percentage)	Minimum 20% of Lot Coverage (51,434 SF)	65,307 (25%)
Total Impervious Area (square feet and percentage)	Maximum 80% of Lot Coverage (205,735 SF)	191,862 SF (75%)

CASE NAME: TCC Grapevine Mills
CASE NUMBER: Z24-03/CU24-17
LOCATION: 2800 Grapevine Mills Pkwy

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 05 OF 95

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

PLANNING SERVICES DEPARTMENT

PURPOSE STATEMENT

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LEGEND

- Proposed Firelane and Emergency Access Easement
- Prop. Building Setback
- Prop. Landscape Setback

City of Grapevine Site Plan 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.

CONCEPT SITE PLAN

TCC GRAPEVINE MILLS

LOTS 2-4, BLOCK 1 , GRAPEVINE MILLS WELLS ADDITION
1,250,333 Sq. Ft./28.704 Acres
HEIRS OF JAMES GIBSON SURVEY ~ ABSTRACT NO. 587
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
Ex. Zoning: CC/HCO
Prop. Zoning: CC with CUP
April 2024

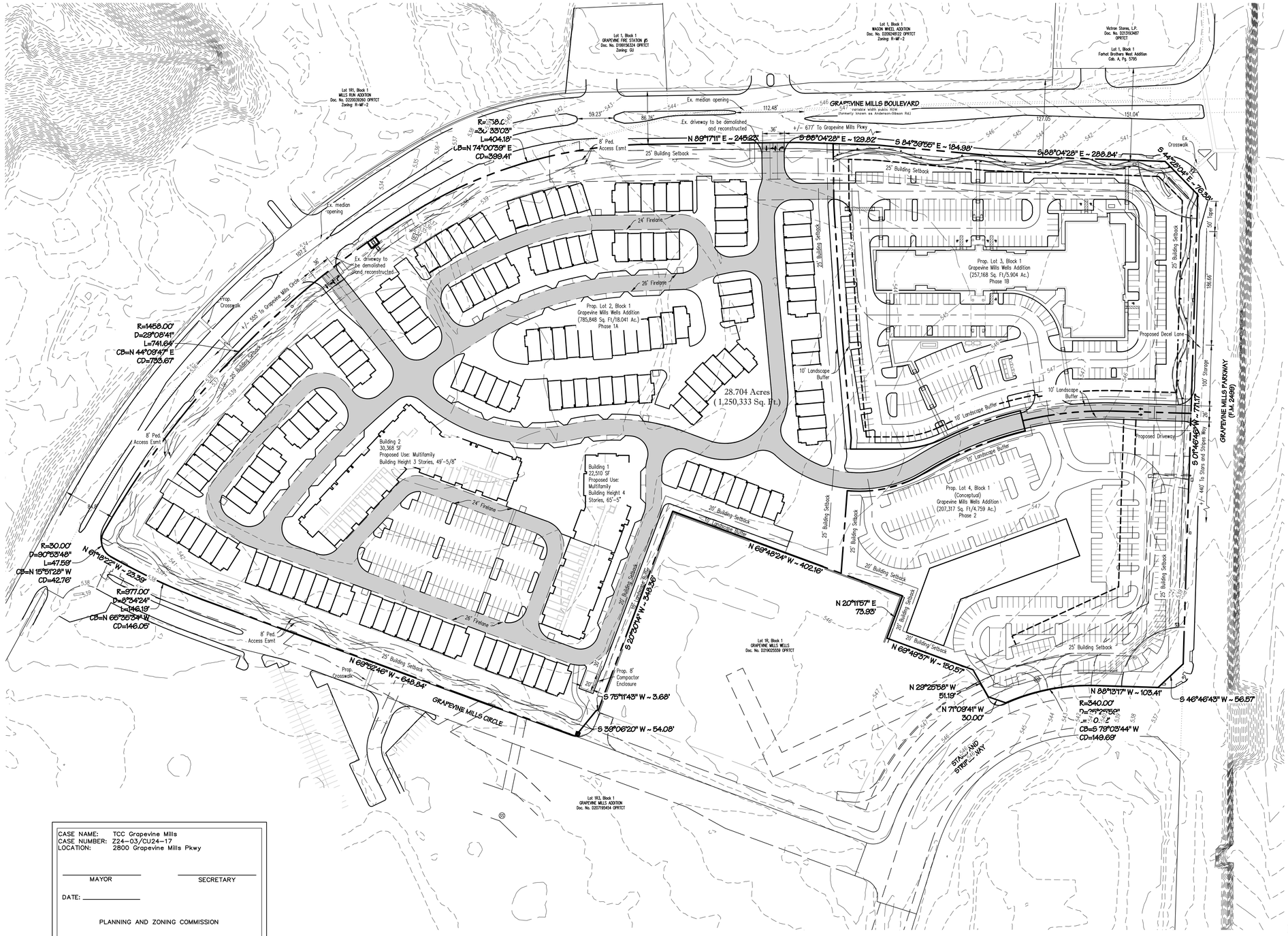
ENGINEER / SURVEYOR/ APPLICANT
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Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Kevin Wier

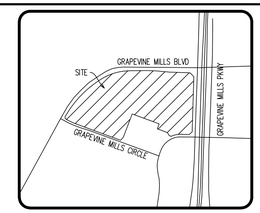
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DEVELOPER
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Telephone: (214) 863-4277
Contact: Kevin Hickman

Sheet 1 of 1 Scale: 1"=80' Jul-24 SEI Job No. 23-271

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LOCATION MAP
1" = 1000'

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1 inch = 80 ft.

SITE PLAN DATA SUMMARY TABLE LOT 2, BLOCK 1		
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Total Building Area (square feet)	N/A	420,000
Building Height (feet/# stories)	Maximum 50 FT	30'-2 3/4", 2-Story Multifamily Unit 49'- 5/8", 3-Story 65'-5", 4-Story
Floor Area Ratio (ratio x.xx.1)	N/A	1.84:1
Open Storage (square feet)	N/A	N/A
Residential Units		
Building Distance Separation	28' Min	
# of Efficiency/Min. Unit Size	600 SF	9 Units/630 SF
# of 1 Bedroom/Min. Unit Size	750 SF	104 Units/750 SF
# of 2 Bedroom/Min. Unit Size	900 SF	134 Units/1200 SF
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Total Unit Count		296 Units
Residential Density (Units/net acreage) (net acreage = total acreage minus streets and open space)	N/A	16.62 Units/Ac
Parking		
Parking Ratio (from zoning ordinance)	2.0 Parking spaces/Unit	1.8 Parking spaces/Unit
Surface Head-In Count	N/A	146
Surface Parallel Count	N/A	54
1-Car Garage Count	N/A	40
2-Car Garage Count	N/A	312
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Impervious Area		
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SITE PLAN DATA SUMMARY TABLE LOT 3, BLOCK 1		
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CASE NAME: TCC Grapevine Mills
CASE NUMBER: Z24-03/CU24-17
LOCATION: 2800 Grapevine Mills Pkwy

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 06 OF 95

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

PLANNING SERVICES DEPARTMENT

PURPOSE STATEMENT

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LEGEND

- Proposed Firelane and Emergency Access Easement
- Prop. Building Setback
- Prop. Landscape Setback

City of Grapevine Site Plan Notes:

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MASTER SITE DEVELOPMENT PLAN

TCC GRAPEVINE MILLS

LOTS 2-4, BLOCK 1 , GRAPEVINE MILLS WELLS ADDITION
1,250,333 Sq. Ft./28.704 Acres
HEIRS OF JAMES GIBSON SURVEY ~ ABSTRACT NO. 587
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
Ex. Zoning: CC/HCO
Prop. Zoning: CC with CUP
April 2024

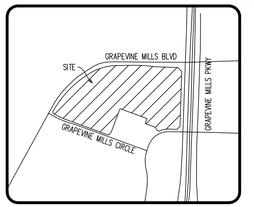
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LOCATION MAP
1" = 1000'

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1 inch = 40 ft.

LEGEND

- Proposed Firelane and Emergency Access Easement
- Traffic Flow Direction
- Proposed Fire Hydrant
- Prop. Firelane Esmt.
- Prop. Building Setback
- Prop. Drainage Esmt.
- Prop. Landscape Setback
- Prop. Water Esmt.

SITE PLAN DATA SUMMARY TABLE LOT 2, BLOCK 1

ITEM	REQUIRED	PROPOSED
GENERAL SITE DATA		
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CASE NAME: TCC Grapevine Mills
CASE NUMBER: Z24-03/CU24-17
LOCATION: 2800 Grapevine Mills Pkwy

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

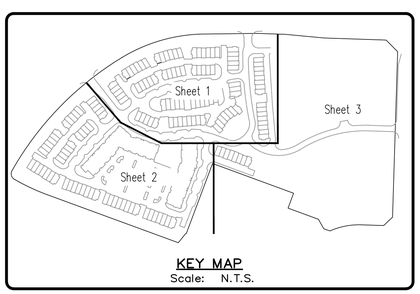
CHAIRMAN _____

DATE: _____

SHEET: 07 OF 95

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

PLANNING SERVICES DEPARTMENT



KEY MAP
Scale: N.T.S.

PURPOSE STATEMENT

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DIMENSIONAL CONTROL SITE PLAN

TCC GRAPEVINE MILLS

LOT 2, BLOCK 1, GRAPEVINE MILLS WELLS ADDITION
HEIRS OF JAMES GIBSON SURVEY ABSTRACT NO. 587
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
785,848 Sq. Ft./18.041 Acres
Zoning: CC with CUP
April 2024

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Contact: Kevin Wier

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Contact: Kevin Hickman

Drawing: G:\2023_JOBS\23-271 TCC Grapevine Mills\CAD\Site Plan.dwg Saved By: JFuller Save Time: 7/3/2024 9:36:37 AM Plotted by: JFuller Plot Date: 7/3/2024 9:37 AM

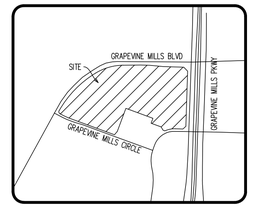
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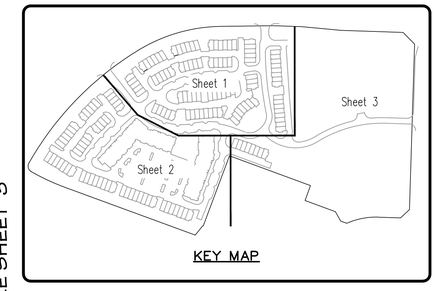
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LOCATION MAP
1" = 1000'

LEGEND

- Proposed Firelane and Emergency Access Easement
- Proposed Fire Hydrant
- Prop. Building Setback
- Prop. Landscape Setback
- Traffic Flow Direction
- Prop. Firelane Esmt.
- Prop. Drainage Esmt.
- Prop. Water Esmt.



KEY MAP

CASE NAME: TCC Grapevine Mills
CASE NUMBER: Z24-03/CU24-17 SCALE: N.T.S.
LOCATION: 2800 Grapevine Mills Pkwy

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 08 OF 95

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

PLANNING SERVICES DEPARTMENT

DIMENSIONAL CONTROL SITE PLAN

TCC GRAPEVINE MILLS

LOT 2, BLOCK 1, GRAPEVINE MILLS WELLS ADDITION
HEIRS OF JAMES GIBSON SURVEY ABSTRACT NO. 587
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
775,743 Sq. Ft./17.809 Acres
Zoning: CC with CUP
April 2024

ENGINEER / SURVEYOR/ APPLICANT
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Kevin Wier

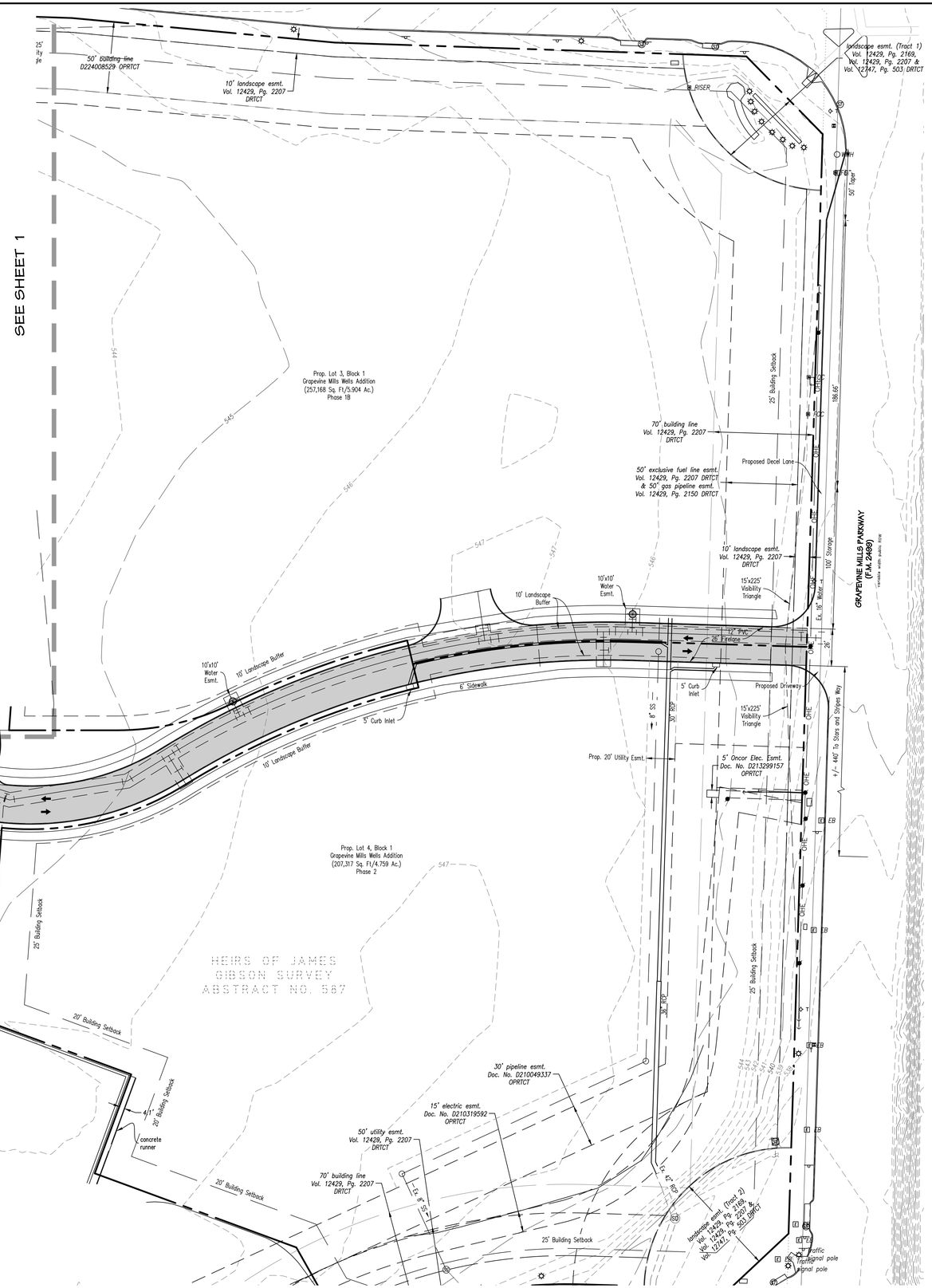
OWNER
Total E&P USA Real Estate LLC
301 Commerce St. Suite 3700
Fort Worth, TX 76107
Telephone: (817) 718-6403
Contact: Dave Leopold

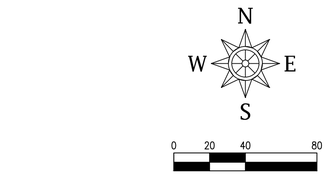
DEVELOPER
Trammell Crow Company
2100 McKinney Ave. Suite 800
Dallas, TX 75201
Telephone: (214) 863-4277
Contact: Kevin Hickman

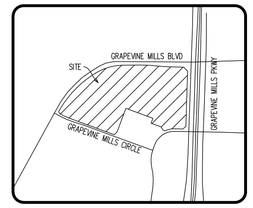
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Drawing: G:\2023 JOBS\23-271 TCC Grapevine Mills\CAD\Site Plan.dwg Saved By: Jfuller Save Time: 7/3/2024 9:36:37 AM

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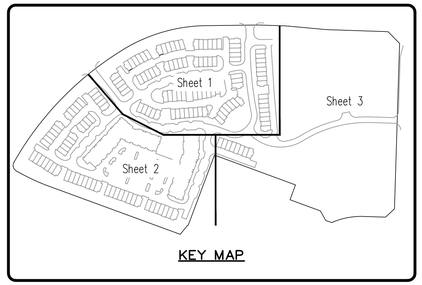




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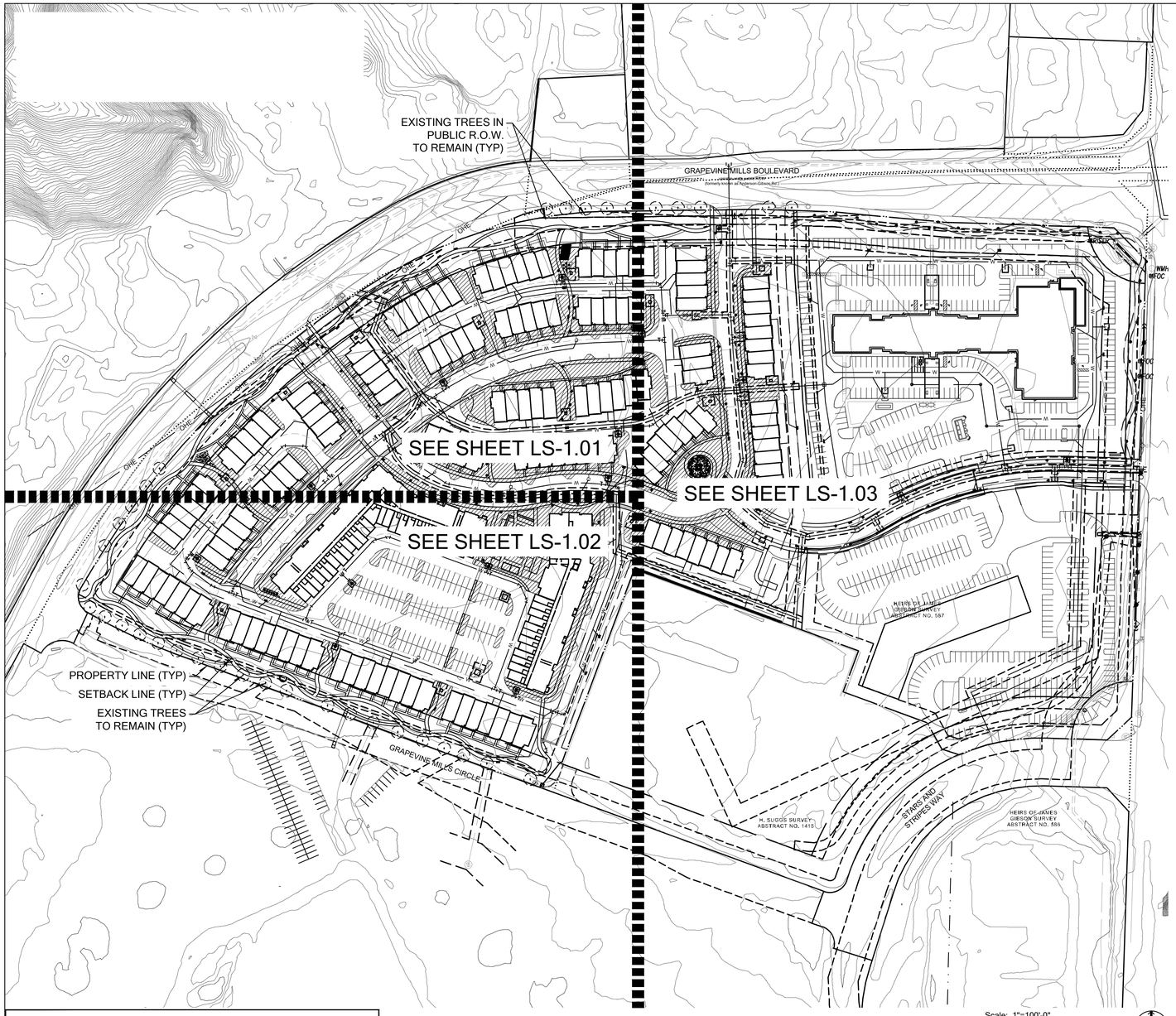
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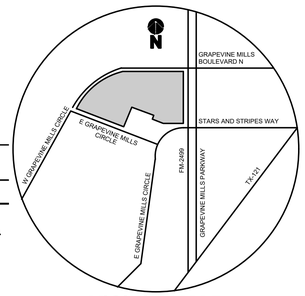
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LEGEND

- LANDSCAPE SITE AREA
- PROPERTY LINE
- BUILDING SETBACK



VICINITY MAP
1" = 1000'

LANDSCAPE TABULATION

INTERIOR VEHICULAR OPEN SPACE

MIN. 10% OF GROSS PARKING AREA TO BE LANDSCAPE AREA; (1) 3" CAL. TREE PER 400 SQFT OF REQ. LANDSCAPE AREA; (1) ISLAND PER 12 SPACES; MIN. (1) TREE PER ISLAND.

GROSS PARKING AREA: 47,997 SQFT

REQUIRED	PROVIDED	
4,800 SQFT	5,002 SQFT (10.4%)	LANDSCAPE AREA
(12) TREES	(22) TREES	3" CAL. TREE / 400 SQFT
(12) ISLANDS	(12) ISLANDS	146 TOTAL SPACES

NON-VEHICULAR OPEN SPACE

MIN. 15% OF TOTAL SITE AREA TO BE DEVOTED TO FEATURE LANDSCAPING; 50% OF THE REQUIRED TO BE LOCATED IN THE FRONT YARD; (1) 3" CAL. TREE PER 2500 SQFT OF REQUIRED LANDSCAPE AREA.

TOTAL SITE AREA: 785,848 SQFT
TOTAL REQ. FRONT YARD: 87,635 SQFT

REQUIRED	PROVIDED	
117,877 SQFT (15%)	158,240 SQFT	LANDSCAPE AREA
(64) TREES	(112) TREES	3" CAL. TREE / 2500 SQFT
58,939 SQFT (50% OF REQ.)	61,712 SQFT	LANDSCAPE AREA IN FRONT YARD

PERIMETER

(1) 3" CAL. TREE PER 50 LF. ALONG FRONTAGE

GRAPEVINE MILLS BOULEVARD FRONTAGE: 1455 LF

REQUIRED	PROVIDED
(29) TREES	(16) EXISTING TREES LOCATED IN R.O.W.
	(13) PROPOSED

GRAPEVINE MILLS CIRCLE FRONTAGE: 866 LF

REQUIRED	PROVIDED
(17) TREES	(20) EXISTING TREES LOCATED WITHIN PROPERTY

EASTERN BOUNDARY LINE: 1973 LF

REQUIRED	PROVIDED
(40) TREES	(46) PROPOSED TREES

RECREATIONAL OPEN SPACE

MIN. 250 SQFT OF USABLE OPEN SPACE PER BUILDING UNIT; OVERHEAD TREE CANOPY TO COVER 60% OF LANDSCAPE AREA IN THE CENTRAL CORRIDOR.

		REQUIRED	PROVIDED	
TOTAL UNITS:	296			
TOTAL LS AREA:	158,240 SQFT	(105) TREES	AS REQUIRED	60% OVERHEAD CANOPY
(158,240 x 60%) / 900 SQFT PER TREE		74,000 SQFT	AS REQUIRED	296 UNITS x 250 SQFT

Landscape Plan Data Summary Table

Item	Required	Proposed
Landscape Area		
Landscape Perimeter Area (square feet)	N/A	87,635 sf
Interior Landscape Area - Parking Lot Landscaping (square feet)	Min. 10% of Parking Area	5,002 sf (10%)
Additional Interior Landscape Area	N/A	49,569 sf
Other Landscape Area within the lot (square feet)	N/A	154,342 sf
Total Landscape Area	N/A	296,548 sf
Impervious Area		
Building Footprint Area (square feet)	Max. 60% of Lot Coverage	213,212 sf
Area of Sidewalks, Pavement, & Other Impervious Flatwork (square feet)	N/A	276,088 sf
Other Impervious Area	N/A	
Total Open Space (square feet & percentage)	Min. 20% of Lot Coverage	296,548 sf (37.7%)
Total Impervious Area (square feet & percentage)	Max. 80% of Lot Coverage	489,300 sf (62.3%)

IRRIGATION NOTES

- ALL LAWN SURFACES TO BE FULLY IRRIGATED WITH 100% HEAD TO HEAD COVERAGE. NO ROTOR SPRAY HEADS ARE TO BE USED
- ALL TREES TO BE IRRIGATED WITH MIN. (2) BUBBLERS.
- ALL PLANTER BEDS TO BE IRRIGATED VIA DRIP IRRIGATION.
- SLEEVES TO BE PROVIDED AS NEEDED TO CONNECT IRRIGATION LINES TO ANY PLANTED MEDIANS OR OTHER LANDSCAPE AREAS SEPARATED BY PAVEMENT PRIOR TO PAVEMENT INSTALLATION.
- NO IRRIGATION SPRAY IS TO BE DIRECTED ONTO WALKWAYS OR OTHER PAVEMENT.
- ALL IRRIGATION LINES SHALL BE LEAK-TESTED PRIOR TO BURIAL.
- SPRINKLER HEADS TO BE INSTALLED ONLY AFTER SYSTEM HAS BEEN COMPLETELY FLUSHED.
- ALL IRRIGATION AND RELATED EQUIPMENT INCLUDING (BUT NOT LIMITED TO) PIPING, VALVES, CONTROLLERS, BACKFLOW PREVENTER(S), THRUST BLOCKS, CONTROL WIRE, VALVE BOXES, SPRINKLER HEADS, RISERS, ETC. TO BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- 'AS-BUILT' DRAWINGS FOR ALL IRRIGATION PLUMBING AND EQUIPMENT SHALL BE ACCURATELY MAINTAINED DURING INSTALLATION AND PROVIDED TO OWNER AT TIME OF FINAL ACCEPTANCE.
- IRRIGATION MUST FOLLOW ALL TCEQ 30 TAC 344 REGULATIONS.

CITY OF GRAPEVINE - GENERAL LANDSCAPE NOTES:

1. SHRUBS SHALL BE A MINIMUM OF TWO (2) FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. HEDGES, WHERE INSTALLED, SHALL BE PLANTED AND MAINTAINED TO FORM A CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN WHICH WILL BE THREE (3) FEET HIGH WITHIN ONE (1) YEAR AFTER TIME OF PLANTING.
2. ALL REQUIREMENTS OF THE CITY OF GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
3. LIGHT FIXTURES EXCLUDING ACCENT LIGHTING OF ARCHITECTURAL BUILDING FEATURES AND LIGHTING OF PUBLIC ART OR PUBLIC MONUMENTS SHALL BE MOUNTED NO HIGHER THAN THE HIGHEST POINT OF THE PRIMARY STRUCTURE ON THE PROPERTY. IN NO CASE SHALL LIGHT POLES BE GREATER THAN 30 FEET IN HEIGHT.

PLANTING DESCRIPTION:

A. MIXED PLANTING AREA - EXCAVATE AS NEEDED TO PROVIDE 12" OF PLANTING MIX AND 3" OF HARDWOOD MULCH; PLANT (10) #5 CONTAINER SHRUBS; (10) #3 CONTAINER SHRUBS PER 100 SQ.FT. PROVIDE AUTOMATIC IRRIGATION SYSTEM.

B. GROUNDCOVER PLANTING AREA - EXCAVATE AS NEEDED TO PROVIDE 8" OF PLANTING MIX AND 3" OF HARDWOOD MULCH; PLANT (45) #1 CONTAINER GROUNDCOVER PLANTS PER 100 SQ.FT. PROVIDE AUTOMATIC IRRIGATION SYSTEM.

C. LAWN AREA - PROVIDE MIN. 6" TOPSOIL COMPOST MIX WITH BERMUDA TIF 419 SOLID SOD. PROVIDE AUTOMATIC IRRIGATION SYSTEM.

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CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: **Z24-03/CU24-17**
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 10 OF 95

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PLANNING SERVICES DEPARTMENT

LANDSCAPE ARCHITECT:
GFFdesign, inc.
Drake Johnson, RLA
3030 Nowitzki Way,
Suite 400
Dallas, TX 75219
(214) 303-1500

DEVELOPER:
Trammell Crow Company
Kevin Hickman
Senior Vice President
2100 McKinney Avenue,
Suite 800
Dallas, TX 75201
(214) 863-4277

Landscape Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Parkway
Grapevine, TX 76051

No.	Date	Revision

BW Drawn
TDJ Approved

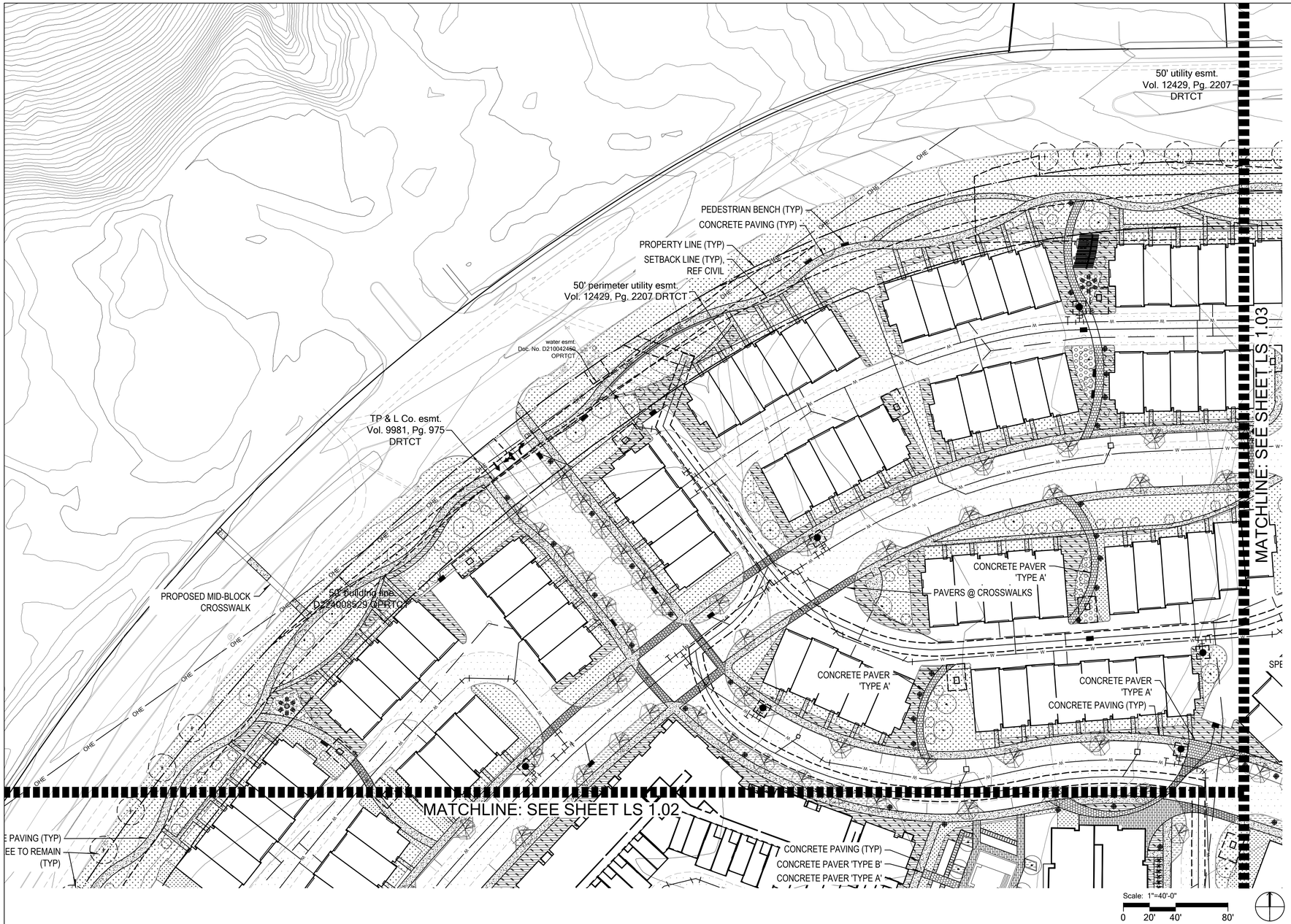
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TYLOR DRAKE JOHNSON
TEXAS LIC NO: 3769

OVERALL LS SITE PLAN

Project No.	22210.00
Date	07.03.2024

LS-1.00



PLANTING LEGEND

EXISTING TREE TO REMAIN
(1 CREDIT CLAIMED)

REPLACEMENT PERIMETER TREES
(QTY: 13)

LARGE CANOPY TREE (QTY: 112)

CEDAR ELM	H 50'-60' W 40'-50'
BUR OAK	H 50'-60' W 40'-50'
LIVE OAK	H 25'-35' W 35-55'
CHINAQUAPIN OAK	H 50'-60' W 40'-50'
SOUTHERN MAGNOLIA	H 60'-80' W 30'-50'

MEDIUM CANOPY TREE (QTY: 40)

TEXAS RED OAK	H 30'-35' W 20'-30'
WESTERN SOAPBERRY	H 30'-40' W 25'-35'
LACEY OAK	H 20'-35' W 15'-20'
LEYLAND CYPRESS	H 40'-50' W 10'-15'

ORNAMENTAL TREE (QTY: 182)

CRAPE MYRTLE	H 15'-25' W 6'-15'
DESERT WILLOW	H 15'-25' W 6'-15'
POSSUMHAW HOLLY	H 15'-20' W 15'-20'
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NOTE: ALL REQUIRED TREES ARE TO BE 3" CAL. MIN.

PEDESTRIAN AREA LIGHT
16' HT., 100' SPACING MAX.

PEDESTRIAN BENCH
TO BE SELECTED
1 PER 700 LINEAR FEET MIN.

BIKE RACK (4 SPACES)
TO BE SELECTED

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CONCRETE PAVING

CONCRETE PAVER 'TYPE A'

CONCRETE PAVER 'TYPE B'

TABLETOP CROSSWALK
W/ ENHANCED PAVERS

DECOMPOSED GRANITE

MIXED PLANTING

MEDIUM EVERGREEN

GROUNDCOVER

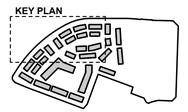
BERMUDA LAWN

SITE RETAINING WALL
CMU W/ MASONRY VENEER
2'-6" HT. MAX

PROPERTY LINE

BUILDING SETBACK

KEY PLAN



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PLANNING AND ZONING COMMISSION

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DATE: _____

SHEET: 11 OF 95

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28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Parkway
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No.	Date	Revision

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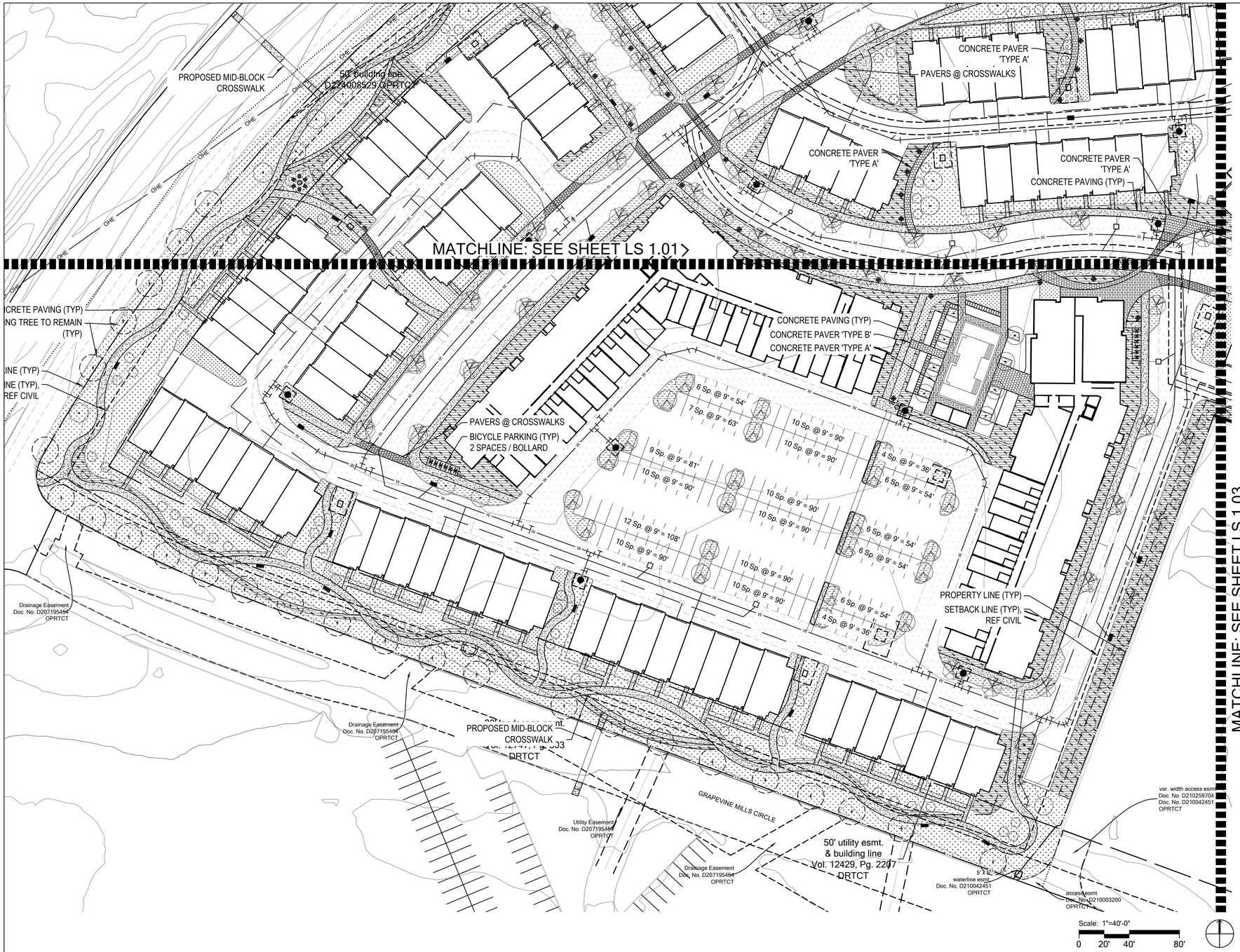
TYLOR DRAKE JOHNSON
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22210.00

Date 07.03.2024

LS-1.01



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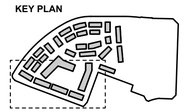
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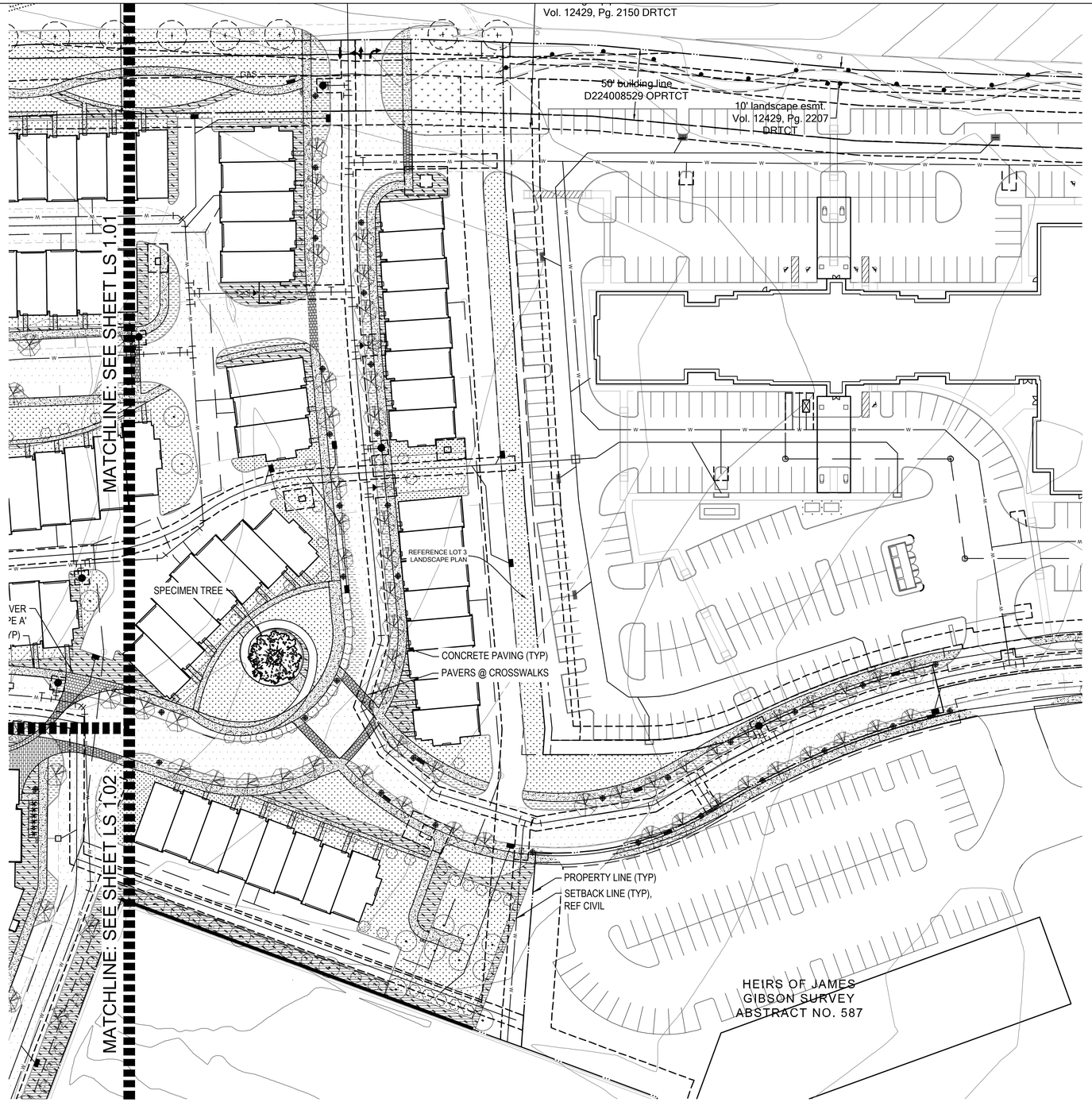
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TYLOR DRAKE JOHNSON
TEXAS LIC NO: 3769

ENLARGED LS SITE PLAN

Project No. 22210.00
.... 07.03.2024

LS-1.02



Scale: 1"=40'-0"
0 20' 40' 80'

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POSSUMHAW HOLLY	H 15'-20' W 15'-20'
TEXAS REDBUD	H 15'-20' W 15'-20'

NOTE: ALL REQUIRED TREES ARE TO BE 3" CAL. MIN.

PEDESTRIAN AREA LIGHT
16' HT., 100' SPACING MAX.

PEDESTRIAN BENCH
TO BE SELECTED
1 PER 700 LINEAR FEET MIN.

BIKE RACK (4 SPACES)
TO BE SELECTED

BIKE RACK (4 SPACES)
TO BE SELECTED

CONCRETE PAVING

CONCRETE PAVER 'TYPE A'

CONCRETE PAVER 'TYPE B'

TABLETOP CROSSWALK
W/ ENHANCED PAVERS

DECOMPOSED GRANITE

MIXED PLANTING

MEDIUM EVERGREEN

GROUNDCOVER

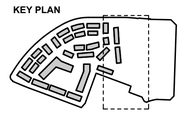
BERMUDA LAWN

SITE RETAINING WALL
CMU W/ MASONRY VENEER
2'-6" HT. MAX

PROPERTY LINE

BUILDING SETBACK

KEY PLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: **Z24-03/CU24-17**
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 13 OF 95

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

PLANNING SERVICES DEPARTMENT

LANDSCAPE ARCHITECT:

GFFdesign, inc.
Drake Johnson, RLA
3030 Nowitzki Way,
Suite 400
Dallas, TX 75219
(214) 303-1500

DEVELOPER:

Trammell Crow Company
Kevin Hickman
Senior Vice President
2100 McKinney Avenue,
Suite 800
Dallas, TX 75201
(214) 863-4277

Landscape Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Parkway
Grapevine, TX 76051

No.	Date	Revision

BW
Drawn

TDJ
Approved

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

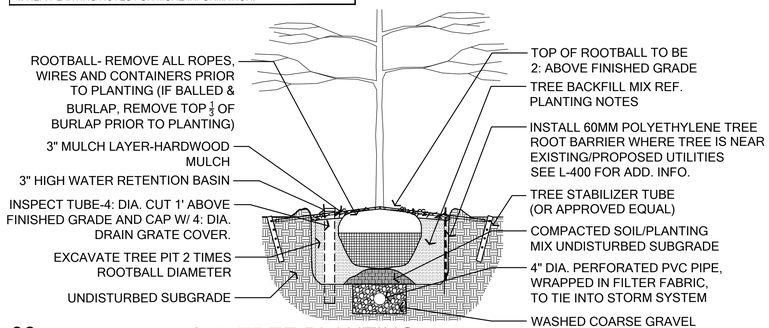
TYLOR DRAKE JOHNSON
TEXAS LIC NO: 3769

ENLARGED LS SITE PLAN

Project No. 22210.00
Date 07.03.2024

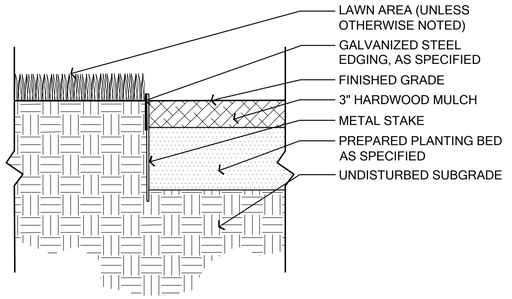
LS-1.03

NOTES:
1. ONLY STAKE TREES THAT ARE NOT CAPABLE OF STANDING UPRIGHT WITHOUT FALLING OR LEANING.
2. USE (3) TREE STABILIZER TREE TUBES PER TREE. PLACE +/- 120 DEGREES APART.
3. INSTALL INSPECTION TUBE CAPS AND TREE TIES PER MANUFACTURER'S SPECIFICATIONS.
4. REF. PLANTING NOTES FOR MORE INFORMATION.



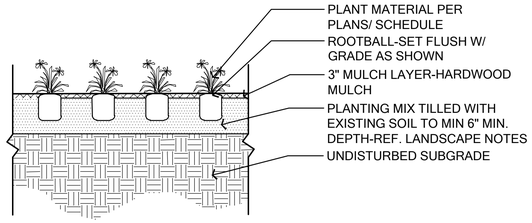
06-DETAIL: TYPICAL TREE PLANTING

SCALE: 1/2"= 1'-0"



04-DETAIL: STEEL EDGING

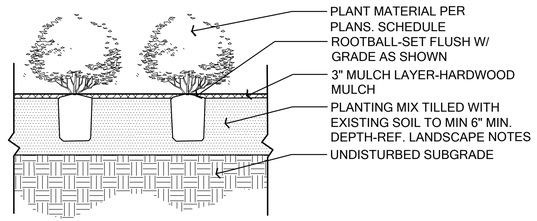
SCALE: 1/2"= 1'-0"



NOTE: THIS DETAIL REFERS TO ALL GROUNDCOVER, PERENNIAL, AND SEASONAL COLOR PLANTINGS UNLESS OTHERWISE NOTED.

02-DETAIL: TYP. GROUNDCOVER PLANTING

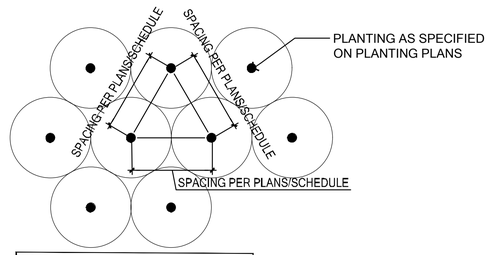
SCALE: 1/2"= 1'-0"



NOTE: THIS DETAIL REFERS TO ALL SHRUB AND ORNAMENTAL GRASS PLANTINGS UNLESS OTHERWISE NOTED.

03-DETAIL: TYPICAL SHRUB PLANTING

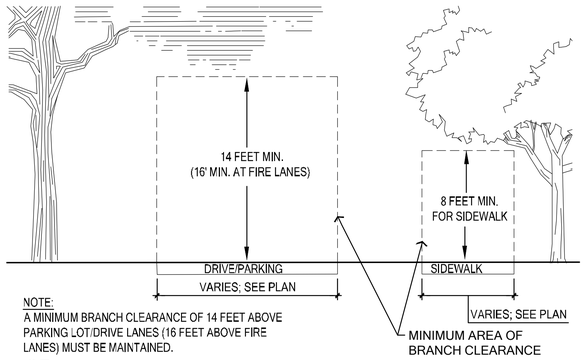
SCALE: 1/2"= 1'-0"



NOTE: THIS SPACING DIAGRAM REFERS TO ALL SHRUB, ORNAMENTAL GRASS, GROUNDCOVER, PERENNIAL AND SEASONAL COLOR PLANTINGS UNLESS OTHERWISE NOTED.

01-DETAIL: TYP. TRIANGULAR SPACING

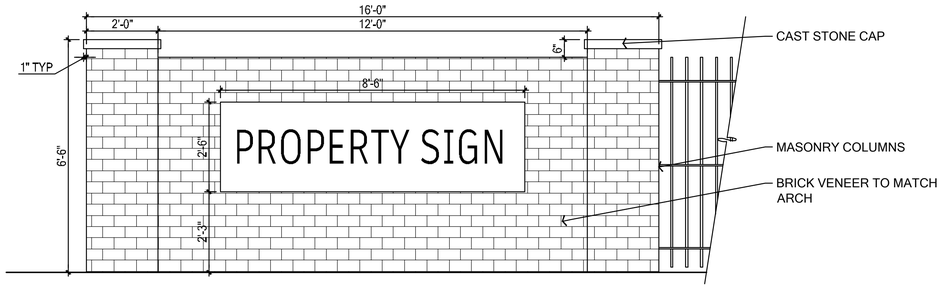
SCALE: 1/2"= 1'-0"



NOTE:
A MINIMUM BRANCH CLEARANCE OF 14 FEET ABOVE PARKING LOT/DRIVE LANES (16 FEET ABOVE FIRE LANES) MUST BE MAINTAINED.

05-DETAIL: TREE BRANCH CLEARANCE

SCALE: 1/4"= 1'-0"



A-ELEVATION: MONUMENT SIGN (CONCEPT DESIGN SUBJECT TO CHANGE)

SCALE: 1/2"= 1'-0"

Planting Schedule

	KEY	UNIT	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
Trees									
	CHP	EA	Chinese Pistache	*Pistachia chinensis*	3" cal.	12'-16'	6'-8'	as shown	Full Symmetrical Canopy / Matched / Container Grown
	CYP	EA	Bald Cypress	*Taxodium distichum*	3" cal.	12'-16'	6'-8'	as shown	Full Symmetrical Canopy / Matched / Container Grown
	DRM	EA	Shumard Red Oak	*Quercus shumardii*	3" cal.	12'-16'	6'-8'	as shown	Full Symmetrical Canopy / Matched / Container Grown
	ELM	EA	Lacebark Elm	*Ulmus parvifolia*	3" cal.	12'-16'	6'-8'	as shown	Full Symmetrical Canopy / Matched / Container Grown
	LOK	EA	Live Oak	*Quercus virginiana*	3" cal.	12'-16'	6'-8'	as shown	Full Symmetrical Canopy / Matched / Container Grown
Ornamental Trees									
	LGM	EA	Little Gem Magnilia	*Magnolia grandiflora* 'Little Gem'	2" cal.	10-12'	6'-7'	as shown	Full Symmetrical Canopy / Matched / Container Grown
	TML	EA	Texas Mountain Laurel	*Dermatophyllum secundiflorum*	2" cal.	7'-8'	6'-7'	as shown	Full Symmetrical Canopy / Matched / Container Grown
	DTW	EA	Desert Willow	*Chilopsis linearis*	2" cal.	7'-8'	6'-7'	as shown	Full Symmetrical Canopy / Matched / Container Grown
	BPJ	EA	Blue Point Juniper	*Juniper chinensis* 'Blue Point'	2" cal.	7'-8'	6'-7'	as shown	Full Symmetrical Canopy / Matched / Container Grown
	YHY	EA	Yaupon Holly	*Ilex vomitoria*	2" cal.	7'-8'	6'-7'	as shown	Full Symmetrical Canopy / Matched / Container Grown, Multi-trunk
Shrubs & Perennials									
	ABB	EA	American Beautyberry	*Callicarpa americana*	#5 cont.	22"-26"	18"-22"	36"	Full and symmetrical
	DBH	EA	Dwarf Burford Holly	*Ilex cornuta* 'Dwarf Burford'	#3 cont.	22"-26"	18"-22"	as shown	Full and symmetrical
	RYC	EA	Brakelights® Yucca	*Hesperaloe parviflora* 'PERPA' PP# 21729	#3 cont.	22"-26"	Full	as shown	Full and symmetrical
	GAB	EA	Glossy Abelia	*Abelia x grandiflora*	#3 cont.	22"-26"	22"-26"	as shown	Full and symmetrical
	SLC	EA	Silverleaf Cotoneaster	*Cotoneaster pannosus*	#3 cont.	22"-26"	22"-26"	as shown	Full and symmetrical
	SHJ	EA	Shore Juniper	*Juniperus conferta*	#3 cont.	22"-26"	22"-26"	as shown	Full and symmetrical
	TRC	EA	Turk's Cap	*Malvaviscus drummondii*	#3 cont.	22"-26"	22"-26"	as shown	Full and symmetrical
	TXS	EA	Silverado Texas Sage	*Leucophyllum frutescens* 'Silverado'	#5 cont.	22"-26"	18"-22"	36"	Full and symmetrical
	SAG	EA	Autumn Sage	*Salvia greggii*	#3 cont.	18"-22"	18"-22"	as shown	Full and symmetrical
	ARW	EA	Arrowwood	*Viburnum dentatum*	#5 cont.	22"-26"	22"-26"	as shown	Full and symmetrical
	LAN	EA	Lantana 'Dallas Red'	*Lantana camara* x 'Dallas Red'	#3 cont.	18"-22"	18"-22"	as shown	Full and symmetrical
	WAX	EA	Dwarf Wax Myrtle	*Myrica cerifera* 'Don's Dwarf'	#5 cont.	22"-26"	18"-22"	36"	Full and symmetrical
Ornamental Grasses									
	GMG	EA	Gulf Muhly Grass	*Muhlenbergia capillaris*	#3 cont.	14"-18"	Full	24"	Full and symmetrical
	MFG	EA	Mexican Feather Grass	*Nassella tenuissima*	#3 cont.	14"-18"	Full	24"	Full and symmetrical
Vines/Groundcovers/Turf Grass									
	ASJ	EA	Asian Jasmine	*Trachelospermum asiaticum*	#1 cont.	6"-8"	Full	18"	Full and symmetrical
	LIR	EA	Lirope	*Liriope muscari* 'Monroe's White'	#1 cont.	6"-8"	Full	18"	Full and symmetrical
	SOD	SY	Bermuda	*Cynodon dactylon*	Solid Sod		Full		
Seed Mix									
	KEY	UNIT	COMMON NAME	SCIENTIFIC NAME / ITEM #	SIZE	HEIGHT	SPREAD		REMARKS
	NTM	SY	Native Trail Mix™	Item #1811, Native American Seed	---	---	MIN 1 lb / 3500 SQFT		PHONE: 800-728-4043 WEBSITE: seedsource.com

PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER:**Z24-03/CU24-17**
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 14 OF 95

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

PLANNING SERVICES DEPARTMENT

LANDSCAPE ARCHITECT:
GFFdesign, inc.
Drake Johnson, RLA
3030 Nowitzki Way,
Suite 400
Dallas, TX 75219
(214) 303-1500

DEVELOPER:
Trammell Crow Company
Kevin Hickman
Senior Vice President
2100 McKinney Avenue,
Suite 800
Dallas, TX 75201
(214) 863-4277

Landscape Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Parkway
Grapevine, TX 76051

No.	Date	Revision

BW Drawn
TDJ Approved

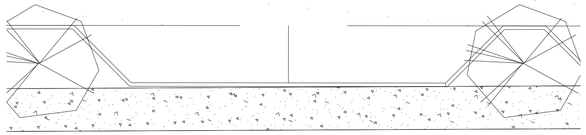
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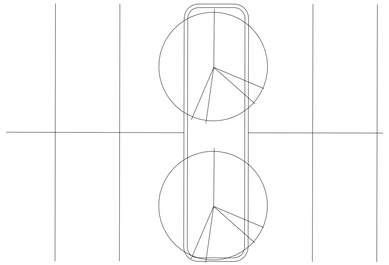
TYLOR DRAKE JOHNSON
TEXAS LIC NO: 3769

PLANT SCHEDULE & DETAILS

Project No. 22210.00
Date 07.03.2024

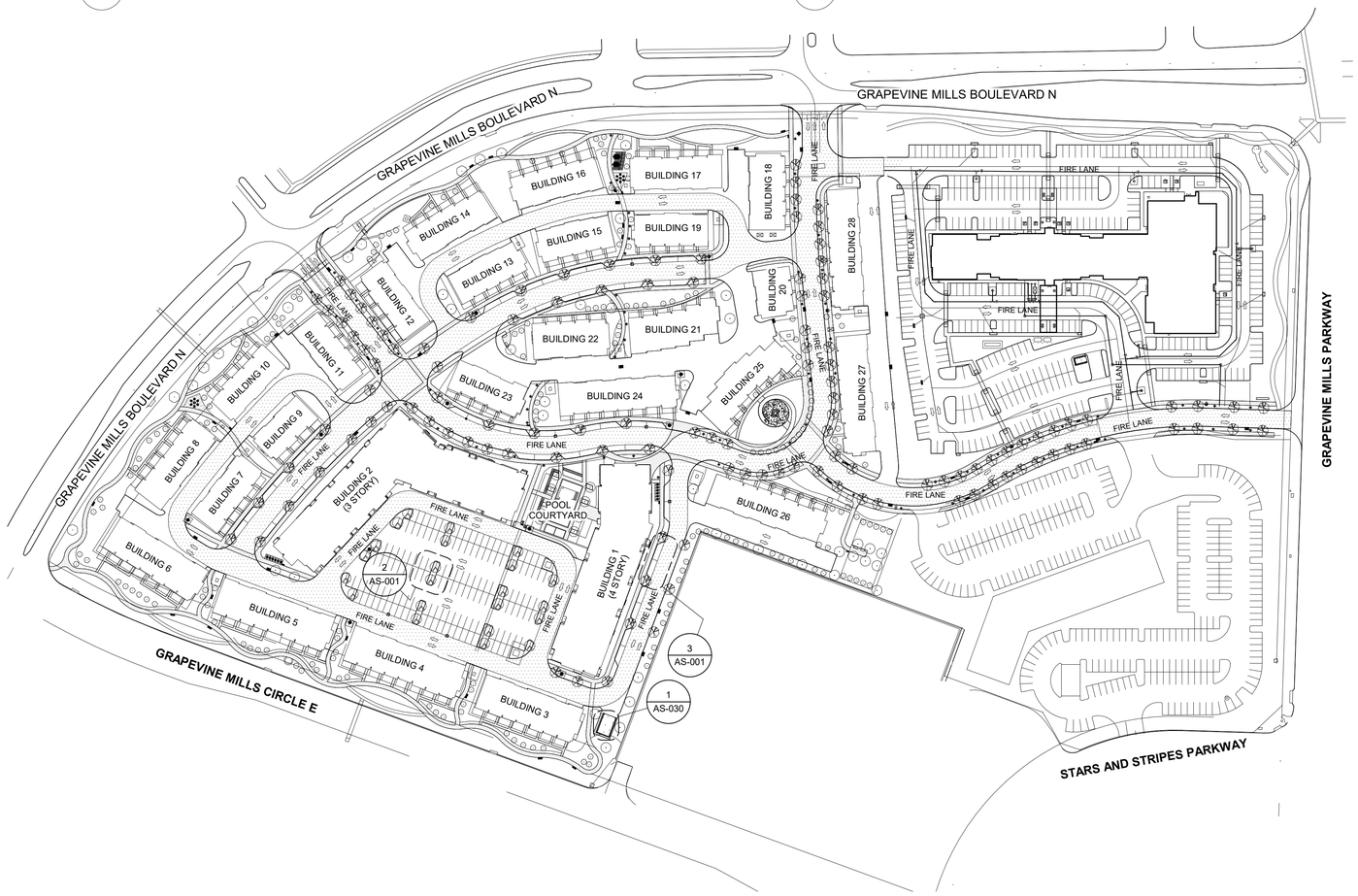
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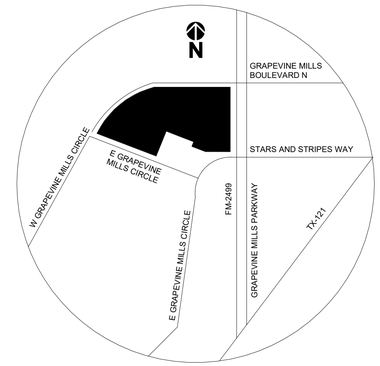


3 TYPICAL PARALLEL PARKING SPACE
1" = 10'-0"

2 TYPICAL HEAD-IN PARKING SPACE
1" = 10'-0"



1 OVERALL SITE PLAN
1" = 100'-0"



VICINITY MAP
1" = 800'-0"

KEY PLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 15 OF 95

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

PLANNING SERVICES DEPARTMENT

PLAN NORTH



Site Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Parkway
Grapevine, TX 76051

No.	Date	Revision

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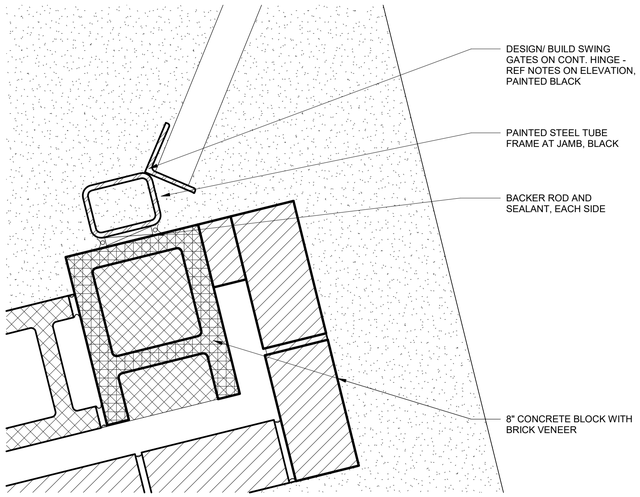
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

OVERALL SITE PLAN

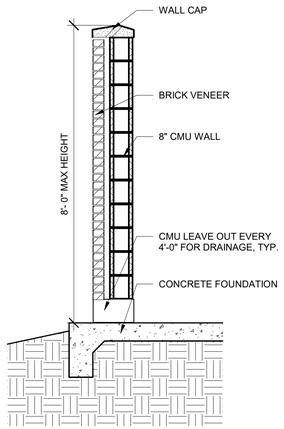
Project No. 22210
Date 07/03/2024

AS-001

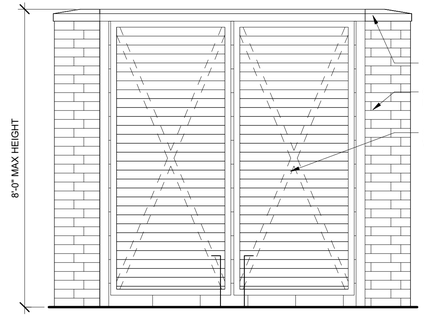
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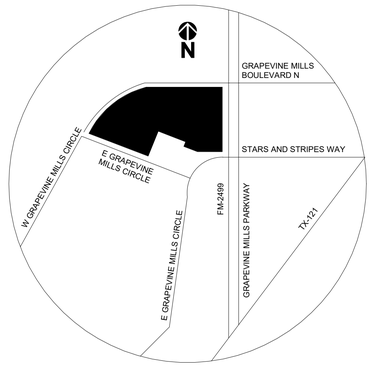
5 DUMPSTER ENCLOSURE DETAIL
3" = 1'-0"



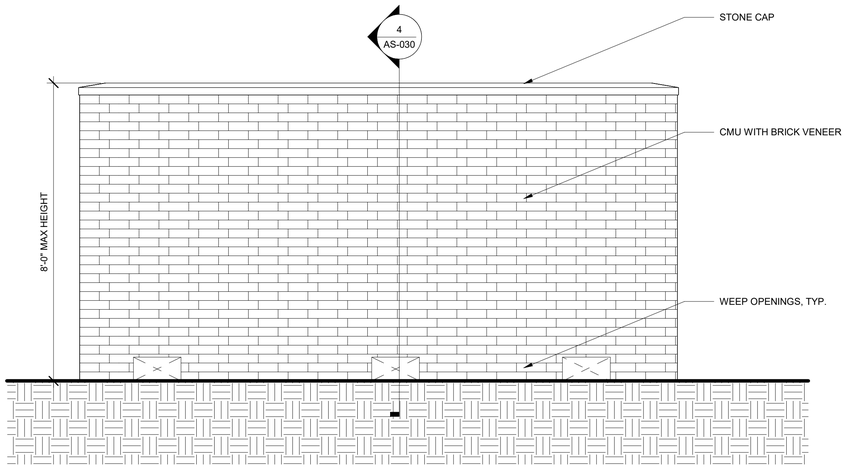
4 DUMPSTER SCREEN WALL
1/2" = 1'-0"



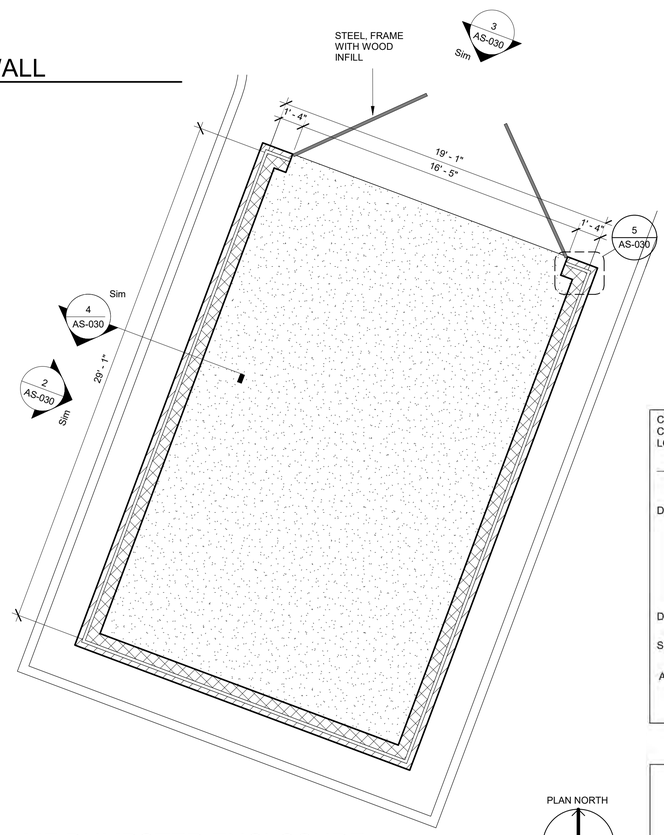
3 DUMPSTER ENCLOSURE GATE
1/2" = 1'-0"



VICINITY MAP
1" = 800'-0"



2 DUMPSTER ENCLOSURE ELEVATION
1/2" = 1'-0"



1 MF DUMPSTER ENCLOSURE
1/4" = 1'-0"

PLAN NORTH

PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 16 OF 95

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

PLANNING SERVICES DEPARTMENT

Site Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Parkway
Grapevine, TX 76051

No.	Date	Revision

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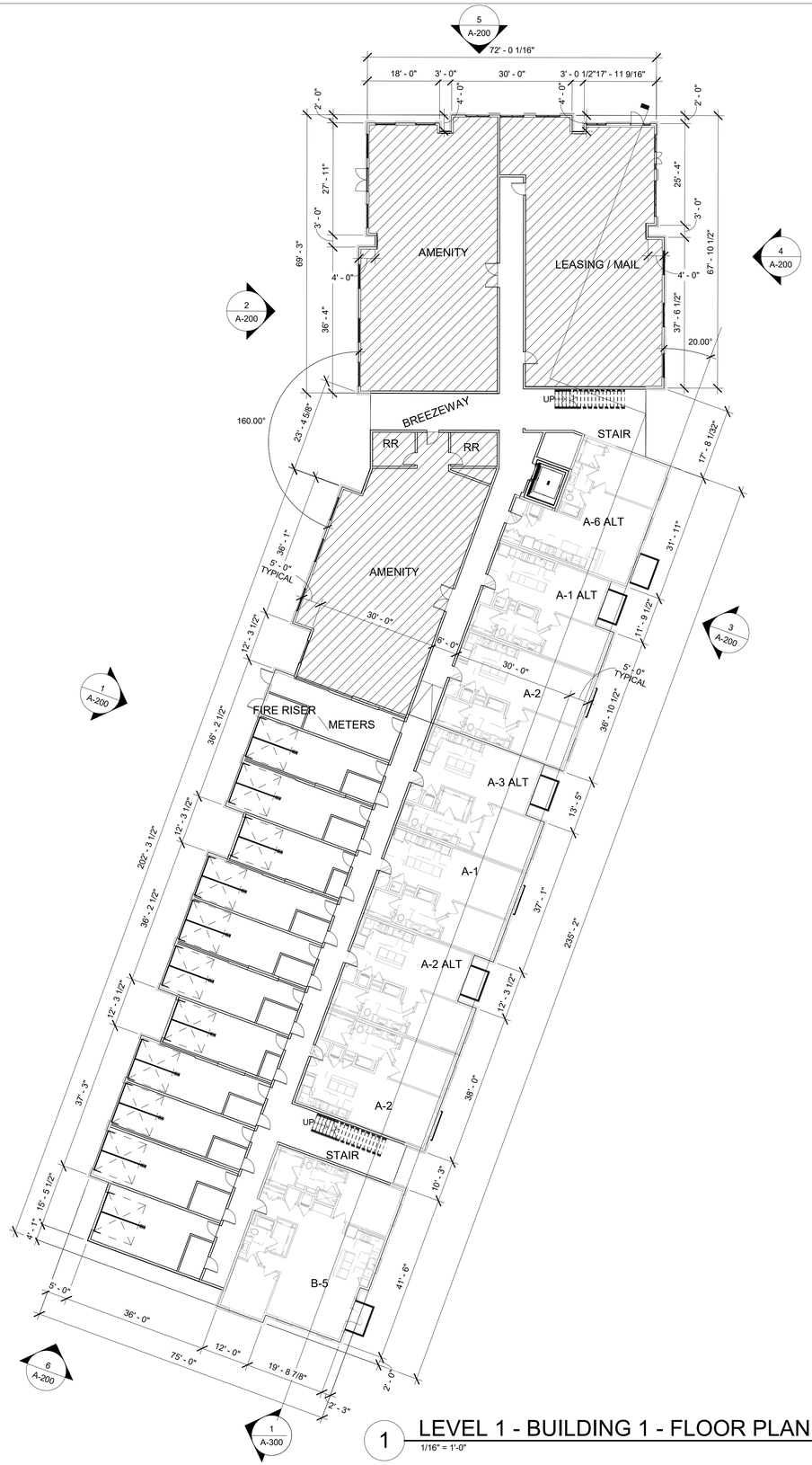
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
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214.303.1500

DUMPSTER ENCLOSURE

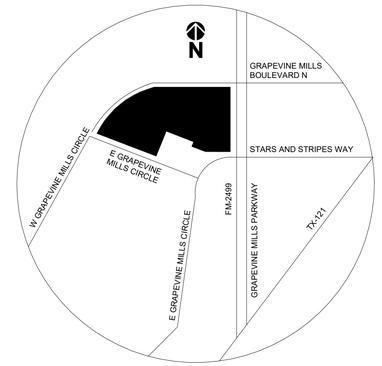
Project No. 22210
Date 07/03/2024

AS-030

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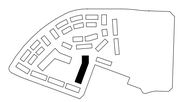


1 LEVEL 1 - BUILDING 1 - FLOOR PLAN
1/16" = 1'-0"



VICINITY MAP
1" = 800'-0"

PLAN NORTH



KEY PLAN

PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 17 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Parkway
Grapevine, TX 76051

No.	Date	Revision

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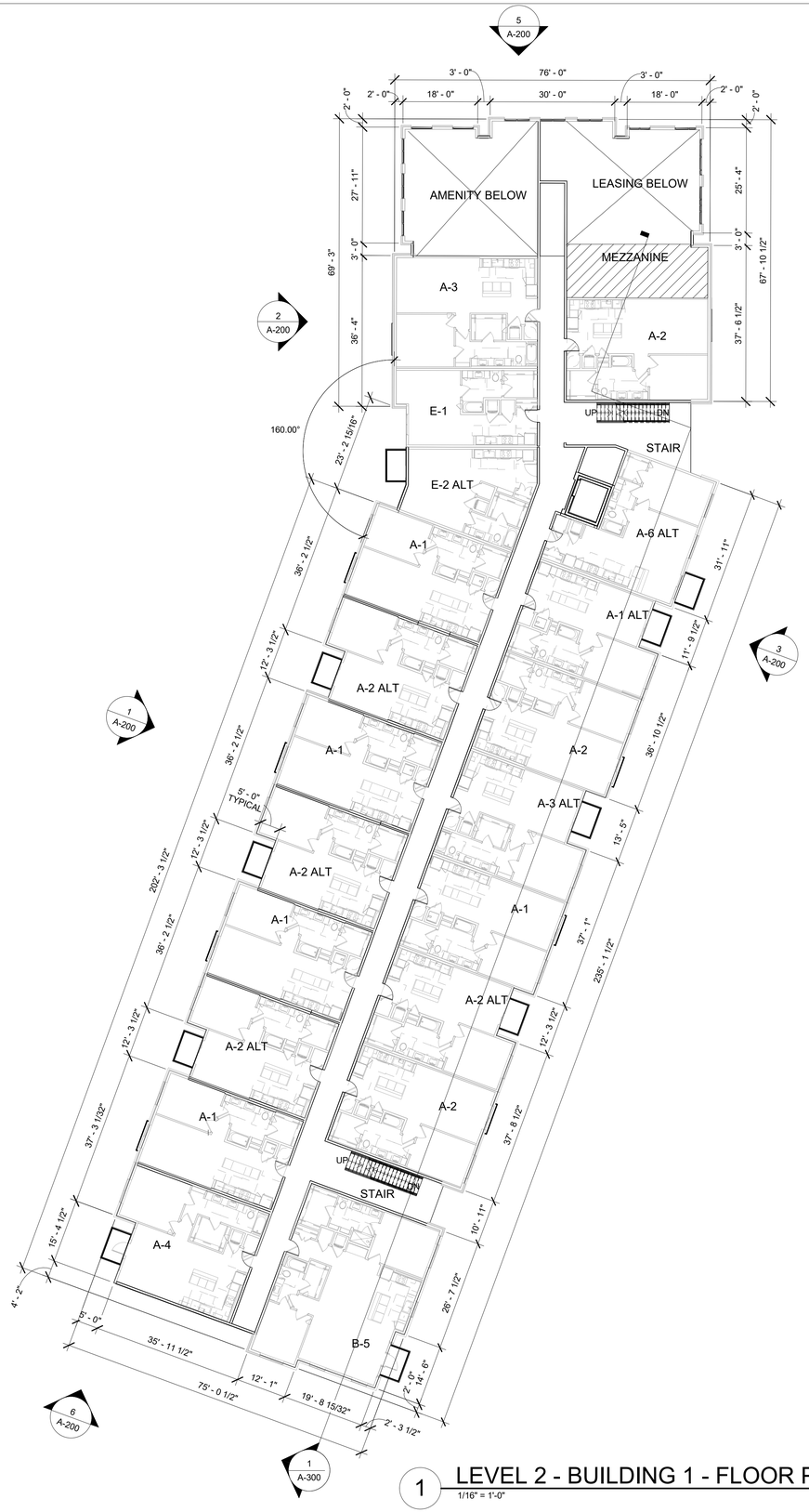
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 1 - LEVEL 1 FLOOR PLAN

Project No. 22210
Date 06/14/2024

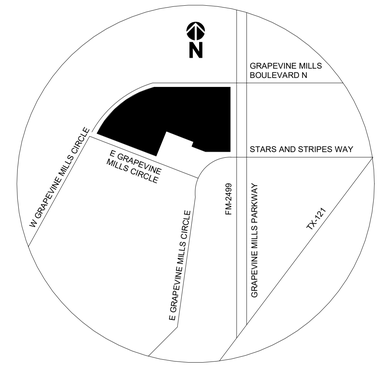
A-111

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1 LEVEL 2 - BUILDING 1 - FLOOR PLAN

1/16" = 1'-0"



VICINITY MAP
1" = 800'-0"

KEY PLAN



PURPOSE STATEMENT:

The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 18 OF 95

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

PLANNING SERVICES DEPARTMENT

PLAN NORTH

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Parkway
Grapevine, TX 76051

No.	Date	Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

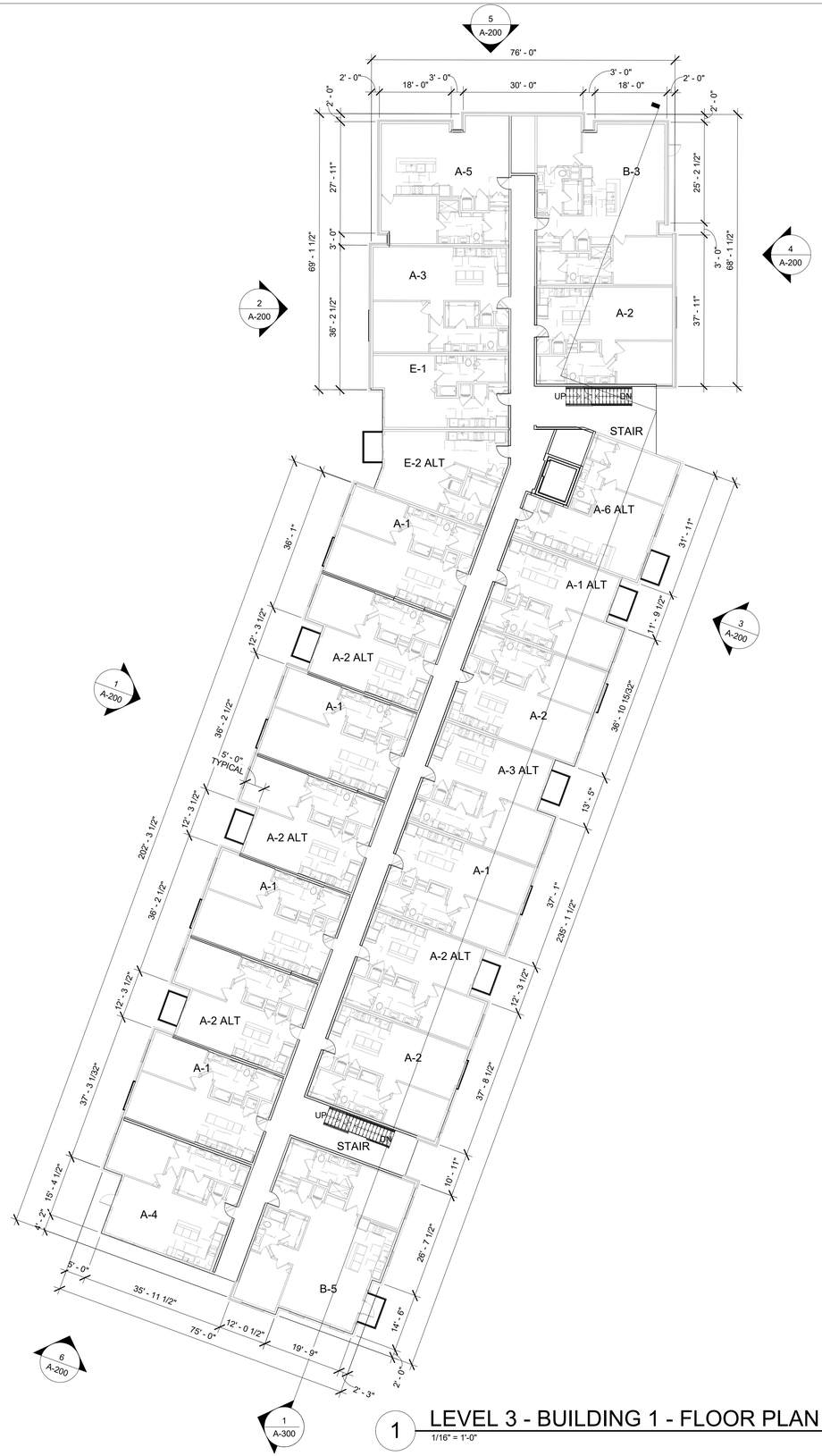
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 1 - LEVEL 2 FLOOR PLAN

Project No. 22210
Date 06/14/2024

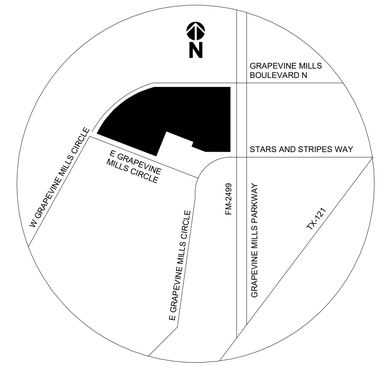
A-112

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1 LEVEL 3 - BUILDING 1 - FLOOR PLAN

1/16" = 1'-0"



VICINITY MAP
1" = 800'-0"

KEY PLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 19 OF 95

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

PLANNING SERVICES DEPARTMENT

PLAN NORTH



Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Parkway
Grapevine, TX 76051

No.	Date	Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

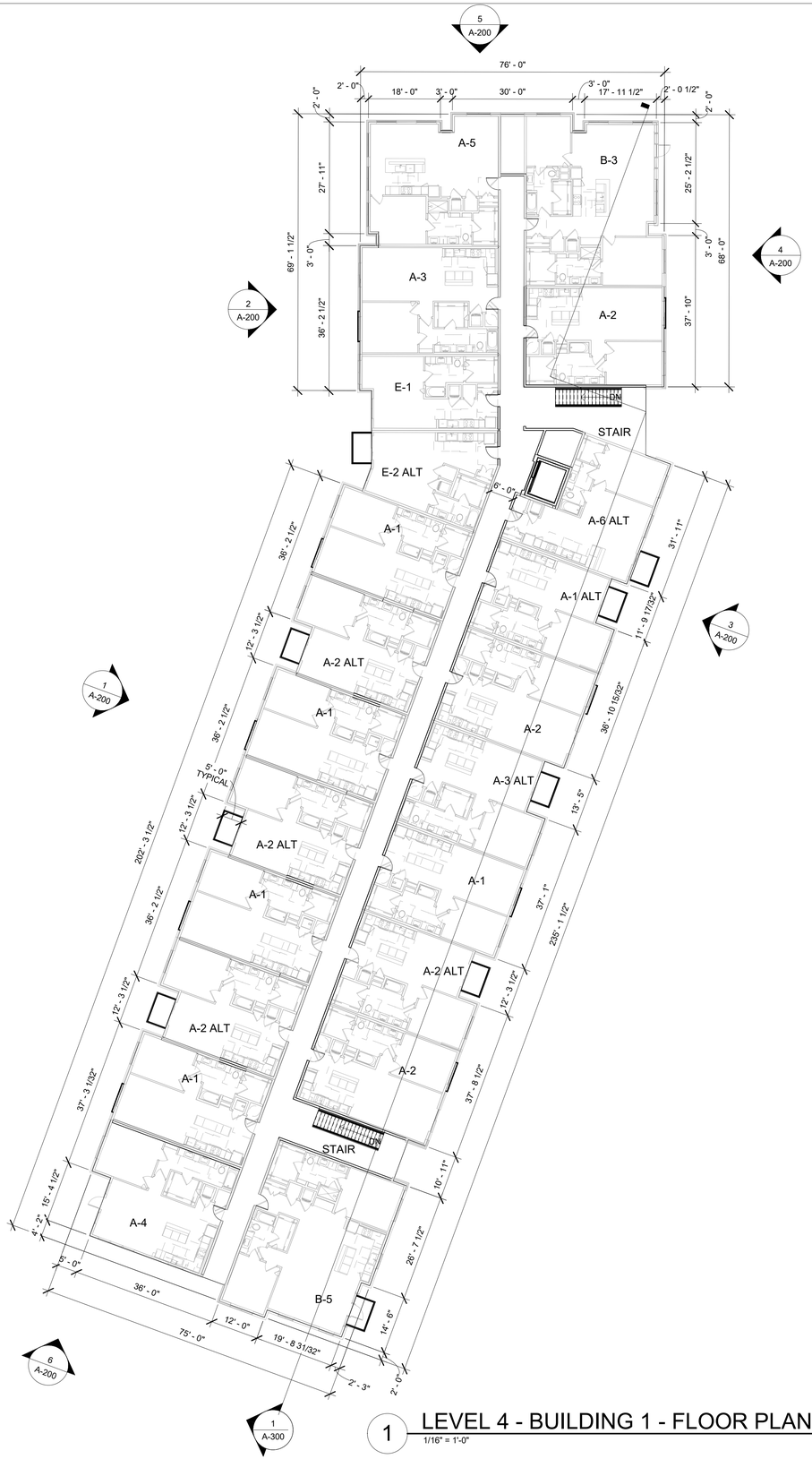
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 1 - LEVEL 3 FLOOR PLAN

Project No. 22210
Date 06/14/2024

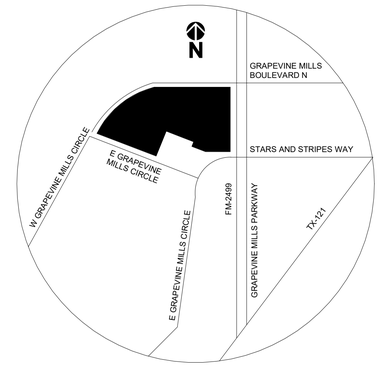
A-113

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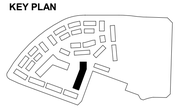
1 LEVEL 4 - BUILDING 1 - FLOOR PLAN

1/16" = 1'-0"



VICINITY MAP
1" = 800'-0"

PLAN NORTH



KEY PLAN

PURPOSE STATEMENT:

The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 20 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Parkway
Grapevine, TX 76051

No.	Date	Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

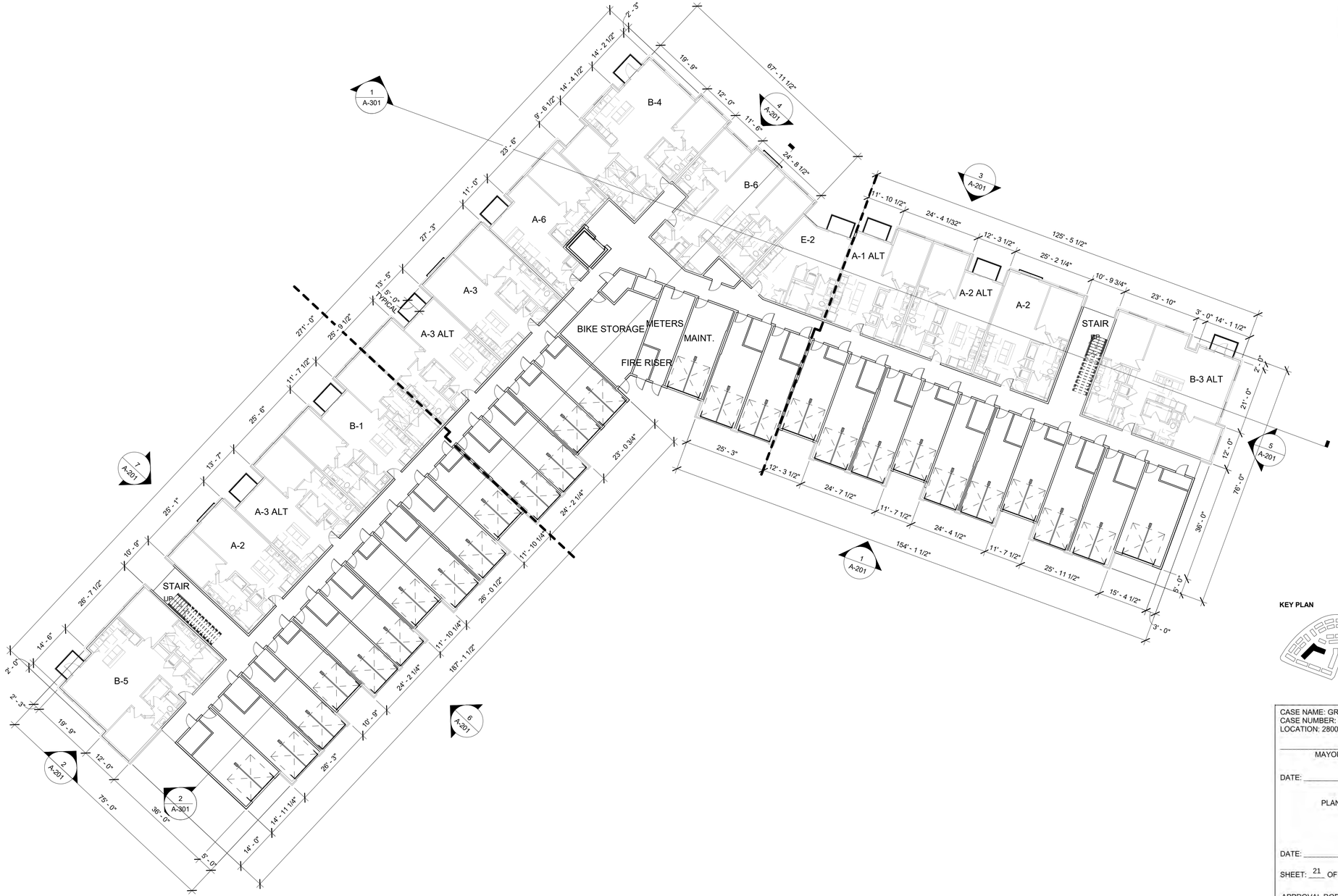
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

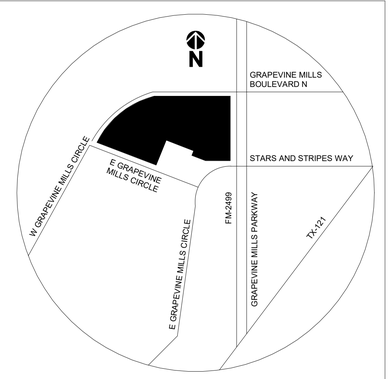
BUILDING 1 - LEVEL 4 FLOOR PLAN

Project No. 22210
Date 06/14/2024

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VICINITY MAP
1" = 800'-0"

KEY PLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 21 OF 95

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

PLANNING SERVICES DEPARTMENT

PLAN NORTH

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

1 LEVEL 1 - BUILIDNG 2 - FLOOR PLAN
1/16" = 1'-0"

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Parkway
Grapevine, TX 76051

No. Date Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

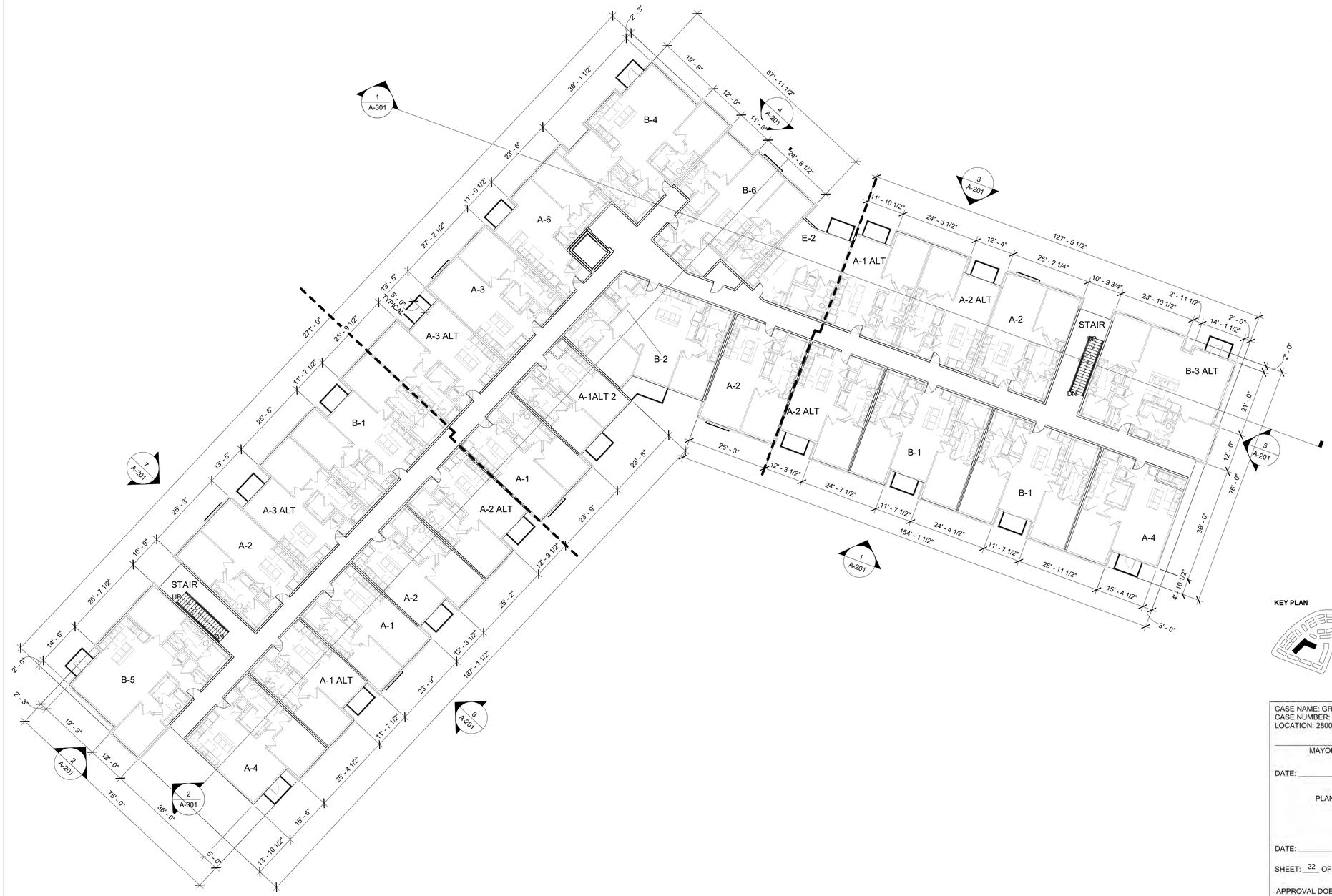
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

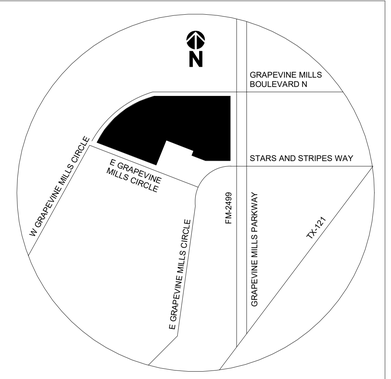
BUILDING 2 - LEVEL 1 FLOOR PLAN

Project No. 22210
Date 06/14/2024

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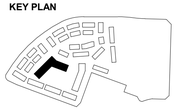


VICINITY MAP
1" = 800'-0"

1 LEVEL 2 - BUILDING 2 - FLOOR PLAN
1/16" = 1'-0"

PLAN NORTH

KEY PLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 22 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

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ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Parkway
Grapevine, TX 76051

No.	Date	Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

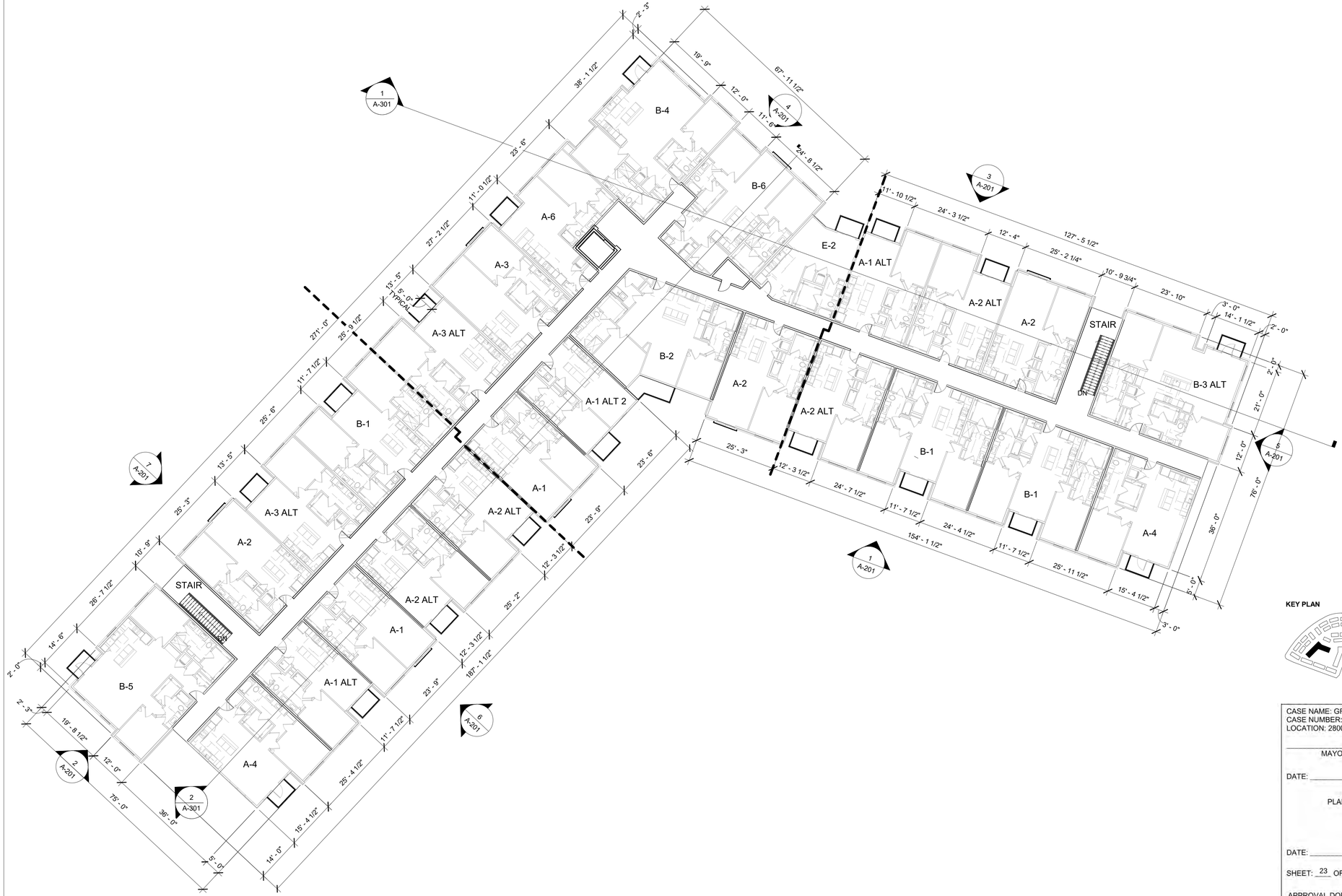
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 2 - LEVEL 2 FLOOR PLAN

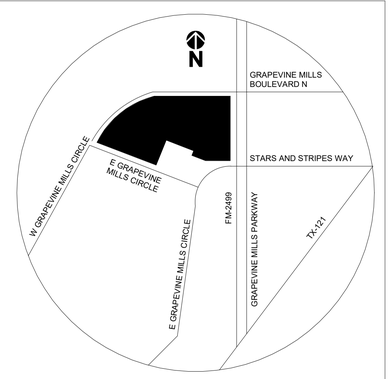
Project No. 22210
Date 06/14/2024

A-122

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1 LEVEL 3 - BUILDING 2 - FLOOR PLAN
1/16" = 1'-0"



VICINITY MAP
1" = 800'-0"

PLAN NORTH

KEY PLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 23 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Parkway
Grapevine, TX 76051

No. Date Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

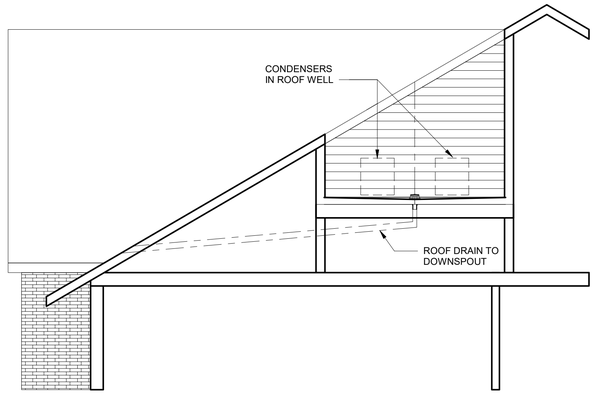
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 2 - LEVEL 3 FLOOR PLAN

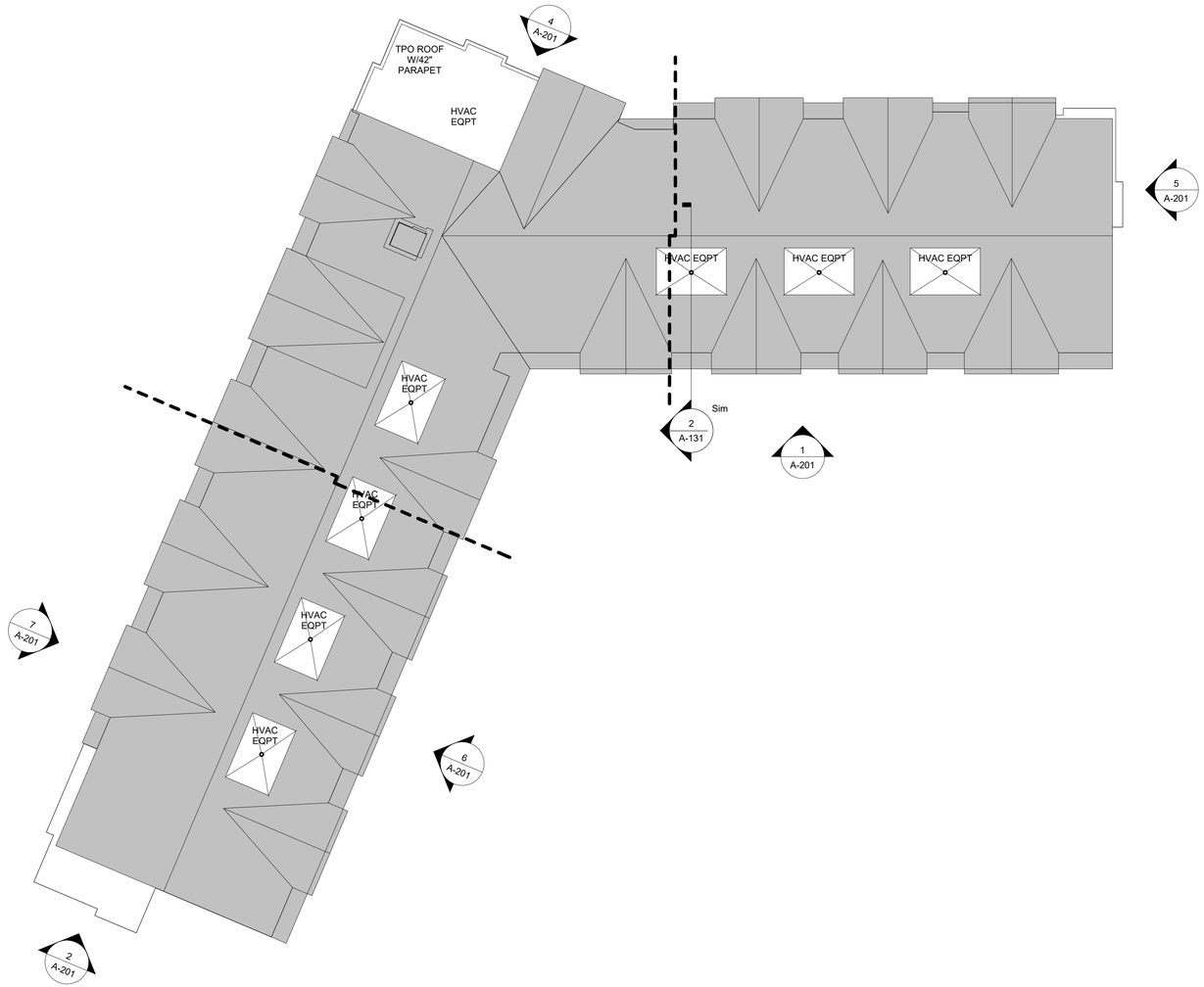
Project No. 22210
Date 06/14/2024

A-123

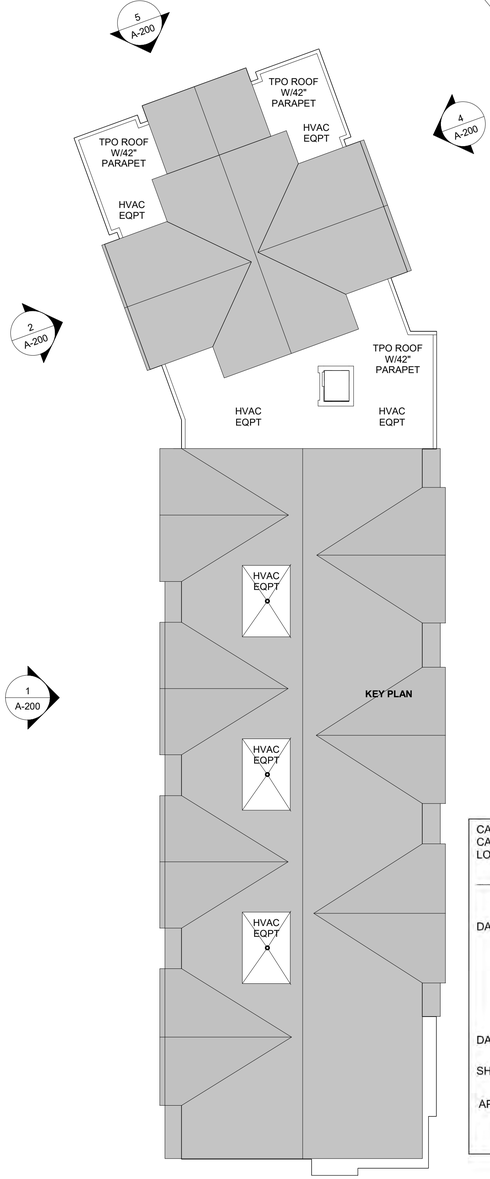
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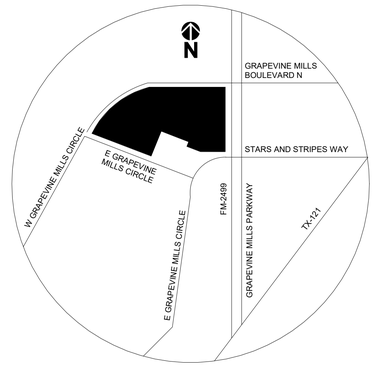


2 ROOF SECTION AT CONDENSING WELL
3/16" = 1'-0"



1 BUILDING 1 & BUILDING 2 - ROOF PLAN
1" = 20'-0"





VICINITY MAP
1" = 800'-0"



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 24 OF 95

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

PLANNING SERVICES DEPARTMENT

6
A-200

PLAN NORTH

Roof Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Parkway
Grapevine, TX 76051

No. Date Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

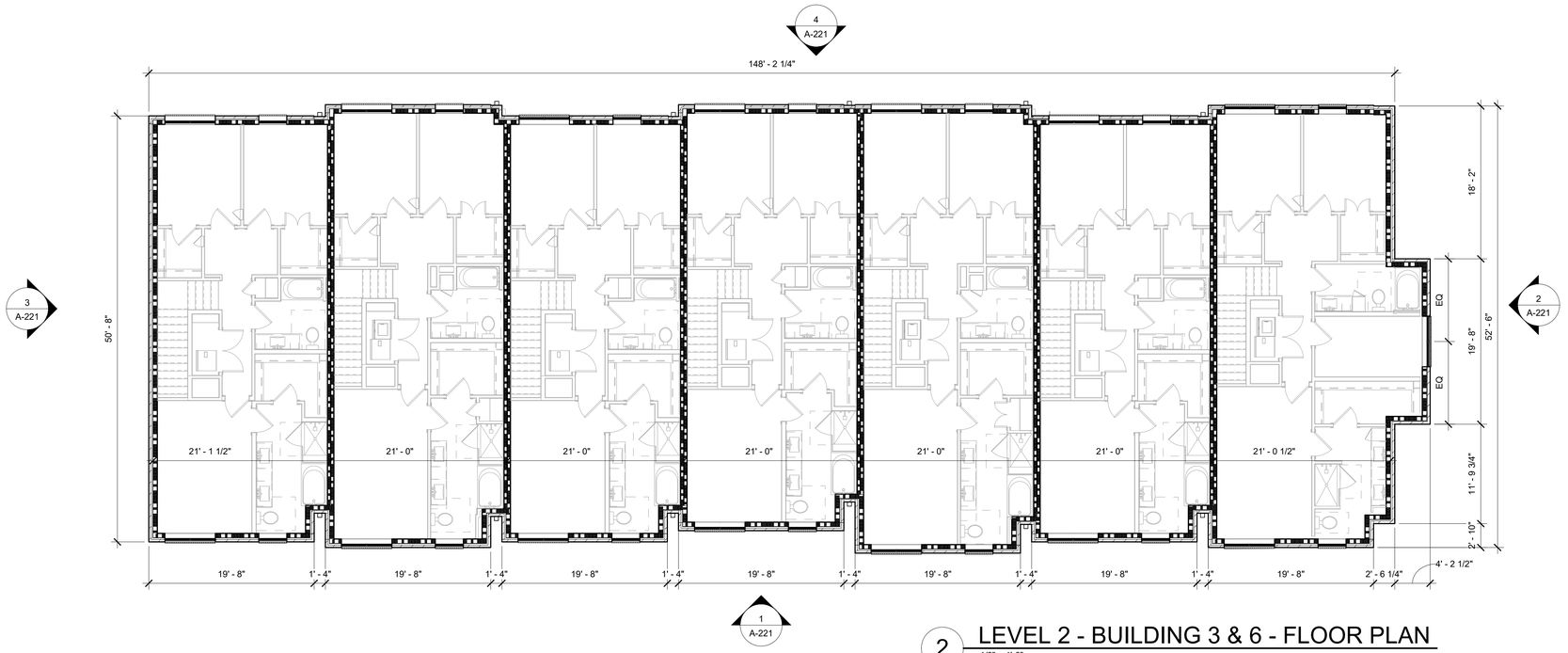
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

MULTIFAMILY BUILDINGS - ROOF PLAN

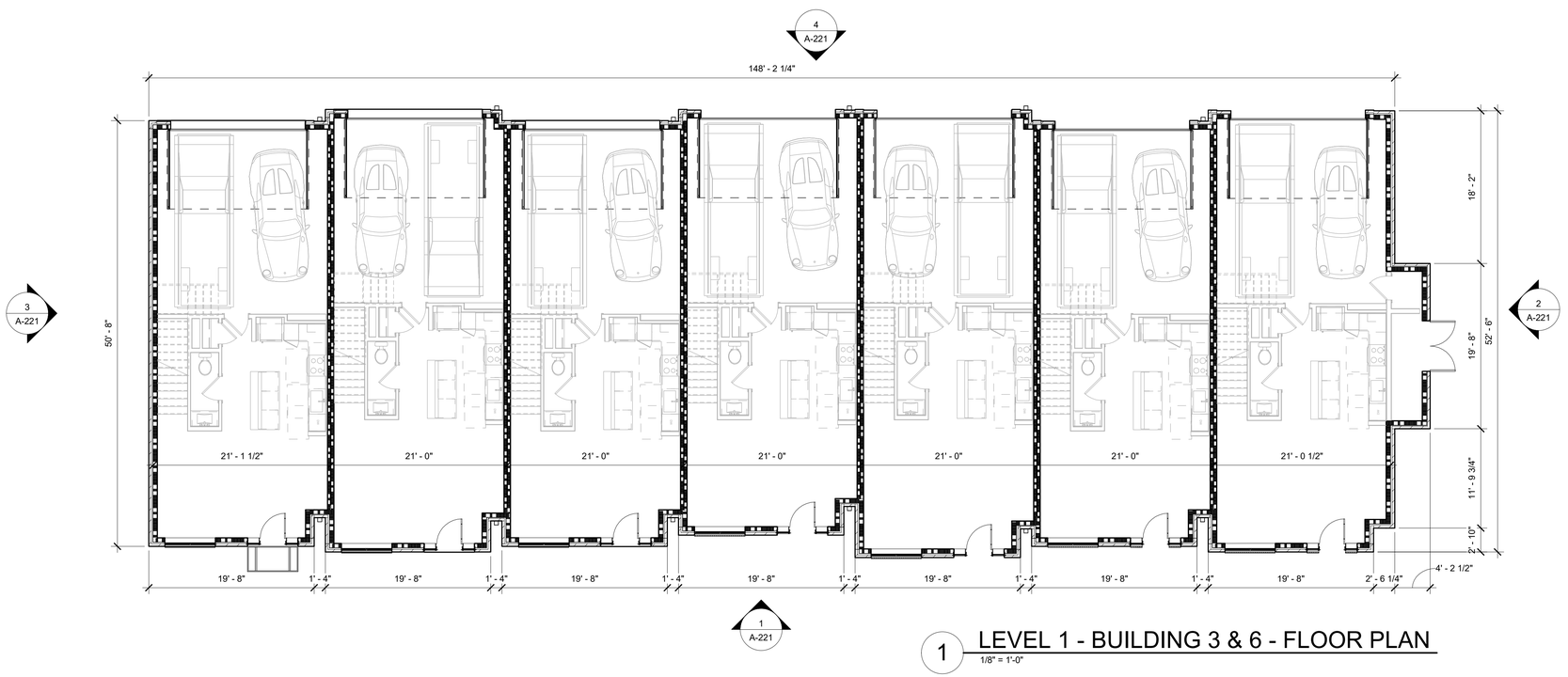
Project No. 22210
Date 06/14/2024

A-131

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2 LEVEL 2 - BUILDING 3 & 6 - FLOOR PLAN
1/8" = 1'-0"



1 LEVEL 1 - BUILDING 3 & 6 - FLOOR PLAN
1/8" = 1'-0"

KEY PLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 25 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No. Date Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

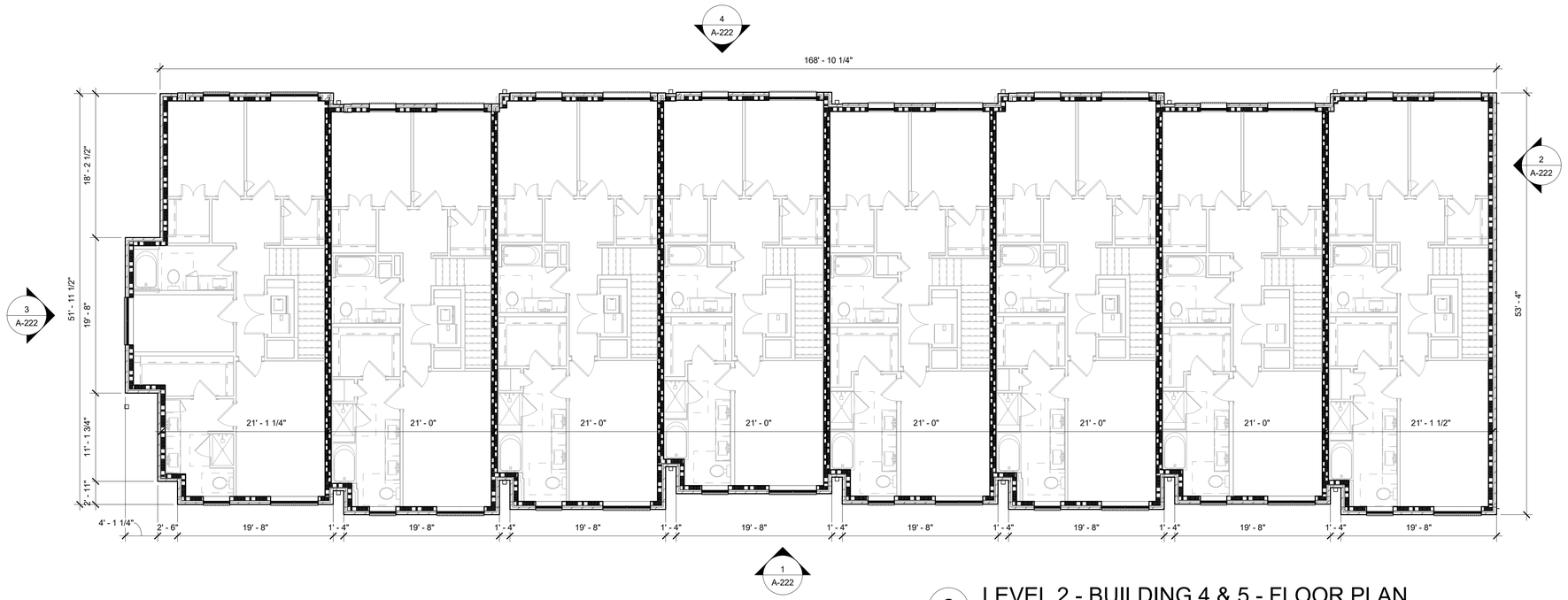
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 3 & 6 - FLOOR PLAN

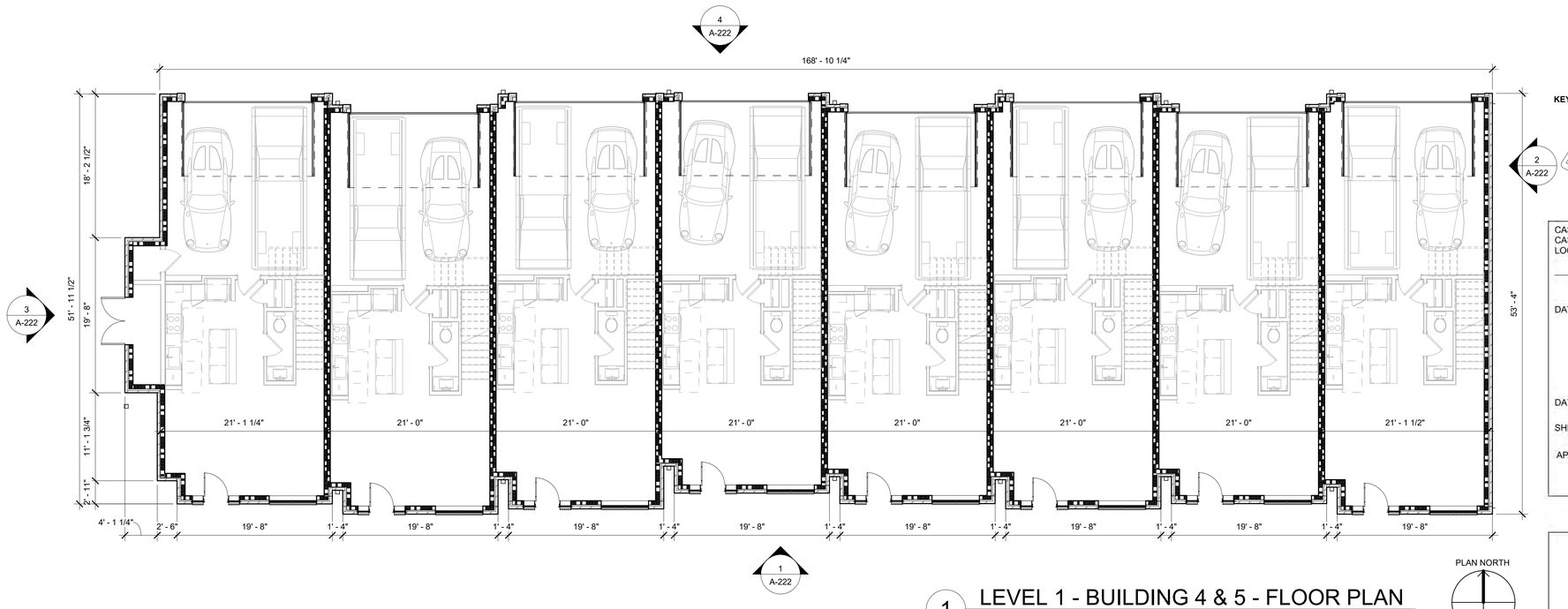
Project No. 22210
Date 06/14/2024

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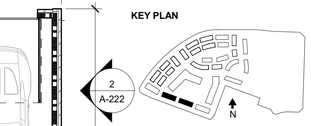


2 LEVEL 2 - BUILDING 4 & 5 - FLOOR PLAN
1/8" = 1'-0"



1 LEVEL 1 - BUILDING 4 & 5 - FLOOR PLAN
1/8" = 1'-0"

PLAN NORTH



KEY PLAN

PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 26 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No.	Date	Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

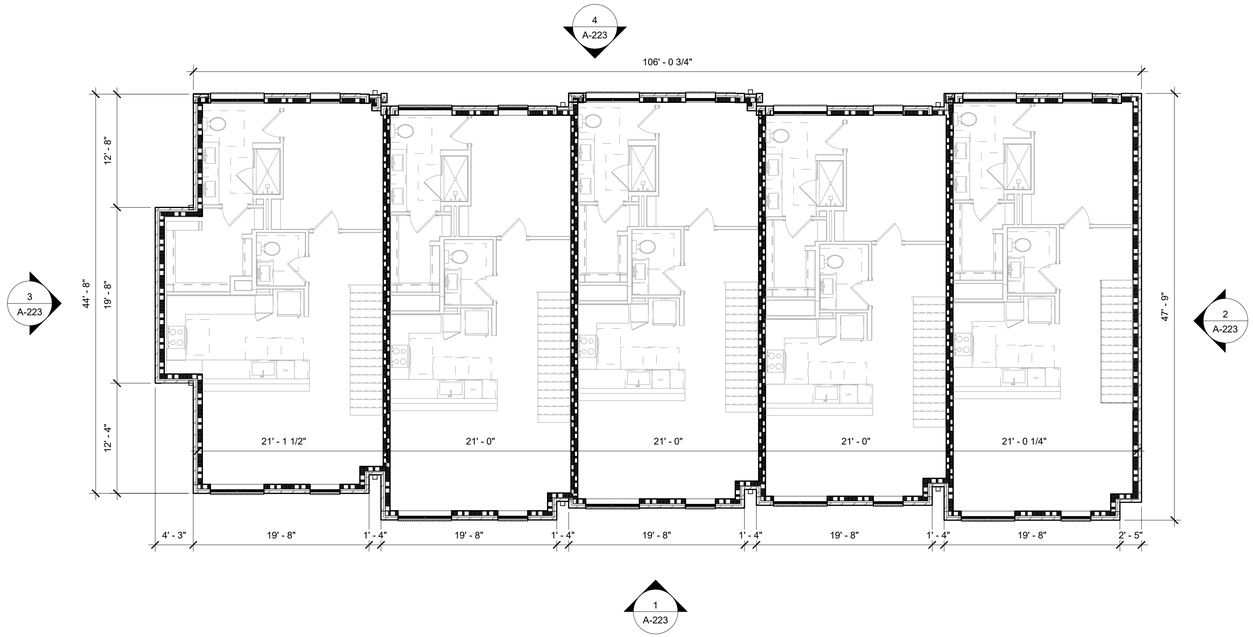
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 4 & 5 - FLOOR PLAN

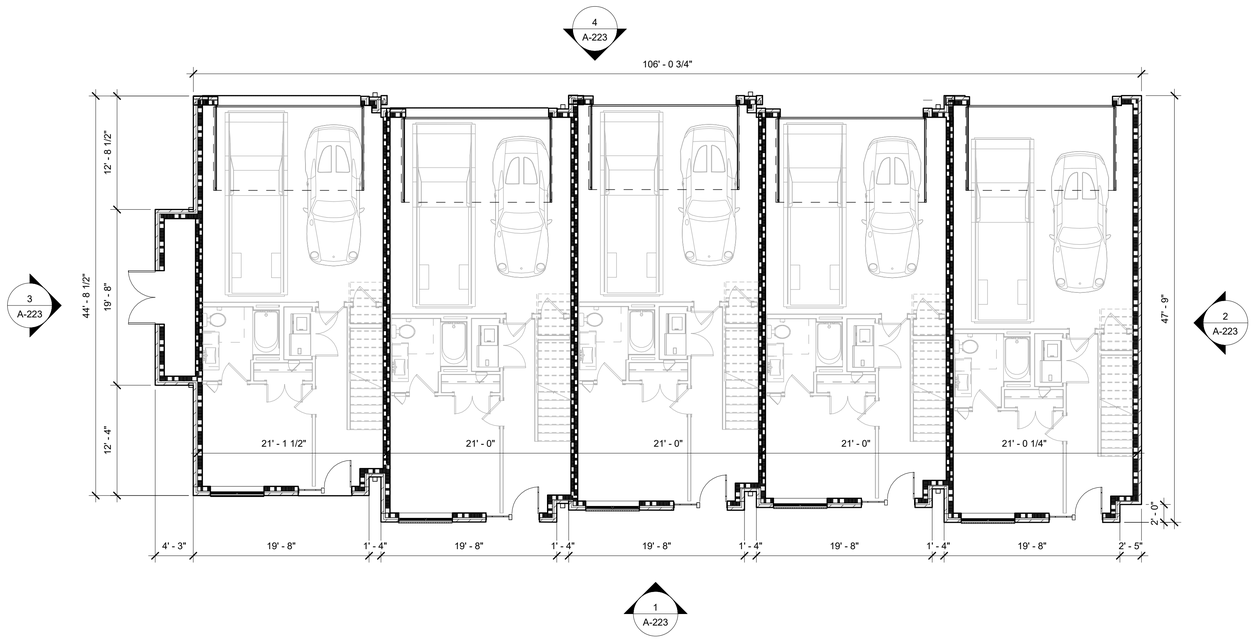
Project No. 22210
Date 06/14/2024

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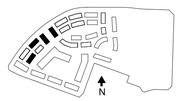


2 LEVEL 2 - BUILDING 7,10,11,12 - FLOOR PLAN
1/8" = 1'-0"



1 LEVEL 1 - BUILDING 7,10,11,12 - FLOOR PLAN
1/8" = 1'-0"

KEY PLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 27 OF 95

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

PLANNING SERVICES DEPARTMENT

PLAN NORTH



Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No. Date Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

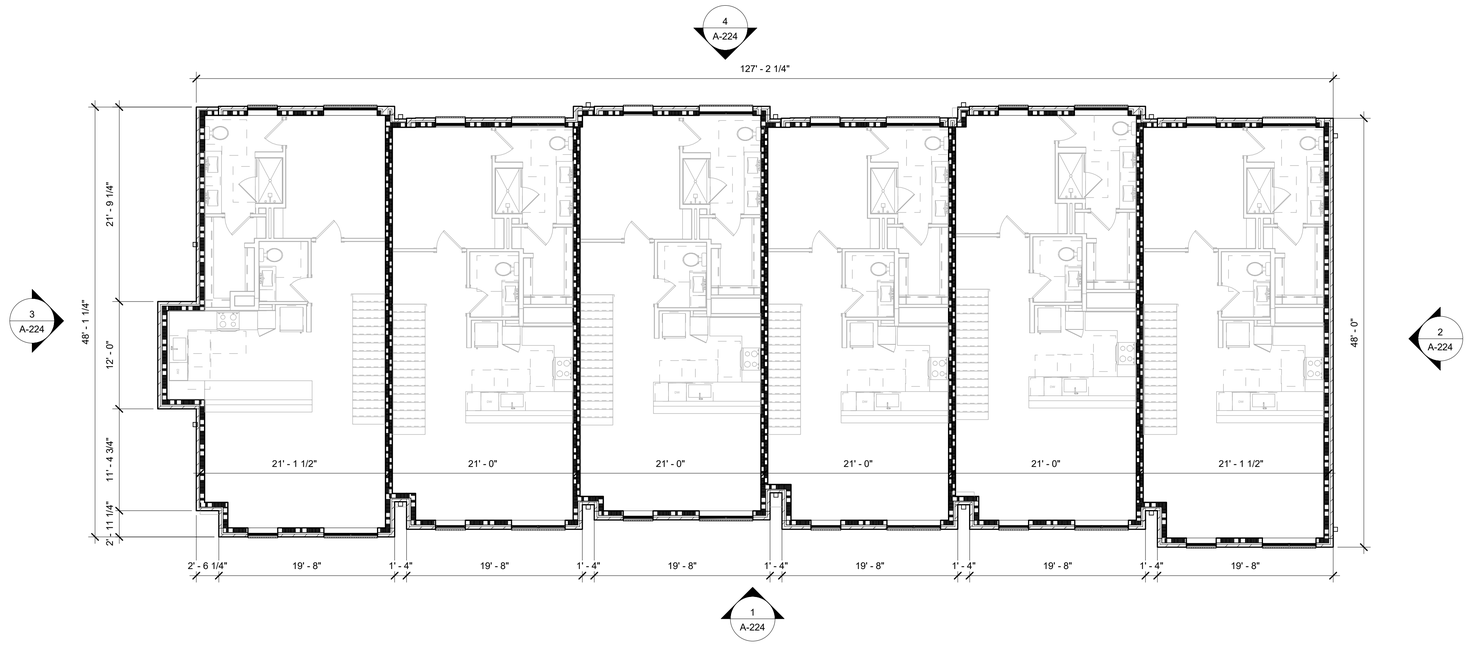
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 7,10,11,12 - FLOOR PLAN

Project No. 22210
Date 06/14/2024

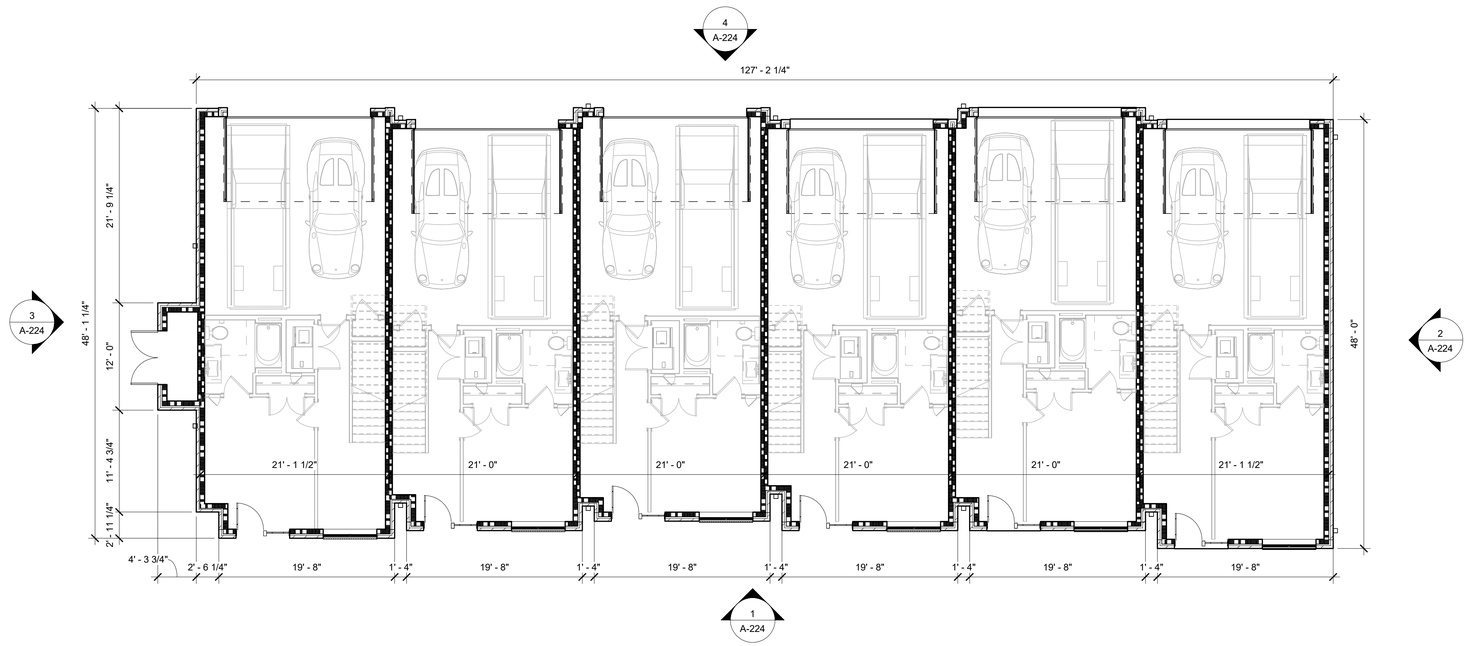
A-135

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2 LEVEL 2 - BUILDING 8 & 18 - FLOOR PLAN

1/8" = 1'-0"



1 LEVEL 1 - BUILDING 8 & 18 - FLOOR PLAN

1/8" = 1'-0"

PLAN NORTH

KEY PLAN



PURPOSE STATEMENT:

The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 28 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No. Date Revision

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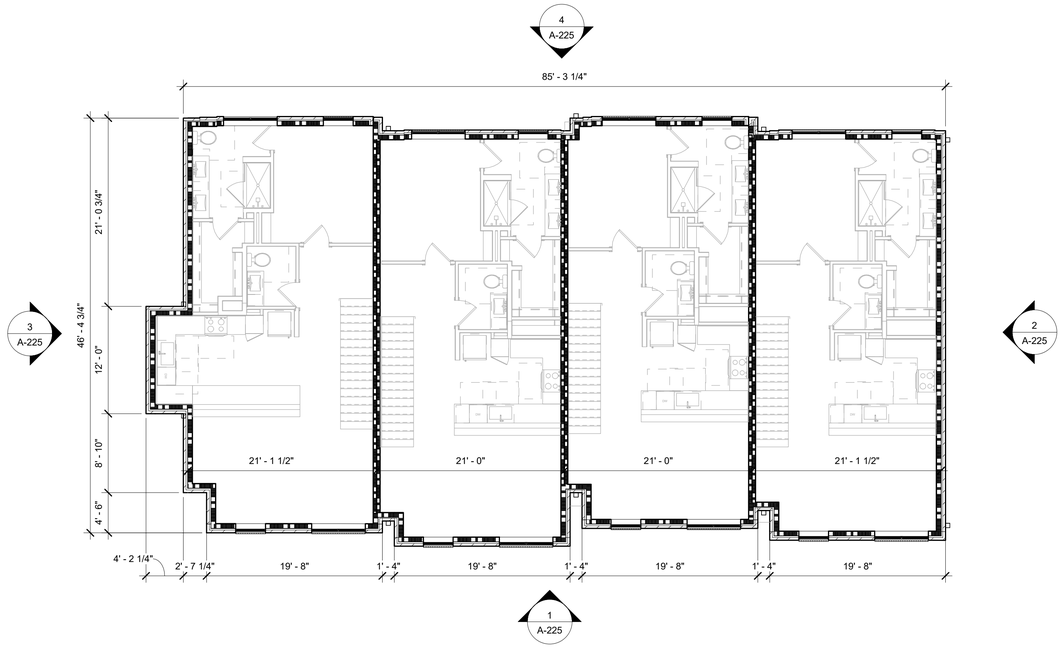
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 8 & 18 - FLOOR PLAN

Project No. 22210
Date 06/14/2024

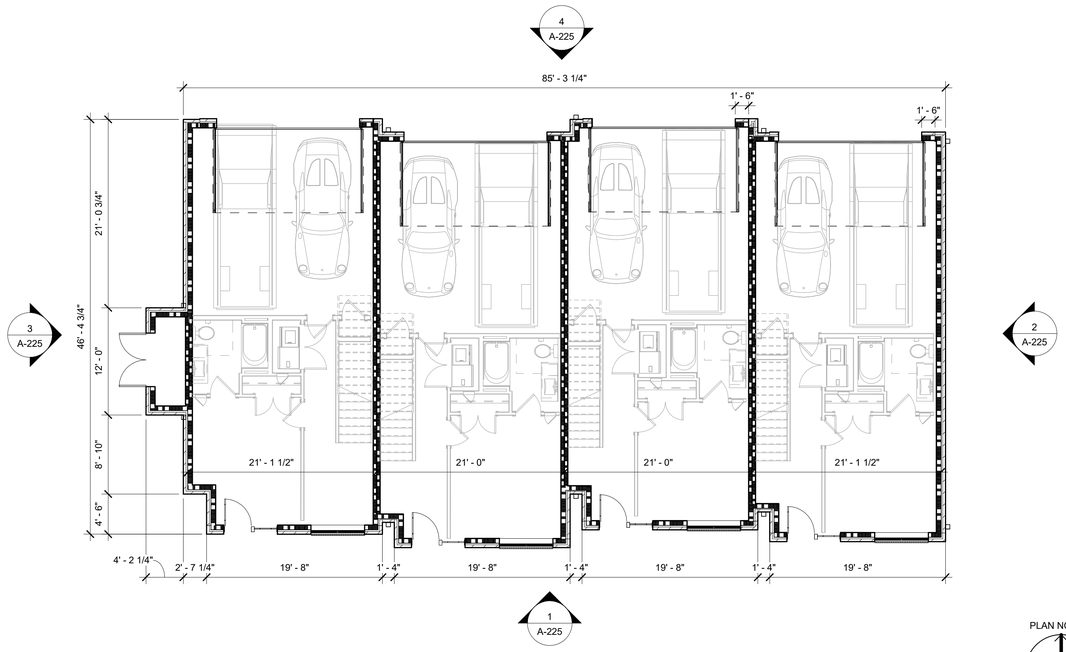
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2 LEVEL 2 - BUILDING 9 - FLOOR PLAN

1/8" = 1'-0"



1 LEVEL 1 - BUILDING 9 - FLOOR PLAN

1/8" = 1'-0"

PLAN NORTH

KEY PLAN



PURPOSE STATEMENT:

The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 29 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No. Date Revision

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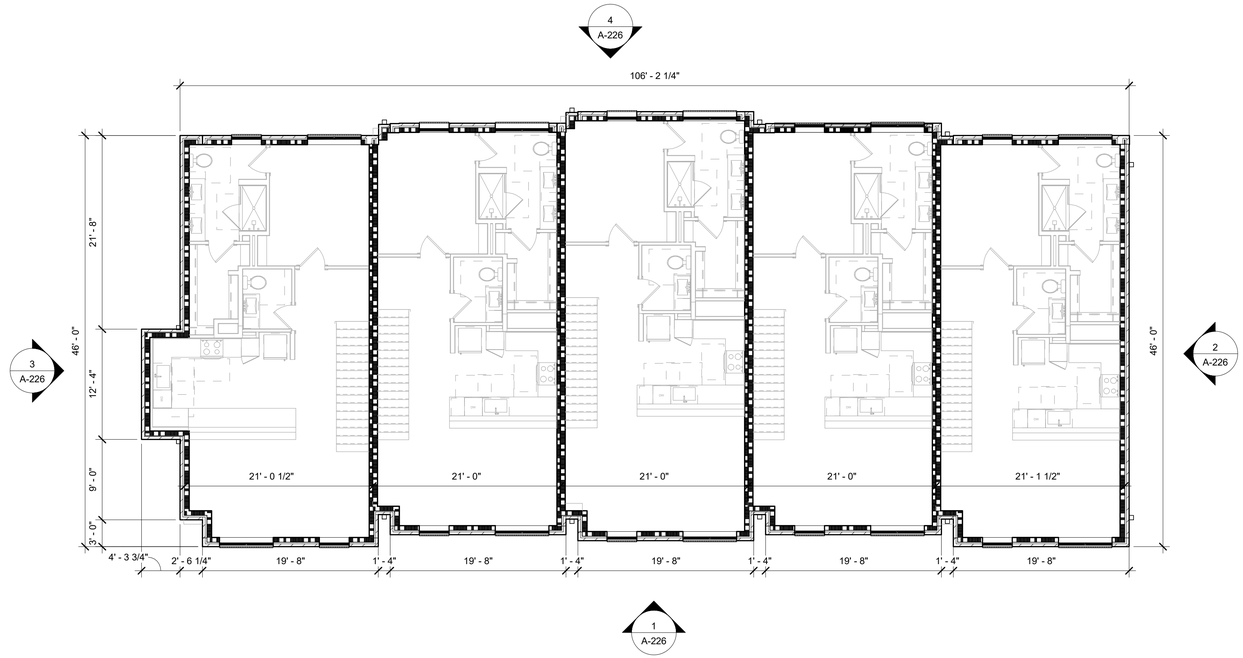
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 9 - FLOOR PLAN

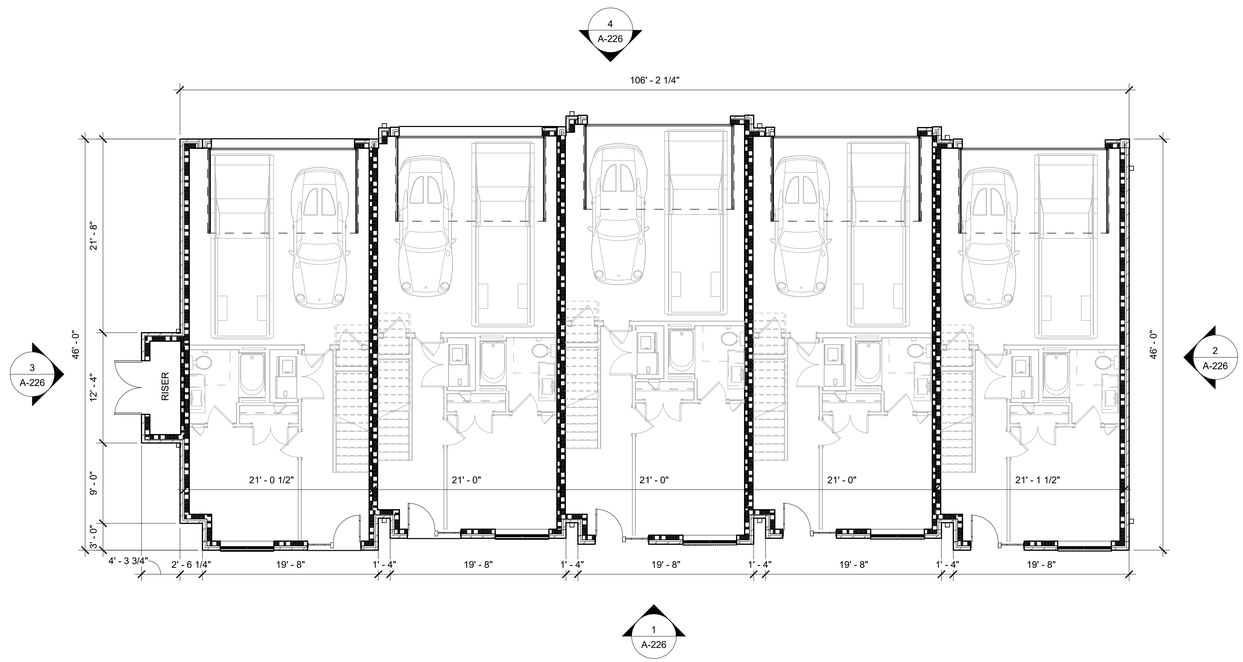
Project No. 22210
Date 06/14/2024

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2 LEVEL 2 - BUILDING 13 & 15 - FLOOR PLAN
1/8" = 1'-0"



1 LEVEL 1 - BUILDING 13 & 15 - FLOOR PLAN
1/8" = 1'-0"

PLAN NORTH

KEY PLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 30 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No. Date Revision

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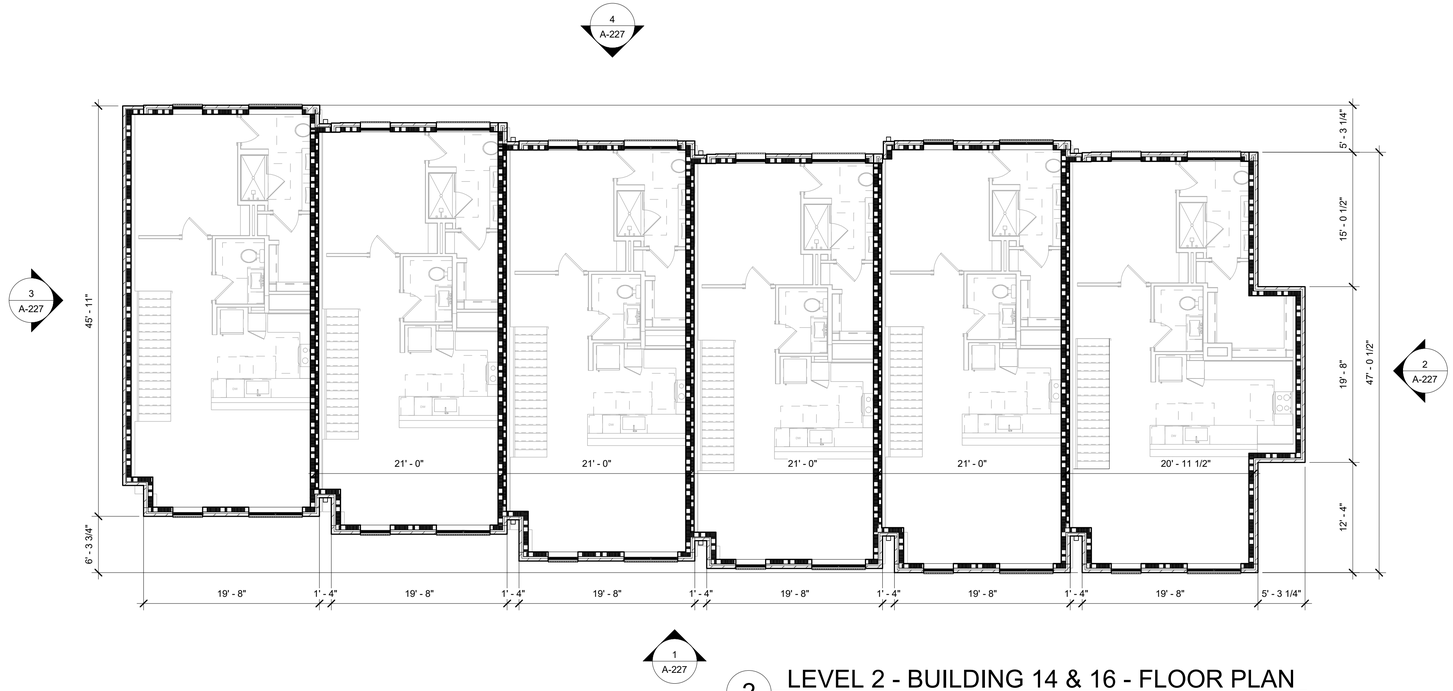
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 13 & 15
- FLOOR PLAN

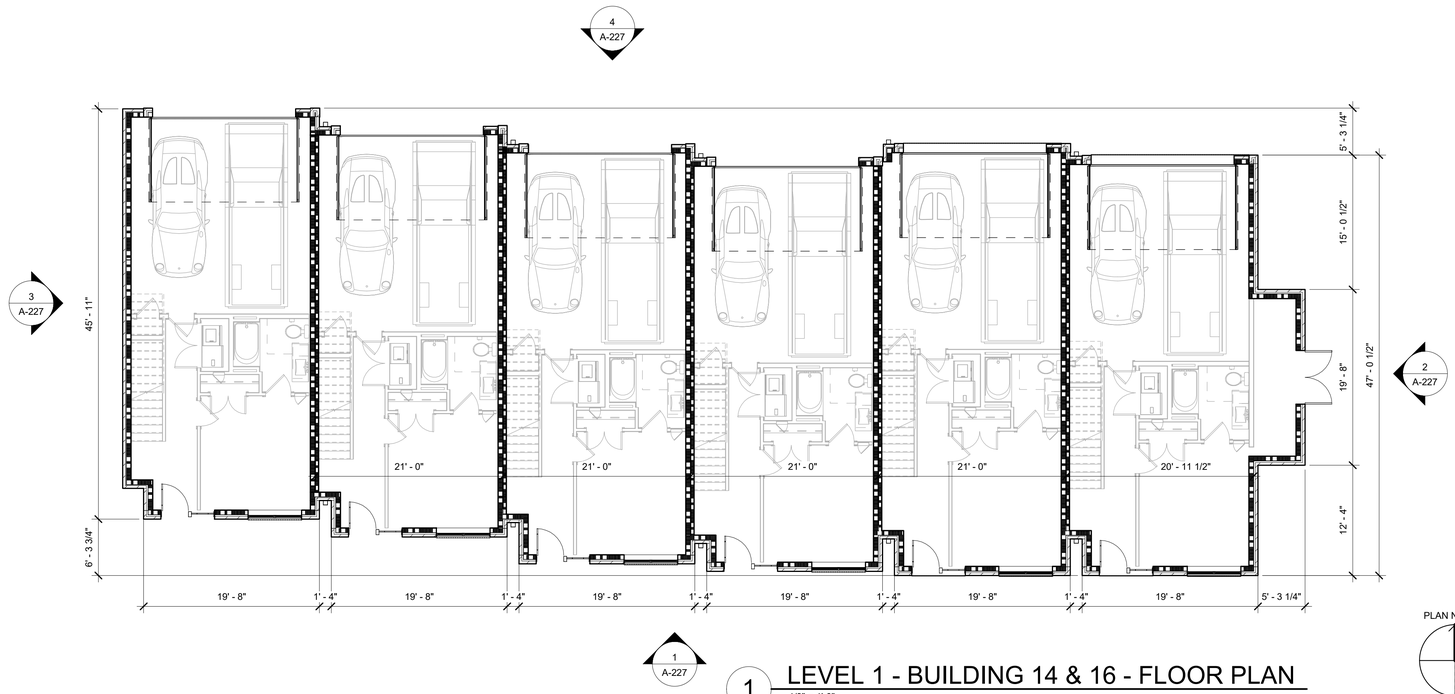
Project No. 22210
Date 06/14/2024

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2 LEVEL 2 - BUILDING 14 & 16 - FLOOR PLAN
1/8" = 1'-0"



1 LEVEL 1 - BUILDING 14 & 16 - FLOOR PLAN
1/8" = 1'-0"

KEY PLAN



PLAN NORTH



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 31 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No. Date Revision

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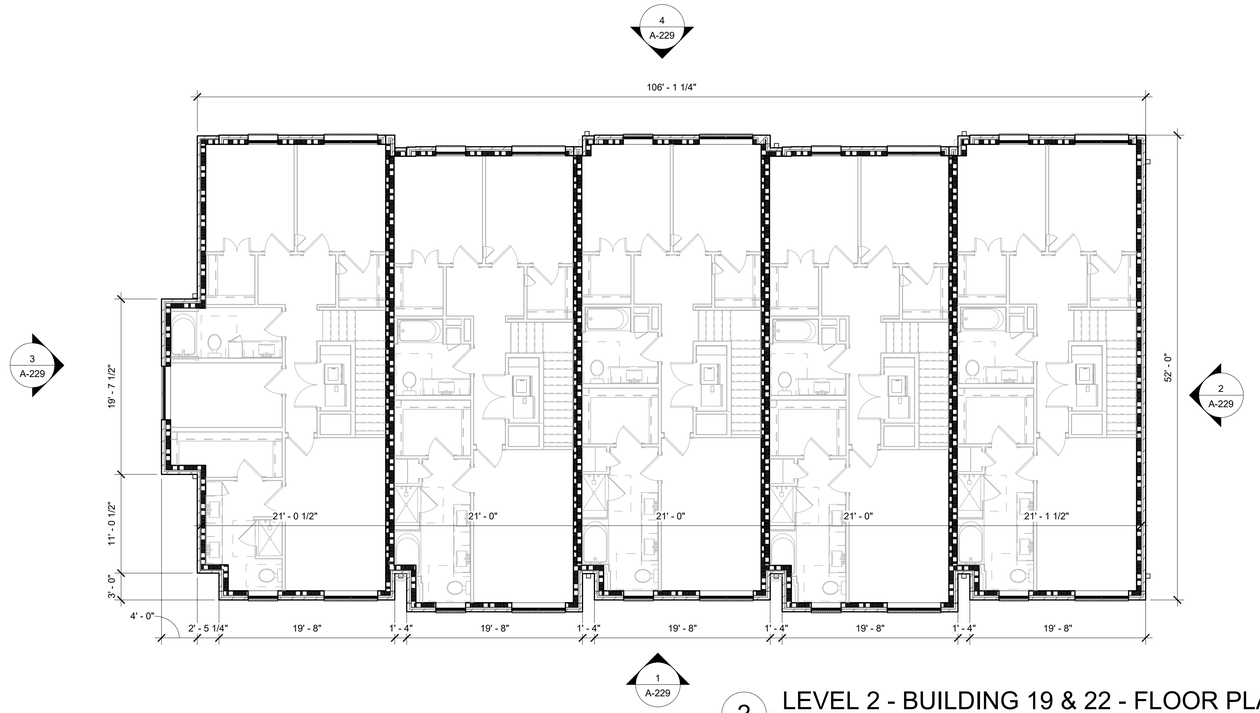
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 14 & 16
- FLOOR PLAN

Project No. 22210
Date 06/14/2024

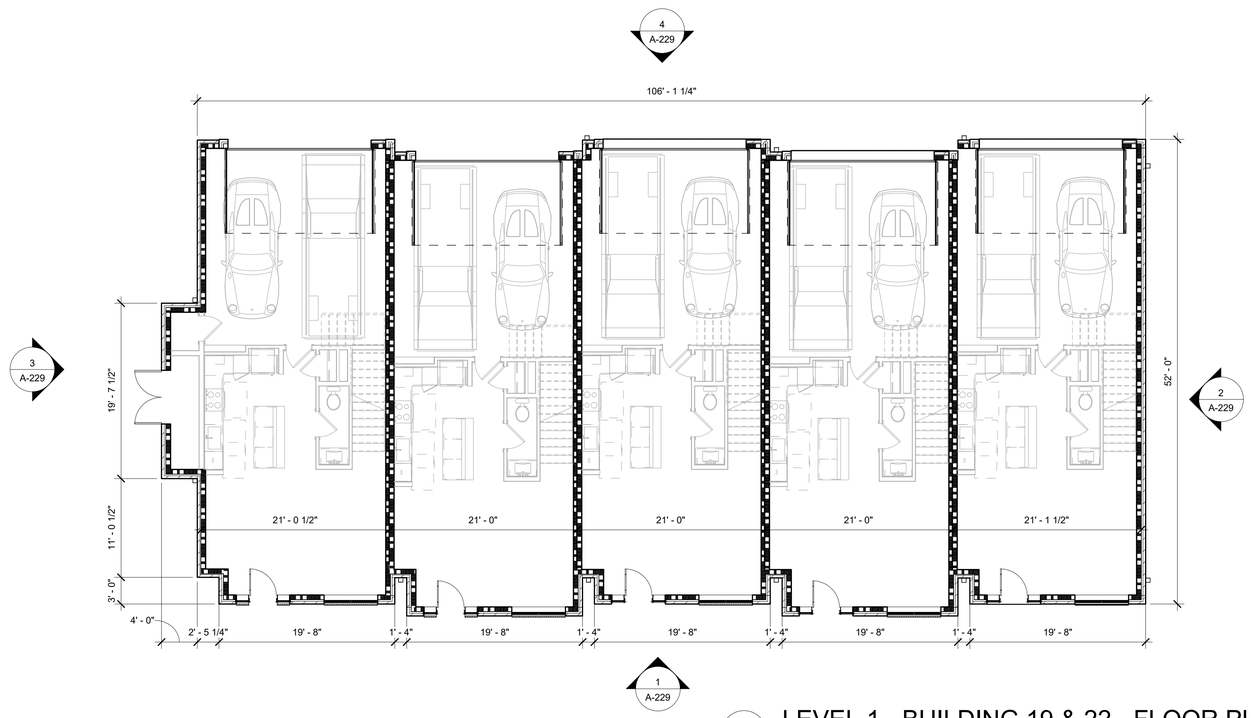
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2 LEVEL 2 - BUILDING 19 & 22 - FLOOR PLAN

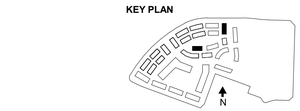
1/8" = 1'-0"



1 LEVEL 1 - BUILDING 19 & 22 - FLOOR PLAN

1/8" = 1'-0"

PLAN NORTH



KEY PLAN

PURPOSE STATEMENT:

The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 32 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No. Date Revision

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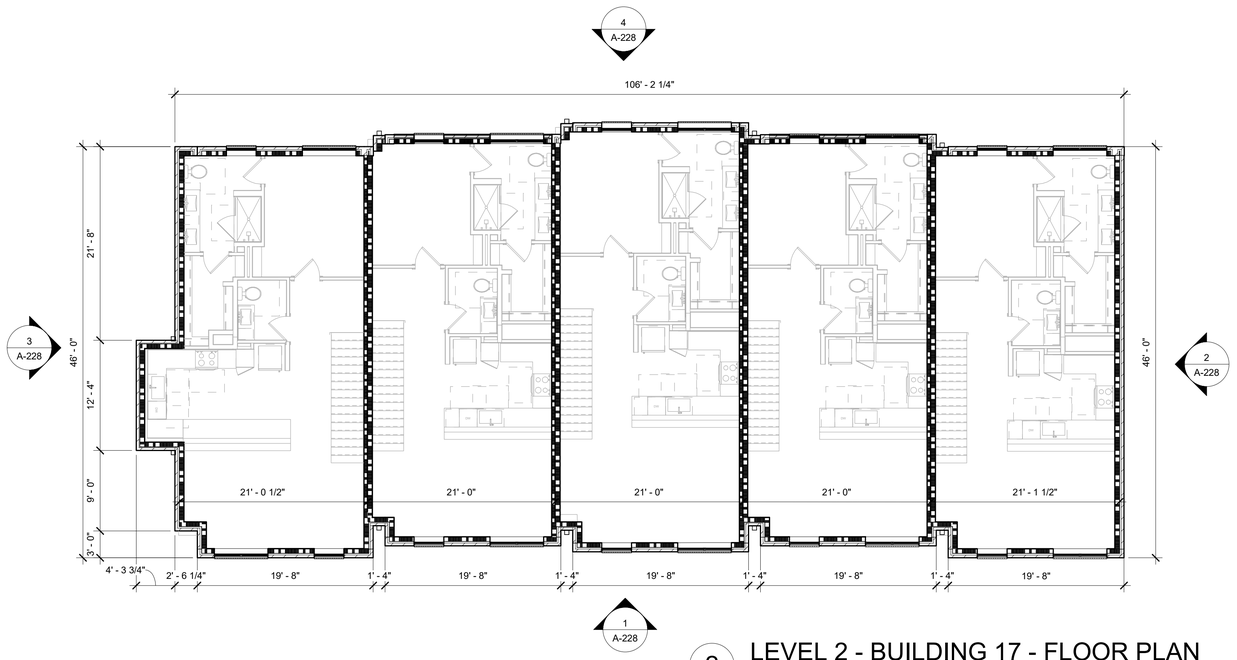
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 19 & 22
- FLOOR PLAN

Project No. 22210
Date 06/14/2024

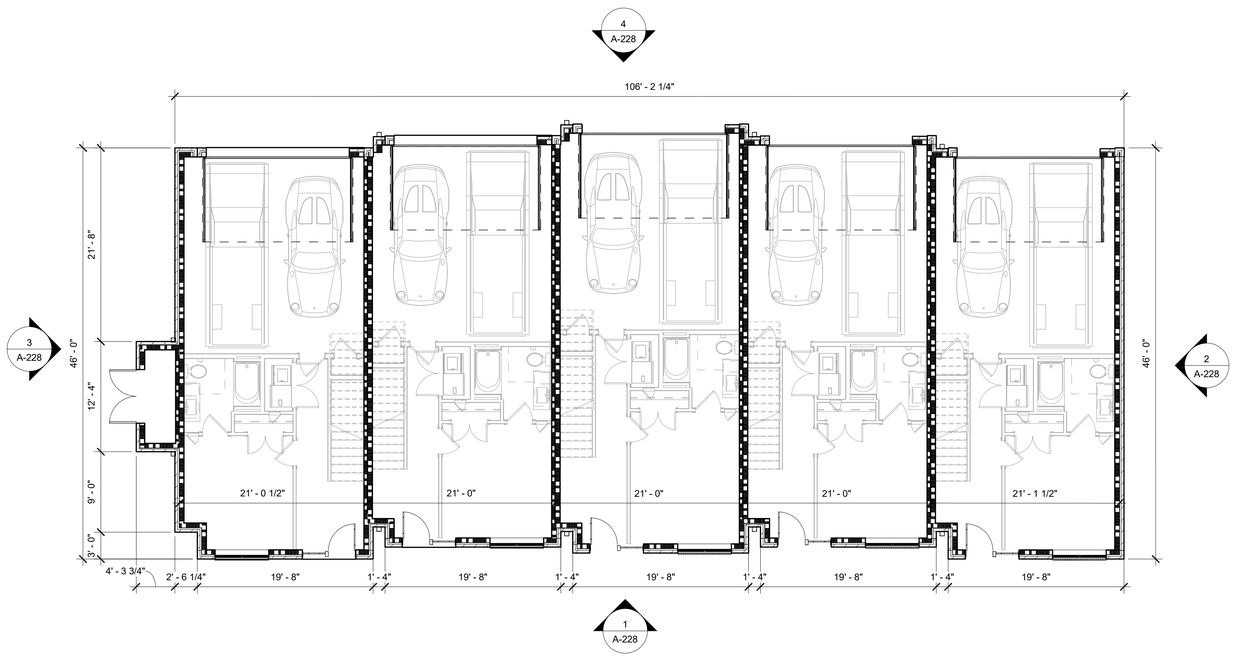
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2 LEVEL 2 - BUILDING 17 - FLOOR PLAN

1/8" = 1'-0"



1 LEVEL 1 - BUILDING 17 - FLOOR PLAN

1/8" = 1'-0"

PLAN NORTH

KEY PLAN



PURPOSE STATEMENT:

The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 33 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No. Date Revision

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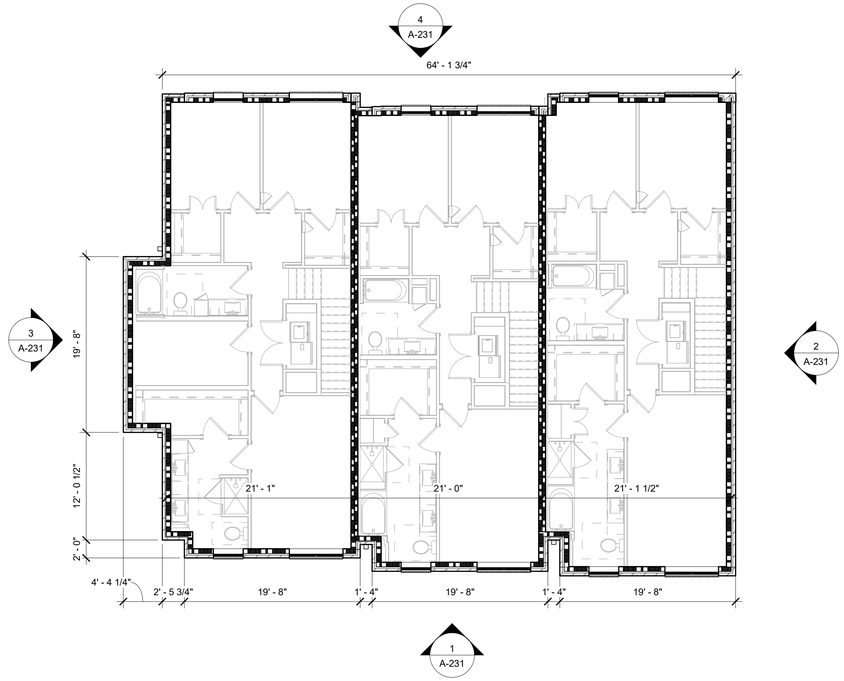
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 17 - FLOOR PLAN

Project No. 22210
Date 06/14/2024

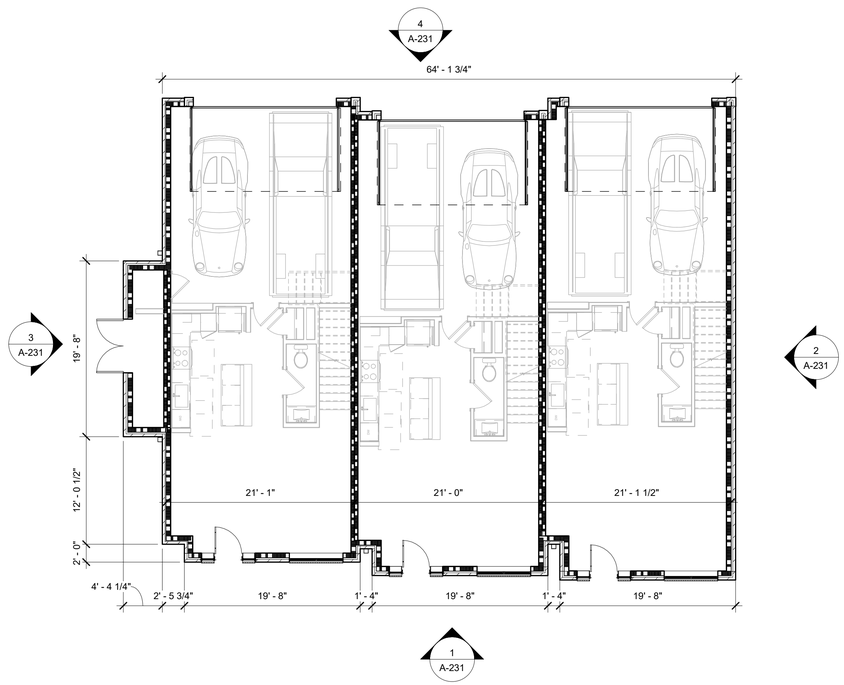
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2 LEVEL 2 - BUILDING 20 - FLOOR PLAN

1/8" = 1'-0"



1 LEVEL 1 - BUILDING 20 - FLOOR PLAN

1/8" = 1'-0"

PLAN NORTH

KEY PLAN



PURPOSE STATEMENT:

The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 34 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No. Date Revision

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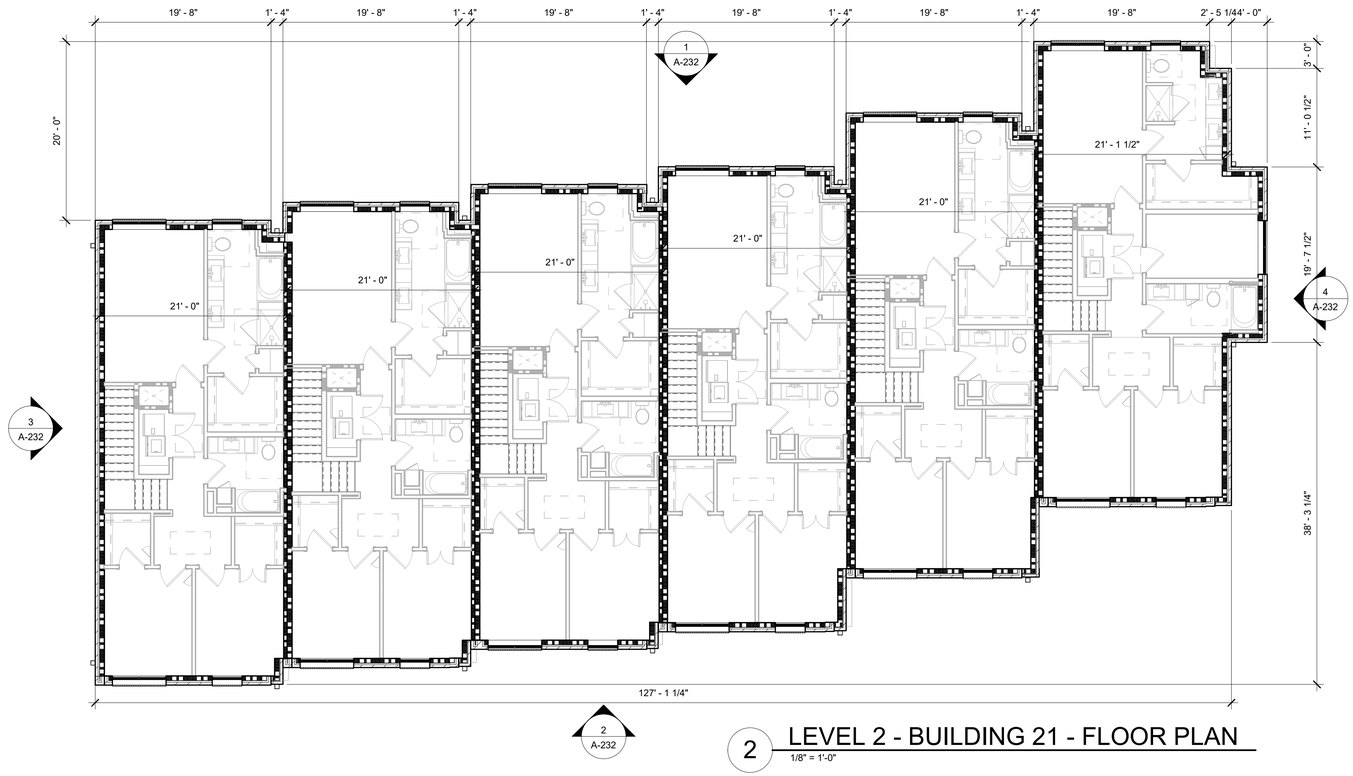
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 20 - FLOOR PLAN

Project No. 22210
Date 06/14/2024

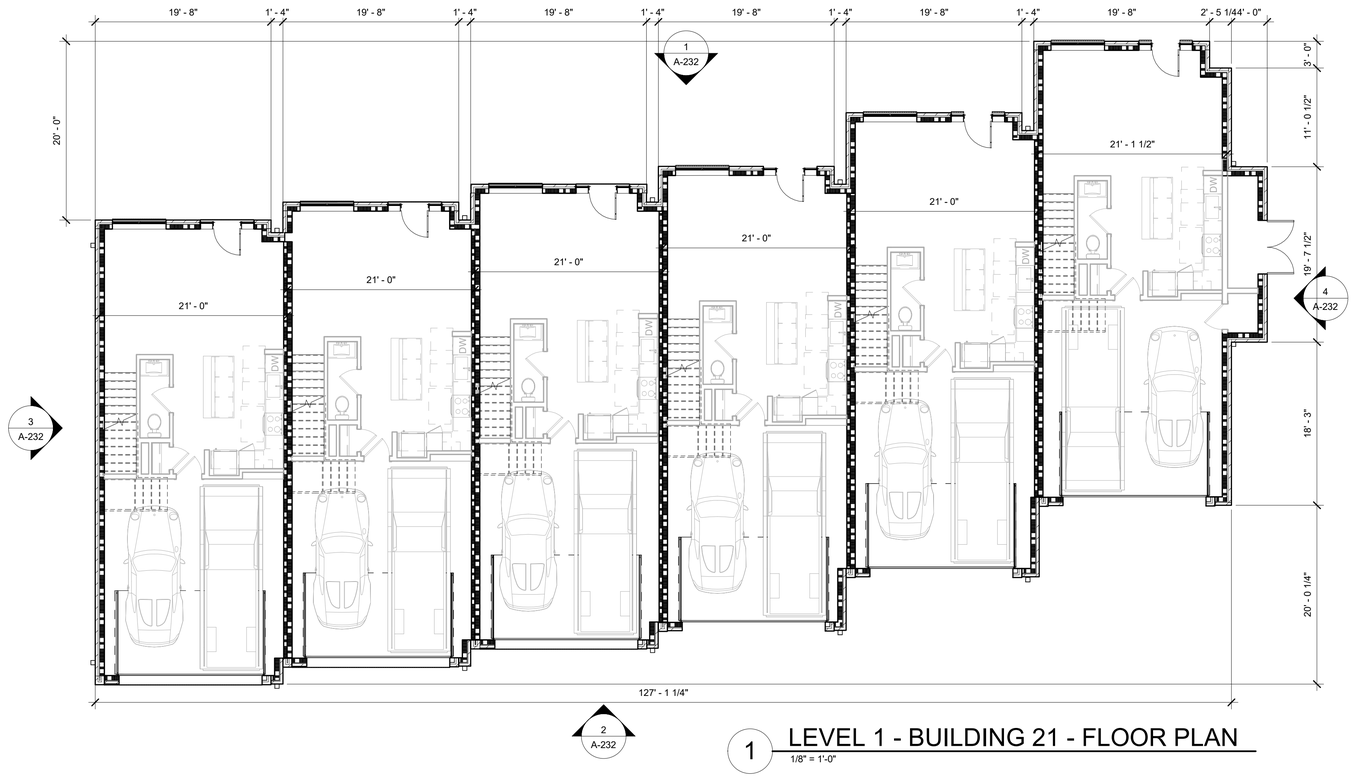
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2 LEVEL 2 - BUILDING 21 - FLOOR PLAN

1/8" = 1'-0"



1 LEVEL 1 - BUILDING 21 - FLOOR PLAN

1/8" = 1'-0"

PLAN NORTH

KEY PLAN



PURPOSE STATEMENT:

The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ MAYOR

_____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____ CHAIRMAN

DATE: _____

SHEET: 35 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No.	Date	Revision

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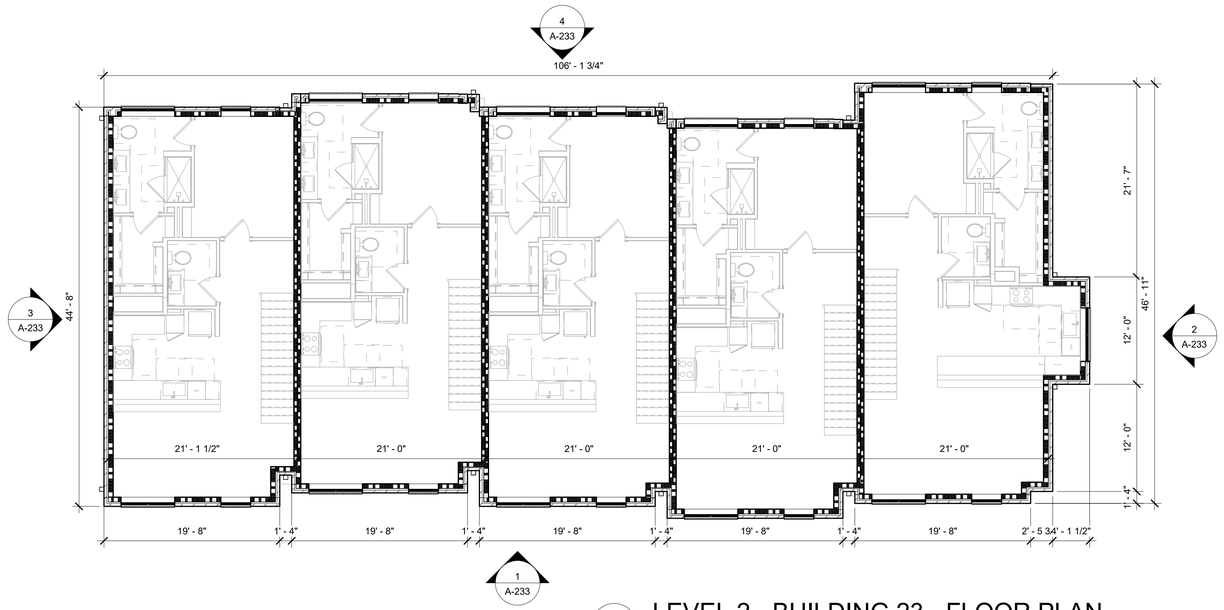
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 21 - FLOOR PLAN

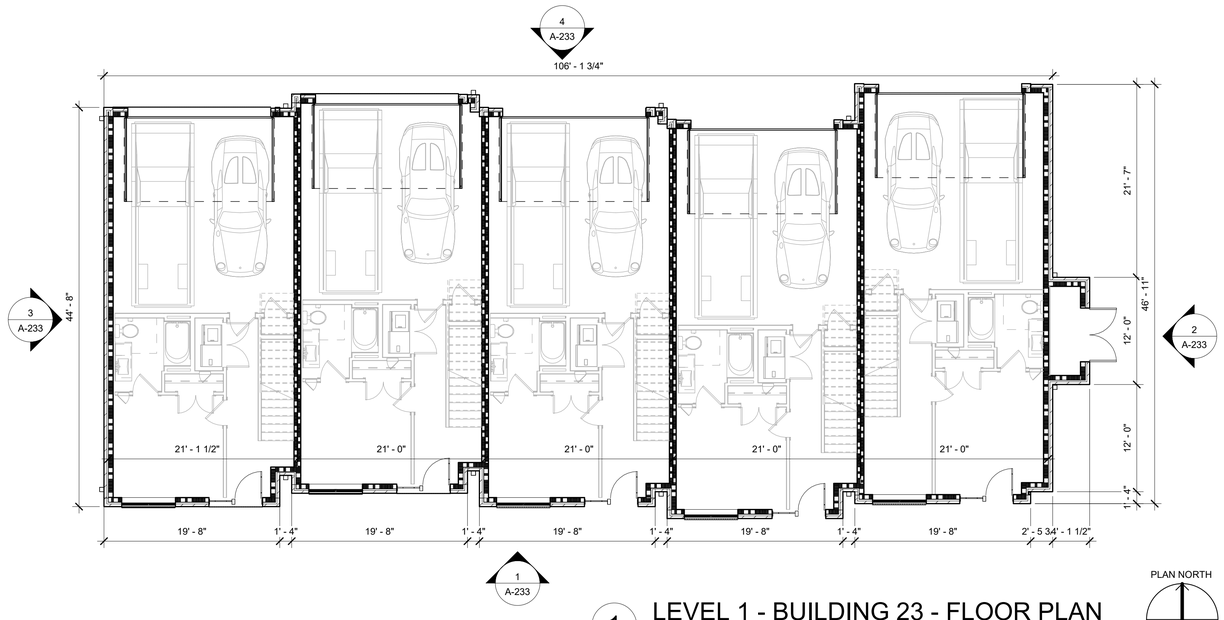
Project No. 22210
Date 06/14/2024

A-143

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2 LEVEL 2 - BUILDING 23 - FLOOR PLAN
1/8" = 1'-0"



1 LEVEL 1 - BUILDING 23 - FLOOR PLAN
1/8" = 1'-0"

PLAN NORTH

KEY PLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 36 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No. Date Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

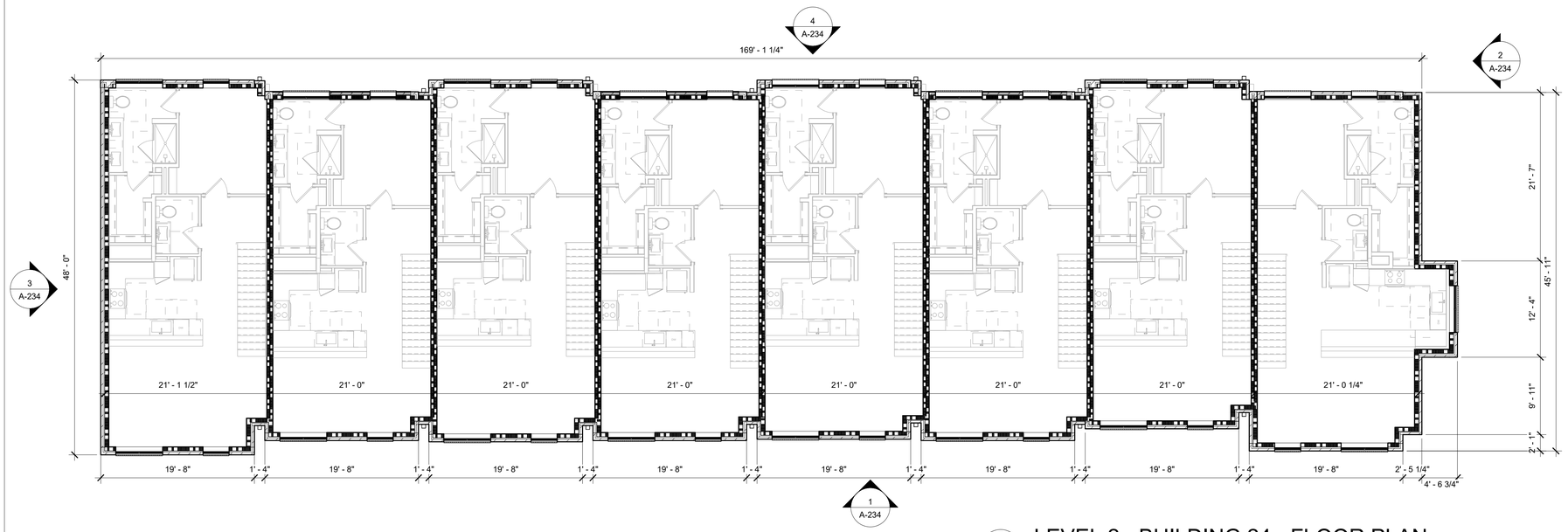
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 23 - FLOOR PLAN

Project No. 22210
Date 06/14/2024

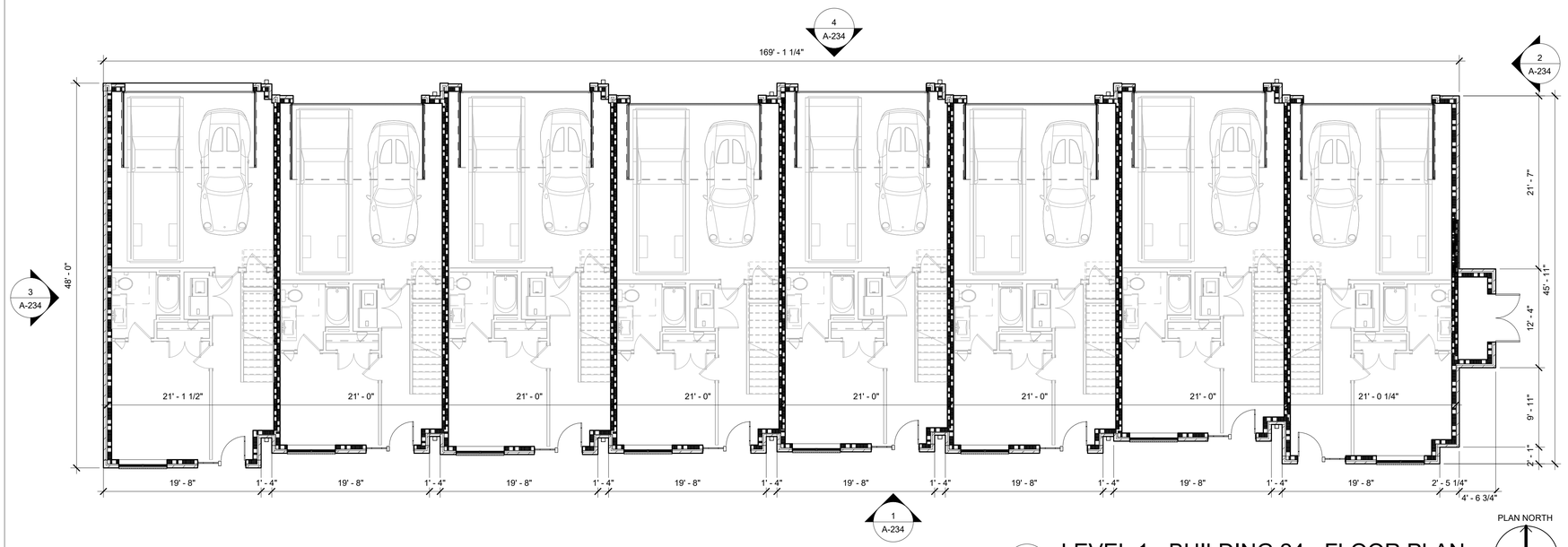
A-144

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2 LEVEL 2 - BUILDING 24 - FLOOR PLAN

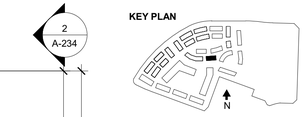
1/8" = 1'-0"



1 LEVEL 1 - BUILDING 24 - FLOOR PLAN

1/8" = 1'-0"

PLAN NORTH



KEY PLAN

PURPOSE STATEMENT:

The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 37 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No. Date Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

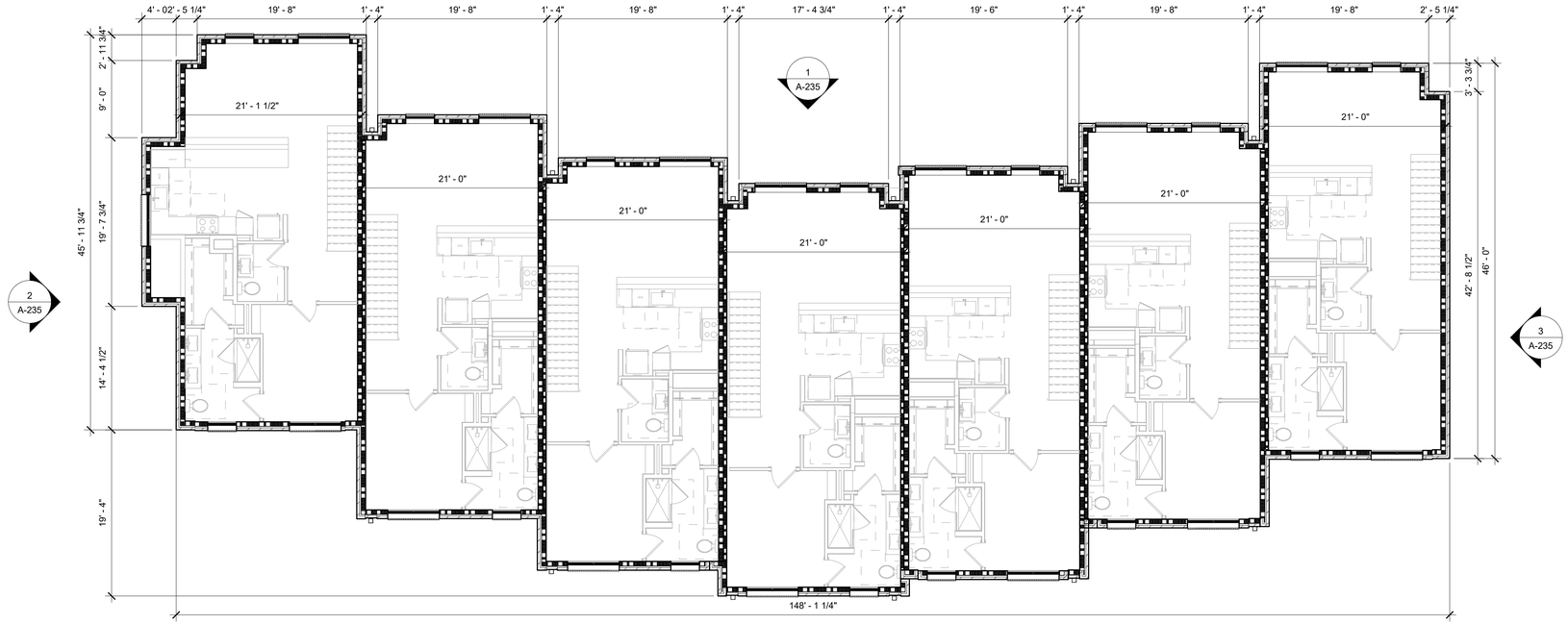
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 24 - FLOOR PLAN

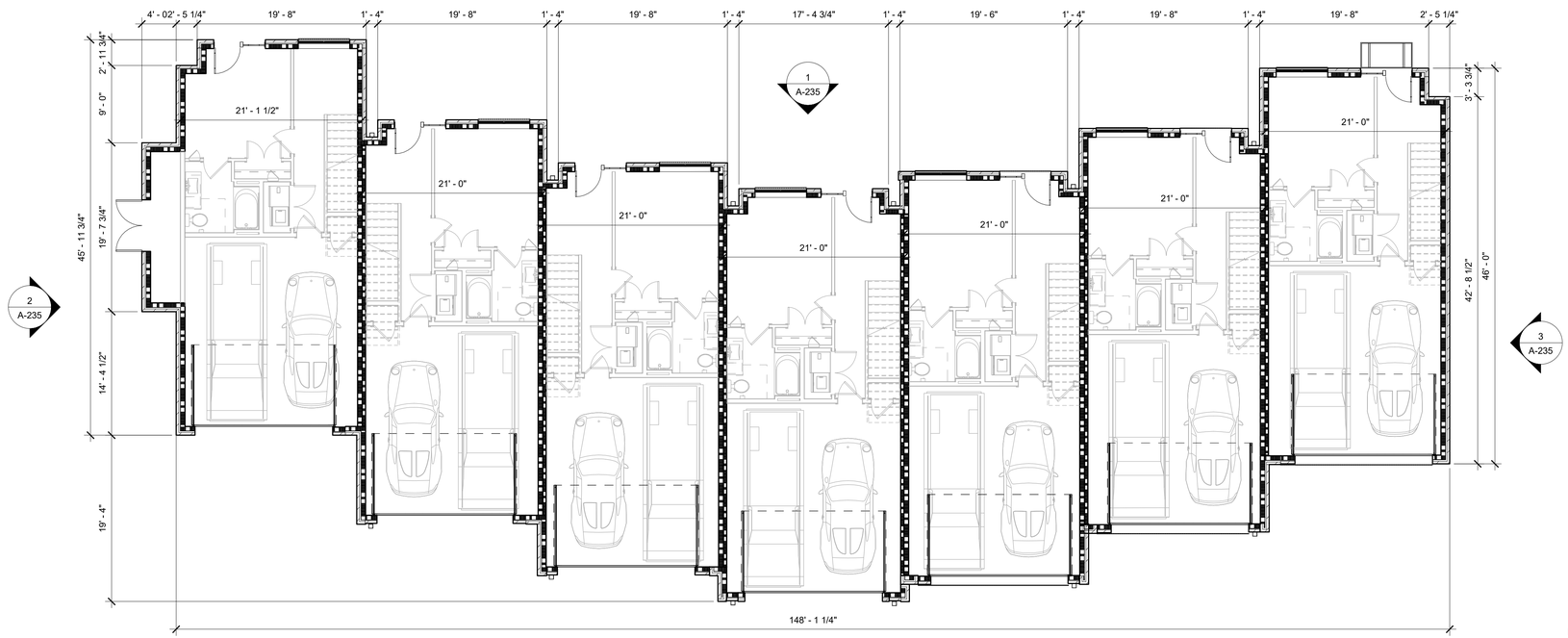
Project No. 22210
Date 06/14/2024

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2 LEVEL 2 - BUILDING 25 - FLOOR PLAN
1/8" = 1'-0"



1 LEVEL 1 - BUILDING 25 - FLOOR PLAN
1/8" = 1'-0"

PLAN NORTH

KEY PLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 38 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No. Date Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

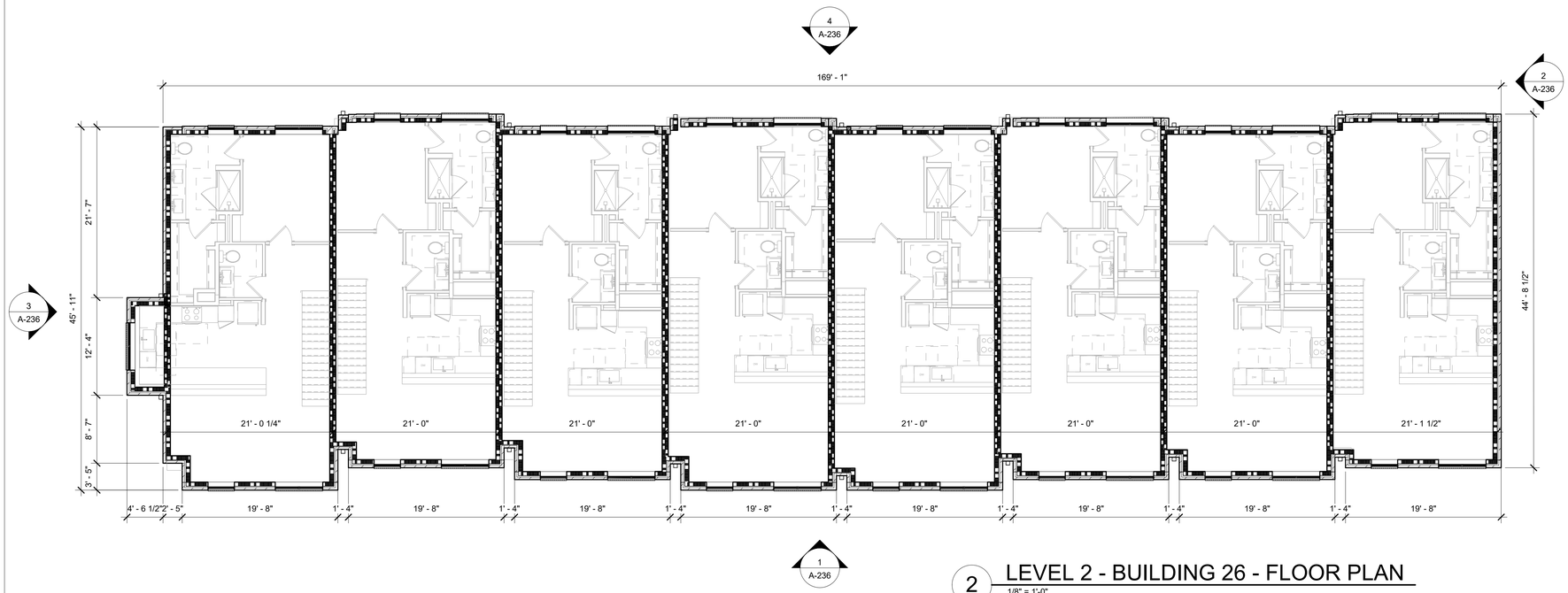
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 25 - FLOOR PLAN

Project No. 22210
Date 06/14/2024

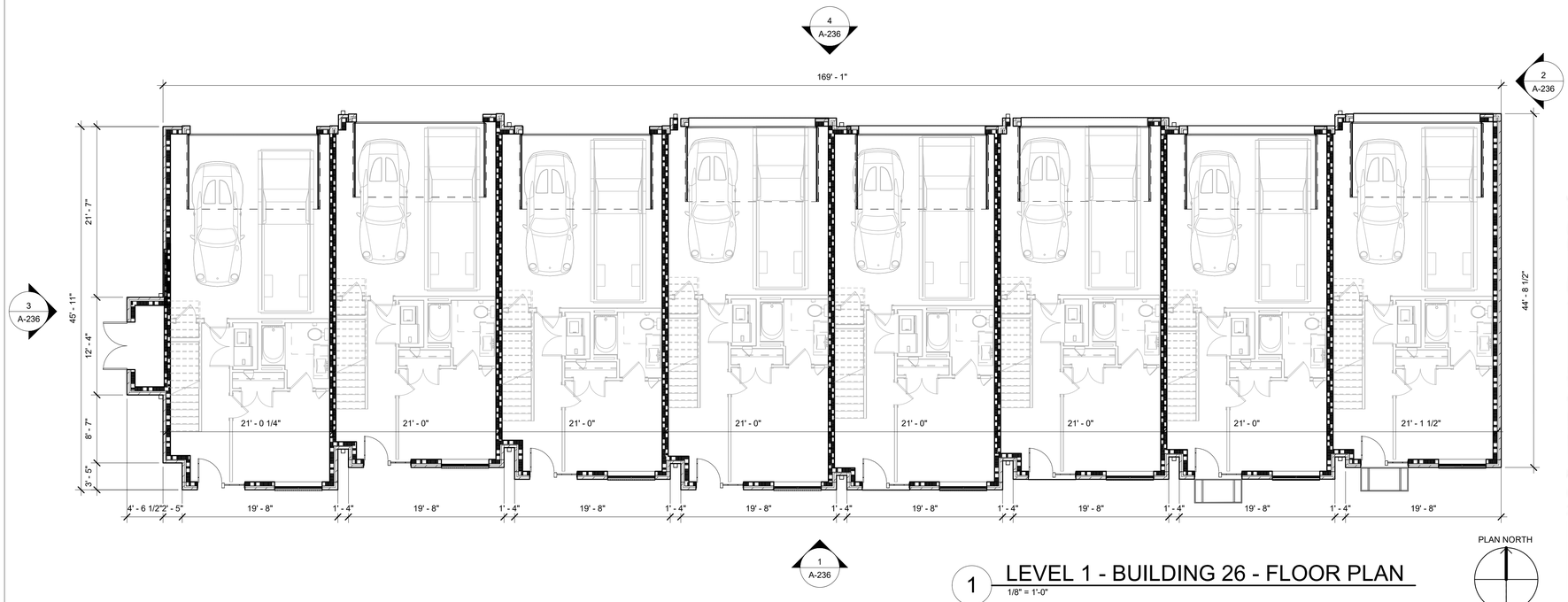
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2 LEVEL 2 - BUILDING 26 - FLOOR PLAN

1/8" = 1'-0"



1 LEVEL 1 - BUILDING 26 - FLOOR PLAN

1/8" = 1'-0"

PLAN NORTH

KEY PLAN



PURPOSE STATEMENT:

The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ MAYOR

_____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____ CHAIRMAN

DATE: _____

SHEET: 39 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No.	Date	Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

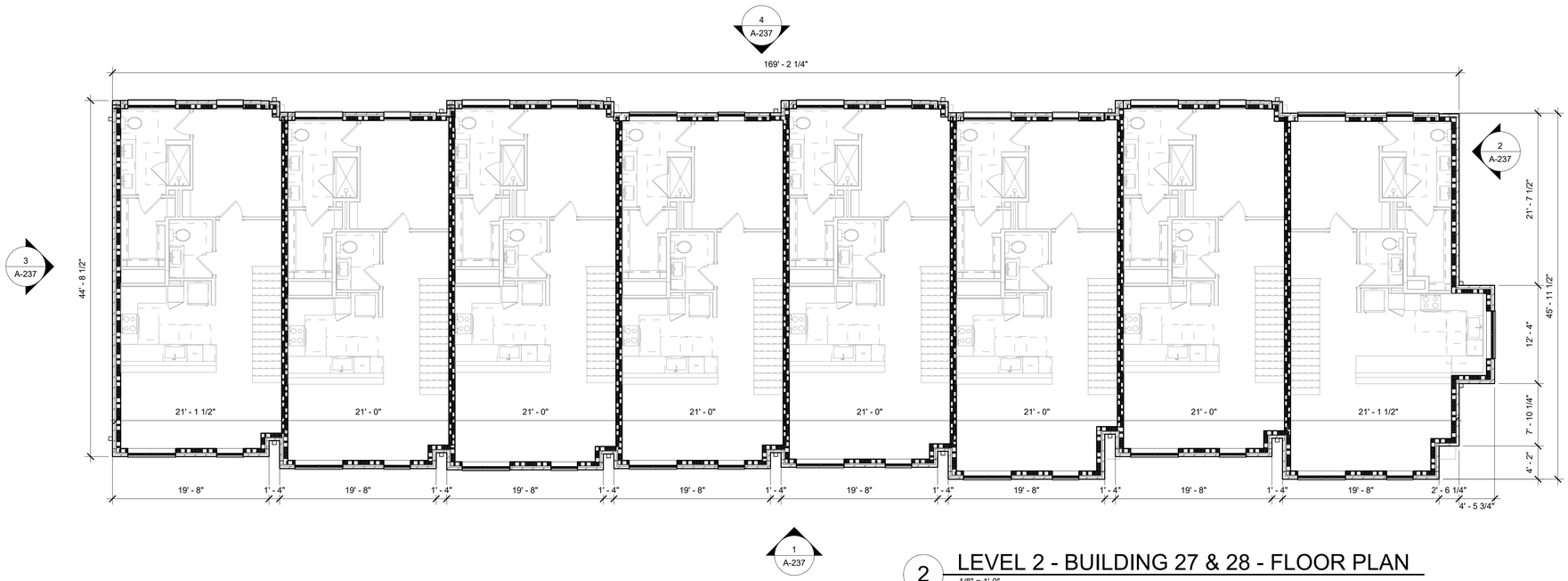
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 26 - FLOOR PLAN

Project No. 22210
Date 06/14/2024

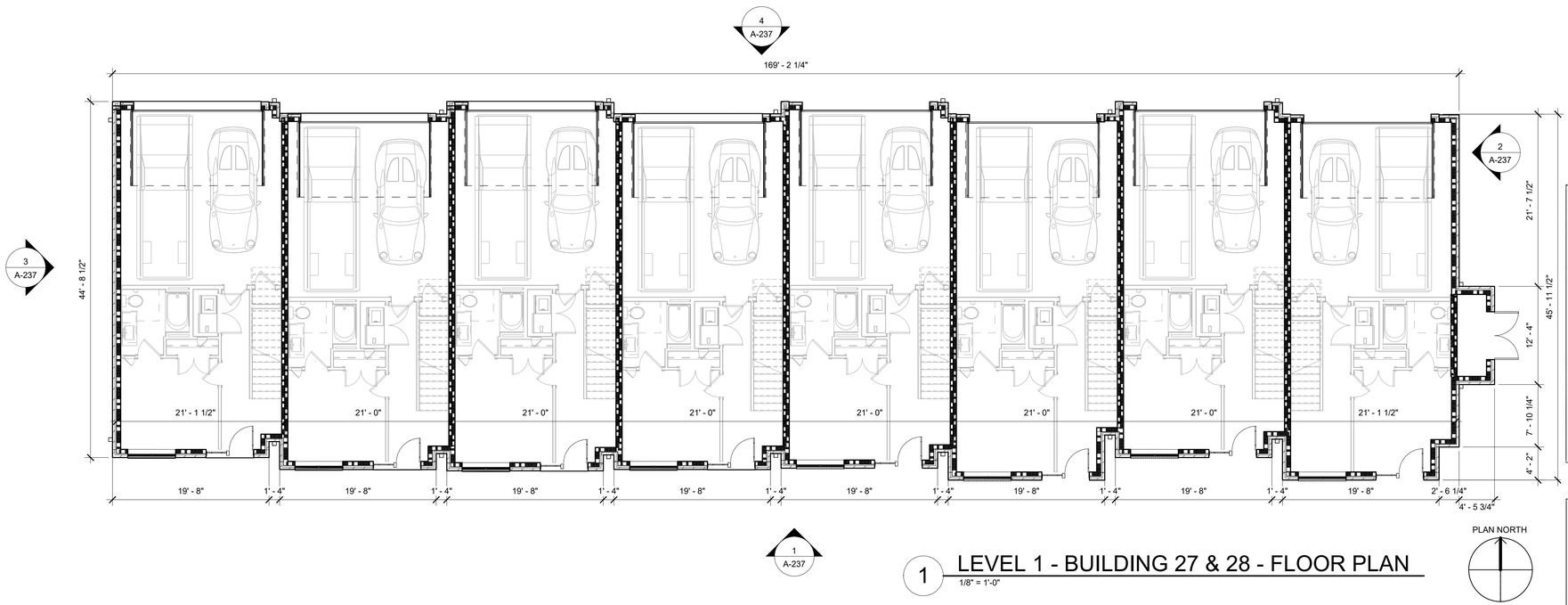
A-147

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2 LEVEL 2 - BUILDING 27 & 28 - FLOOR PLAN

1/8" = 1'-0"



1 LEVEL 1 - BUILDING 27 & 28 - FLOOR PLAN

1/8" = 1'-0"

KEY PLAN



PURPOSE STATEMENT:

The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 40 OF 95

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

PLANNING SERVICES DEPARTMENT

PLAN NORTH

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No. Date Revision

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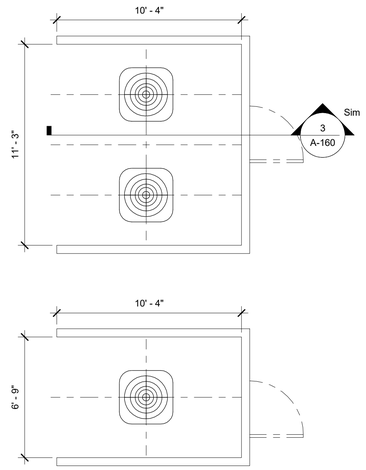
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 27 & 28
- FLOOR PLAN

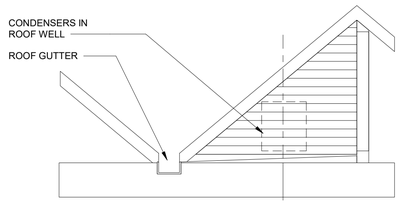
Project No. 22210
Date 06/14/2024

A-148

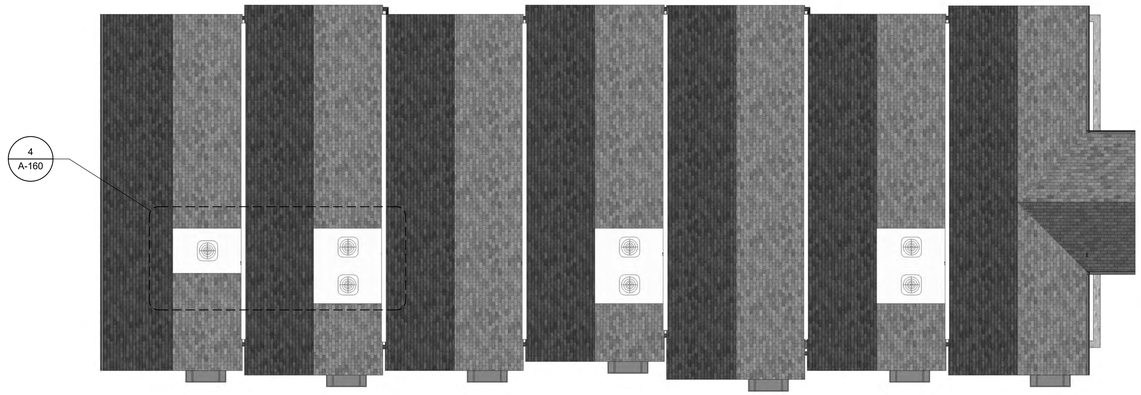
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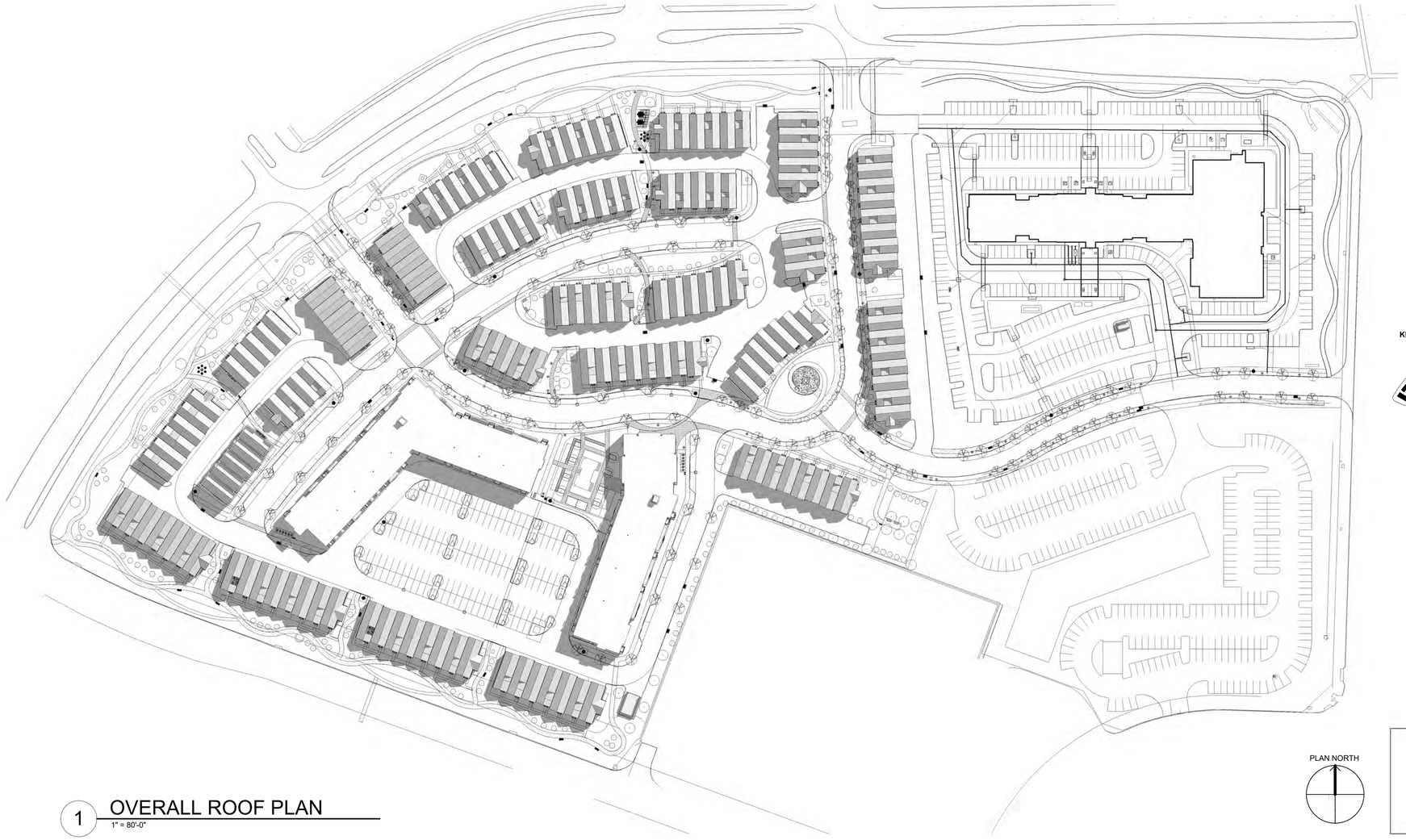
4 CONDENSER WELL PLAN
1/4" = 1'-0"



3 ROOF SECTION
1/4" = 1'-0"



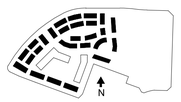
2 TYPICAL BUILDING ROOF PLAN
3/32" = 1'-0"



1 OVERALL ROOF PLAN
1" = 80'-0"

PLAN NORTH

KEY PLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 41 OF 95

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

PLANNING SERVICES DEPARTMENT

Roof Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No.	Date	Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

OVERALL ROOF PLAN

Project No. 22210
Date 07/03/2024

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PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 42 OF 95

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

PLANNING SERVICES DEPARTMENT

Site Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Parkway
Grapevine, TX 76051

No.	Date	Revision

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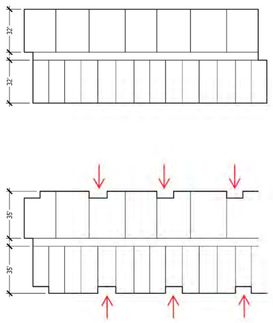
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

PERSPECTIVE VIEWS

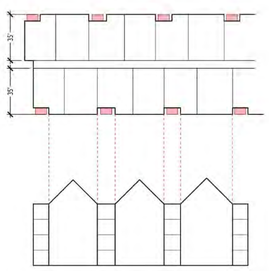
Project No. 22210
Date 06/14/2024

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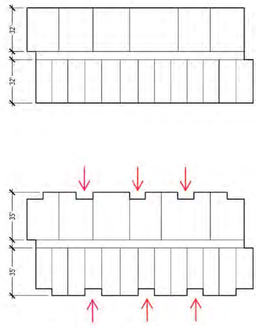


4 STORY - RECESS EVERY FOURTH BAY

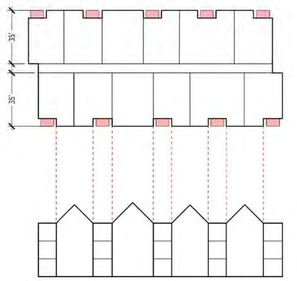


RECESSES BECOME BALCONIES BETWEEN PITCHED FORMS

INCREASED BAYS KEEP THE SAME WIDTH TO HEIGHT PROPORTION



3 STORY - RECESS EVERY THIRD BAY



RECESSES BECOME BALCONIES BETWEEN PITCHED FORMS

4 CONCEPT DIAGRAMS

1" = 1'-0"



3 BUILDING 1 ELEVATION DESIGN STRATEGY

1" = 1'-0"



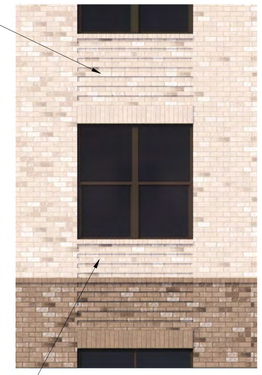
1 BUILDING 2 ELEVATION DESIGN STRATEGY

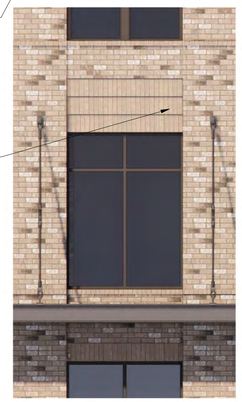
1" = 1'-0"

5 CONCEPTUAL MATERIAL PALETTE

1" = 1'-0"







2 BRICK DETAILS

1" = 1'-0"

PURPOSE STATEMENT:

The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 43 OF 95

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

PLANNING SERVICES DEPARTMENT

Building Elevations
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY

2800 Grapevine Mills Parkway
Grapevine, TX 76051

No.	Date	Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

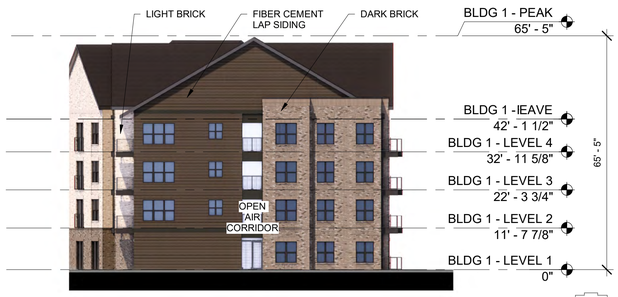
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

ELEVATION DESIGN STANDARDS

Project No. 22210
Date 06/14/2024

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6 B1 - SOUTH ELEVATION

1" = 20'-0"



5 B1 - NORTH ELEVATION

1" = 20'-0"



4 B1 - EAST ELEVATION 2

1" = 20'-0"



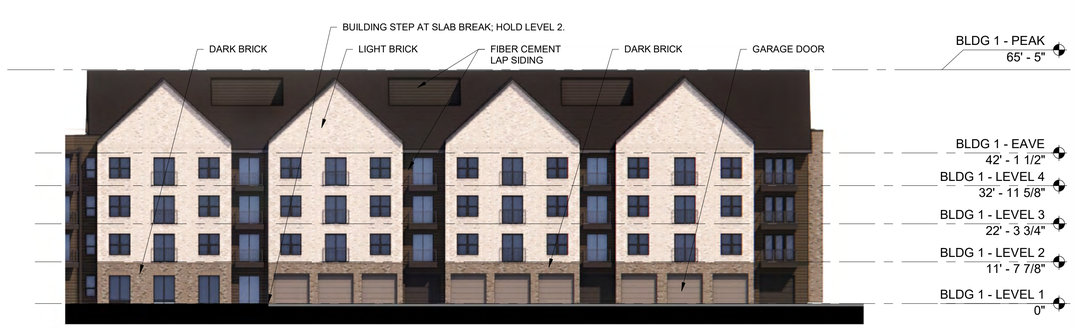
3 B1 - EAST ELEVATION

1" = 20'-0"



2 B1 - WEST ELEVATION 2

1" = 20'-0"



1 B1 - WEST ELEVATION

1" = 20'-0"

EXTERIOR ELEVATION MATERIAL LEGEND

PATTERN		DESCRIPTION
	BR-1	LIGHT BRICK, RUNNING BOND
	BR-2	MEDIUM BRICK, RUNNING BOND
	BR-3	DARK BRICK, RUNNING BOND
	BR-4	ACCENT BRICK, RUNNING BOND
	FC-1	FIBER CEMENT PANEL

SOUTH ELEVATION	
BRICK	1,282 sq. ft. (43%)
FIBER CEMENT	1,683 sq. ft. (57%)
TOTAL:	2,965 sq. ft. (100%)

(EXCLUDING DOORS AND WINDOWS)

NORTH ELEVATION	
BRICK	2,662 sq. ft. (91%)
FIBER CEMENT	267 sq. ft. (9%)
TOTAL:	2,929 sq. ft. (100%)

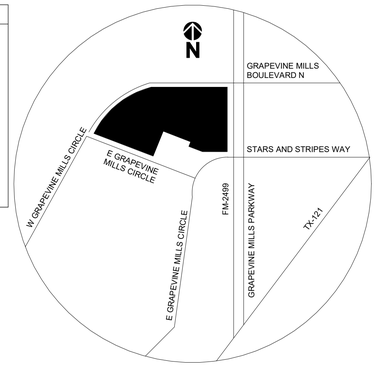
(EXCLUDING DOORS AND WINDOWS)

EAST ELEVATION	
BRICK	9,620 sq. ft. (88%)
FIBER CEMENT	1,255 sq. ft. (12%)
TOTAL:	10,875 sq. ft. (100%)

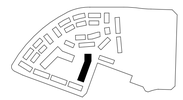
(EXCLUDING DOORS AND WINDOWS)

WEST ELEVATION	
BRICK	8,366 sq. ft. (81%)
FIBER CEMENT	2,025 sq. ft. (19%)
TOTAL:	10,391 sq. ft. (100%)

(EXCLUDING DOORS AND WINDOWS)



VICINITY MAP
1" = 800'-0"



KEY PLAN

PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 44 OF 95

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

PLANNING SERVICES DEPARTMENT

Building Elevations
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY

2800 Grapevine Mills Parkway
Grapevine, TX 76051

No.	Date	Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

OVERALL BUILDING 1 ELEVATIONS

Project No. 22210
Date 06/14/2024

A-200

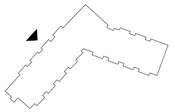
© Copyright 2024

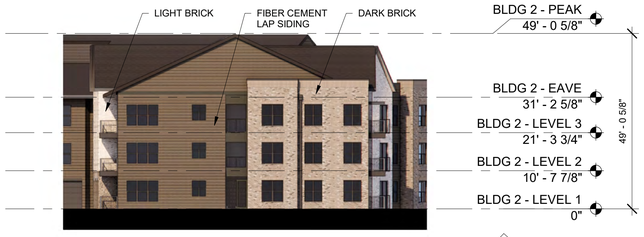


7 B2 - WEST ELEVATION

1" = 20'-0"

0 5 10 20'





5 B2 - EAST ELEVATION

1" = 20'-0"

0 5 10 20'

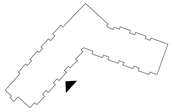


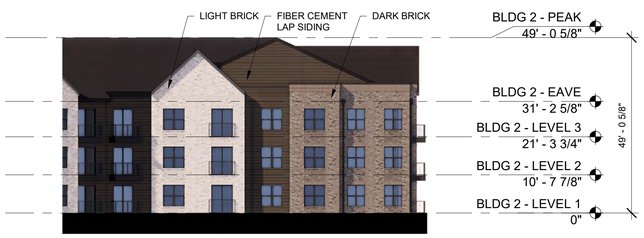


6 B2 - EAST ELEVATION 2

1" = 20'-0"

0 5 10 20'

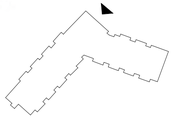




4 B2 - NORTH ELEVATION 2

1" = 20'-0"

0 5 10 20'

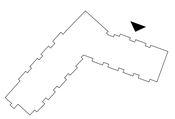


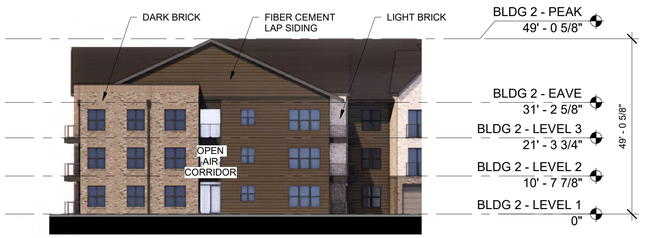


3 B2 - NORTH ELEVATION

1" = 20'-0"

0 5 10 20'

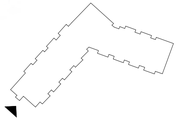




2 B2 - SOUTH ELEVATION

1" = 20'-0"

0 5 10 20'

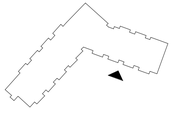




1 B2 - SOUTH ELEVATION 2

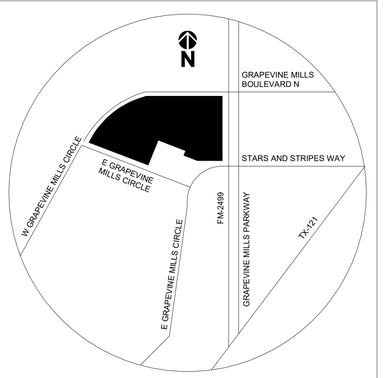
1" = 20'-0"

0 5 10 20'



EXTERIOR ELEVATION MATERIAL LEGEND

PATTERN		DESCRIPTION
	BR-1	LIGHT BRICK, RUNNING BOND
	BR-2	MEDIUM BRICK, RUNNING BOND
	BR-3	DARK BRICK, RUNNING BOND
	BR-4	ACCENT BRICK, RUNNING BOND
	FC-1	FIBER CEMENT PANEL



VICINITY MAP
1" = 800'-0"

SOUTH ELEVATION	
BRICK	4,152 sq. ft. (60%)
FIBER CEMENT	2,746sq. ft. (40%)
TOTAL:	6,898 sq. ft. (100%)

(EXCLUDING DOORS AND WINDOWS)

NORTH ELEVATION	
BRICK	4,540 sq. ft. (72%)
FIBER CEMENT	1,771 sq. ft. (19%)
TOTAL:	6,311 sq. ft. (100%)

(EXCLUDING DOORS AND WINDOWS)

EAST ELEVATION	
BRICK	4,282 sq. ft. (63%)
FIBER CEMENT	2,551 sq. ft. (37%)
TOTAL:	6,833 sq. ft. (100%)

(EXCLUDING DOORS AND WINDOWS)

WEST ELEVATION	
BRICK	6,000 sq. ft. (85%)
FIBER CEMENT	1,035sq. ft. (15%)
TOTAL:	7,035 sq. ft. (100%)

(EXCLUDING DOORS AND WINDOWS)

KEY PLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 45 OF 95

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

PLANNING SERVICES DEPARTMENT

Building Elevations
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Parkway
Grapevine, TX 76051

No. Date Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

OVERALL BUILDING 2 ELEVATIONS

Project No. 22210
Date 06/14/2024

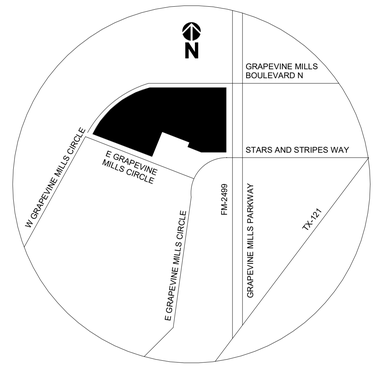
A-201

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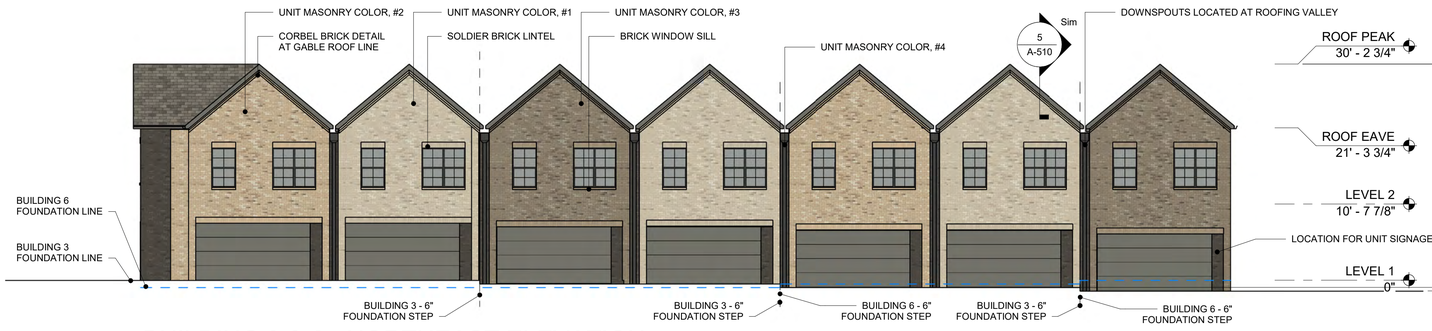
PERCENTAGE MASONRY REQUIRED:	100%
PERCENTAGE MASONRY PROVIDED:	100%

EXTERIOR ELEVATION MATERIAL LEGEND

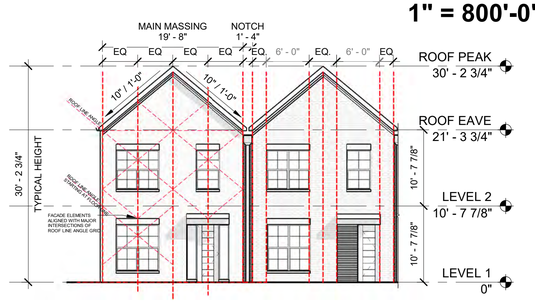
PATTERN		DESCRIPTION
	BR-1	LIGHT BRICK, RUNNING BOND
	BR-2	MEDIUM BRICK, RUNNING BOND
	BR-3	DARK BRICK, RUNNING BOND
	BR-4	ACCENT BRICK, RUNNING BOND



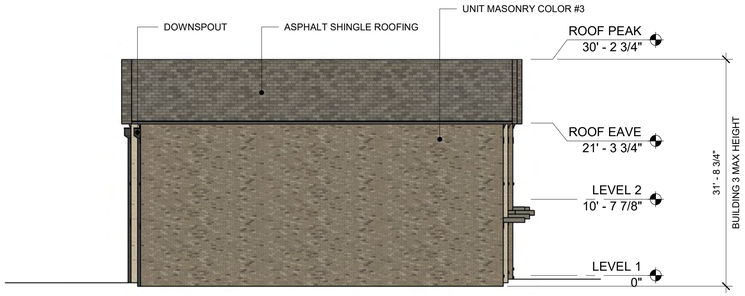
VICINITY MAP
1" = 800'-0"



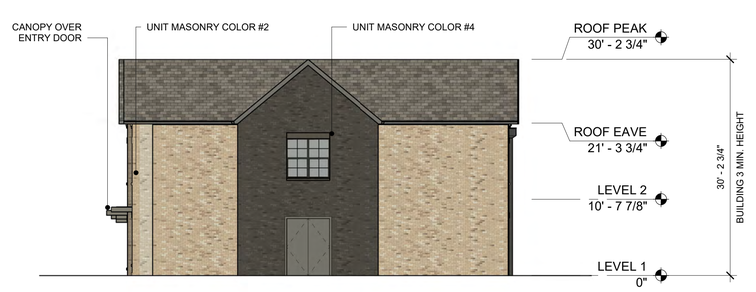
4 BUILDING 3 & 6 - NORTHEAST ELEVATION
1" = 10'-0"



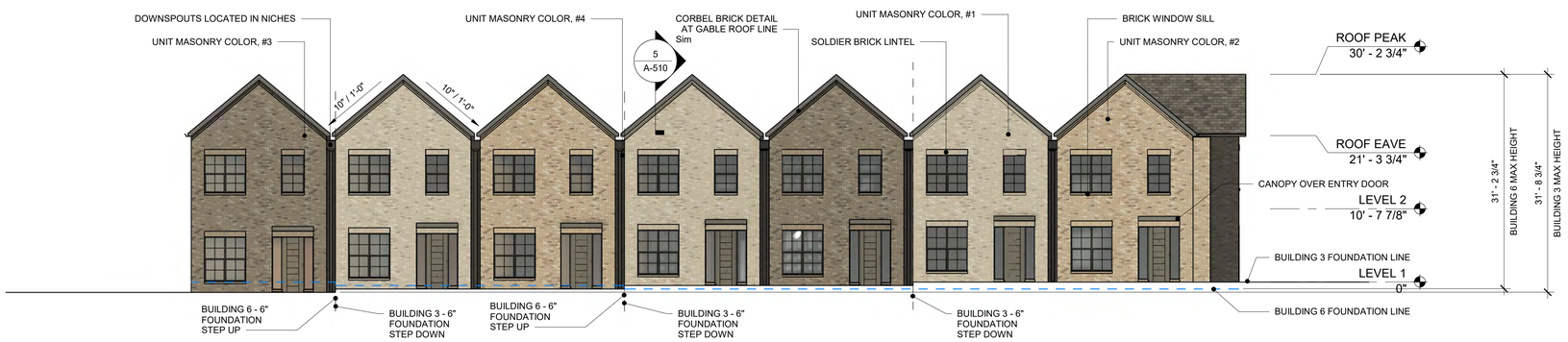
5 FACADE PROPORTIONAL STUDY
1" = 10'-0"



3 BUILDING 3 & 6 - NORTHWEST ELEVATION
1" = 10'-0"



2 BUILDING 3 & 6 - SOUTHEAST ELEVATION
1" = 10'-0"



1 BUILDING 3 & 6 - SOUTHWEST ELEVATION
1" = 10'-0"

KEYPLAN



PURPOSE STATEMENT:
The purpose of ZZ4-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ MAYOR

_____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 46 OF 95

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

PLANNING SERVICES DEPARTMENT

Building Elevations
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No.	Date	Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

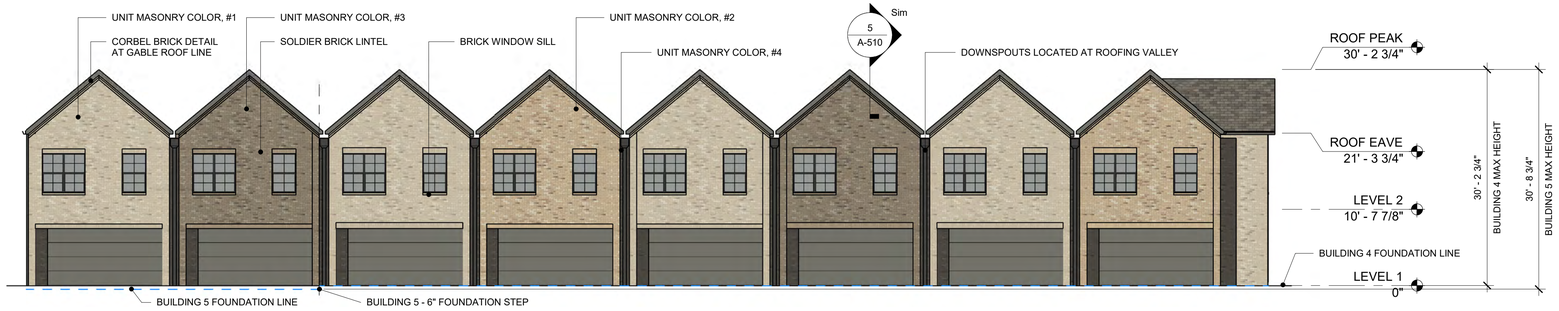
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 3 & 6 - ELEVATIONS

Project No. 22210
Date 06/14/2024

A-221

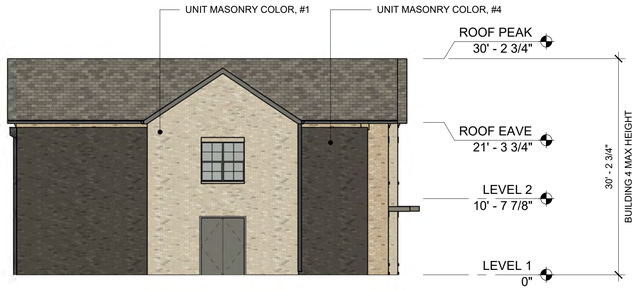
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4 BUILDING 4 & 5 - NORTHEAST ELEVATION

1" = 10'-0"

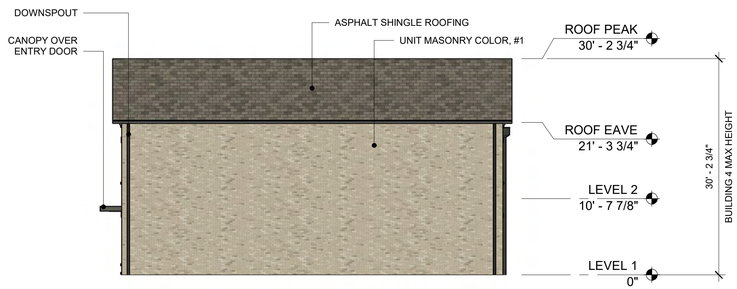
0 2.5 5 10'



3 BUILDING 4 & 5 - NORTHWEST ELEVATION

1" = 10'-0"

0 2.5 5 10'



2 BUILDING 4 & 5 - SOUTHEAST ELEVATION

1" = 10'-0"

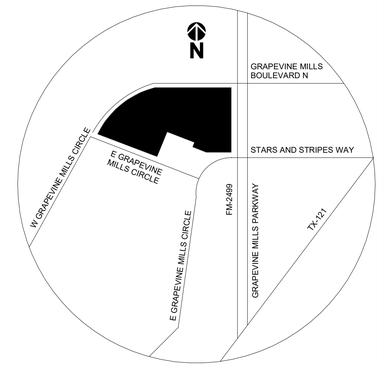
0 2.5 5 10'



1 BUILDING 4 & 5 - SOUTHWEST ELEVATION

1" = 10'-0"

0 2.5 5 10'



VICINITY MAP
1" = 800'-0"

PERCENTAGE MASONRY REQUIRED:	100%
PERCENTAGE MASONRY PROVIDED:	100%

EXTERIOR ELEVATION MATERIAL LEGEND

PATTERN		DESCRIPTION
	BR-1	LIGHT BRICK, RUNNING BOND
	BR-2	MEDIUM BRICK, RUNNING BOND
	BR-3	DARK BRICK, RUNNING BOND
	BR-4	ACCENT BRICK, RUNNING BOND

KEYPLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 47 OF 95

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

PLANNING SERVICES DEPARTMENT

Building Elevations
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No. Date Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

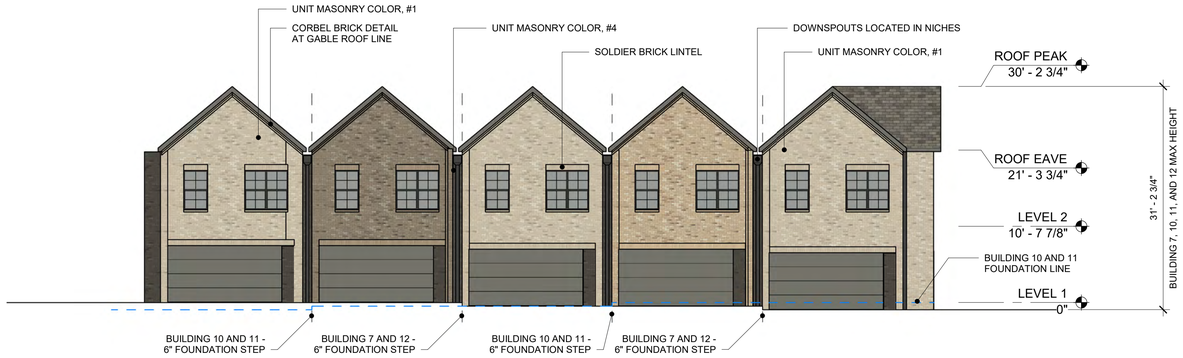
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 4 & 5 - ELEVATIONS

Project No. 22210
Date 06/14/2024

A-222

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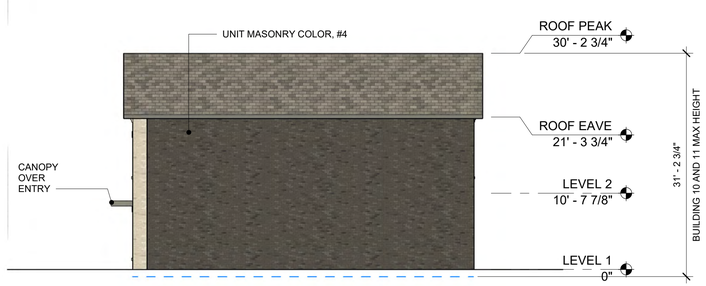
4 BUILDING 7,10,11,12 - NORTHWEST ELEVATION

1" = 10'-0"



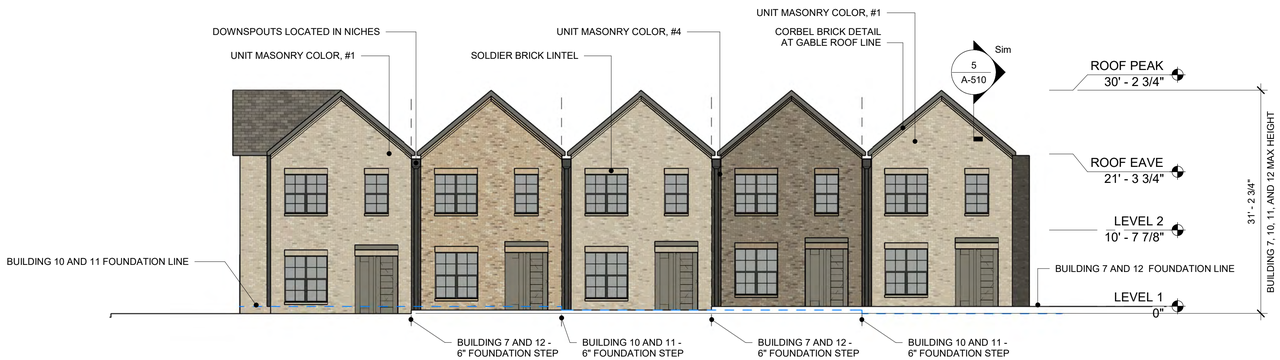
3 BUILDING 7,10,11,12 - NORTHEAST ELEVATION

1" = 10'-0"



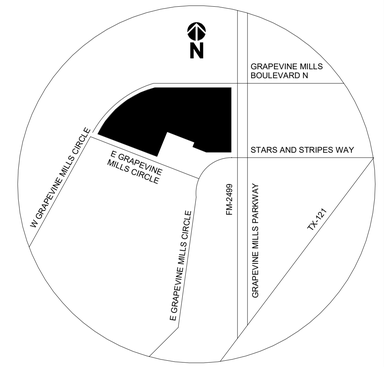
2 BUILDING 7,10,11,12 - SOUTHWEST ELEVATION

1" = 10'-0"



1 BUILDING 7,10,11,12 - SOUTHEAST ELEVATION

1" = 10'-0"



VICINITY MAP
1" = 800'-0"

PERCENTAGE MASONRY REQUIRED:	100%
PERCENTAGE MASONRY PROVIDED:	100%

EXTERIOR ELEVATION MATERIAL LEGEND

PATTERN		DESCRIPTION
	BR-1	LIGHT BRICK, RUNNING BOND
	BR-2	MEDIUM BRICK, RUNNING BOND
	BR-3	DARK BRICK, RUNNING BOND
	BR-4	ACCENT BRICK, RUNNING BOND

KEYPLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 48 OF 95

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

PLANNING SERVICES DEPARTMENT

Building Elevations
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No. Date Revision

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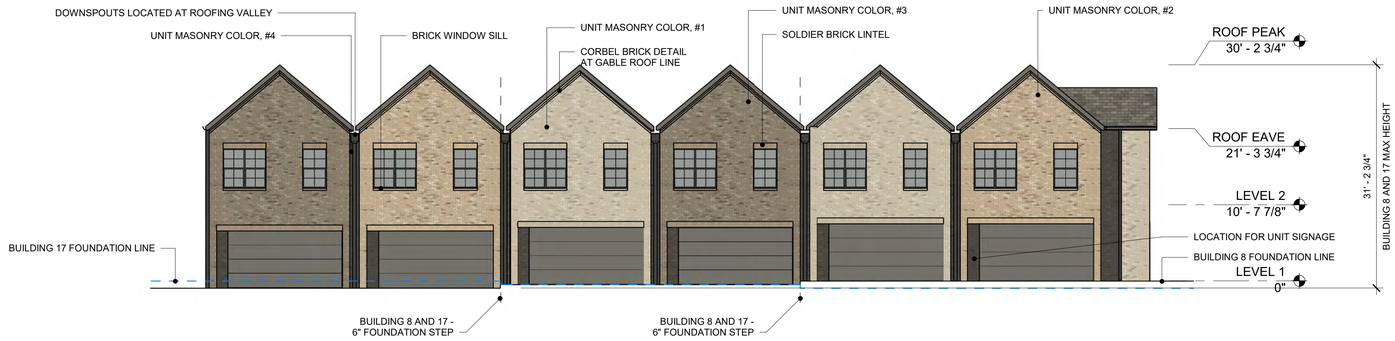
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 7,10,11,12 - ELEVATIONS

Project No. 22210
Date 06/14/2024

A-223

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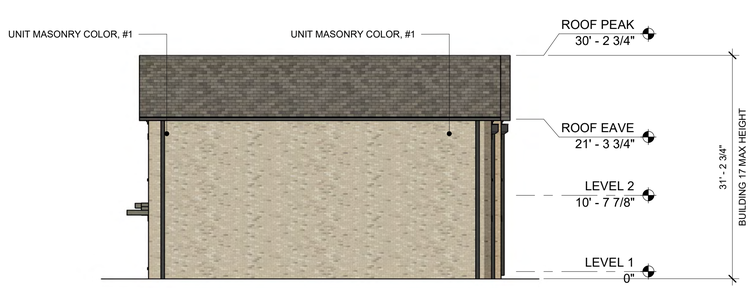
4 BUILDING 8 & 17 - NORTHWEST ELEVATION

1" = 10'-0"



3 BUILDING 8 & 17 - NORTHEAST ELEVATION

1" = 10'-0"



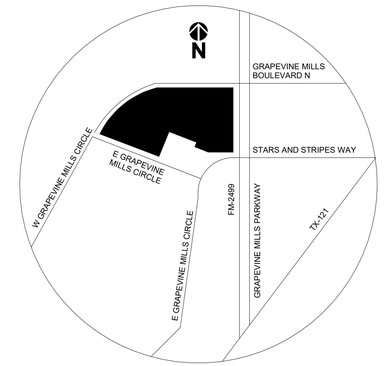
2 BUILDING 8 & 17 - SOUTHWEST ELEVATION

1" = 10'-0"



1 BUILDING 8 & 17 - SOUTHEAST ELEVATION

1" = 10'-0"



VICINITY MAP
1" = 800'-0"

PERCENTAGE MASONRY REQUIRED:	100%
PERCENTAGE MASONRY PROVIDED:	100%

EXTERIOR ELEVATION MATERIAL LEGEND

PATTERN		DESCRIPTION
	BR-1	LIGHT BRICK, RUNNING BOND
	BR-2	MEDIUM BRICK, RUNNING BOND
	BR-3	DARK BRICK, RUNNING BOND
	BR-4	ACCENT BRICK, RUNNING BOND

KEYPLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 49 OF 95

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

PLANNING SERVICES DEPARTMENT

Building Elevations
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No.	Date	Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

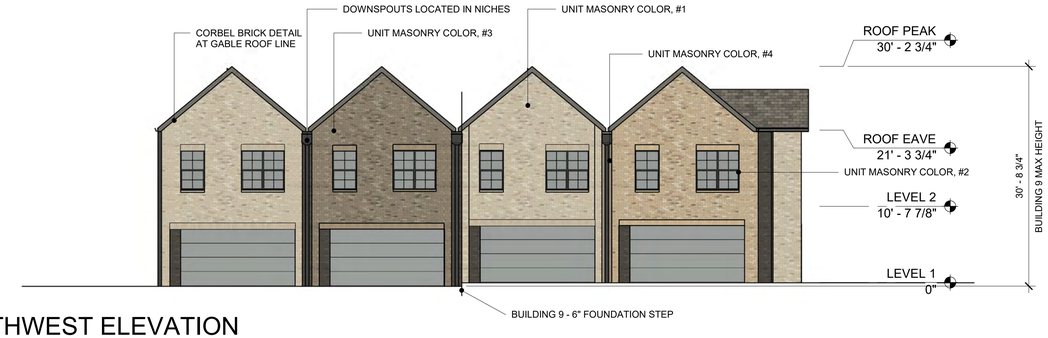
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 8 & 17 - ELEVATIONS

Project No. 22210
Date 06/14/2024

A-224

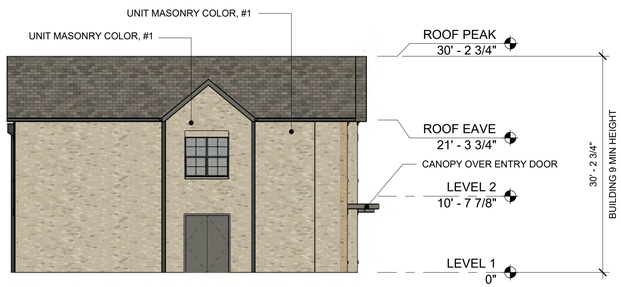
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4 BUILDING 9 - NORTHWEST ELEVATION

1" = 10'-0"

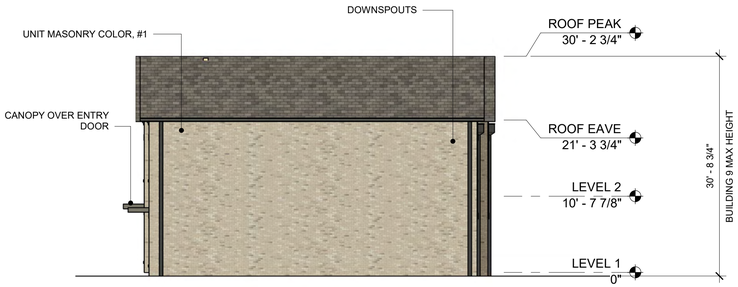
0 2.5 5 10'



3 BUILDING 9 - SOUTHWEST ELEVATION

1" = 10'-0"

0 2.5 5 10'



2 BUILDING 9 - NORTHEAST ELEVATION

1" = 10'-0"

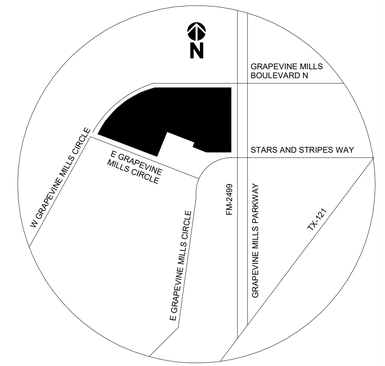
0 2.5 5 10'



1 BUILDING 9 - SOUTHEAST ELEVATION

1" = 10'-0"

0 2.5 5 10'



VICINITY MAP
1" = 800'-0"

PERCENTAGE MASONRY REQUIRED:	100%
PERCENTAGE MASONRY PROVIDED:	100%

EXTERIOR ELEVATION MATERIAL LEGEND

PATTERN		DESCRIPTION
	BR-1	LIGHT BRICK, RUNNING BOND
	BR-2	MEDIUM BRICK, RUNNING BOND
	BR-3	DARK BRICK, RUNNING BOND
	BR-4	ACCENT BRICK, RUNNING BOND

KEYPLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 50 OF 95

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

PLANNING SERVICES DEPARTMENT

Building Elevations
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY

2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No.	Date	Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 9 - ELEVATIONS

Project No. 22210
Date 06/14/2024

A-225

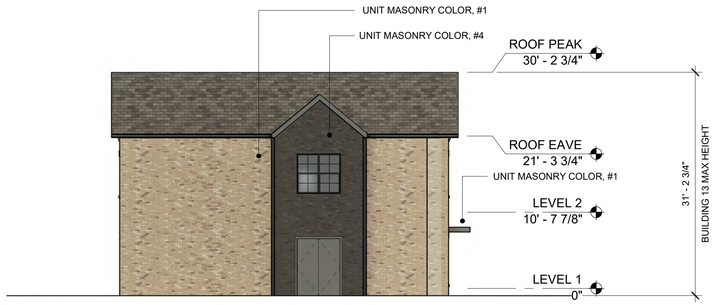
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4 BUILDING 13 - NORTH ELEVATION

1" = 10'-0"

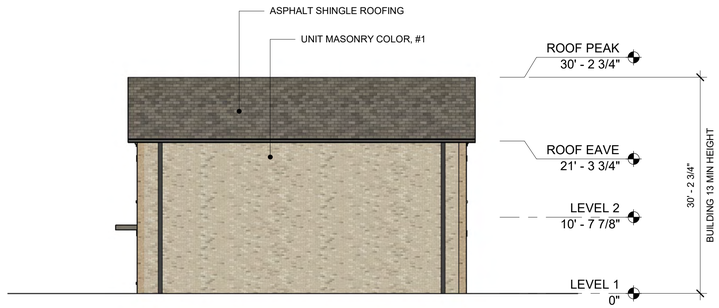
0 2.5 5 10'



3 BUILDING 13 - WEST ELEVATION

1" = 10'-0"

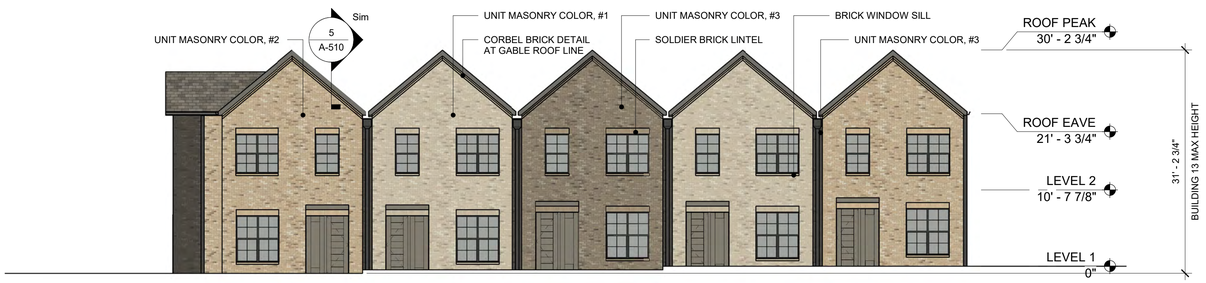
0 2.5 5 10'



2 BUILDING 13 - EAST ELEVATION

1" = 10'-0"

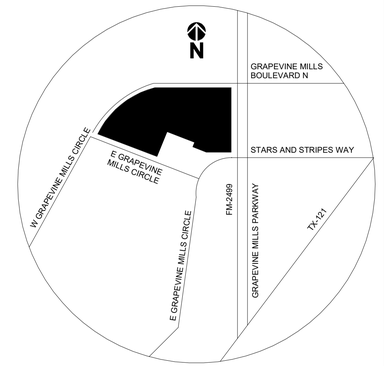
0 2.5 5 10'



1 BUILDING 13 - SOUTH ELEVATION

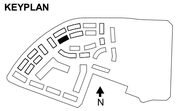
1" = 10'-0"

0 2.5 5 10'



VICINITY MAP
1" = 800'-0"

KEYPLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 51 OF 95

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

PLANNING SERVICES DEPARTMENT

Building Elevations
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY

2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No.	Date	Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

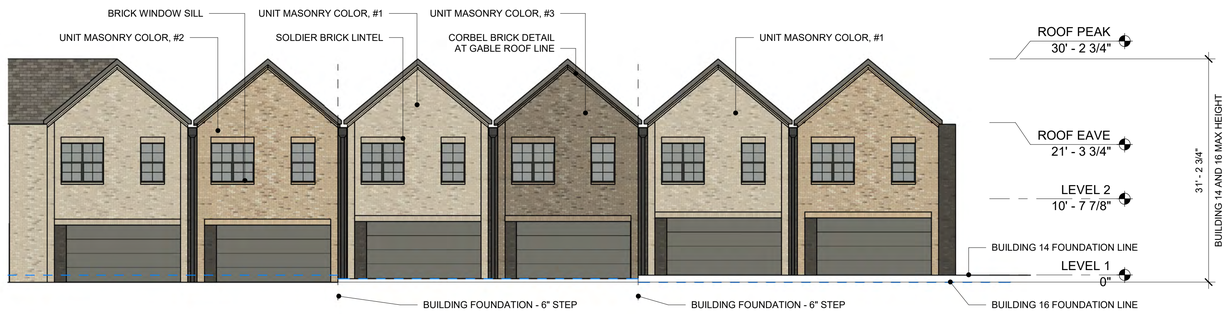
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 13 - ELEVATIONS

Project No. 22210
Date 06/14/2024

A-226

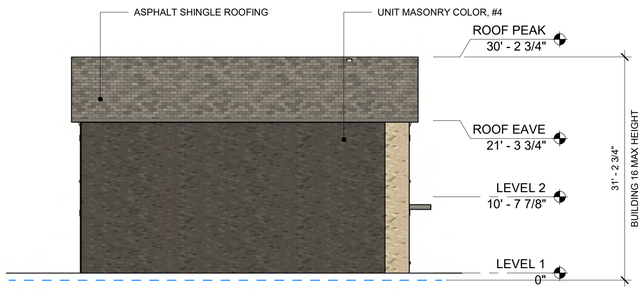
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4 BUILDING 14 & 16 - NORTH ELEVATION

1" = 10'-0"

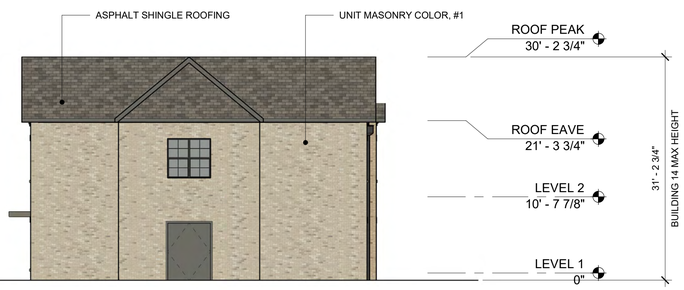
0 2.5 5 10'



3 BUILDING 14 & 16 - EAST ELEVATION

1" = 10'-0"

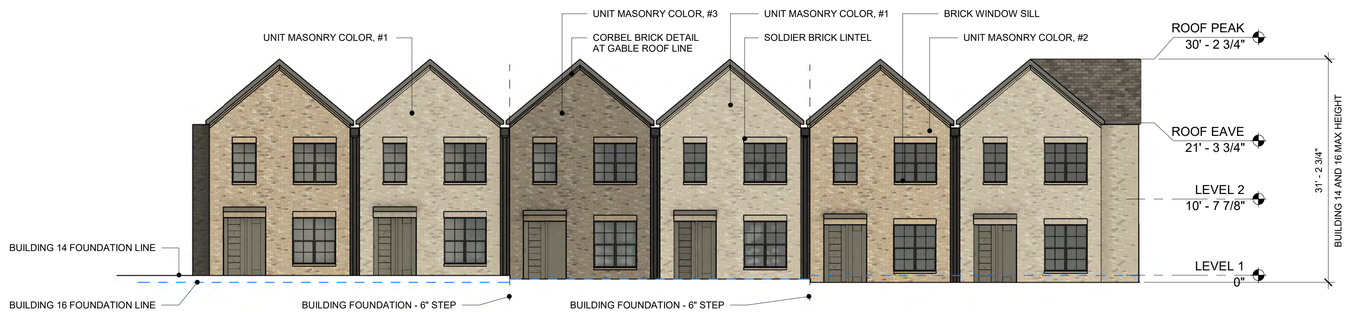
0 2.5 5 10'



2 BUILDING 14 & 16 - WEST ELEVATION

1" = 10'-0"

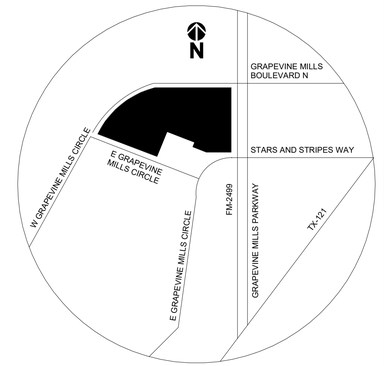
0 2.5 5 10'



1 BUILDING 14 & 16 - SOUTH ELEVATION

1" = 10'-0"

0 2.5 5 10'



VICINITY MAP
1" = 800'-0"

PERCENTAGE MASONRY REQUIRED:	100%
PERCENTAGE MASONRY PROVIDED:	100%

EXTERIOR ELEVATION MATERIAL LEGEND

PATTERN		DESCRIPTION
	BR-1	LIGHT BRICK, RUNNING BOND
	BR-2	MEDIUM BRICK, RUNNING BOND
	BR-3	DARK BRICK, RUNNING BOND
	BR-4	ACCENT BRICK, RUNNING BOND

KEYPLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 52 OF 95

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

PLANNING SERVICES DEPARTMENT

Building Elevations
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No.	Date	Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 14 & 16
- ELEVATIONS

Project No. 22210
Date 06/14/2024

A-227

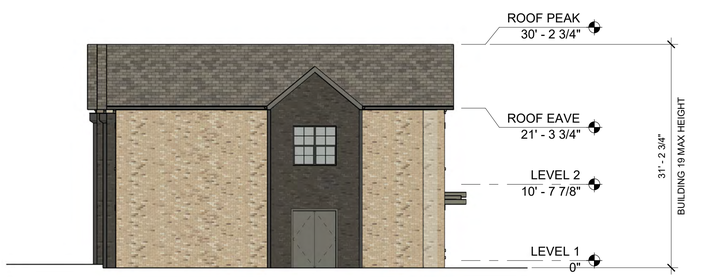
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4 BUILDING 15 AND 19 - NORTH ELEVATION

1" = 10'-0"

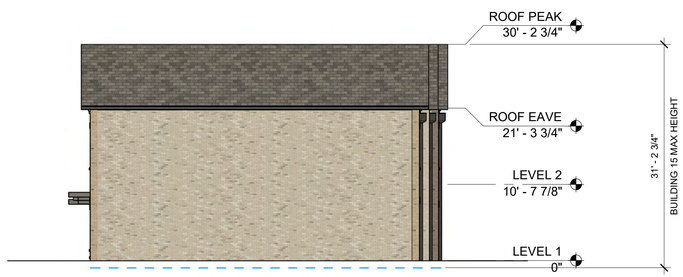
0 2.5 5 10'



3 BUILDING 15 AND 19 - WEST ELEVATION

1" = 10'-0"

0 2.5 5 10'



2 BUILDING 15 AND 19 - EAST ELEVATION

1" = 10'-0"

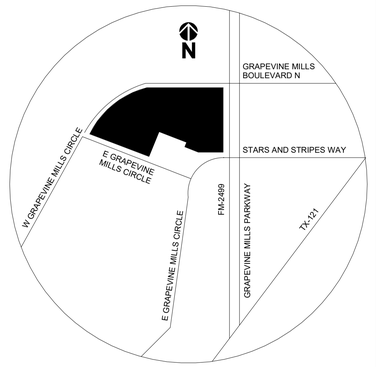
0 2.5 5 10'



1 BUILDING 15 AND 19 - SOUTH ELEVATION

1" = 10'-0"

0 2.5 5 10'



VICINITY MAP
1" = 800'-0"

PERCENTAGE MASONRY REQUIRED:	100%
PERCENTAGE MASONRY PROVIDED:	100%

EXTERIOR ELEVATION MATERIAL LEGEND

PATTERN		DESCRIPTION
	BR-1	LIGHT BRICK, RUNNING BOND
	BR-2	MEDIUM BRICK, RUNNING BOND
	BR-3	DARK BRICK, RUNNING BOND
	BR-4	ACCENT BRICK, RUNNING BOND

KEYPLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 53 OF 95

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

PLANNING SERVICES DEPARTMENT

Building Elevations
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No. Date Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 15 & 19
- ELEVATIONS

Project No. 22210
Date 06/14/2024

A-228

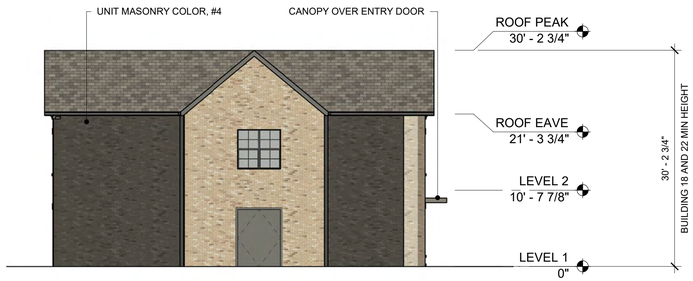
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4 BUILDING 18 & 22 - NORTH ELEVATION

1" = 10'-0"

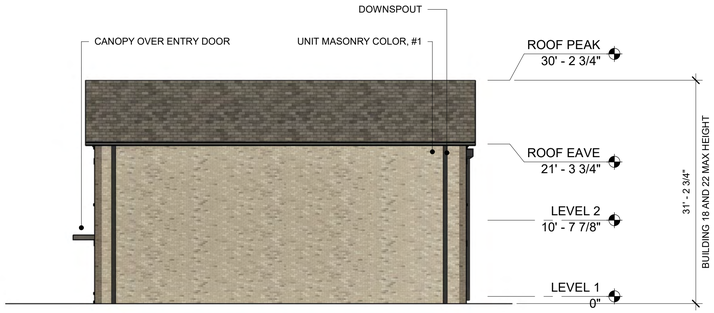
0 2.5 5 10'



3 BUILDING 18 & 22 - EAST ELEVATION

1" = 10'-0"

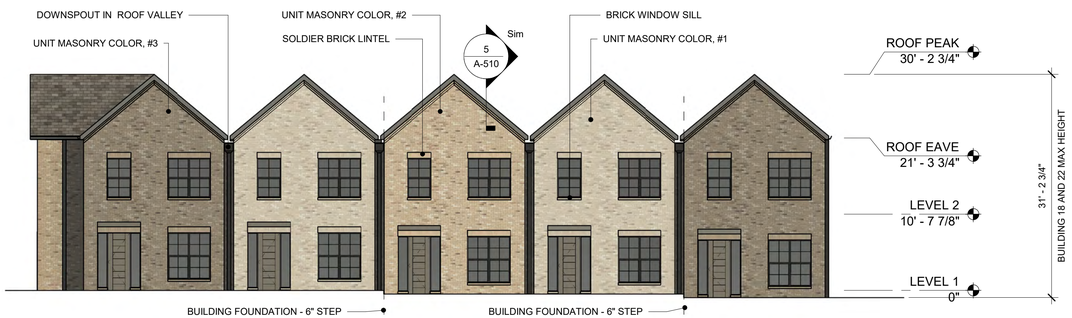
0 2.5 5 10'



2 BUILDING 18 & 22 - WEST ELEVATION

1" = 10'-0"

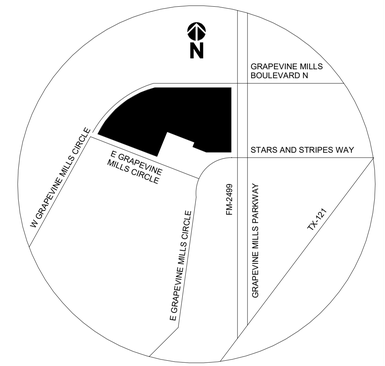
0 2.5 5 10'



1 BUILDING 18 & 22 - SOUTH ELEVATION

1" = 10'-0"

0 2.5 5 10'



VICINITY MAP
1" = 800'-0"

PERCENTAGE MASONRY REQUIRED:	100%
PERCENTAGE MASONRY PROVIDED:	100%

EXTERIOR ELEVATION MATERIAL LEGEND

PATTERN		DESCRIPTION
	BR-1	LIGHT BRICK, RUNNING BOND
	BR-2	MEDIUM BRICK, RUNNING BOND
	BR-3	DARK BRICK, RUNNING BOND
	BR-4	ACCENT BRICK, RUNNING BOND

KEYPLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 54 OF 95

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

PLANNING SERVICES DEPARTMENT

Building Elevations
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No.	Date	Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

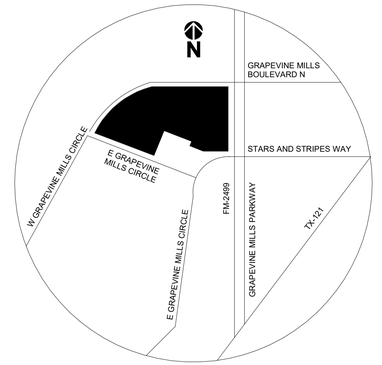
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 18 & 22 - ELEVATIONS

Project No. 22210
Date 06/14/2024

A-229

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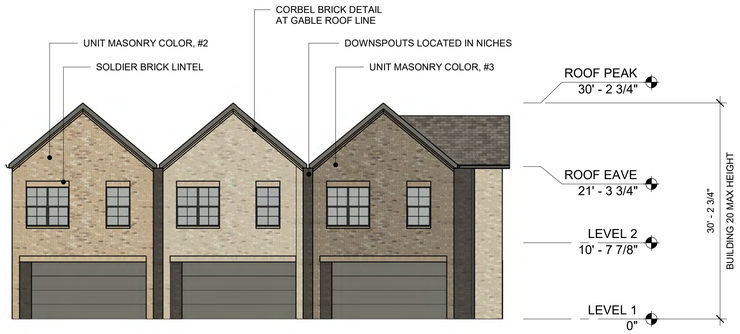


VICINITY MAP
1" = 800'-0"

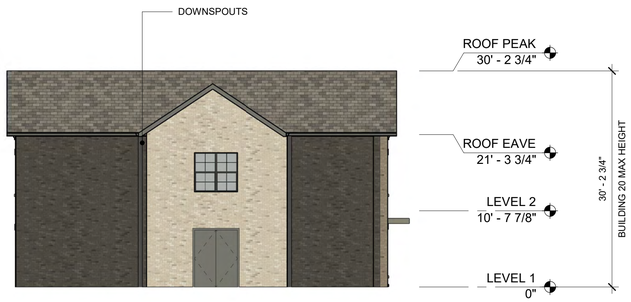
PERCENTAGE MASONRY REQUIRED:	100%
PERCENTAGE MASONRY PROVIDED:	100%

EXTERIOR ELEVATION MATERIAL LEGEND

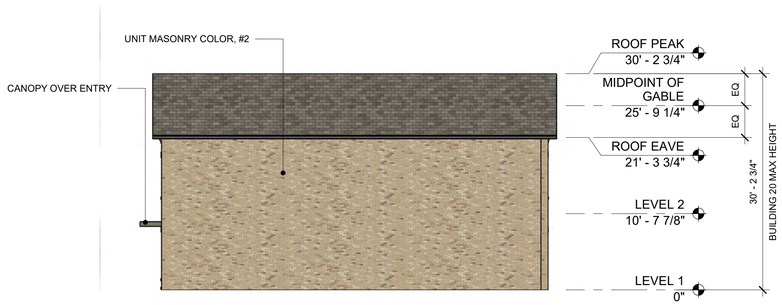
PATTERN		DESCRIPTION
	BR-1	LIGHT BRICK, RUNNING BOND
	BR-2	MEDIUM BRICK, RUNNING BOND
	BR-3	DARK BRICK, RUNNING BOND
	BR-4	ACCENT BRICK, RUNNING BOND



4 BUILDING 20 - WEST ELEVATION
1" = 10'-0"



3 BUILDING 20 - SOUTH ELEVATION
1" = 10'-0"



2 BUILDING 20 - NORTH ELEVATION
1" = 10'-0"



1 BUILDING 20 - EAST ELEVATION
1" = 10'-0"

KEYPLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 55 OF 95

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

PLANNING SERVICES DEPARTMENT

Building Elevations
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No.	Date	Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

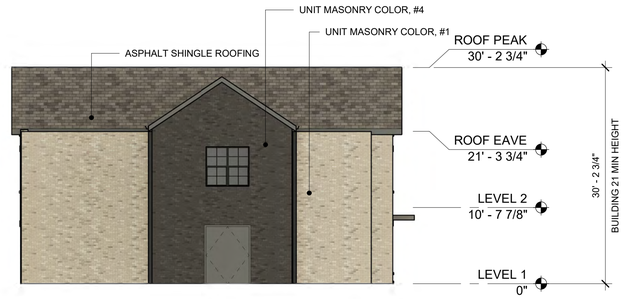
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 20 - ELEVATIONS

Project No. 22210
Date 06/14/2024

A-231

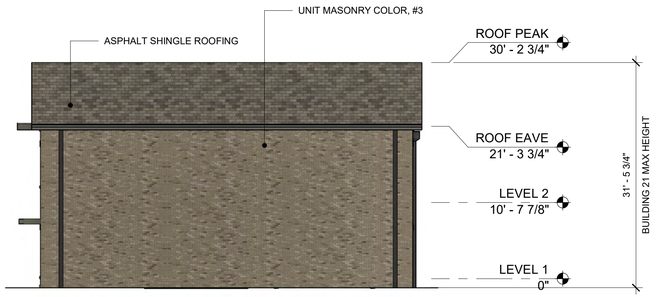
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4 BUILDING 21 - EAST ELEVATION

1" = 10'-0"

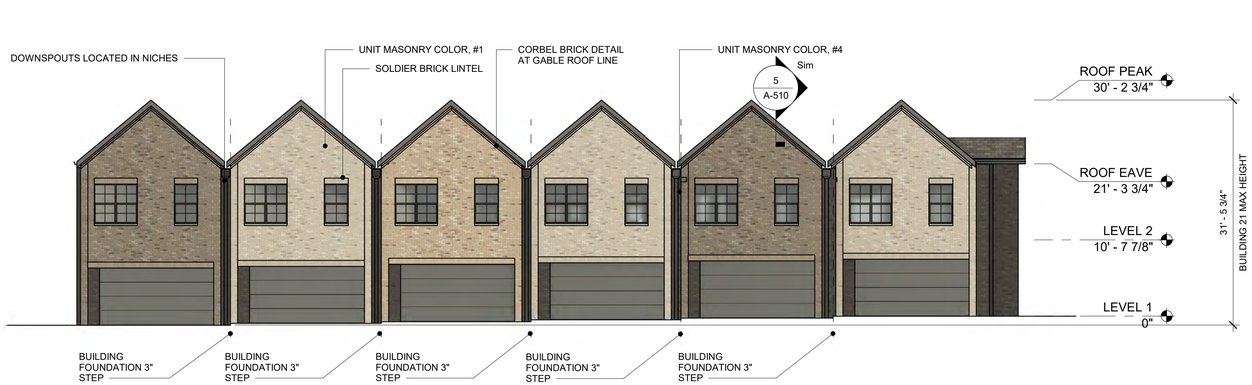
0 2.5 5 10'



3 BUILDING 21 - WEST ELEVATION

1" = 10'-0"

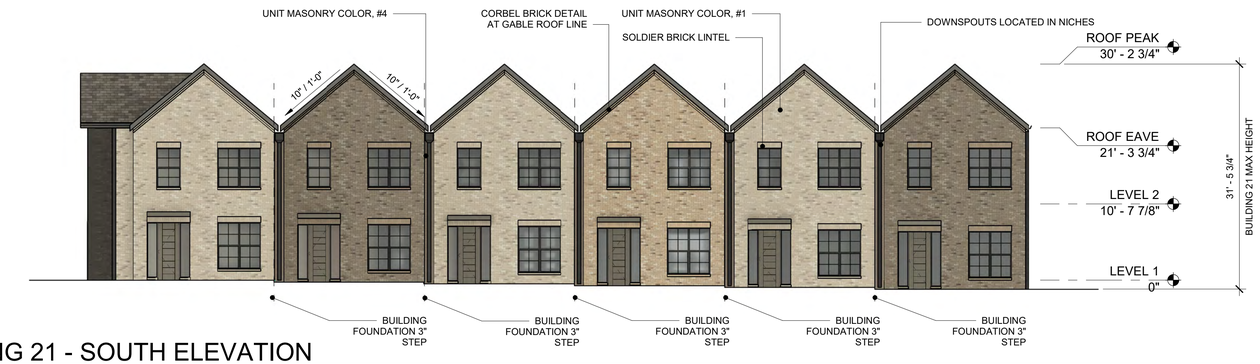
0 2.5 5 10'



2 BUILDING 21 - NORTH ELEVATION

1" = 10'-0"

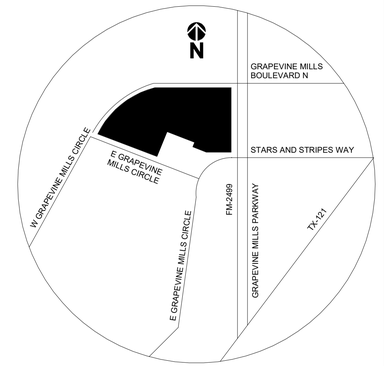
0 2.5 5 10'



1 BUILDING 21 - SOUTH ELEVATION

1" = 10'-0"

0 2.5 5 10'



VICINITY MAP
1" = 800'-0"

PERCENTAGE MASONRY REQUIRED:	100%
PERCENTAGE MASONRY PROVIDED:	100%

EXTERIOR ELEVATION MATERIAL LEGEND

PATTERN		DESCRIPTION
	BR-1	LIGHT BRICK, RUNNING BOND
	BR-2	MEDIUM BRICK, RUNNING BOND
	BR-3	DARK BRICK, RUNNING BOND
	BR-4	ACCENT BRICK, RUNNING BOND

KEYPLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 56 OF 95

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

PLANNING SERVICES DEPARTMENT

Building Elevations
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No. Date Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

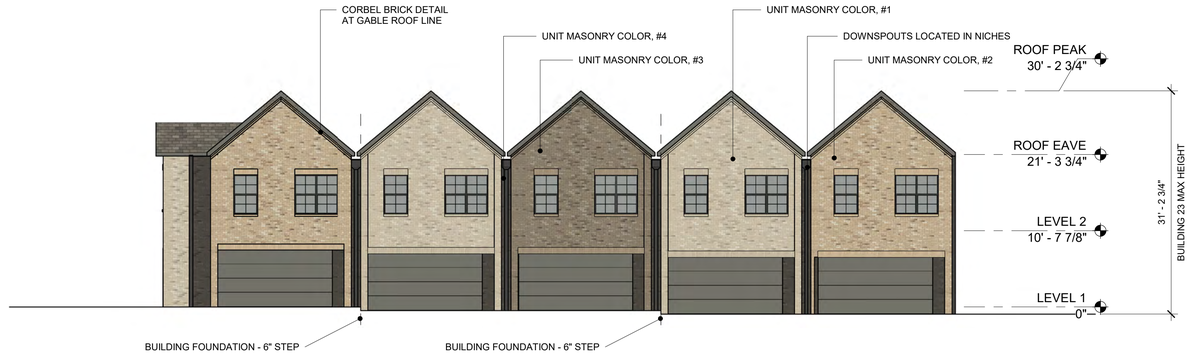
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 21 - ELEVATIONS

Project No. 22210
Date 06/14/2024

A-232

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4 BUILDING 23 - NORTHEAST ELEVATION

1" = 10'-0"

0 2.5 5 10'



3 BUILDING 23 - NORTHWEST ELEVATION

1" = 10'-0"

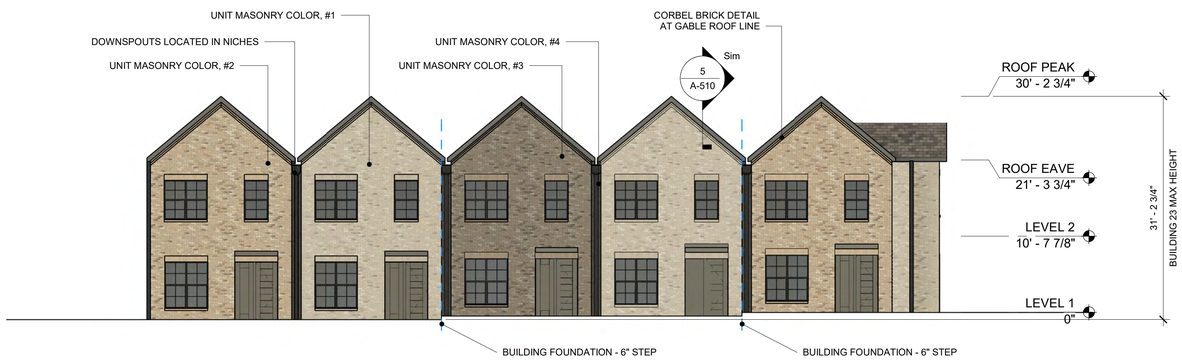
0 2.5 5 10'



2 BUILDING 23 - SOUTHEAST ELEVATION

1" = 10'-0"

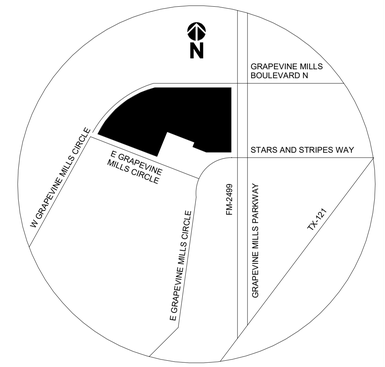
0 2.5 5 10'



1 BUILDING 23 - SOUTHWEST ELEVATION

1" = 10'-0"

0 2.5 5 10'



VICINITY MAP
1" = 800'-0"

PERCENTAGE MASONRY REQUIRED:	100%
PERCENTAGE MASONRY PROVIDED:	100%

EXTERIOR ELEVATION MATERIAL LEGEND

PATTERN		DESCRIPTION
	BR-1	LIGHT BRICK, RUNNING BOND
	BR-2	MEDIUM BRICK, RUNNING BOND
	BR-3	DARK BRICK, RUNNING BOND
	BR-4	ACCENT BRICK, RUNNING BOND

KEYPLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ MAYOR

_____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 57 OF 95

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

PLANNING SERVICES DEPARTMENT

Building Elevations
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No. Date Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 23 - ELEVATIONS

Project No. 22210
Date 06/14/2024

A-233

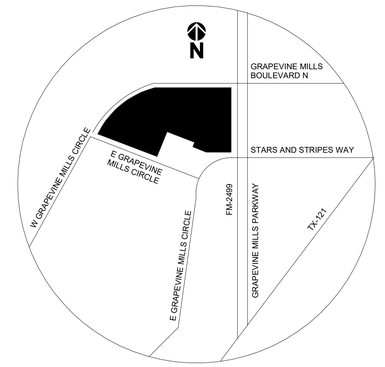
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4 BUILDING 24 - NORTH ELEVATION

1" = 10'-0"

0 2.5 5 10'

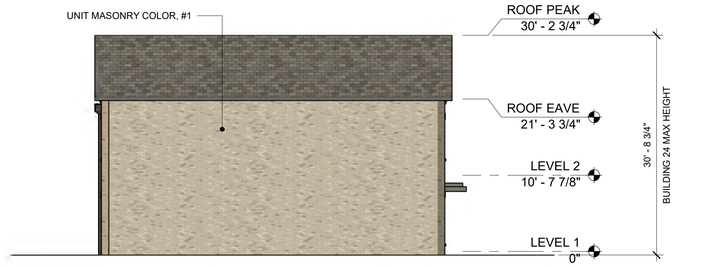


VICINITY MAP
1" = 800'-0"

PERCENTAGE MASONRY REQUIRED:	100%
PERCENTAGE MASONRY PROVIDED:	100%

EXTERIOR ELEVATION MATERIAL LEGEND

PATTERN		DESCRIPTION
	BR-1	LIGHT BRICK, RUNNING BOND
	BR-2	MEDIUM BRICK, RUNNING BOND
	BR-3	DARK BRICK, RUNNING BOND
	BR-4	ACCENT BRICK, RUNNING BOND



3 BUILDING 24 - WEST ELEVATION

1" = 10'-0"

0 2.5 5 10'

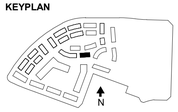


2 BUILDING 24 - EAST ELEVATION

1" = 10'-0"

0 2.5 5 10'

KEYPLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."



1 BUILDING 24 - SOUTH ELEVATION

1" = 10'-0"

0 2.5 5 10'

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 58 OF 95

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

PLANNING SERVICES DEPARTMENT

Building Elevations
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No.	Date	Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 24 - ELEVATIONS

Project No. 22210
Date 06/14/2024

A-234

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4 BUILDING 25 - NORTHWEST ELEVATION

1" = 10'-0"



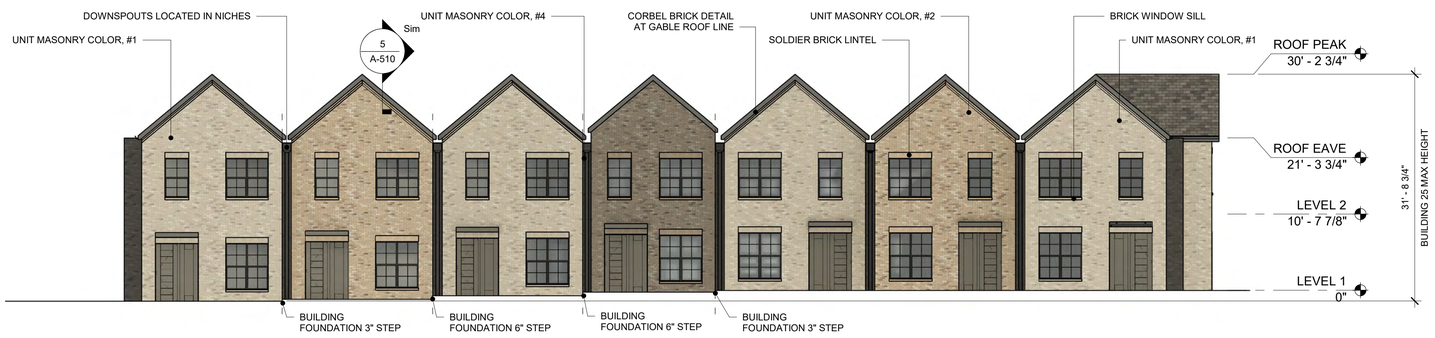
3 BUILDING 25 - SOUTHWEST ELEVATION

1" = 10'-0"



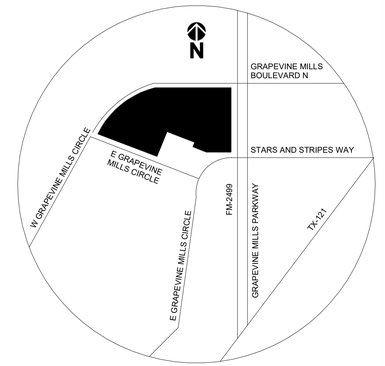
2 BUILDING 25 - NORTHEAST ELEVATION

1" = 10'-0"



1 BUILDING 25 - SOUTHEAST ELEVATION

1" = 10'-0"



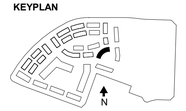
VICINITY MAP
1" = 800'-0"

PERCENTAGE MASONRY REQUIRED:	100%
PERCENTAGE MASONRY PROVIDED:	100%

EXTERIOR ELEVATION MATERIAL LEGEND

PATTERN		DESCRIPTION
	BR-1	LIGHT BRICK, RUNNING BOND
	BR-2	MEDIUM BRICK, RUNNING BOND
	BR-3	DARK BRICK, RUNNING BOND
	BR-4	ACCENT BRICK, RUNNING BOND

KEYPLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 59 OF 95

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

PLANNING SERVICES DEPARTMENT

Building Elevations
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No. Date Revision

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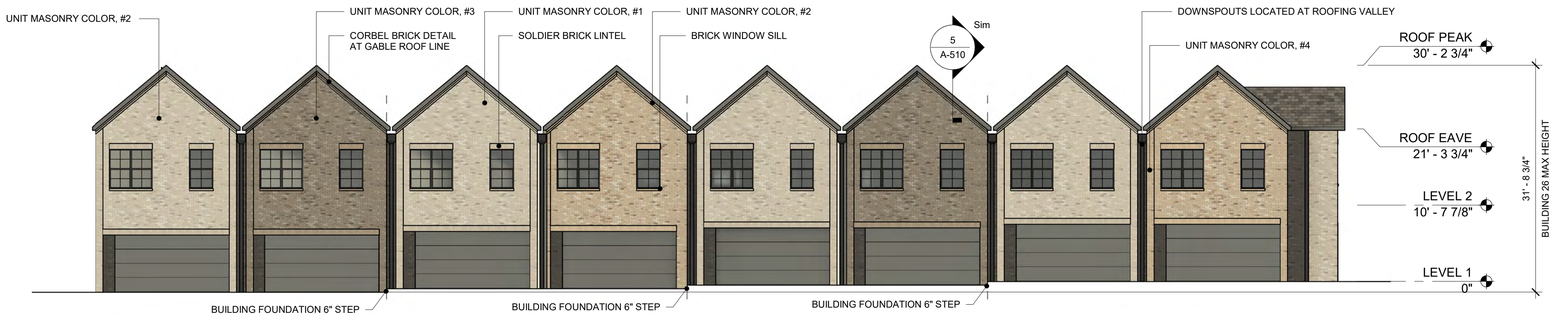
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 25 - ELEVATIONS

Project No. 22210
Date 06/14/2024

A-235

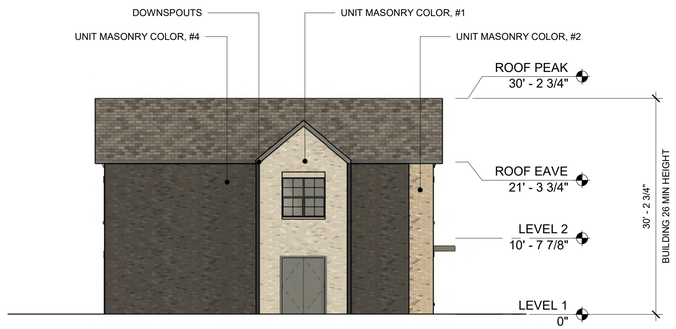
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4 BUILDING 26 - SOUTHWEST ELEVATION

1" = 10'-0"

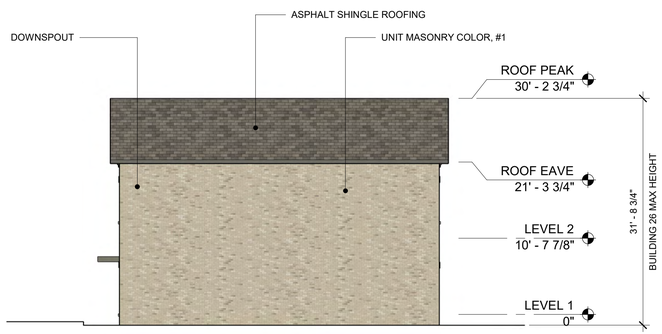
0 2.5 5 10'



3 BUILDING 26 - SOUTHEAST ELEVATION

1" = 10'-0"

0 2.5 5 10'



2 BUILDING 26 - NORTHWEST ELEVATION

1" = 10'-0"

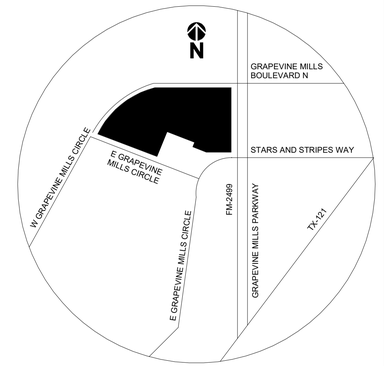
0 2.5 5 10'



1 BUILDING 26 - NORTHEAST ELEVATION

1" = 10'-0"

0 2.5 5 10'



VICINITY MAP
1" = 800'-0"

PERCENTAGE MASONRY REQUIRED:	100%
PERCENTAGE MASONRY PROVIDED:	100%

EXTERIOR ELEVATION MATERIAL LEGEND

PATTERN		DESCRIPTION
	BR-1	LIGHT BRICK, RUNNING BOND
	BR-2	MEDIUM BRICK, RUNNING BOND
	BR-3	DARK BRICK, RUNNING BOND
	BR-4	ACCENT BRICK, RUNNING BOND

KEYPLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 60 OF 95

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

PLANNING SERVICES DEPARTMENT

Building Elevations
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No.	Date	Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

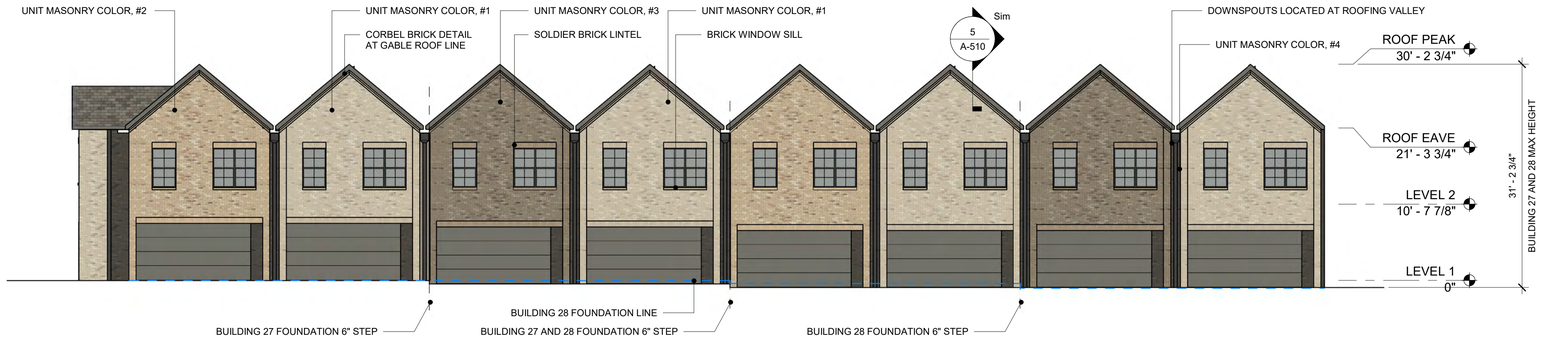
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING 26 - ELEVATIONS

Project No. 22210
Date 06/14/2024

A-236

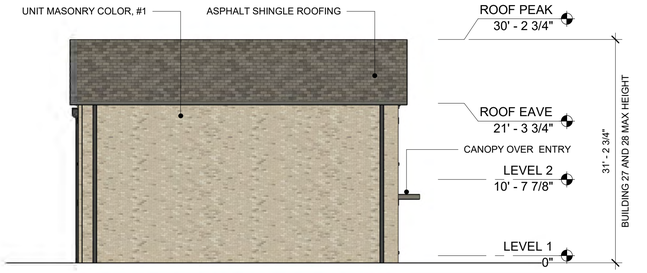
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4 BUILDING 27 & 28 - EAST ELEVATION

1" = 10'-0"

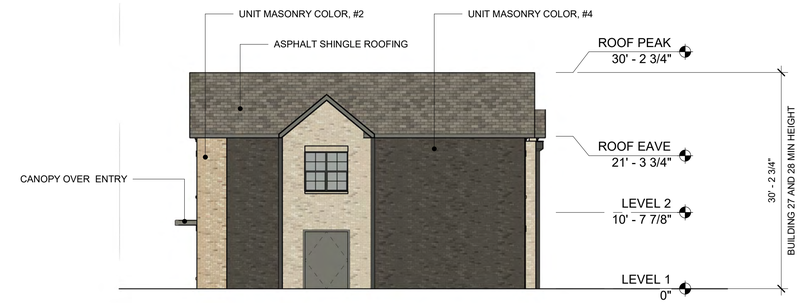
0 2.5 5 10'



3 BUILDING 27 & 28 - NORTH ELEVATION

1" = 10'-0"

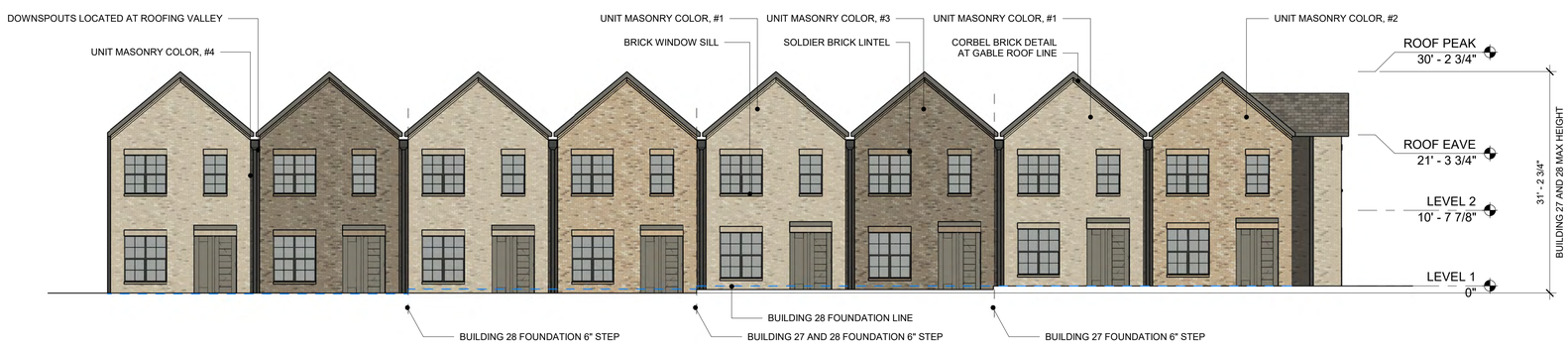
0 2.5 5 10'



2 BUILDING 27 & 28 - SOUTH ELEVATION

1" = 10'-0"

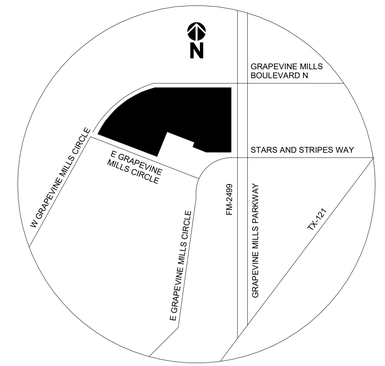
0 2.5 5 10'



1 BUILDING 27 & 28 - WEST ELEVATION

1" = 10'-0"

0 2.5 5 10'



VICINITY MAP
1" = 800'-0"

PERCENTAGE MASONRY REQUIRED:	100%
PERCENTAGE MASONRY PROVIDED:	100%

EXTERIOR ELEVATION MATERIAL LEGEND

PATTERN		DESCRIPTION
	BR-1	LIGHT BRICK, RUNNING BOND
	BR-2	MEDIUM BRICK, RUNNING BOND
	BR-3	DARK BRICK, RUNNING BOND
	BR-4	ACCENT BRICK, RUNNING BOND

KEYPLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 61 OF 95

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

PLANNING SERVICES DEPARTMENT

Building Elevations
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No. Date Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

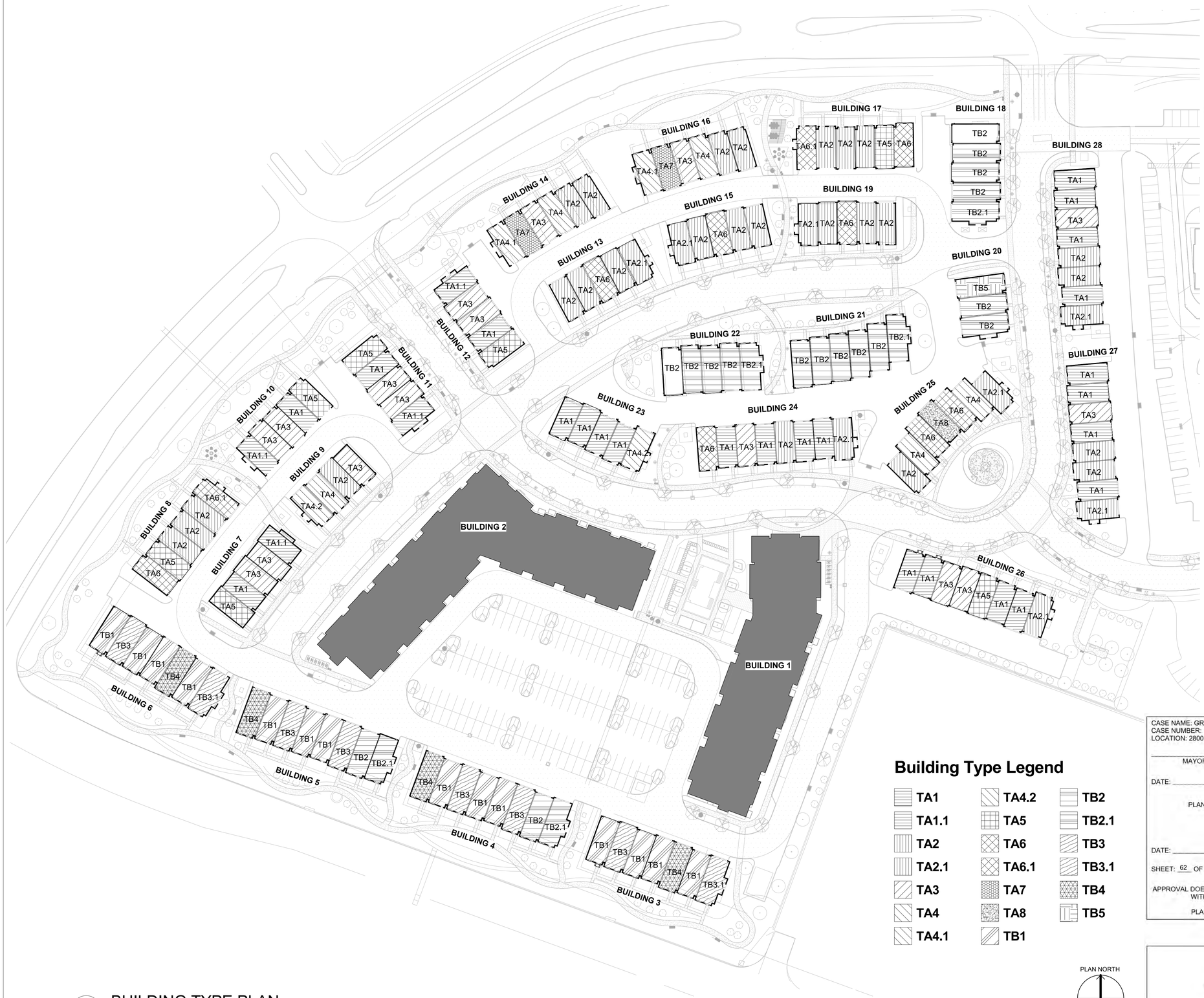
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

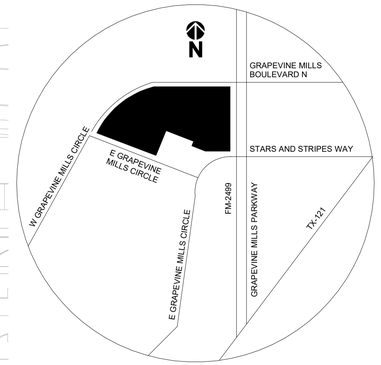
BUILDING 27 & 28
- ELEVATIONS

Project No. 22210
Date 06/14/2024

A-237

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VICINITY MAP
1" = 800'-0"

Building Type Legend

TA1	TA4.2	TB2
TA1.1	TA5	TB2.1
TA2	TA6	TB3
TA2.1	TA6.1	TB3.1
TA3	TA7	TB4
TA4	TA8	TB5
TA4.1	TB1	

PLAN NORTH

KEYPLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 62 OF 95

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

PLANNING SERVICES DEPARTMENT

Site Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

1 BUILDING TYPE PLAN
1" = 50'-0"

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No.	Date	Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

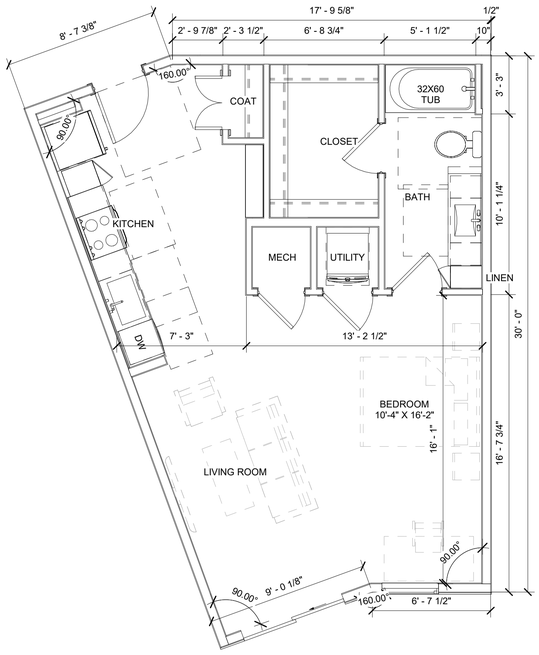
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

BUILDING TYPE PLAN

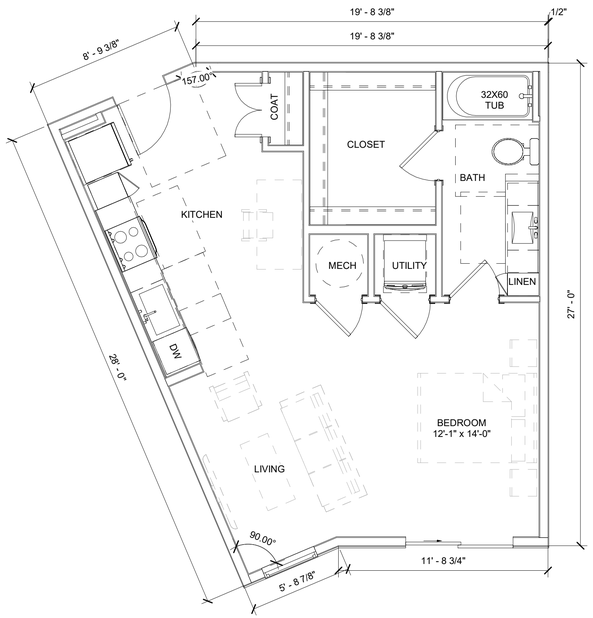
Project No. 22210
Date 07/03/2024

A-400

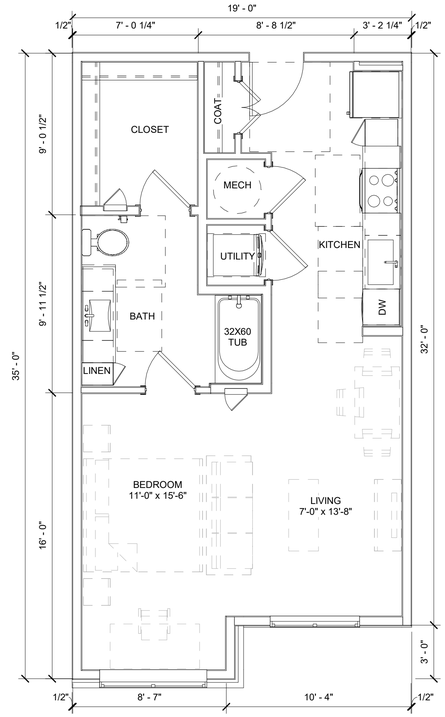
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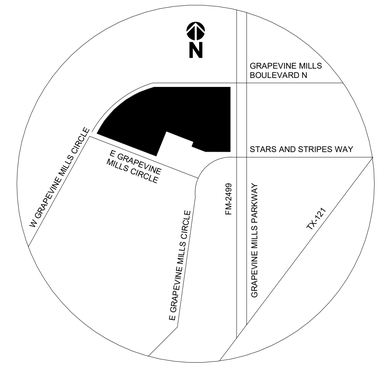
3 / A-401 UNIT E-2 ALT FLOOR PLAN AREA: 654 SF
1/4" = 1'-0" COUNT: 3



2 / A-401 UNIT E-2 FLOOR PLAN AREA: 630 SF
1/4" = 1'-0" COUNT: 3



1 / A-401 UNIT E-1 FLOOR PLAN AREA: 632 SF
1/4" = 1'-0" COUNT: 3



VICINITY MAP
1" = 800'-0"

KEY PLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 63 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No.	Date	Revision

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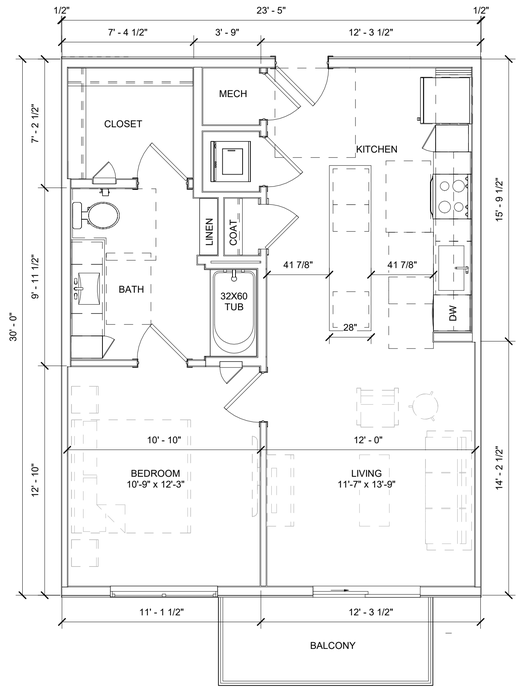
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

UNIT PLANS

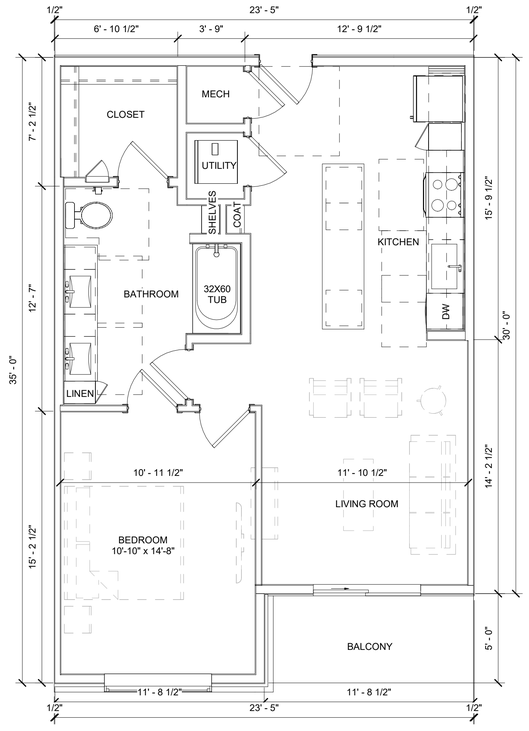
Project No. 22210
Date 06/14/2024

A-401

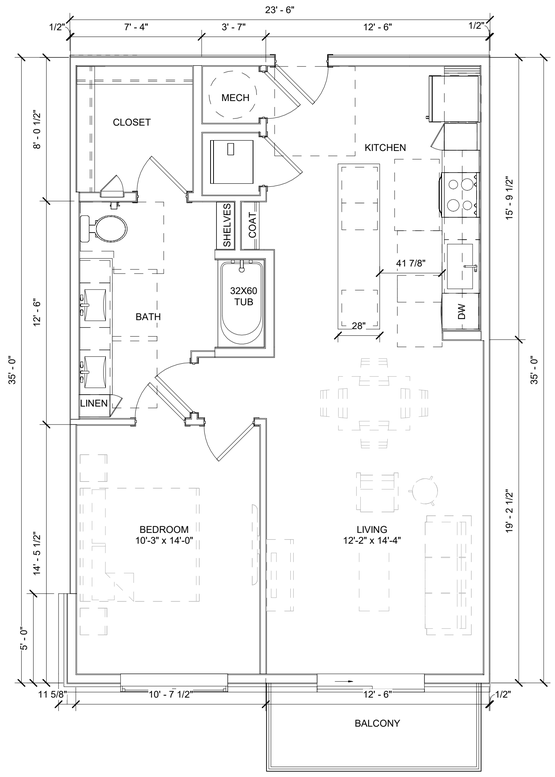
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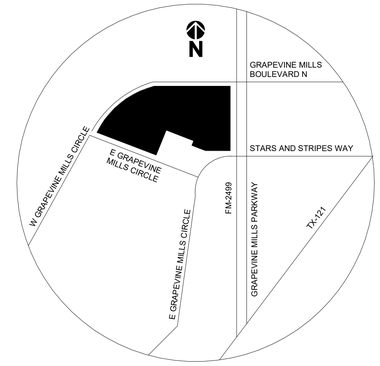
3 / A-402 **UNIT A-1 ALT 2 FLOOR PLAN** AREA: 750 SF
1/4" = 1'-0" COUNT: 2



2 / A-402 **UNIT A-1 ALT FLOOR PLAN** AREA: 761 SF
1/4" = 1'-0" COUNT: 9

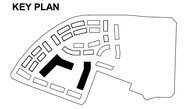


1 / A-402 **UNIT A-1 FLOOR PLAN** AREA: 808 SF
1/4" = 1'-0" COUNT: 20



VICINITY MAP
1" = 800'-0"

KEY PLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 64 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MULTIFAMILY

2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No.	Date	Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

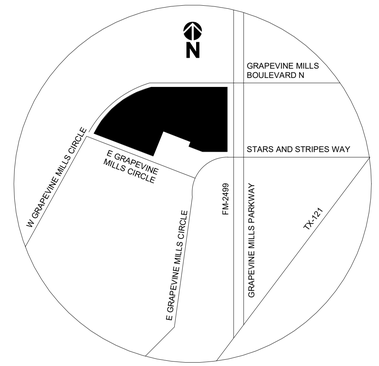
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

UNIT PLANS

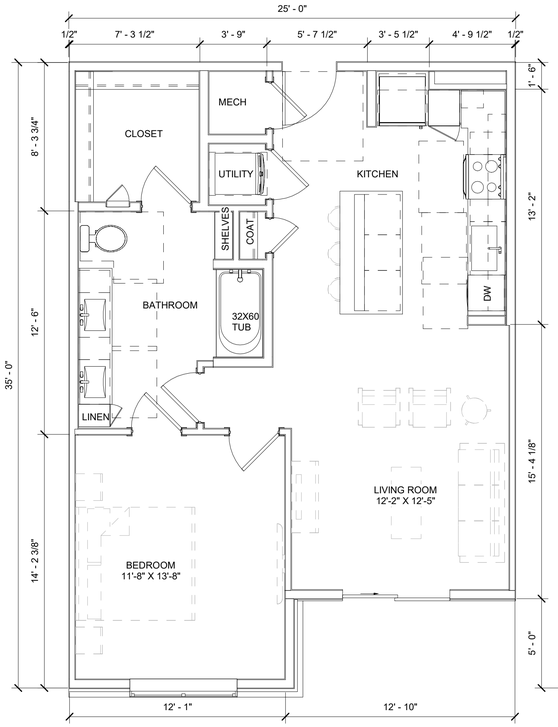
Project No. 22210
Date 06/14/2024

A-402

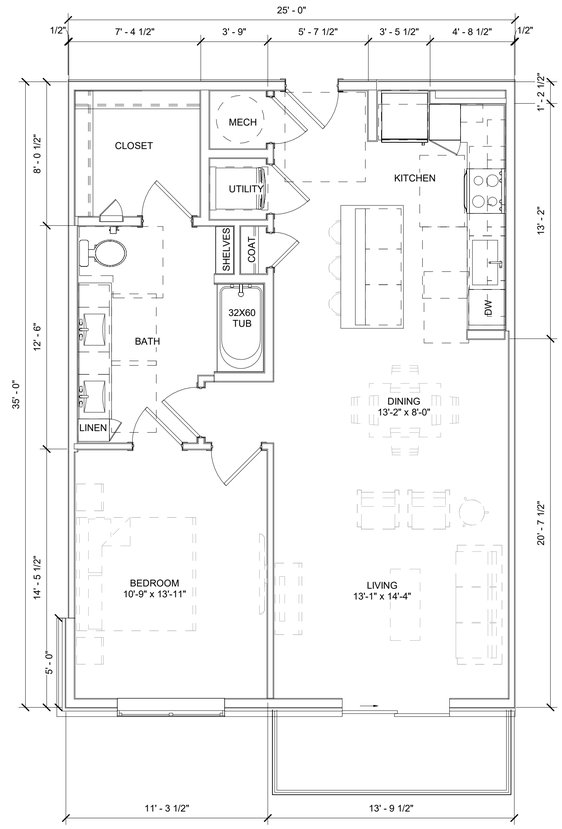
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VICINITY MAP
1" = 800'-0"

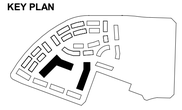


2 A-403 UNIT A-2 ALT FLOOR PLAN AREA: 810 SF COUNT: 18
1/4" = 1'-0"



1 A-403 UNIT A-2 FLOOR PLAN AREA: 872 SF COUNT: 19
1/4" = 1'-0"

KEY PLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 65 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No.	Date	Revision

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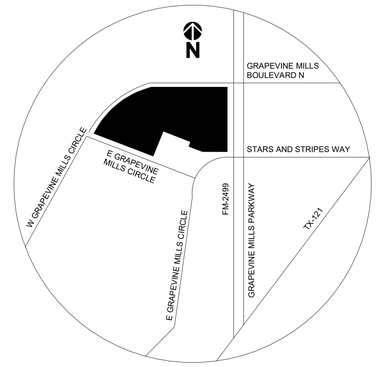
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

UNIT PLANS

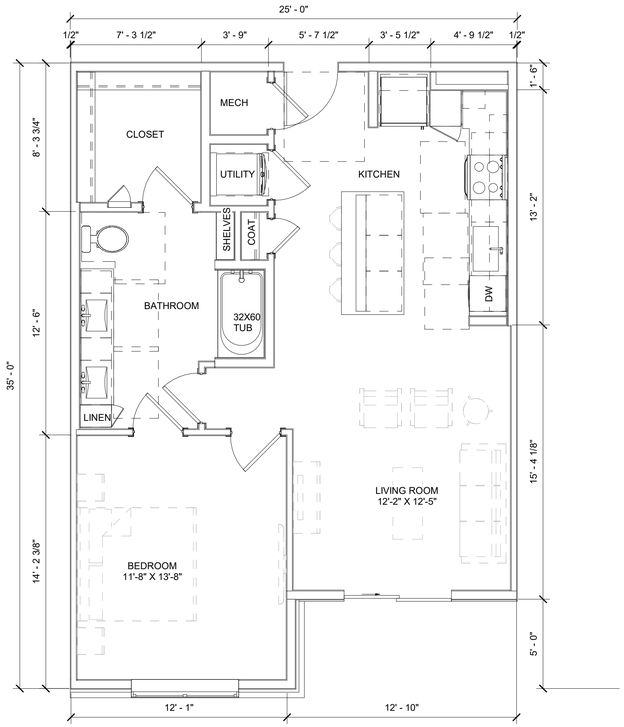
Project No. 22210
Date 06/14/2024

A-403

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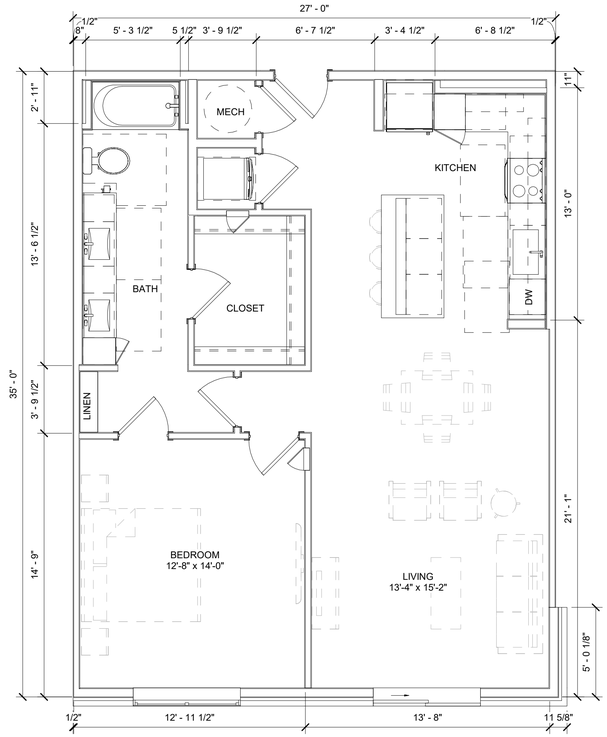


VICINITY MAP
1" = 800'-0"



2 / A-404 UNIT A-3 ALT FLOOR PLAN
1/4" = 1'-0"

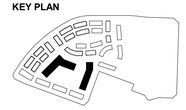
AREA: 875 SF
COUNT: 14



1 / A-404 UNIT A-3 FLOOR PLAN
1/4" = 1'-0"

AREA: 942 SF
COUNT: 6

KEY PLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ MAYOR _____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____ CHAIRMAN

DATE: _____

SHEET: 66 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No.	Date	Revision

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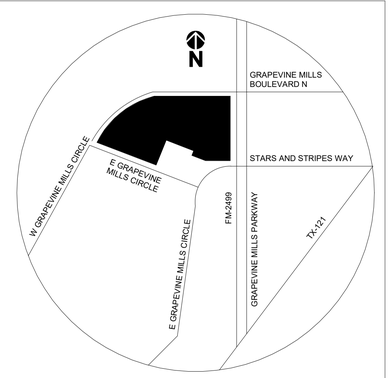
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

UNIT PLANS

Project No. 22210
Date 06/14/2024

A-404

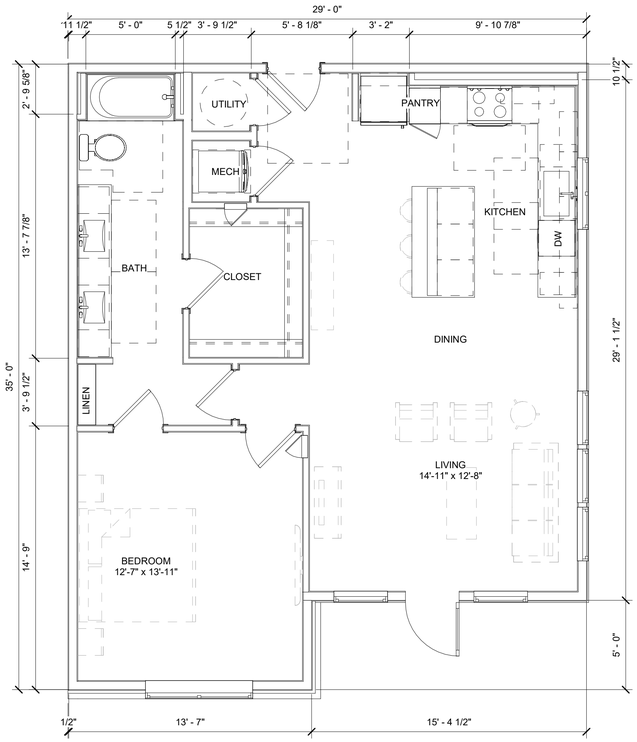
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VICINITY MAP
1" = 800'-0"

2 / A-405 UNIT A-5 FLOOR PLAN
1/4" = 1'-0"

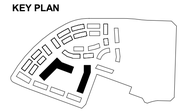
AREA: 1036 SF
COUNT: 2



1 / A-405 UNIT A-4 FLOOR PLAN
1/4" = 1'-0"

AREA: 937 SF
COUNT: 7

KEY PLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 67 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No.	Date	Revision

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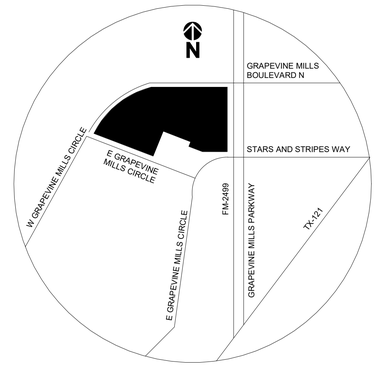
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

UNIT PLANS

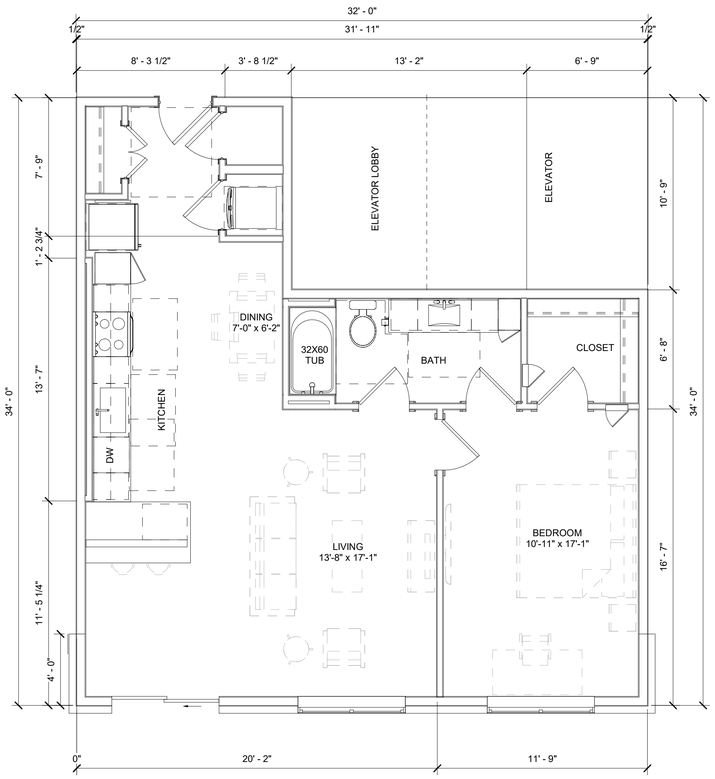
Project No. 22210
Date 06/14/2024

A-405

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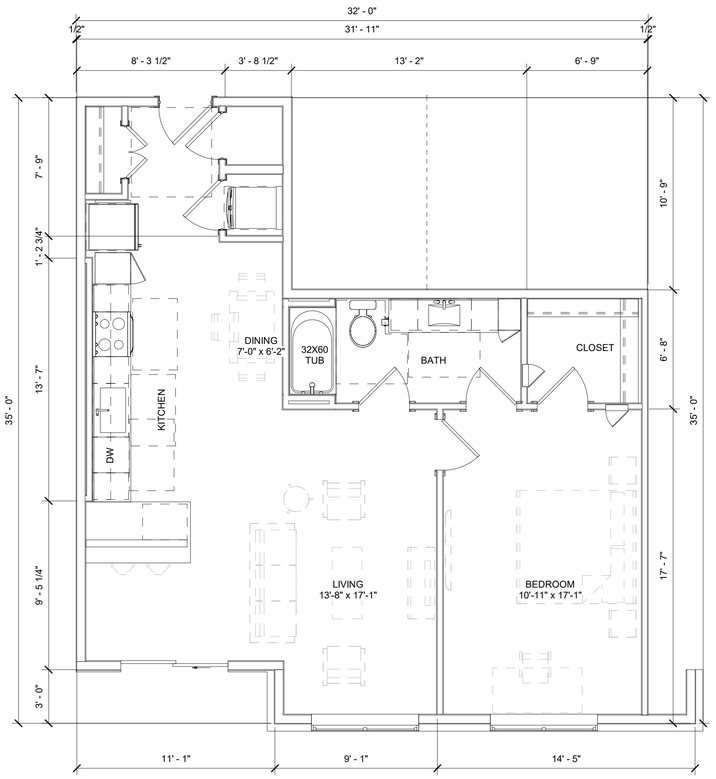


VICINITY MAP
1" = 800'-0"



2 / A-406 UNIT A-6 ALT FLOOR PLAN
1/4" = 1'-0"

AREA: 871 SF
COUNT: 4



1 / A-406 UNIT A-6 FLOOR PLAN
1/4" = 1'-0"

AREA: 871 SF
COUNT: 3

KEY PLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 68 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MULTIFAMILY

2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No.	Date	Revision

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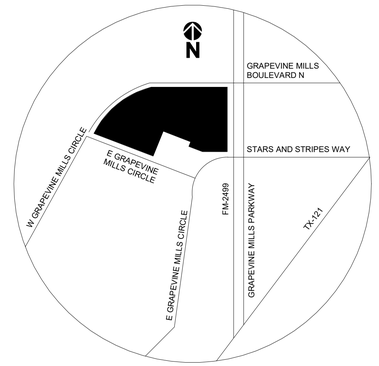
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

UNIT PLANS

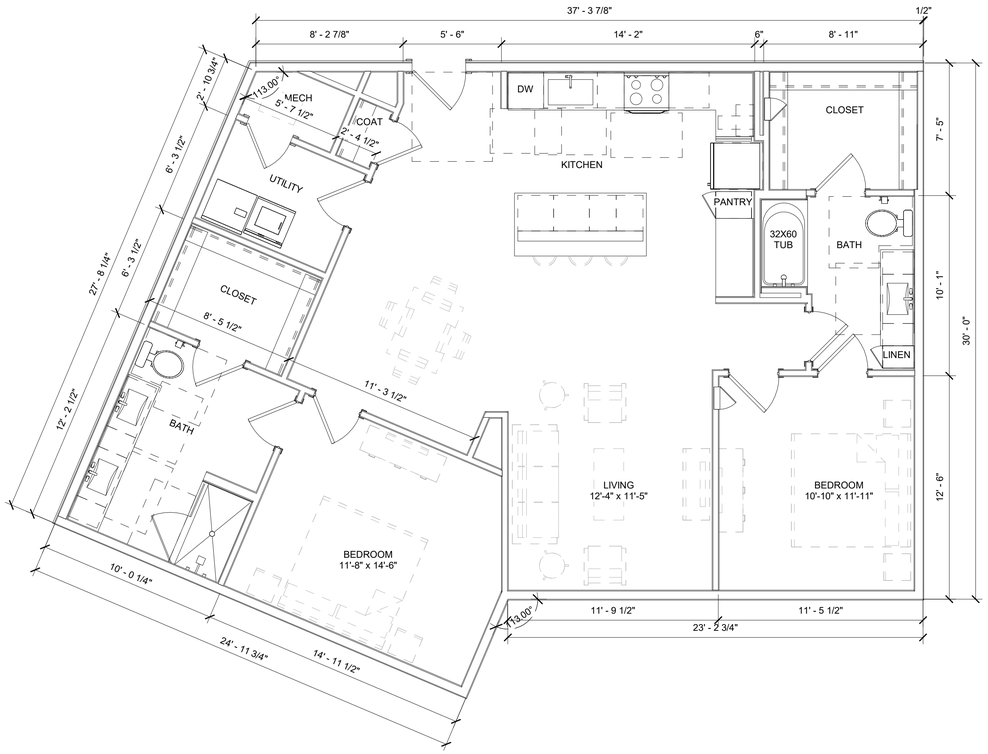
Project No. 22210
Date 06/14/2024

A-406

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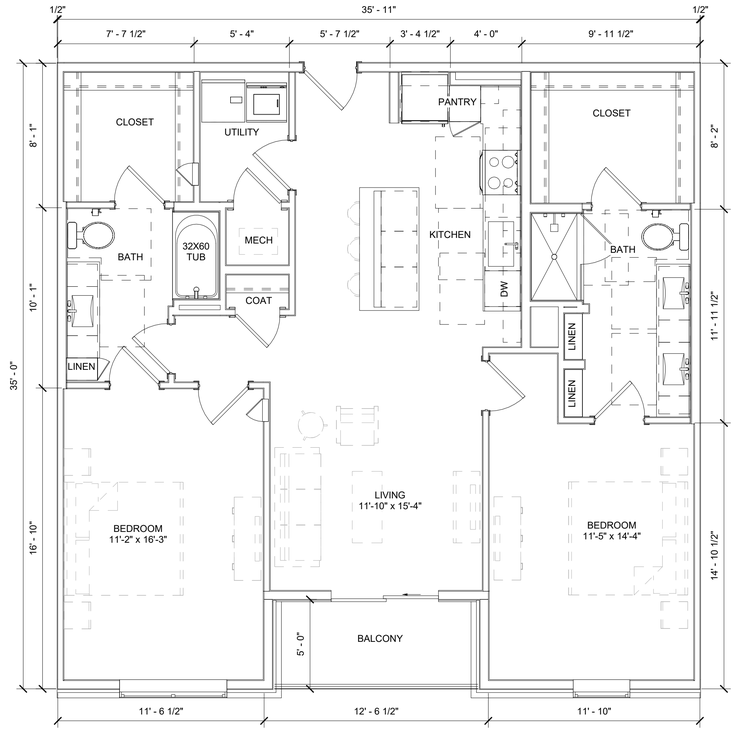


VICINITY MAP
1" = 800'-0"



2 A-407 UNIT B-2 FLOOR PLAN
1/4" = 1'-0"

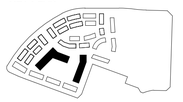
AREA: 1340 SF
COUNT: 2



1 A-407 UNIT B-1 FLOOR PLAN
1/4" = 1'-0"

AREA: 1200 SF
COUNT: 7

KEY PLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 69 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No.	Date	Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

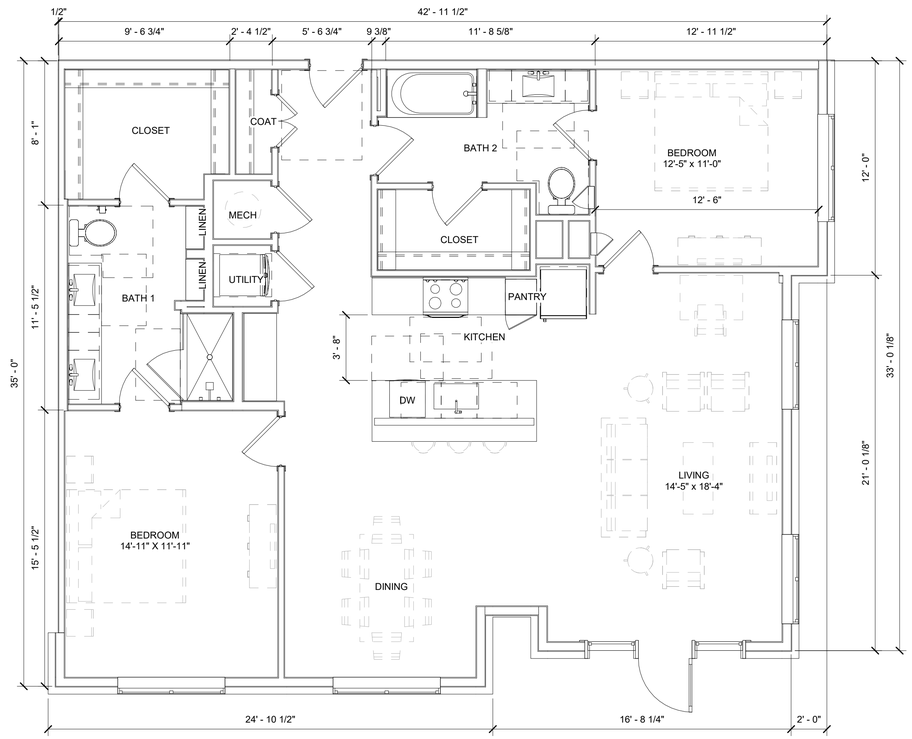
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

UNIT PLANS

Project No. 22210
Date 06/14/2024

A-407

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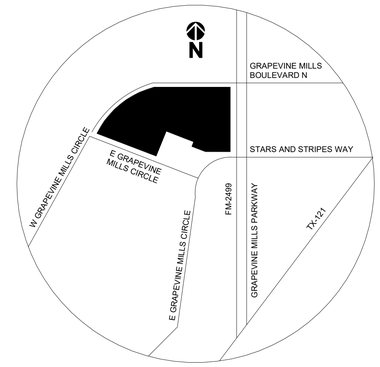


2 A-408

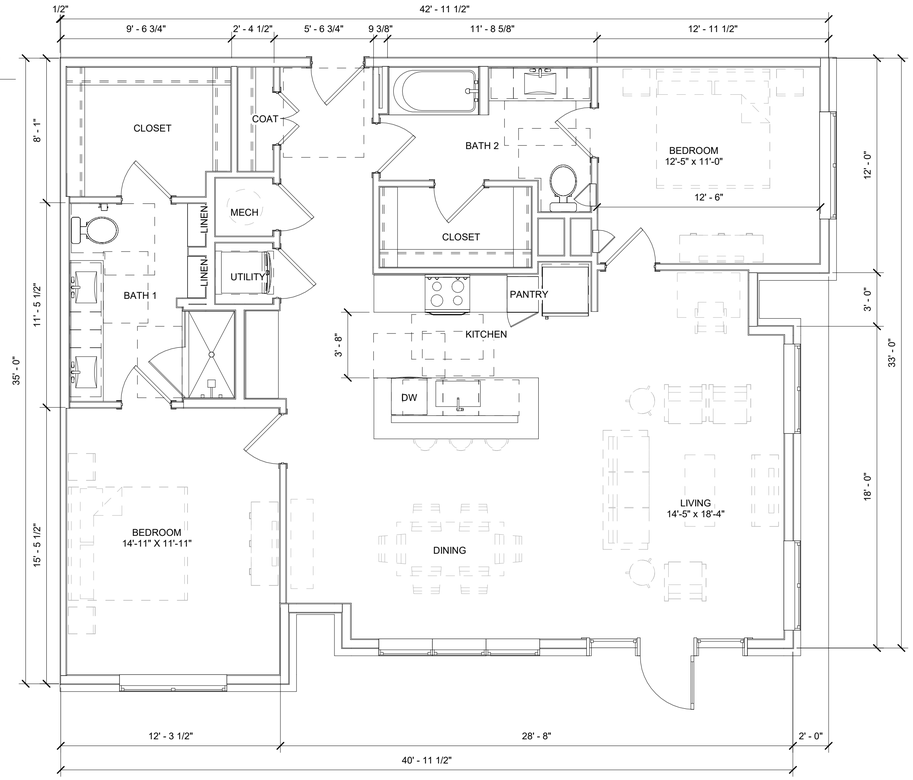
UNIT B-3 ALT

1/4" = 1'-0"

AREA: 1416 SF
COUNT: 3



VICINITY MAP
1" = 800'-0"



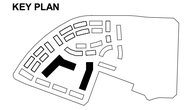
1 A-408

UNIT B-3

1/4" = 1'-0"

AREA: 1390 SF
COUNT: 2

KEY PLAN



PURPOSE STATEMENT:

The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 70 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No. Date Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

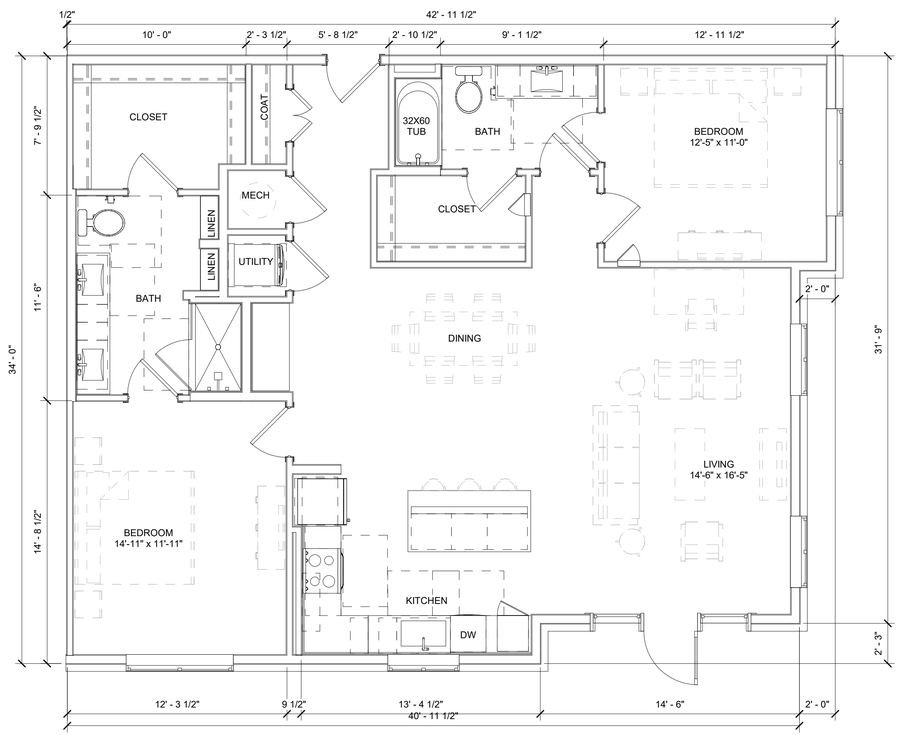
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

UNIT PLANS

Project No. 22210
Date 06/14/2024

A-408

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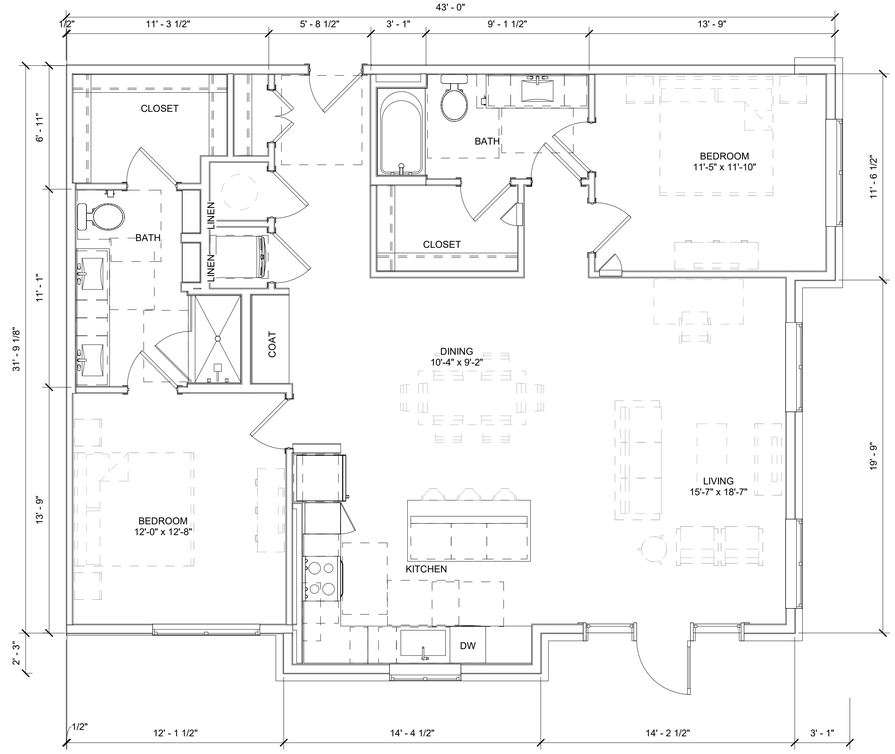


2 A-409

UNIT B-5 FLOOR PLAN

1/4" = 1'-0"

AREA: 1384 SF
COUNT: 7

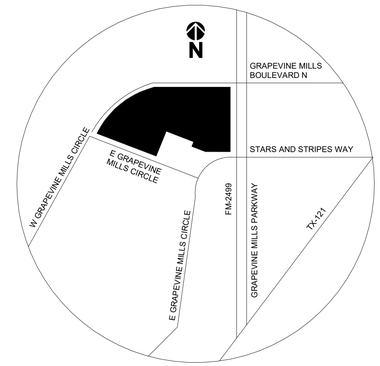


1 A-409

UNIT B-4 FLOOR PLAN

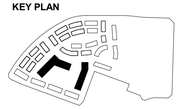
1/4" = 1'-0"

AREA: 1396 SF
COUNT: 3



VICINITY MAP
1" = 800'-0"

KEY PLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 71 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No.	Date	Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

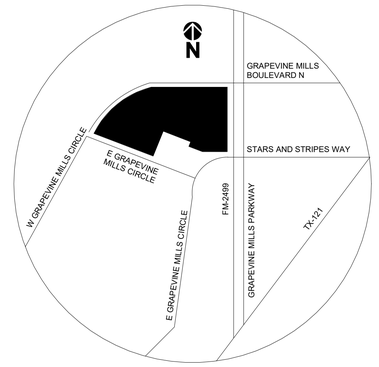
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

UNIT PLANS

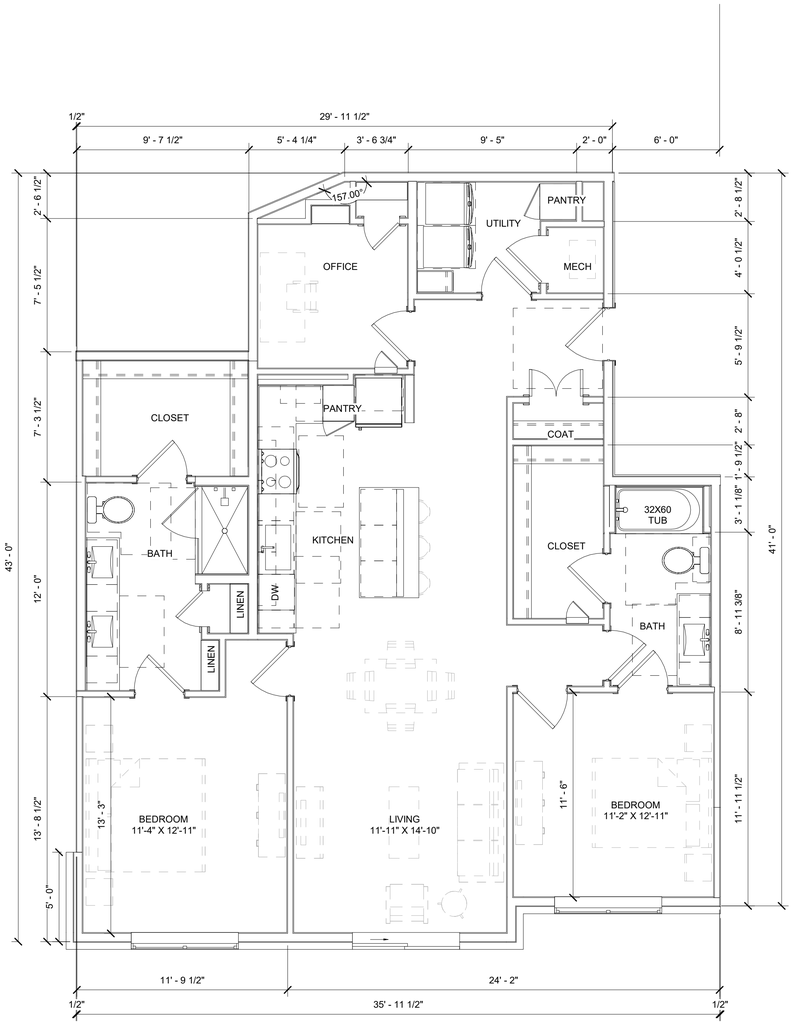
Project No. 22210
Date 06/14/2024

A-409

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VICINITY MAP
1" = 800'-0"



1 / A-410 UNIT B-6 FLOOR PLAN
1/4" = 1'-0"

AREA: 1319 SF
COUNT: 3

KEY PLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 72 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No.	Date	Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

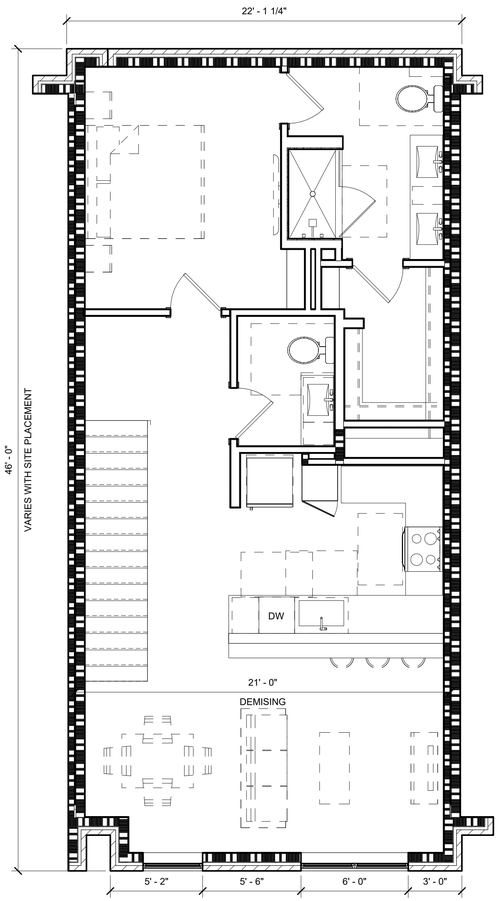
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

UNIT PLANS

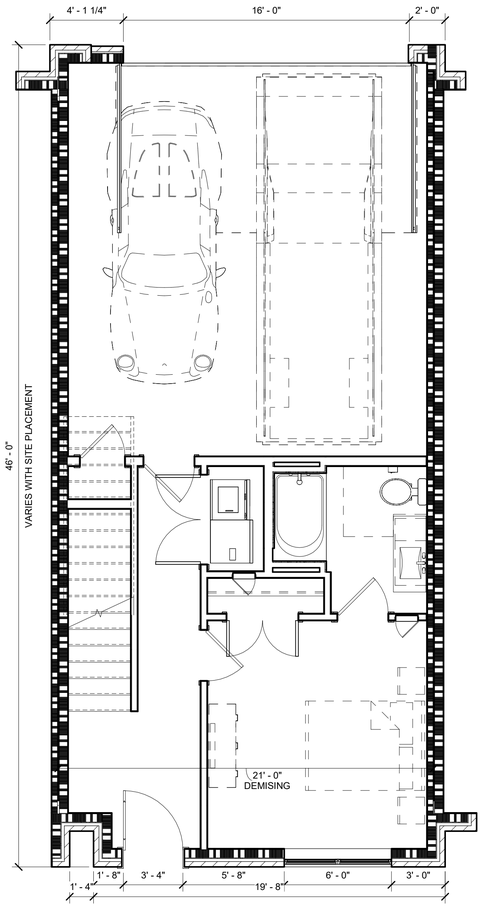
Project No. 22210
Date 06/14/2024

A-410

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2 UNIT TA2 - LEVEL 2
1/4" = 1'-0"



1 UNIT TA2 - LEVEL 1
1/4" = 1'-0"

2BR TOWNHOMES		
UNIT TYPE	UNIT DEPTH	UNIT NRSF
TA1	44'-8"	1,332
TA2	46'-0"	1,382
TA3	46'-4"	1,406
TA4	47'-0"	1,415
TA5	47'-8"	1,447
TA6	48'-0"	1,474
TA7	48'-4"	1,481
TA8	48'-0"	1,521

KEY PLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 73 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No.	Date	Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

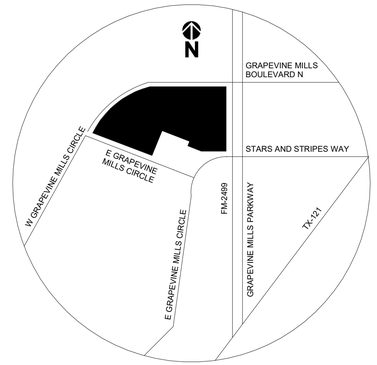
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

UNIT TYPE - TA

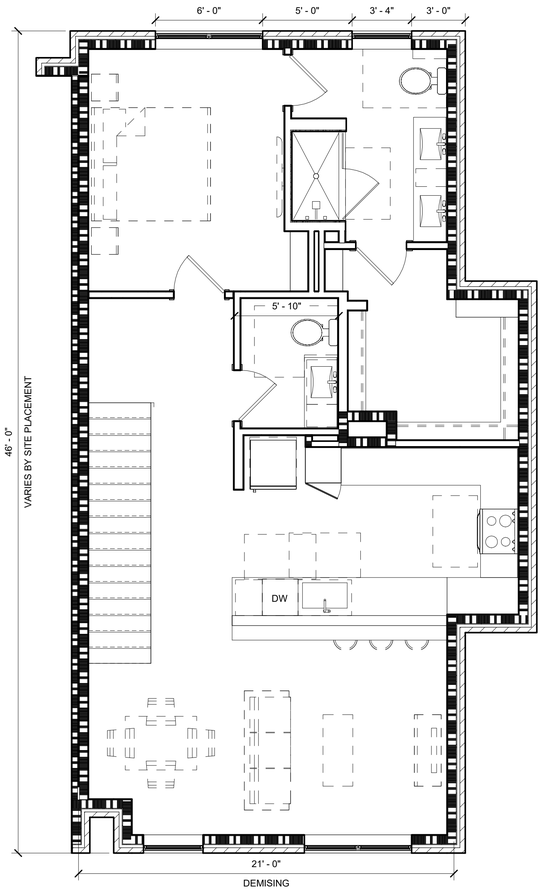
Project No. 22210
Date 06/14/2024

A-421

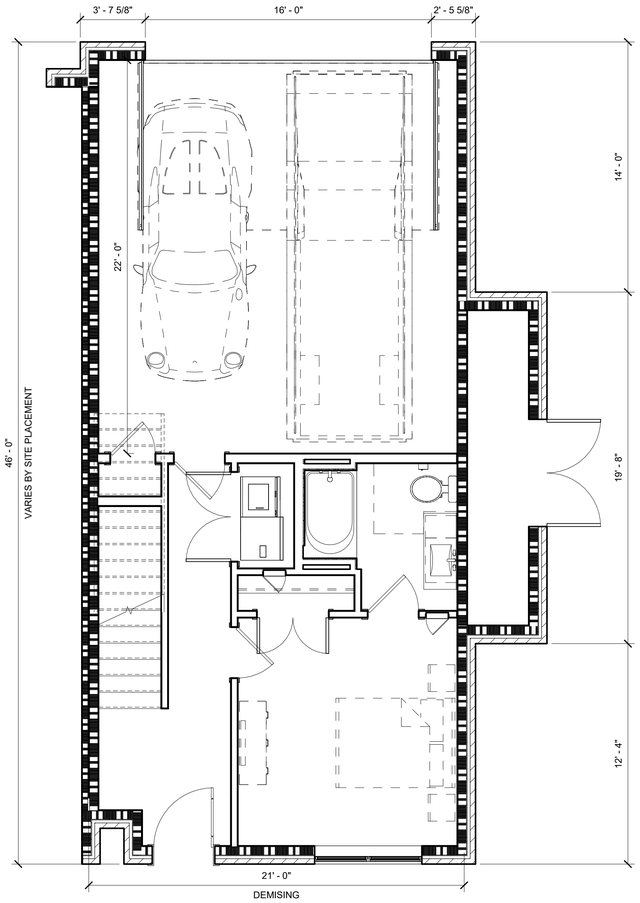
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VICINITY MAP
1" = 800'-0"



2 UNIT TA2.1 - LEVEL 2
1/4" = 1'-0"



1 UNIT TA2.1 - LEVEL 1
1/4" = 1'-0"

2BR TH + RISER		
UNIT TYPE	UNIT DEPTH	UNIT NRSF
TA1.1	44'-8"	1,452
TA2.1	46'-0"	1,465
TA4.1	47'-0"	1,531
TA4.2	47'-0"	1,481
TA6.1	48'-0"	1,553

KEY PLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 74 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY

2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No.	Date	Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

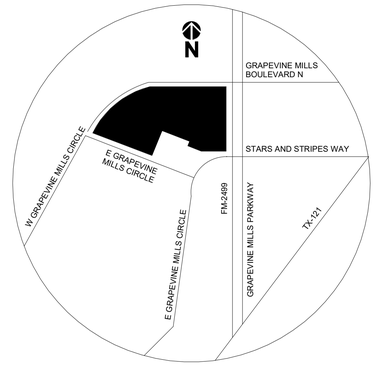
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

UNIT TYPE - TA2.1

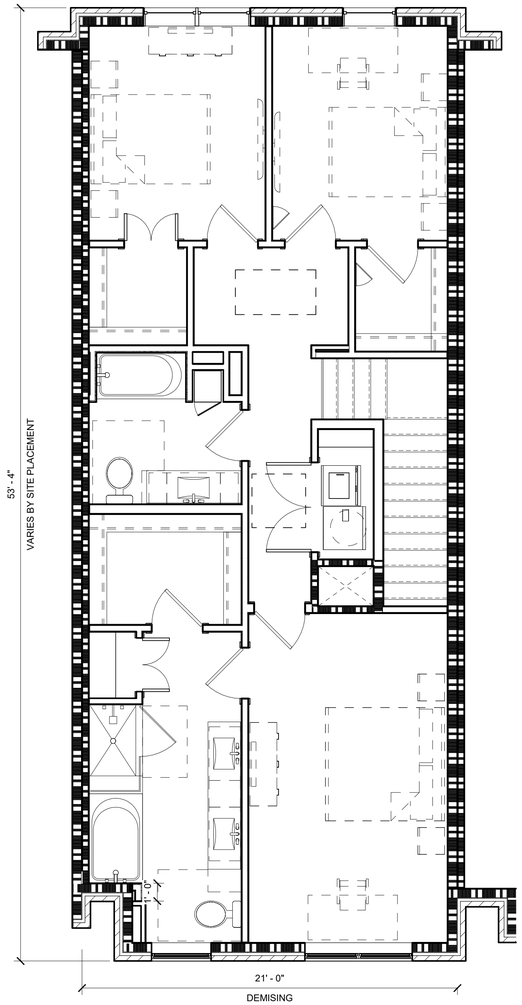
Project No. 22210
Date 06/14/2024

A-422

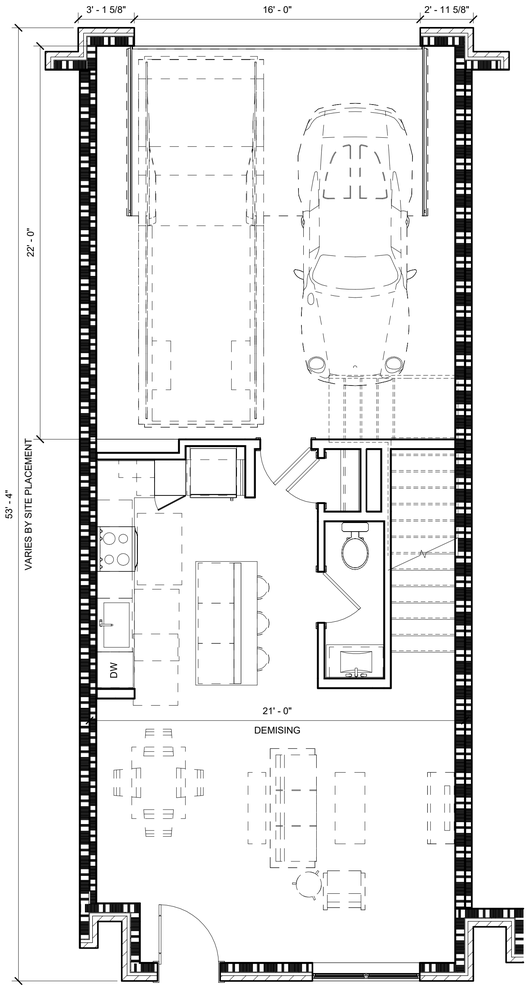
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VICINITY MAP
1" = 800'-0"



2 UNIT TB4 - LEVEL 2
1/4" = 1'-0"



1 UNIT TB4 - LEVEL 1
1/4" = 1'-0"

3BR TOWNHOMES		
UNIT TYPE	UNIT DEPTH	UNIT NRSF
TB1	50'-8"	1,592
TB2	52'-0"	1,652
TB3	52'-8"	1,678
TB4	53'-4"	1,710
TB5	54'-0"	1,781

KEY PLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 75 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No.	Date	Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

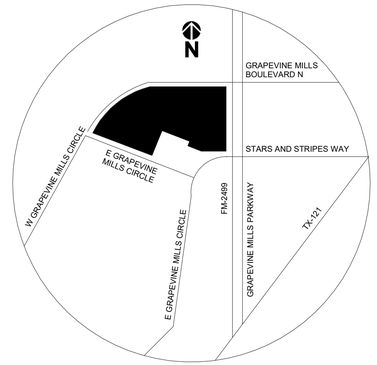
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

UNIT TYPE - TB

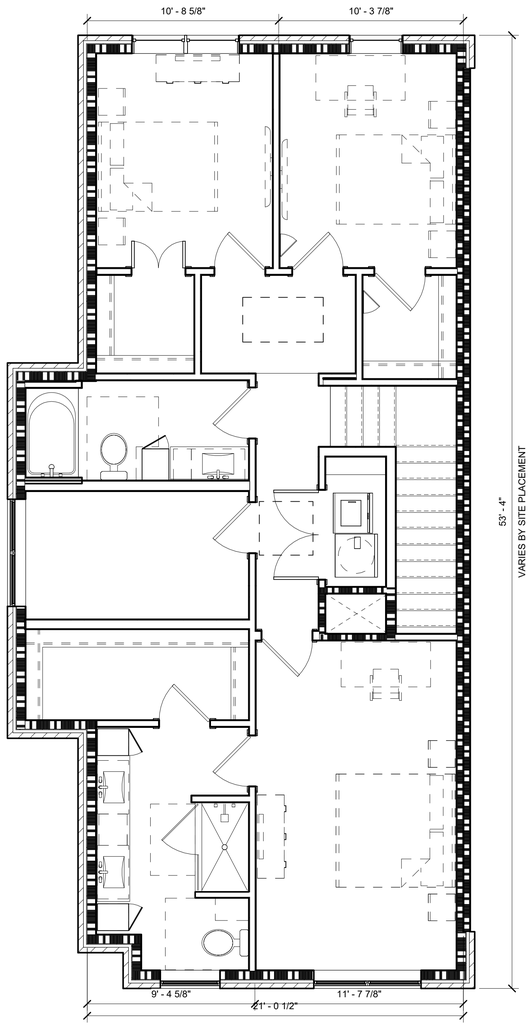
Project No. 22210
Date 06/14/2024

A-423

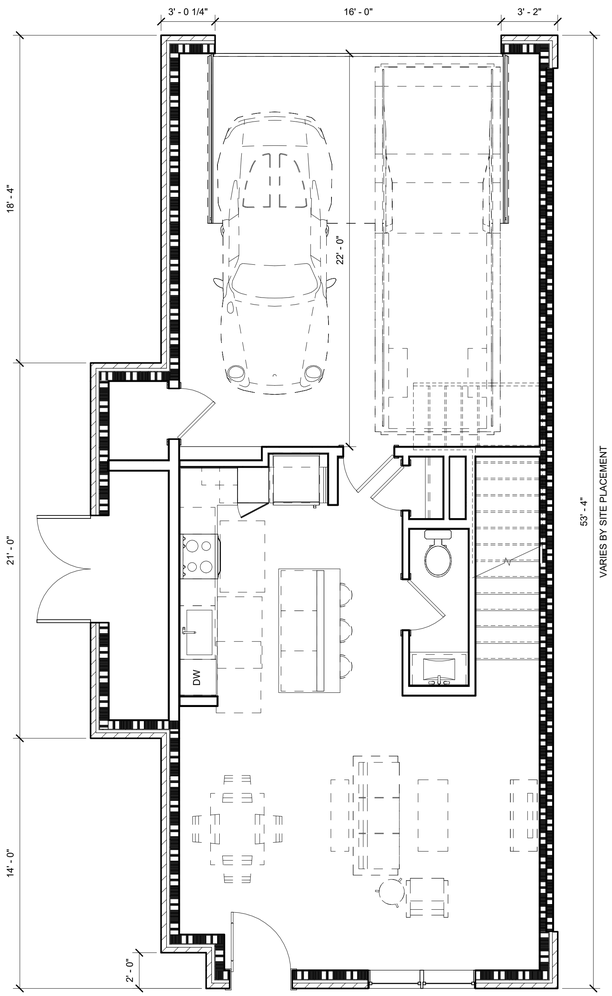
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VICINITY MAP
1" = 800'-0"



2 UNIT TB4.1 - LEVEL 2
1/4" = 1'-0"



1 UNIT TB4.1 - LEVEL 1
1/4" = 1'-0"

3BR TH + RISER		
UNIT TYPE	UNIT DEPTH	UNIT NRSF
TB2.1	52'-0"	1,764
TB3.1	52'-8"	1,801

KEY PLAN



PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER: Z24-03 / CU 24-17
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

_____ _____
MAYOR SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

_____
CHAIRMAN

DATE: _____

SHEET: 76 OF 95

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

PLANNING SERVICES DEPARTMENT

Floor Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Pkwy
Grapevine, TX 76051

No. Date Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

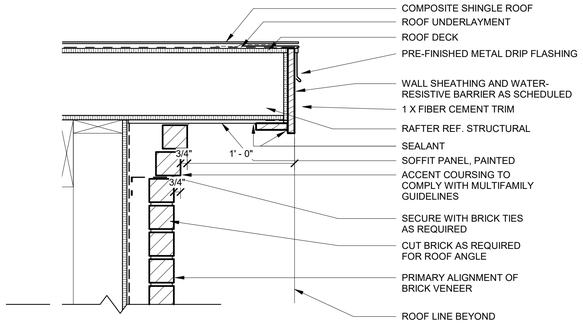
JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

UNIT TYPE - TB4.1

Project No. 22210
Date 06/14/2024

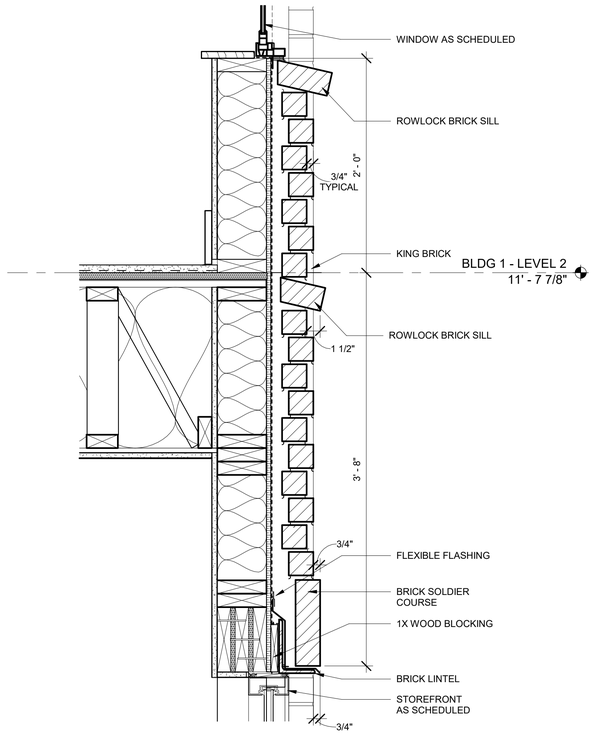
A-424

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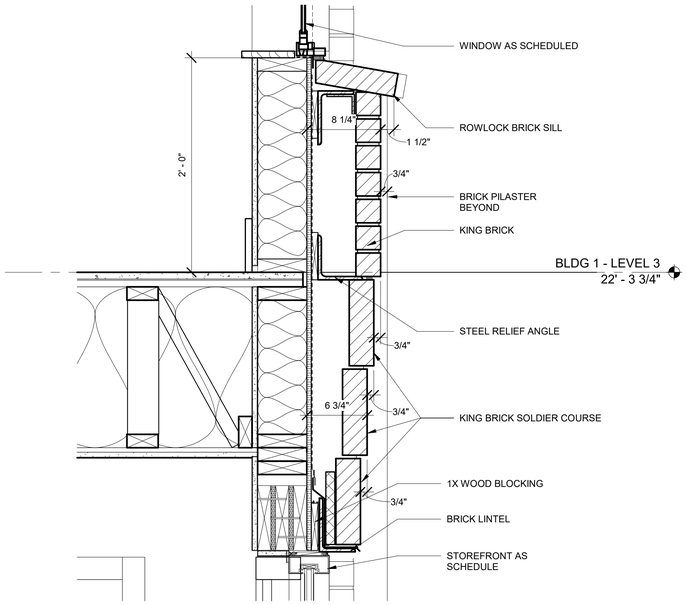
5 DETAIL AT TH ROOF EAVE

1 1/2" = 1'-0"



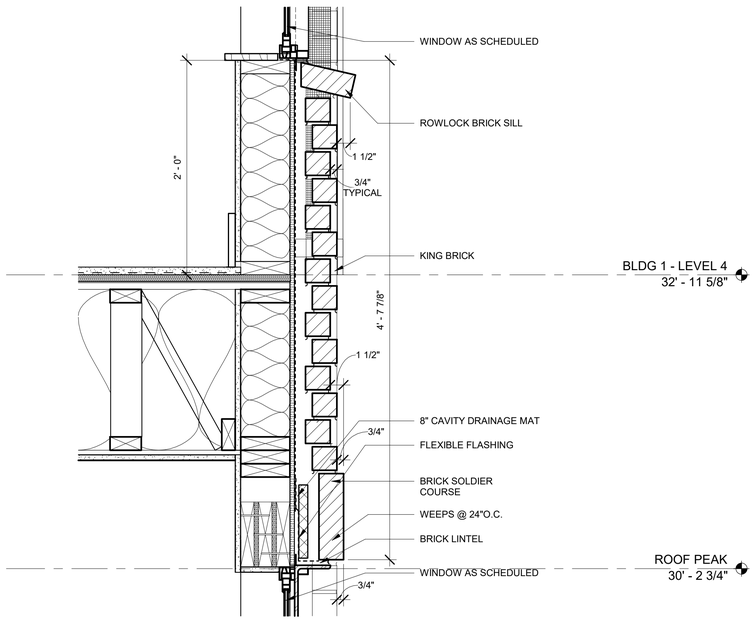
4 TYP LEVEL 2 RIBBED BRICK DETAIL

1 1/2" = 1'-0"



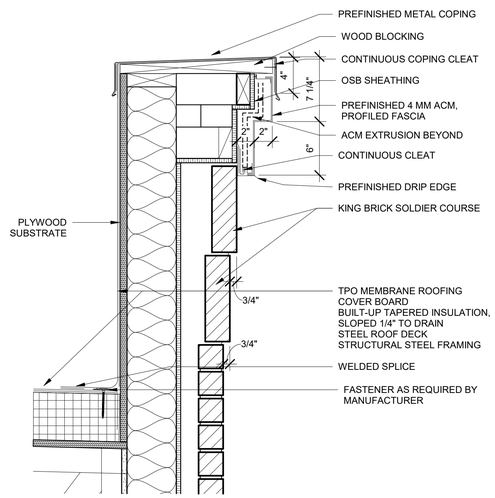
1 BRICK DETAIL @ LEASING/AMENITY

1 1/2" = 1'-0"



3 TYP RIBBED BRICK DETAIL

1 1/2" = 1'-0"



2 BRICK PARAPET

1 1/2" = 1'-0"

PURPOSE STATEMENT:
The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms."

CASE NAME: GRAPEVINE MULTIFAMILY
CASE NUMBER:
LOCATION: 2800 GRAPEVINE MILLS PARKWAY

MAYOR SECRETARY
DATE:
PLANNING AND ZONING COMMISSION
CHAIRMAN
DATE:
SHEET 77 OF 95
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
PLANNING SERVICES DEPARTMENT

Roof Plan
for
Grapevine Mills Multifamily
Lots 2-4, Block 1
Heirs of James Gibson Survey, Abstract No. 587
City of Grapevine, Tarrant County, Texas.
28.704 acres
Zone: CC Community Commercial
Date of Preparation: April 1st 2024

GFFdesign

ZONING SUBMISSION

GRAPEVINE MILLS MULTIFAMILY
2800 Grapevine Mills Parkway
Grapevine, TX 76051

No.	Date	Revision

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

JASON FEDORS
3030 NOWITZKI WAY, SUITE 400
DALLAS, TX 75219
214.303.1500

SECTION DETAILS

Project No. 22210
Date 06/14/2024

A-510

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WAGON WHEEL ADDITION
BLOCK 1, LOT 1

FARHAT BROTHERS WEST ADDITION
BLOCK 1, LOT 1A

EX. 36" STORM LINE
EX. 30" STORM LINE
EX. 16" WATER MAIN
EX. FH
EX. 24" STORM LINE
EX. 18" STORM LINE
EX. TRACT NO. 2 TP&L EASEMENT
EX. DRIVEWAY
EX. 16" WATER MAIN

GRAPEVINE MILLS BLVD
VARIABLE WIDTH RIGHT-OF-WAY

N: 7040801.38
E: 2416777.53

S88°04'28"E 129.82'
S84°39'55"E 184.98'
S88°04'28"E 288.84'
698'

15' LANDSCAPE BUFFER
8' PED ACCESS EASEMENT
60' GAS EASEMENT
40' UTILITY EASEMENT
PROP. 25' BUILDING SETBACK
PROP. 5' SW
PROP. BFR
PROP. 26' FIRELANE
PROP. LANDSCAPE AREA
VAN ACCESSIBLE PARKING SPACE
ACCESSIBLE PARKING SPACE
EX BFR
EX.CONCRETE STRUCTURE
EX. LIGHT POLES
EX. GRAPEVINE MILLS SIGN
PROP. 25' BUILDING SETBACK
10' UTILITY EASEMENT
60' GAS EASEMENT

IMPROVEMENTS ON ADJACENT LOT PROPOSED BY OTHERS

PROPOSED HOTEL
135,735 SF
6 STORIES
77' - 4"
FF: 547.50

MAIN ENTRY HOTEL
MAIN ENTRY FOR RESTAURANT
PROP. OUTDOOR PATIO AREA
ACCESSIBLE PARKING SPACES
VAN ACCESSIBLE PARKING SPACE

PORTION OF TRACT
M117
TOTAL E&P USA
BARNETT, LLC
INST. NO. D216266568
LOT 2, BLOCK 1

10' LANDSCAPE BUFFER

LOT 3, BLOCK 1
257,169 SF
5.904 ACRES
312 PROP. PARKING SPACES

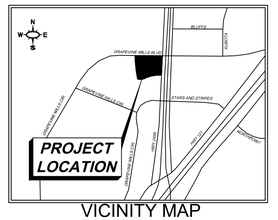
PROP. 35' FIRELANE
PROP. GENERATOR
PROP. GAS METERS
PROP. GARBAGE AND RECYCLING AREA WITH 8' SCREEN WALL
PROP. DRIVEWAY
PROP. SIGN
PROP. 20' BUILDING SETBACK
SIGHT DISTANCE TRIANGLE
R=10.00'
18' TYP
8' PED ACCESS EASEMENT
PROP. DECELERATION LANE (BY SEPARATE PROJECT)
S14°46'06"W 771.16'
N: 7040358.25
E: 2417360.13
10' LANDSCAPE BUFFER
SIGHT DISTANCE TRIANGLE

GRAPEVINE MILLS PARKWAY
(FM 2499)
VARIABLE WIDTH RIGHT-OF-WAY

PORTION OF TRACT
M117
TOTAL E&P USA
BARNETT, LLC
INST. NO. D216266568
LOT 4, BLOCK 1

EX. 30' TEXAS MIDSTREAM EASEMENT
EX. 5' ONCOR EASEMENT
EX. 15' ELECTRICAL UTILITY EASEMENT

N
W E
S
0 40' 80'
GRAPHIC SCALE 40'
1" = 40'



VICINITY MAP
N.T.S.

BENCHMARKS

BM 3 "X" CUT IN CONCRETE ON THE EAST MEDIAN NOSE OF A MEDIAN CUT ON GRAPEVINE MILLS BOULEVARD, BEING APPROXIMATELY 975' WEST OF THE WEST CURB LINE OF GRAPEVINE MILLS PARKWAY AND APPROXIMATELY 100' EAST OF AN OVERHEAD ELECTRIC STEEL TRANSMISSION POLE.

ELEV: 543.51'

BM 7 "X" CUT ON TOP OF CONCRETE CURB ON THE SOUTHEAST CURBLINE OF STARS AND STRIPES WAY, BEING APPROXIMATELY 330' WEST OF THE WEST CURB LINE OF GRAPEVINE MILLS PARKWAY AND ACROSS THE STREET FROM THE ENTRANCE TO THE "CHESAPEAKE LEANING CENTER" PARKING LOT ENTRANCE.

ELEV: 546.46'

LEGEND

- PROPOSED FIRE LANE / ACCESS ONLY FIRE LANE
- PROPERTY LINE
- EXISTING CONTOUR - MAJOR
- EXISTING CONTOUR - MINOR
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WM WATER METER (AND VAULT)
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- CURB INLET
- BOLLARDS
- TRAFFIC CIRCULATION ARROW
- TYP TYPICAL
- BFR BARRIER FREE RAMP
- SW SIDEWALK
- CI CURB INLET
- MH MANHOLE
- EX EXISTING
- PROPOSED SITE LIGHTING (REF. LANDSCAPE PLANS)

NOTES

HOTEL OR MOTEL FACILITIES ARE REQUIRED TO PROVIDE AT LEAST FOUR (4) OF THE FOLLOWING FEATURES CLEARLY DESIGNATED ON THE APPROVED SITE PLAN:

(a). A FULL-SERVICE RESTAURANT WITH FULL KITCHEN FACILITIES AND WHICH PROVIDES SERVICES TO THE GENERAL PUBLIC*
(b). A WARMING KITCHEN INTENDED FOR THE PREPARATION, STAGING AND SALE OF FOOD BY A CATERER BROUGHT TO THE ESTABLISHMENT FROM OFF-SITE TO SERVE OR FOODSERVICE OPTIONS INCLUDING THE OFFERING OF PREPARED AND PACKAGED FOODS*
(c). A MINIMUM 4,000 SQUARE FOOT MEETING OR CONFERENCE ROOM SPACE*
(d). A FULL-SERVICE INDOOR EXERCISE FACILITY WITH FITNESS EQUIPMENT*

SITE NOTES

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOD PRINT DIMENSIONS.
2. ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
3. ALL CURB RADII ARE 2' UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR CARPORT AND DUMPSTER ENCLOSURE CONSTRUCTION SPECIFICATIONS.
5. CONTRACTOR SHALL REFER TO M.E.P. AND LANDSCAPE PLANS FOR CONDUIT PLACEMENT PRIOR TO PAVING.

SITE PLAN DATA SUMMARY TABLE

ITEM	REQUIRED	PROPOSED
GENERAL SITE DATA		
ZONING (FROM ZONING MAP)	HCO - HOTEL AND CORPORATE OFFICE DISTRICT/CC - COMMUNITY COMMERCIAL DISTRICT	CC - COMMUNITY COMMERCIAL DISTRICT
LAND USE (FROM ZONING ORDINANCE; INCLUDE ALL APPLICABLE USES)	SEE SECTION 25 - CC COMMUNITY COMMERCIAL DISTRICT REGULATIONS	HOTEL
TOTAL LOT AREA (SQUARE FEET AND ACRES)	30,000 SF (0.69 ACRES)	257, 169 SF (5.904 ACRES)
FIRST FLOOR-BUILDING FOOTPRINT AREA (SQUARE FEET)	MAXIMUM 150,486 SF (3.456 ACRES)	39,032 SF
TOTAL BUILDING AREA (SQUARE FEET)	152,792 SF	135,735 SF
BUILDING HEIGHT (FEET/# STORIES)	MAXIMUM 50 FT	77'- 4"/6 STORIES
FLOOR AREA RATIO (RATIO x.xx.1)	N/A	0.54
OPEN STORAGE (SQUARE FEET)	N/A	N/A
RESIDENTIAL UNITS		
TOTAL UNIT COUNT	200 GUESTROOMS	249 GUESTROOMS
RESIDENTIAL DENSITY (UNITS/NET ACREAGE) (NET ACREAGE = TOTAL ACREAGE MINUS STREETS AND OPEN SPACE)	N/A	277.9000
PARKING		
GROSS PARKING AREA (SQUARE FEET)	N/A	53,676 SF
PARKING RATIO (FROM ZONING ORDINANCE)	1.25 PARKING SPACES PER GUESTROOM OF A HOTEL/MOTEL WITH RESTAURANT OR MEETING FACILITIES (1.25 x 249= 312 SPACES)	312 SPACES
OCCUPANT LOAD (RESTAURANT)	N/A	FIXED SEATING: 146 UNCONCENTRATED (TABLES AND CHAIRS): 237 STANDING SPACE: 119 STORAGE: 5 COMMERCIAL KITCHEN: 6 TOTAL: 513
ACCESSIBLE PARKING (# OF SPACES)	9 SPACES	8 SPACES
LANDSCAPE AREA		
LANDSCAPE PERIMETER AREA (SQUARE FEET)	N/A	46,022 SF
INTERIOR LANDSCAPE AREA-PARKING LOT LANDSCAPING (SQUARE FEET)	MINIMUM 10% OF PARKING AREA	15,530 SF (28.9%)
ADDITIONAL INTERIOR LANDSCAPE AREA	N/A	3,755 SF
OTHER LANDSCAPE AREA WITHIN THE LOT (SQUARE FEET)	N/A	N/A
TOTAL LANDSCAPE AREA	N/A	65,307 SF
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SQUARE FEET)	MAXIMUM 60% OF LOT COVERAGE	39,032 SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK (SQUARE FEET)	N/A	151,878 SF
OTHER IMPERVIOUS AREA	N/A	952 SF
TOTAL OPEN SPACE (SQUARE FEET AND PERCENTAGE)	MINIMUM 20% OF LOT COVERAGE (51,434 SF)	65,307 SF (25%)
TOTAL IMPERVIOUS AREA (SQUARE FEET AND PERCENTAGE)	MAXIMUM 80% OF LOT COVERAGE (205,735 SF)	191,862 SF (75%)

GRAPEVINE SIGNATURE HOTEL SUITE BREAKDOWN

			KITCH.	BATH		VANITY	BEDS	AREA	Ground	Second	Third	Fourth	Fifth	Sixth	Total	Total Area
1	A	KING	EF	S			1K + PO		4	4	4	4	4	4	24	-
2	A-M	KING / MOBILITY	EF	S			1K		0	0	0	0	0	0	0	-
3	B	KING / SHOTGUN	KT	S			1K + PO		1	1	1	1	1	1	6	-
4	B2	KING / SHOTGUN / WIDE	KT	T + S			1K + PO		0	1	1	1	1	1	5	-
5	C	KING SUITE	FK	T + S			1K		2	4	4	4	4	4	22	-
6	C-M	KING SUITE / MOBILITY	FK	T + S			1K		1	0	0	0	0	0	1	-
7	D	DOUBLE QUEEN	EF	S			2Q		13	17	20	20	20	20	110	-
8	D-M	DOUBLE QUEEN / MOBILITY	EF	T + S			2Q		0	0	0	0	0	0	0	-
9	D2	DOUBLE QUEEN / LONG	EF	T + S			2Q		0	6	6	6	6	6	30	-
10	E1	DOUBLE QUEEN / EURO	EF	S			2Q		1	1	1	1	1	1	6	-
11	E2	KING / EURO	EF	S			1K		1	1	1	1	1	1	6	-
12	S	KING	EF	S			1K		0	1	1	1	1	1	5	-
13	S1	KING	EF	S			1K		0	1	1	1	1	1	5	-
14	S2	KING	EF	S			1K		1	1	1	1	1	1	6	-
15	S3	KING	EF	S			1K		1	2	2	2	2	2	11	-
16	S4	KING	EF	S			1K		2	2	2	2	2	2	12	-
Total									27	42	45	45	45	45	249	-

ACCRONYMS

Q = QUEEN 60"X80"	EF = EFFICIENCY UNIT
K = KING 72"X80"	KT = KITCHENETTE
PO = PULLOUT 60"X80"	FK = FULL KITCHEN
DB = DOUBLE 56"X80"	T = TUB (32" x 60")
	S = SHOWER

ACCOMODATION

KING	103	41.37%	BATHTUB	58	23.29%
TWIN	146	58.63%	SHOWER	249	100.00%
ADJOIN.	0	0.00%	3 PIECE	191	76.71%
			4 PIECE	58	23.29%
			ACCES.	1	0.40%

LAUNDRY

1.1LB OF WASH/UNIT	273.9
1.4LB OF WASH/UNIT	348.6
LINEN UNITS: REQUIRED	622.5
LINEN UNITS: PROVIDED	xx

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 STANDARD 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.

CONDITIONAL USE PURPOSE STATEMENT

THE PURPOSE OF Z24-03 IS TO REZONE 28.7 ACRES FROM "HCO", HOTEL CORPORATE OFFICE DISTRICT TO "CC", COMMUNITY COMMERCIAL DISTRICT. THE PURPOSE OF CONDITIONAL USE PERMIT CU24-17 IS TO DEVELOP A MASTER SITE DEVELOPMENT WITH MULTIFAMILY BUILDINGS 2-4 STORY IN HEIGHT AND TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A RESTAURANT, WITHIN A SIX-STORY HOTEL WITH 249 ROOMS.

CAUTION!!
THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION . IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.

DEVELOPER/ PROPERTY OWNER:

Northland Properties
#310 - 1755 West Broadway
Vancouver, BC V6J 4S5
Tel. No (604) 730-6610
Contact: Scott Harwood

ENGINEER:

Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 301-2597
Contact: John Tedesco, P.E.

CASE NAME: TCC Grapevine Mills
CASE NUMBER: Z24-03/CU24-17
LOCATION: 2800 Grapevine Mills Pkwy

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: 78 OF 95

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

PLANNING SERVICES DEPARTMENT

CONDITIONAL USE PERMIT
for
NORTHLAND GRAPEVINE
LOT 3, BLOCK 1 GRAPEVINE MILLS WELLS

City of Grapevine, Tarrant County, Texas
5.904 acres or 257,169 sq. ft.
Zone: CC - Community Commercial District

Date of Preparation: April 1, 2024

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT 064472310
DATE JULY 2024
SCALE AS SHOWN
DESIGNED BY IHA
DRAWN BY ZTH
CHECKED BY JJT

NORTHLAND GRAPEVINE

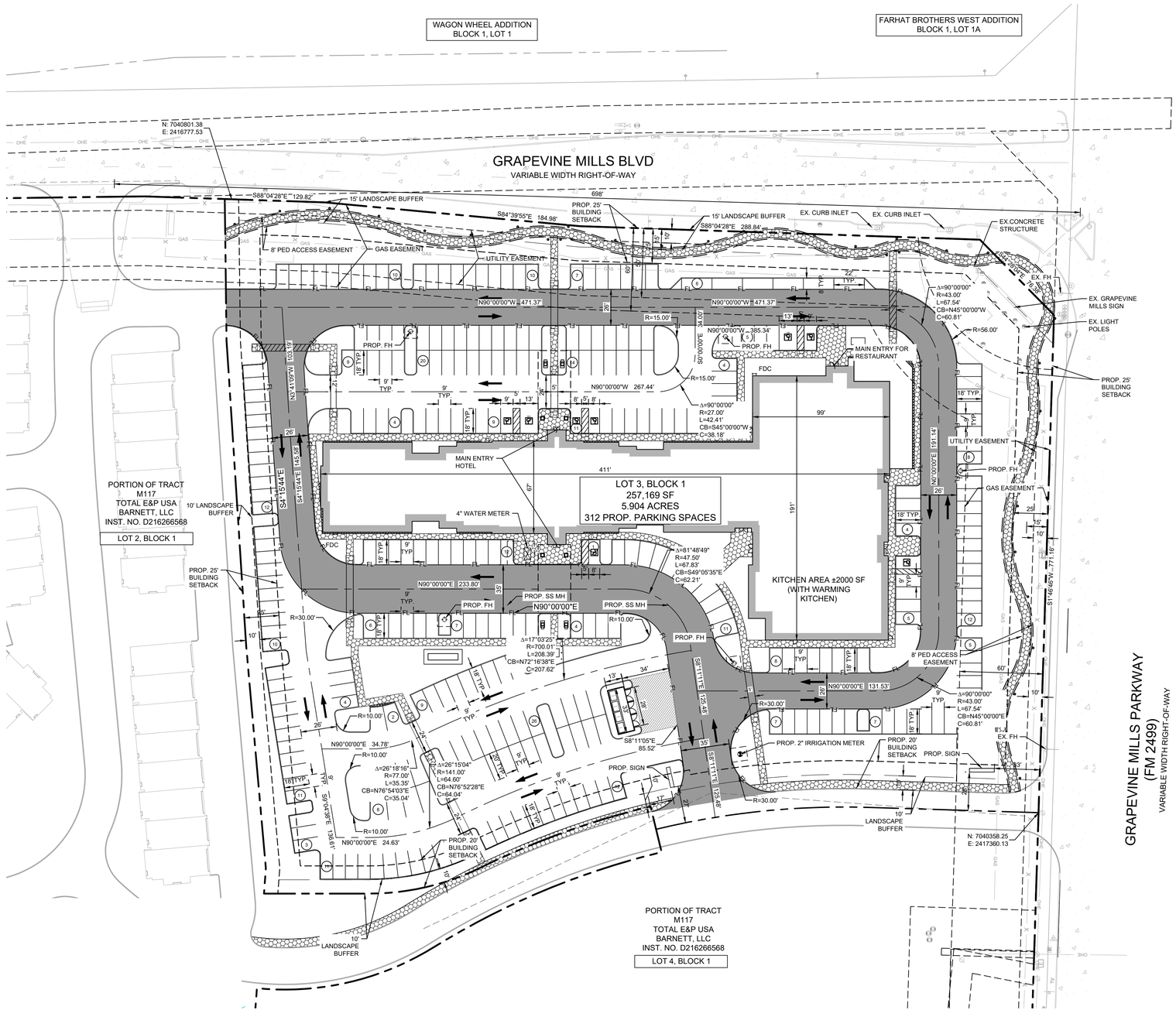
GRAPEVINE, TEXAS

FOCUSED SITE PLAN

SHEET NUMBER

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Northwestdimensions_City_of_grapevine_logo Fiscal Logo - BW.tif Shadow_Mountain_Logo_Color.tif
Kimley-Horn_Logo_Color.tif xlines_Base.dwg xlines_xUtilAssure.dwg
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Z24-03 & CU24-17 SITE PLAN.dwg



DIMENSION CONTROL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. ALL RADII ARE 3' UNLESS NOTED OTHERWISE
3. ALL RADII ALONG FIRE LANE ARE MIN 20' @ FACE OF CURB
4. CONTRACTOR TO VERIFY T.A.S. COMPLIANCE, FOR ANY QUESTIONS CONTACT CIVIL ENGINEER IMMEDIATELY.
5. CONTRACTOR TO VERIFY ENGINEERING PLANS MATCH ARCHITECTURAL PLANS BEFORE CONSTRUCTION STAKING.
6. REFER TO LANDSCAPE PLANS FOR ALL SIDEWALK, SCREENING, OPEN SPACE CALCULATIONS, AND MONUMENT SIGN LOCATIONS.
7. REFER TO SITE LIGHTING PLANS FOR ALL LIGHTING LOCATIONS, SPECIFICATIONS, AND PHOTOMETRIC DETAILS (BY OTHERS)
8. REFER TO BUILDING ELEVATION PLANS FOR ALL BUILDING SIGNAGE LOCATIONS AND DETAILS (BY OTHERS)
9. A 10'X10' WATER EASEMENT TO BE PROVIDED AROUND EACH FIRE HYDRANT
10. ALL FIRELANES SHALL BE CONSTRUCTED PER CITY OF FRISCO SPECIFICATIONS
11. ALL BARRIER FREE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF FRISCO STANDARD DETAILS FOR BARRIER FREE RAMPS.
12. COORDINATES SHOWN FOR BUILDING CORNERS, IN SOME CASES, REPRESENT THE OUTER BUILDING ENVELOPE PROJECTED BY THE OUTER-MOST BUILDING FACADE. THEY DO NOT ALWAYS REPRESENT THE ACTUAL BUILDING CORNER. CONTRACTOR SHALL REFER TO BUILDING SLAB PLANS FOR SPECIFIC DIMENSIONS AND BUILDING CORNER LOCATIONS.
13. NORTHING/EASTING COORDINATES OF THE BUILDING ARE PROVIDED FOR CONVENIENCE ONLY AND ARE BASED ON INFORMATION PROVIDED BY THE ARCHITECT. AS THE BUILDING MAY HAVE CHANGED AFTER THIS PLAN WAS PREPARED, THE CONTRACTOR IS SPECIFICALLY CAUTIONED TO CHECK THESE COORDINATES CAREFULLY AGAINST THE APPROVED AND CURRENT ARCHITECTURAL PLANS TO ENSURE THEY MATCH BEFORE ANY CONSTRUCTION COMMENCES.

SITE NOTES

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BENCHMARKS

BM 3 "X" CUT IN CONCRETE ON THE EAST MEDIAN NOSE OF A MEDIAN CUT ON GRAPEVINE MILLS BOULEVARD. BEING APPROXIMATELY 975' WEST OF THE WEST CURB LINE OF GRAPEVINE MILLS PARKWAY AND APPROXIMATELY 100' EAST OF AN OVERHEAD ELECTRIC STEEL TRANSMISSION POLE.

ELEV:543.51'

BM 7 "X" CUT ON TOP OF CONCRETE CURB ON THE SOUTHEAST CURBLINE OF STARS AND STRIPES WAY. BEING APPROXIMATELY 330' WEST OF THE WEST CURB LINE OF GRAPEVINE MILLS PARKWAY AND ACROSS THE STREET FROM THE ENTRANCE TO THE "CHESAPEAKE LEANING CENTER" PARKING LOT ENTRANCE.

ELEV:546.46'

CONDITIONAL USE PURPOSE STATEMENT

THE PURPOSE OF Z24-03 IS TO REZONE 28.7 ACRES FROM "HCO", HOTEL CORPORATE OFFICE DISTRICT TO "CC", COMMUNITY COMMERCIAL DISTRICT. THE PURPOSE OF CONDITIONAL USE PERMIT CU24-17 IS TO DEVELOP A MASTER SITE DEVELOPMENT WITH MULTIFAMILY BUILDINGS 2-4 STORY IN HEIGHT AND TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON-AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A RESTAURANT, WITHIN A SIX-STORY HOTEL WITH 249 ROOMS.

ENGINEER:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 301-2597
Contact: John Tedesco, P.E.

DEVELOPER/ PROPERTY OWNER:
Northland Properties
#310 - 1755 West Broadway
Vancouver, BC V6J 4S5
Tel. No (604) 730-6610
Contact: Scott Harwood

CAUTION!!
THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION . IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.

N
W E
S

0 40' 80'
GRAPHIC SCALE 40'

LEGEND

FL / FL	PROPOSED FIRE LANE ACCESS ONLY FIRE LANE
	PROPOSED SIDEWALK
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
P	ACCESSIBLE PARKING SYMBOL
X	NUMBER OF PARKING SPACES
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
S	SANITARY SEWER MANHOLE
	CURB INLET
	BOLLARDS
	TRAFFIC CIRCULATION ARROW
TYP	TYPICAL
BFR	BARRIER FREE RAMP
SW	SIDEWALK
CI	CURB INLET
MH	MANHOLE
EX	EXISTING

PAVING NOTES

1. REFERENCE LANDSCAPE ARCHITECTS PLANS FOR SIDEWALK AND SPECIALTY PAVEMENTS. SIDEWALKS SHOWN ON THIS PLAN ARE NOT FINAL AND ARE FOR REFERENCE ONLY.
2. REFERENCE ARCHITECTS PLANS FOR ALL BOLLARD LOCATIONS.
3. REFERENCE ARCHITECTS PLANS FOR SITE SIGNAGE AND WAYFINDING.
4. BARRIER FREE RAMPS SHOWN AS SYMBOL ONLY. REFERENCE DETAILS.
5. THIRD PARTY INSPECTION WILL BE REQUIRED ON FIRE LANE CONSTRUCTION. A LETTER SHALL BE PROVIDED (BY A TESTING LAB OR DESIGN ENGINEER) THAT CERTIFIES THAT FIRE LANE HAS BEEN CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS AND CONSTRUCTION PLANS. THE LETTER SHALL BE SPECIFIC TO DEPTH, STRENGTH AND REBAR PLACEMENT.
6. ANY ROADWAY STRIPING DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED/RESTRIPED TO BE IN LIKE-NEW CONDITION AND THE ROADWAY CLEANED PRIOR TO FINAL ACCEPTANCE.
7. TRAFFIC CONTROL PLAN SHALL BE IN PLACE FOR ALL WORK REQUIRING ROAD CLOSURE/IMPROVEMENTS. (REFERENCE CITY OF FRISCO GENERAL NOTES).
8. ALL PUBLIC SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE TO THE CITY OF FRISCO P23 STANDARD CONSTRUCTION DETAIL.

CASE NAME: TCC Grapevine Mills
CASE NUMBER: Z24-03/CU24-17
LOCATION: 2800 Grapevine Mills Pkwy

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 79 OF 95

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

PLANNING SERVICES DEPARTMENT

CONDITIONAL USE PERMIT
for
NORTHLAND GRAPEVINE
LOT 3, BLOCK 1 GRAPEVINE MILLS WELLS

City of Grapevine, Tarrant County, Texas
5.904 acres or 257,169 sq. ft.
Zone: CC - Community Commercial District

Date of Preparation: April 1, 2024

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT 064472310
DATE JULY 2024
SCALE AS SHOWN
DESIGNED BY IHA
DRAWN BY ZTH
CHECKED BY JJT

NORTHLAND GRAPEVINE

GRAPEVINE, TEXAS

DIMENSION CONTROL AND PAVING PLAN

SHEET NUMBER

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IMAGES
XREFS
PLOT STYLE
PLOTTED BY
DWG PATH
DWG NAME
dtv_cf_grapevine_dpp Fitness Use - $$Who.Shelter NorthlandGrapevine
dtv_cf_grapevine_dpp Office - $$Who.$$Bldg Hotel - $$Who.$$Bldg
Wall.ctb
7/11/2024 1:36 PM KIMLEY-HORN
K:\MAN_DWG\064472310-GRAPEVINE SKWAY\RE ISSUE\01 ISSUE\DWG SHEETS\
Northland Grapevine Mills Wells Amended.dwg

GRAPEVINE MILLS BLVD
VARIABLE WIDTH RIGHT-OF-WAY

8' PED ACCESS EASEMENT
15' LANDSCAPE BUFFER
EX. 60' GAS EASEMENT
EXISTING OFF-SITE TREE TO REMAIN (TYP.)
40' UTILITY EASEMENT
25' BUILDING SETBACK & LANDSCAPE
EX. TRACT NO. 2 TP&L EASEMENT
EX. DRIVEWAY
PROP. 6' SW
PROPERTY LINE
PROP. 5' SW
EX. BFR
EX. SIGN
EXISTING TREE TO REMAIN (TYP.)
SIDEWALK TO LINE UP WITH SIDEWALK ON ADJACENT LOT PROPOSED BY OTHERS
PROP. BFR
PROP. FH
PROP. 4' SW
PROP. 26' FIRELANE
RELOCATED GRAPEVINE MILLS BLVD PERIMETER TREES
IMPROVEMENTS ON ADJACENT LOT PROPOSED BY OTHERS
10' LANDSCAPE BUFFER
25' BUILDING SETBACK
PROP. 20' BUILDING SETBACK
PROP. 35' FIRELANE
PROP. 6' SW
PROP. 4' SW
PROP. 5' SW
PROP. GAS METERS
PROP. GENERATOR
PROP. GARBAGE AND RECYCLING AREA WITH 8' SCREEN WALL
PROP. DRIVEWAY
SIGHT DISTANCE TRIANGLE
PROP. SIGN
PROP. FH (BY OTHERS)
RELOCATED GRAPEVINE MILLS PKWY PERIMETER TREES
PROP. SIGN
PROPERTY LINE
10' LANDSCAPE BUFFER
PROP. 20' BUILDING SETBACK
RELOCATED GRAPEVINE MILLS BLVD PERIMETER TREES
10' LANDSCAPE BUFFER
PROPERTY LINE

Green Cloud Texas Ranger
May Night Salvia
Prairie Dropseed
Verbena
Monroe's White Liriope
Dwarf Burford Holly
Autumn Sage
Stonecrop
Ruby Loropetalum
Whale`s Tongue Agave
Prairie Dropseed
May Night Salvia
Chinese Pistache
Autumn Sage
Brakelights Red Yucca
Pink Muhly Grass
Whale`s Tongue Agave
Stonecrop
Color Guard Yucca
Dwarf Burford Holly
Green Cloud Texas Ranger
Lacey Oak
Asian Jasmine
Brakelights Red Yucca
Autumn Sage
Pink Muhly Grass
Bermuda Grass
Lacey Oak
Chinese Pistache
Pink Muhly Grass
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Color Guard Yucca
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Stonecrop
Cedar Elm
Color Guard Yucca
Prairie Dropseed
Monroe's White Liriope
May Night Salvia
Ruby Loropetalum

PROPOSED HOTEL
135,735 SF
6 STORIES
77' - 4"

FF: 547.50

KITCHEN AREA ±2000 SF
(WITH WARMING KITCHEN)

FUTURE ART SCULPTURE (BY OWNER)

LOT 3, BLOCK 1
257,169 SF
5.904 ACRES
312 PROP. PARKING SPACES

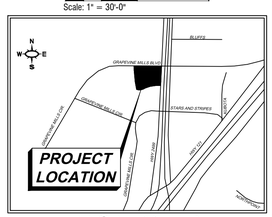
PORTION OF TRACT M117
TOTAL E&P USA
BARNETT, LLC
INST. NO. D216266568
LOT 4, BLOCK 1

PORTION OF TRACT M117
TOTAL E&P USA
BARNETT, LLC
INST. NO. D216266568
LOT 2, BLOCK 1

GRAPEVINE MILLS PARKWAY (FM 2499)
VARIABLE WIDTH RIGHT-OF-WAY

N: 7040801.38
E: 2416777.53
S88°04'28"E 129.82'
S84°39'55"E 184.98'
S88°04'28"E 288.84'
N0°42'48"W 101.85'
N0°00'00"W 160.74'
N90°00'00"W 71.02'
N34°46'46"W 771.18'
N88°13'14"W 122.73'
N13°32'13"W 17.00'
N: 7040358.25
E: 2417360.13
225'
26'
24'
22'
35'
53'

NORTH
0' 30' 60'
Scale: 1" = 30'-0"



VICINITY MAP
N.T.S.

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
+	Cedar Elm / Ulmus crassifolia
	Chinese Pistache / Pistachia chinensis
•	Existing Trees / Existing Trees
	Lacey Oak / Quercus laceyi
◦	Off-Site Trees / Off-Site Trees
SHRUBS	
×	Autumn Sage / Salvia greggii
	Brakelights Red Yucca / Hesperaloe parviflora `Brakelights` TM
	Color Guard Yucca / Yucca filamentosa 'Color Guard'
•	Dwarf Burford Holly / Ilex cornuta 'Dwarf Burford'
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM
	May Night Salvia / Salvia x sylvestris 'May Night'
•	Pink Muhly Grass / Muhlenbergia capillaris
	Prairie Dropseed / Sporobolus heterolepis
	Ruby Loropetalum / Loropetalum chinense `Ruby`
	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`
SYMBOL	COMMON / BOTANICAL NAME
GROUND COVERS	
	Asian Jasmine / Trachelospermum asiaticum
	Bermuda Grass / Cynodon dactylon
	Monroe's White Liriope / Liriope muscari `Monroe's White`
	Stonecrop / Sedum rupestre 'Angelina'
	Verbena / Verbena spp.

Perimeter trees are labeled as "P" and Interior area trees are labeled as "IT"

See LP 3.03 for full plant schedule and code charts.

NOTE: Light fixtures excluding accent lighting of architectural building features and lighting of public art or public monuments shall be mounted no higher than the highest point of the primary structure on the property. In no case shall light poles be greater than 30 feet in height

CASE NAME: TCC Grapevine Mills
CASE NUMBER: Z24-03/CU24-17
LOCATION: 2800 Grapevine Mills Pkwy

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 80 OF 95

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

PLANNING SERVICES DEPARTMENT

CITY OF GRAPEVINE GENERAL LANDSCAPE NOTES

1. SHRUBS SHALL BE A MINIMUM OF TWO (2) FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. HEDGES, WHERE INSTALLED, SHALL BE PLANTED ANT MAINTAINED TO FORM A CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN WHICH WILL BE THREE (3) FEET HIGH WITHIN ONE (1) YEAR AFTER TIME OF PLANTING.
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5.904 acres or 257,169 sq. ft.
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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. ____ MARIE E. ROBIRDS
L.A. No. 3369 Date 7/1/2024

KHA PROJECT	064472310
DATE	JULY 2024
SCALE	AS SHOWN
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	MER

NORTHLAND GRAPEVINE

GRAPEVINE, TEXAS

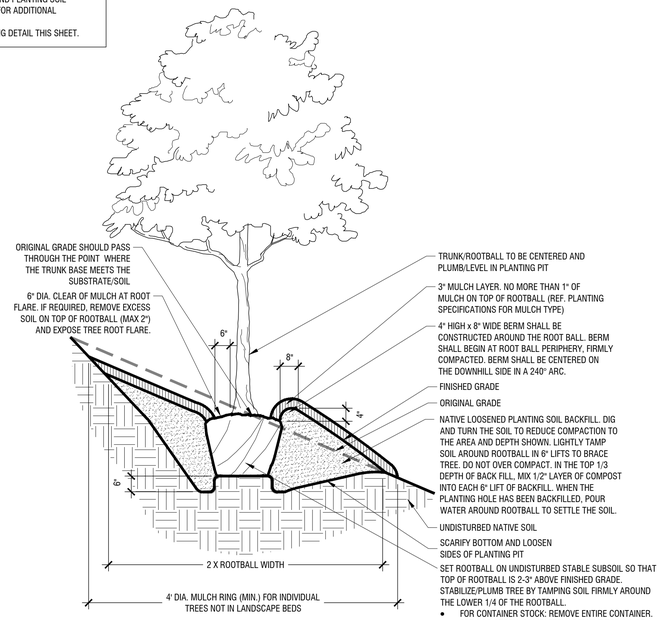
LANDSCAPE PLAN

SHEET NUMBER

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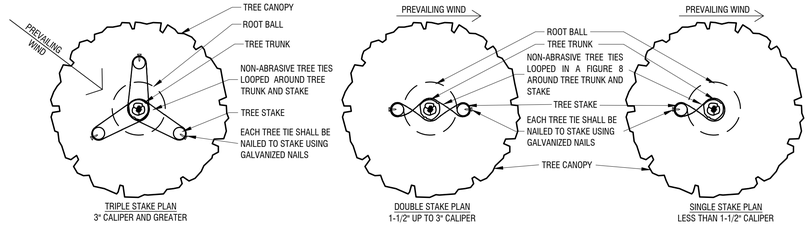
IMAGES city_of_grapevine_logo
XREFS xSite xSite-future xSite-Future xSurv xUtil xArch xPlant xStrm xHard xUtil-future
PLOT STYLE TABLE: KHA_ACAD_PRODUCTION.CTB
PLOTTED BY: ROBIRDS, MARIE E (MER) 7/1/2024 4:21 PM
DWG PATH: K:\MKN_DAL\P_PROJECTS\064472310 - GRAPEVINE SIGNATURE HOTEL\CAD\SHEETS
DWG NAME: L1.01 LANDSCAPE PLAN.DWG
LAYOUT: L1.01 LANDSCAPE PLAN

NOTES:
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. TREE STAKING DETAIL THIS SHEET.

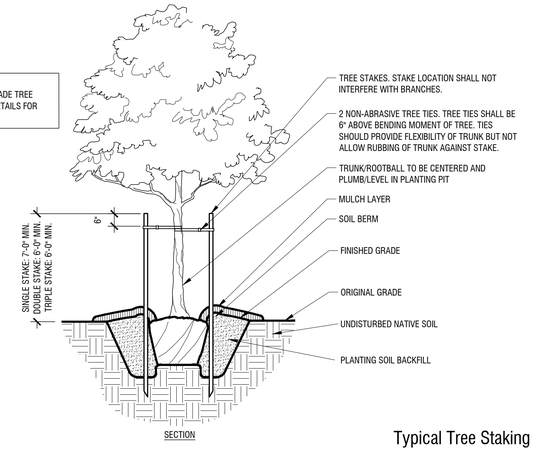


Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes) | D

Scale: NTS



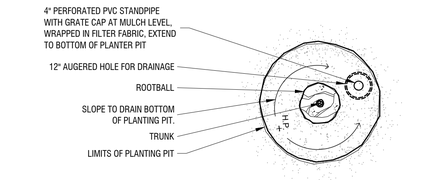
NOTES:
1. THIS DETAIL IS FOR ABOVE GRADE TREE STAKING ONLY. REF. OTHER DETAILS FOR TYPICAL TREE PLANTING.



SECTION

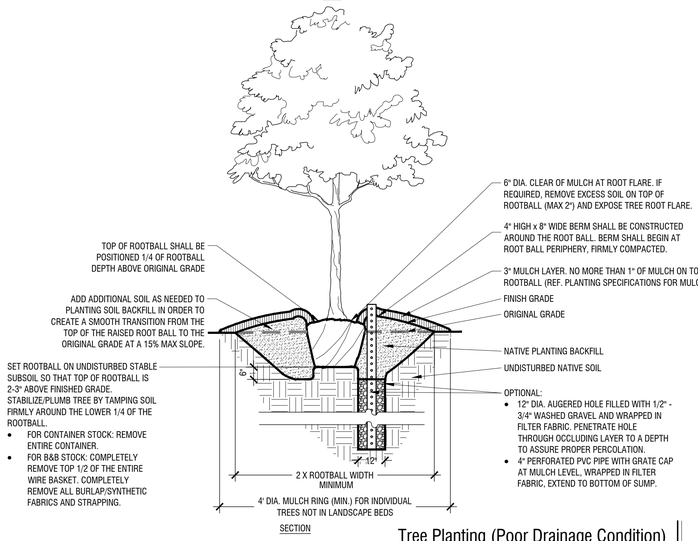
Typical Tree Staking | B

Scale: NTS



PLAN

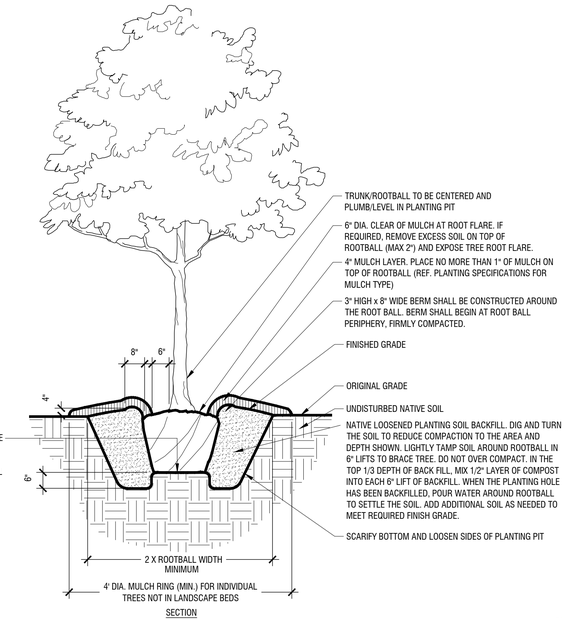
NOTES:
1. THIS DETAIL IS FOR TREE PLANTING IN POOR DRAINAGE CONDITIONS ONLY. REF. DETAIL A THIS SHEET FOR TYPICAL TREE PLANTING.



SECTION

Tree Planting (Poor Drainage Condition) | C

Scale: NTS



SECTION

Typical Tree Planting (Up to 3" Caliper) | A

Scale: NTS

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CHAIRMAN _____

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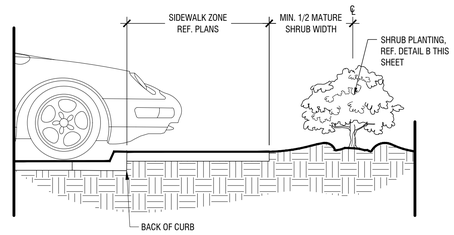
PLANTING DETAILS

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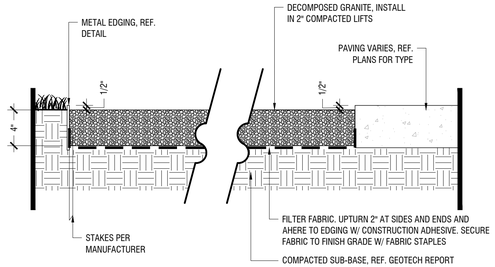
ISSUANCES
SUBMITTAL
PRELIMINARY
FOR REVIEW
DWG NAME
PLOT DATE
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XREFS
Saved= Plotted= By= Site= xDim= xLtbl= xAnno= xPlant= xStrm= xBldg= xRefp= xAttr=
K:\DAL_Land\064472310 - GRAPEVINE SPEAR\CIVIL\SHEETS\064472310 - GRAPEVINE SPEAR HOTEL-LAD-SHEETS.DWG
KIMMIE.LAIR
7/1/2024 4:01 PM
7/1/2024 3:56 PM
Square Root = city_of_grapevine_logo

NOTES:
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT
3. WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)



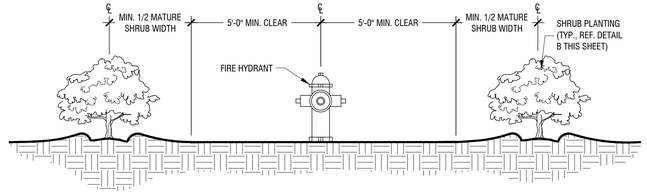
Shrub Planting at Sidewalk | F

Scale: NTS



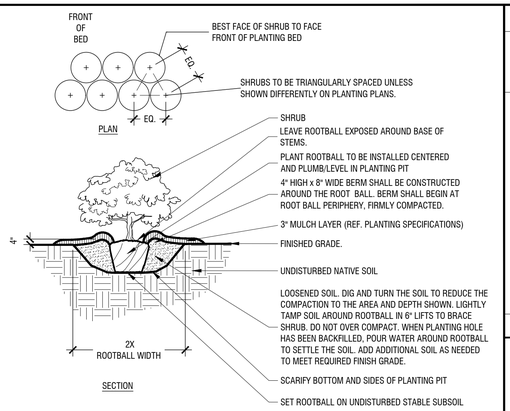
Decomposed Granite | I

Scale: 1 1/2" = 1'-0"



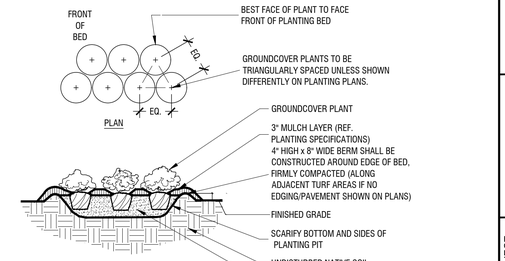
Shrub Planting at Fire Hydrant | E

Scale: NTS



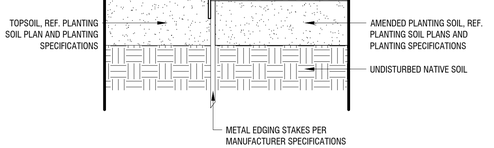
Typical Shrub Planting | B

Scale: NTS



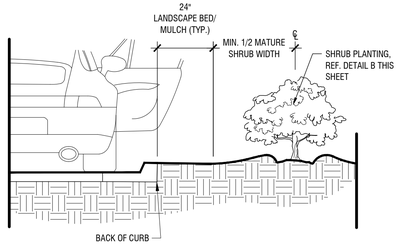
Typical Groundcover Planting | A

Scale: NTS



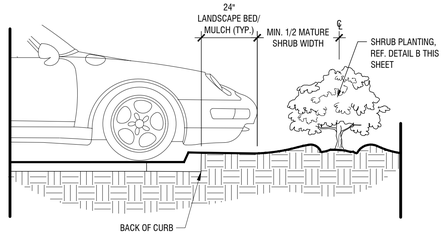
METAL EDGING (AT TURF & LANDSCAPE BED) | H

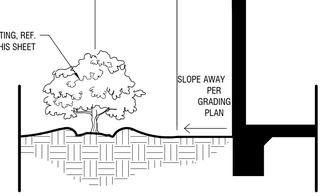
Scale: 1 1/2" = 1'-0"



Shrub Planting at Curb | G

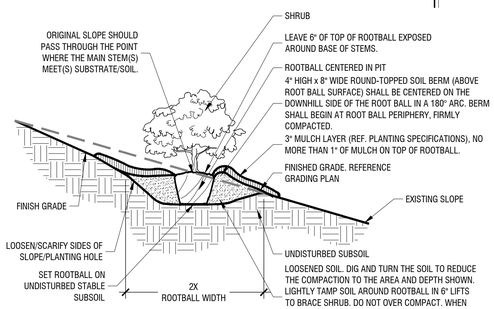
Scale: NTS





Shrub Planting at Building Edge | D

Scale: NTS



Shrub Planting On 5-50% (20:1 TO 2:1) Slope | C

Scale: NTS

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Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 301-2597
Contact: John Tedesco, P.E.

DEVELOPER:
Northland Properties
#310 - 1755 West Broadway
Vancouver, BC V6J 4S5
Tel. No (604) 730-6610
Contact: Scott Harwood

CASE NAME: TCC Grapevine Mills
CASE NUMBER: Z24-03/CU24-17
LOCATION: 2800 Grapevine Mills Pkwy

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 82 OF 95

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

PLANNING SERVICES DEPARTMENT

CONDITIONAL USE PERMIT
for
NORTHLAND GRAPEVINE
LOT 3, BLOCK 1 GRAPEVINE MILLS WELLS

City of Grapevine, Tarrant County, Texas
5.904 acres or 257,169 sq. ft.
Zone: CC - Community Commercial District

Date of Preparation: July 1, 2024

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. MARIE E. ROBBINS
L.A. No. 3369 Date 7/1/2024

KHA PROJECT 064472310
DATE JULY 2024
SCALE AS SHOWN
DESIGNED BY KMR
DRAWN BY KMR
CHECKED BY MER

NORTHLAND GRAPEVINE
GRAPEVINE, TEXAS

PLANTING DETAILS

SHEET NUMBER

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IM/REF:
XREFS
EASTTEXBY
PLOTTED BY
DWG PATH
DWG NAME
Simon.Blake, dir=" dir="ltr" xlink:href="mailto:Simon.Blake@kimley-horn.com">Simon.Blake@kimley-horn.com
7/1/2024 4:47:51 PM
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L1.1 PLANTING DETAILS.DWG

MATERIALS LEGEND:

AGGREGATE

AG-1

CRUSHED ROCK

TYPE:	MINI COBBLE
COLOR:	STANDARD
SIZE:	2" - 4"
SUPPLIER:	DFW STONE SUPPLY (OR APPROVED EQUAL)
APPROVAL:	***SAMPLE***

LIGHTING

L-1

PEDESTRIAN LIGHT POLE

PRODUCT:	POLE-TOP LUMINAIRE ASYMMETRIC WIDE BEAM (B77911)
COLOR:	MATTE BLACK
MANUFACTURER:	BEGA
INSTALL:	PER MANUFACTURER SPECIFICATIONS
APPROVAL:	**CUT SHEET**

METAL

M-1

STEEL EDGING

SIZE:	3/16" X 4" THICK
COLOR:	BLACK
SUPPLIER:	LOCAL STEEL SUPPLY COMPANY
INSTALL:	REF. PLANS AND DETAIL H / LP 3.02
APPROVAL:	**CUT SHEET**

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
TREES						
	Cedar Elm / Ulmus crassifolia	4" cal	14`-16`		21	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Chinese Pistache / Pistachia chinensis	4" cal	12`-14`		38	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Existing Trees / Existing Trees	Existing	Varies		7	EXISTING LIVE OAK AND BALD CYPRESS TREES SIZE VARIES
	Lacey Oak / Quercus laceyi	4" cal	14`-16`		23	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Off-Site Trees / Off-Site Trees	N/A	Varies		10	EXISTING LIVE OAK AND BALD CYPRESS TREES SIZE VARIES. OFF-SITE
SHRUBS						
	Autumn Sage / Salvia greggii	1 gal	18" h X 18" w	24" OC	532	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Brakelights Red Yucca / Hesperaloe parviflora `Brakelights` TM	3 gal	12" h X 12" w	18" OC	350	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Color Guard Yucca / Yucca filamentosa 'Color Guard'	3 gal	18" h X 18" w	36" OC	162	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Dwarf Burford Holly / Ilex cornuta 'Dwarf Burford'	3 gal	30" h x 30" w	36" OC	329	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM	3 gal	24" h x 24" w	36" OC	411	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	May Night Salvia / Salvia x sylvestris 'May Night'	1 gal	18" h X 18" w	24" OC	560	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Pink Muhly Grass / Muhlenbergia capillaris	3 gal	24" h x 18" w	30" OC	440	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Prairie Dropseed / Sporobolus heterolepis	3 gal	24" h x 24" w	24" OC	622	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Ruby Loropetalum / Loropetalum chinense `Ruby'	3 gal	24" h x 24" w	30" OC	184	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Whale`s Tongue Agave / Agave ovatifolia `Frosty Blue`	3 gal	24" h x 24" w	Per Plan	44	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED

SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
GROUND COVERS						
	Asian Jasmine / Trachelospermum asiaticum	4"pot	12" h x 12" w	12" o.c.	2,173	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Bermuda Grass / Cynodon dactylon	sod				REFER TO SPECIFICATIONS
	Monroe's White Liriope / Liriope muscari `Monroe's White'	1 gal	12" h x 12" w	18" o.c.	2,317	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Stonecrop / Sedum rupestre 'Angelina'	4"pot	8"h x 8"w	12" o.c.	3,278	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Verbena / Verbena spp.	4"pot	12" h x 12" w	12" o.c.	2,274	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED

NOTE: ALL REQUIRED TREES TO BE 3" CALIPER MIN.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

City of Grapevine Landscape Code Requirements Chart

Item	*Required*	*Proposed*
Interior Landscaping Requirements		
Interior Landscape Area (min 10% of Gross Parking Area) 53,676 SF X .10 = 5,368 SF	10% OR 5,368 SF	28.9% OR 15,530 SF
Interior Landscape Trees (1 tree / 400 SF of Required Interior Landscape Area) 5,368 SF / 400 SF = 13 TREES	13 TREES	50 PROPOSED TREES
Parking Island Trees (1 tree per landscape island)	50 ISLANDS	50 PROPOSED TREES
Perimeter Landscaping Requirements		
Grapevine Mills Blvd		
Perimeter Landscape Area minimum 15' deep (between R.O.W. and parking area)	YES	YES
1 R.O.W landscape screening item (fence, hedge, berm)	YES	YES
*1 tree per 50 LF of Perimeter Landscape Area (584 LF / 50 LF)	12 TREES	3 EXISTING TREES 8 PROPOSED
** DUE TO GAS AND UTILITY EASEMENTS NO NEW TREES CAN BE PLACED ALONG GRAPEVINE MILLS BLVD., THERE ARE THREE (3) EXISTING TREES ALONG GRAPEVINE MILLS BLVD, AND SIX (6) PROPOSED TREES PLACED ELSEWHERE ON SITE AND LABLED ACCORDINGLY.*		
Grapevine Mills Parkway (FM 2499)		
Perimeter Landscape Area minimum 15' deep (between R.O.W. and parking area)	YES	YES
1 R.O.W landscape screening item (fence, hedge, berm)	YES	YES
**1 tree per 50 LF of Perimeter Landscape Area (370 LF / 50 LF)	7 TREES	4 EXISTING TREES 3 PROPOSED
*** DUE TO GAS AND UTILITY EASEMENTS ALONG GRAPEVINE MILLS PKWY , THREE (3) OF THE 7 REQUIRED BUFFER TREES HAVE BEEN RELOCATED AND CALLED OUT AS RELOCATED PERIMETER TREES ON PLANS*		
Southern Property Line (abuts a proposed road)		
Perimeter Landscape Area minimum 10' deep (between edge of parking area and adjacent property line)	YES	YES
1 Landscape screening item (fence, hedge, berm)	YES	YES
1 tree per 50 LF of Perimeter Landscape Area (553 LF / 50 LF)	11 TREES	11 PROPOSED TREES
West Property Line (abuts a proposed alleyway)		
Perimeter Landscape Area minimum 10' deep (between edge of parking area and adjacent property line)	YES	YES
1 Landscape screening item (fence, hedge, berm)	YES	YES
1 tree per 50 LF of Perimeter Landscape Area (494 LF / 50 LF)	10 TREES	10 PROPOSED TREES
Landscape Requirements for Non-Vehicular Open Space		
Min. 15% of the total site area shall be feature landscaping (257,169 SF x .15)	15% OR 38,575 SF	16% OR 41,355 SF
Grapevine Mills Blvd. Front Yard Landscape Area (SF)	N/A	11,699 SF
Grapevine Mills Circle. Front Yard Landscape Area (SF)	N/A	7,560 SF
Min. 50% of the feature landscape area shall be located in required front yard	50% OR 19,287 SF	50% OR 19,259 SF

**THERE ARE 10 OFF-SITE TREES ALONG GRAPEVINE MILLS BLVD THAT PROVIDE REQUIRED AESTHETICS AND SCREENING*

Required Perimeter trees labeled on plans as "P"

Required Interior trees labeled on plans as "IT"

Landscape Plan Data Summary Table

Item	*Required*	*Proposed*
Landscape Area		
Landscape Perimeter Area (SF)	N/A	46,022 SF
Interior Landscape Area - Parking Lot Landscaping (SF)	MIN 10% OF PARKING AREA	28.9% OR 15,530 SF
Other Landscape Area within the lot (SF)	N/A	3,755 SF
Total Landscape Area		**65,307 SF**
Required Trees for Non-Vehicular Open Space (Interior Tree Count)	13 TREES	50 PROPOSED TREES
Impervious Area		
Zoning (From Zoning Map)	HCO	CC
Total Lot Area (SF and Acres)	30,000 SF (0.69 Acres)	257,169 SF (5.904 Acres)
Total Building Area (SF)	152,792 SF	135,735 SF
Building Footprint Area (SF)	MAXIMUM 60% OF LOT COVERAGE (152,792 SF)	39,032 SF (15%)
Area of Sidewalks, Pavement, and other Impervious Flatwork (SF)	N/A	151, 878 SF
Other Impervious Area	N/A	952 SF
Total Open Space (SF and Percentage)	MINIMUM 20% OF TOTAL LOT COVERAGE (51,434 SF)	65,307 SF (25%)
Total Impervious Area (SF and Percentage)	MAXIMUM 80% OF LOT COVERAGE (205,735 SF)	191,862 SF (75%)

SITE PLAN DATA SUMMARY TABLE

ITEM	REQUIRED	PROPOSED
GENERAL SITE DATA		
ZONING (FROM ZONING MAP)	HCO - HOTEL AND CORPORATE OFFICE DISTRICT/CC - COMMUNITY COMMERCIAL DISTRICT	CC - COMMUNITY COMMERCIAL DISTRICT
LAND USE (FROM ZONING ORDINANCE; INCLUDE ALL APPLICABLE USES)	SEE SECTION 25 - CC COMMUNITY COMMERCIAL DISTRICT REGULATIONS	HOTEL
TOTAL LOT AREA (SQUARE FEET AND ACRES)	30,000 SF (0.69 ACRES)	257,169 SF (5.904 ACRES)
FIRST FLOOR-BUILDING FOOTRPINT AREA (SQUARE FEET)	MAXIMUM 150,486 SF (3.456 ACRES)	39,032 SF
TOTAL BUILDING AREA (SQUARE FEET)	152,792 SF	135,735 SF
BUILDING HEIGHT (FEET/# STORIES)	MAXIMUM 50 FT	77' - 4"/ 6 STORIES
FLOOR AREA RATIO (RATIO x.xx.1)	N/A	0.54
OPEN STORAGE (SQUARE FEET)	N/A	N/A
RESIDENTIAL UNITS		
TOTAL UNIT COUNT	200 GUESTROOMS	249 GUESTROOMS
RESIDENTIAL DENSITY (UNITS/NET ACREAGE) (NET ACREAGE = TOTAL ACREAGE MINUS STREETS AND OPEN SPACE)	N/A	277.9000
PARKING		
GROSS PARKING AREA (SQUARE FEET)	N/A	53,676 SF
PARKING RATIO (FROM ZONING ORDINANCE)	1.25 PARKING SPACES PER GUESTROOM OF A HOTEL/MOTEL WITH RESTAURANT OR MEETING FACILITIES. (1.25 x 249= 312) 1 PARKING SPACE PER 3 OCCUPANTS OF THE RESTAURANT.	312 SPACES
OCCUPANT LOAD (RESTAURANT)	N/A	FIXED SEATING: 146 UNCONCENTRATED (TABLES AND CHAIRS): 237 STANDING SPACE: 119 STORAGE: 5 COMMERCIAL KITCHEN: 6 TOTAL: 513
ACCESSIBLE PARKING (# OF SPACES)	9 SPACES	8 SPACES
LANDSCAPE AREA		
LANDSCAPE PERIMETER AREA (SQUARE FEET)	N/A	46,022 SF
INTERIOR LANDSCAPE AREA-PARKING LOT LANDSCAPING (SQUARE FEET)	MINIMUM 10% OF PARKING AREA	15,530 SF (28.9%)
ADDITIONAL INTERIOR LANDSCAPE AREA	N/A	3,755 SF
OTHER LANDSCAPE AREA WITHIN THE LOT (SQUARE FEET)	N/A	N/A
TOTAL LANDSCAPE AREA	N/A	65,307 SF
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SQUARE FEET)	MAXIMUM 60% OF LOT COVERAGE	39,032 SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK (SQUARE FEET)	N/A	151,878 SF
OTHER IMPERVIOUS AREA	N/A	952 SF
TOTAL OPEN SPACE (SQUARE FEET AND PERCENTAGE)	MINIMUM 20% OF LOT COVERAGE (51,434 SF)	65,307 SF (25%)
TOTAL IMPERVIOUS AREA (SQUARE FEET AND PERCENTAGE)	MAXIMUM 80% OF LOT COVERAGE (205,735 SF)	191,862 SF (75%)

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CASE NAME: TCC Grapevine Mills
CASE NUMBER: Z24-03/CU24-17
LOCATION: 2800 Grapevine Mills Pkwy

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 83 OF 95

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PLANNING SERVICES DEPARTMENT

CONDITIONAL USE PERMIT
for
NORTHLAND GRAPEVINE
LOT 3, BLOCK 1 GRAPEVINE MILLS WELLS

City of Grapevine, Tarrant County, Texas
5.904 acres or 257,169 sq. ft.
Zone: CC - Community Commercial District

Date of Preparation: July 1, 2024

No.	REVISIONS	DATE	BY

Kimley»Horn
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. _____ MARIE E. ROBBINS
L.A. No. 3369 Date 7/1/2024

KHA PROJECT 064472310
DATE JULY 2024
SCALE AS SHOWN
DESIGNED BY KMR
DRAWN BY KMR
CHECKED BY MER

NORTHLAND GRAPEVINE

GRAPEVINE, TEXAS

PLANT SCHEDULE & SPECS

SHEET NUMBER

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES:
XREFS:
LAST SAVED BY:
PLOTTED BY:
DWG PATH:
DWG NAME:
Signed Base - city_of_grapevine_logo
attached - entry_sign_detail - Base - xSurv - xUtil - xArvo - xPlant - x3Dm
KEITLYN.TEDESCO 7/1/2024 4:01 PM
I:\KMKV_LA\A_PROJECTS\064472310 - GRAPEVINE SIGNATURE HOTEL\CAD\SHEETS
I:\KMKV_LA\A_PROJECTS\064472310 - GRAPEVINE SIGNATURE HOTEL\CAD\SHEETS\L-PLAN-PLANT SCHEDULE & SPECS.DWG

NOTES:

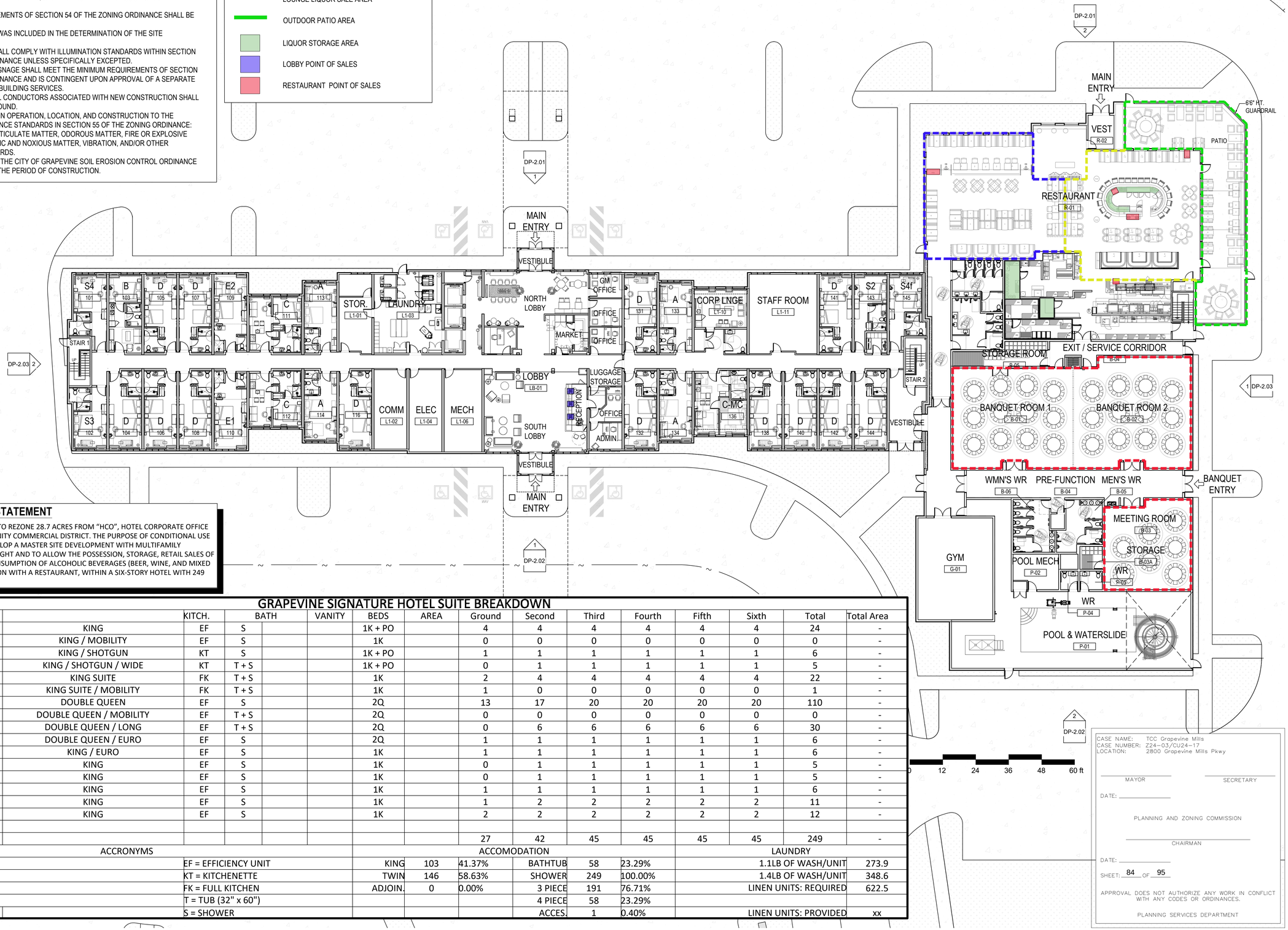
1. REFUSE DISPOSAL AREAS SHALL BE LANDSCAPED AND SCREENED FROM VIEW IN ACCORDANCE WITH THE ZONING ORDINANCE.
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3. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
4. THE MASONRY REQUIREMENTS OF SECTION 54 OF THE 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.

BANQUET AND LIQUOR SALES AREA LEGEND:

- DINING AREA
- BANQUET AREA
- LOUNGE LIQUOR SALE AREA
- OUTDOOR PATIO AREA
- LIQUOR STORAGE AREA
- LOBBY POINT OF SALES
- RESTAURANT POINT OF SALES

CONDITIONAL USE STATEMENT

THE PURPOSE OF Z24-03 IS TO REZONE 28.7 ACRES FROM "HCO", HOTEL CORPORATE OFFICE DISTRICT TO "CC", COMMUNITY COMMERCIAL DISTRICT. THE PURPOSE OF CONDITIONAL USE PERMIT CU24-17 IS TO DEVELOP A MASTER SITE DEVELOPMENT WITH MULTIFAMILY BUILDINGS 2-4 STORY IN HEIGHT AND TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A RESTAURANT, WITHIN A SIX-STORY HOTEL WITH 249 ROOMS.



GRAPEVINE SIGNATURE HOTEL SUITE BREAKDOWN

			KITCH.	BATH		VANITY	BEDS	AREA	Ground	Second	Third	Fourth	Fifth	Sixth	Total	Total Area
1	A	KING	EF	S			1K + PO		4	4	4	4	4	4	24	-
2	A-M	KING / MOBILITY	EF	S			1K		0	0	0	0	0	0	0	-
3	B	KING / SHOTGUN	KT	S			1K + PO		1	1	1	1	1	1	6	-
4	B2	KING / SHOTGUN / WIDE	KT	T + S			1K + PO		0	1	1	1	1	1	5	-
5	C	KING SUITE	FK	T + S			1K		2	4	4	4	4	4	22	-
6	C-M	KING SUITE / MOBILITY	FK	T + S			1K		1	0	0	0	0	0	1	-
7	D	DOUBLE QUEEN	EF	S			2Q		13	17	20	20	20	20	110	-
8	D-M	DOUBLE QUEEN / MOBILITY	EF	T + S			2Q		0	0	0	0	0	0	0	-
9	D2	DOUBLE QUEEN / LONG	EF	T + S			2Q		0	6	6	6	6	6	30	-
10	E1	DOUBLE QUEEN / EURO	EF	S			2Q		1	1	1	1	1	1	6	-
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16	S4	KING	EF	S			1K		2	2	2	2	2	2	12	-
Total									27	42	45	45	45	45	249	-

ACCRONYMS		ACCOMODATION						LAUNDRY	
Q = QUEEN 60"X80"	EF = EFFICIENCY UNIT	KING	103	41.37%	BATHTUB	58	23.29%	1.1LB OF WASH/UNIT	273.9
K = KING 72"X80"	KT = KITCHENETTE	TWIN	146	58.63%	SHOWER	249	100.00%	1.4LB OF WASH/UNIT	348.6
PO = PULLOUT 60"X80"	FK = FULL KITCHEN	ADJOIN.	0	0.00%	3 PIECE	191	76.71%	LINEN UNITS: REQUIRED	622.5
DB = DOUBLE 56"X80"	T = TUB (32" x 60")				4 PIECE	58	23.29%		
	S = SHOWER				ACCES.	1	0.40%	LINEN UNITS: PROVIDED	xx

CASE NAME: TCC Grapevine Mills
CASE NUMBER: Z24-03/CU24-17
LOCATION: 2800 Grapevine Mills Pkwy

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 84 OF 95

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

PLANNING SERVICES DEPARTMENT

NORTHLAND PROPERTIES
We Proudly Build

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KEY PLAN

NORTH

PROJECT NORTH

No.	Revision/Issue	Date mm.dd.yyyy
No.	Revision/Issue	

PROFESSIONAL SEAL

architects maa merriman anderson
architecture · planning
interior design
300 N. FIELD ST.
DALLAS, TEXAS 75202
214.987.1299
214.987.2138 (FAX)

PROPOSED SIGNATURE HOTEL & RESTAURANT

GROUND FLOOR PLAN

Lots 3	Block 1	GRAPEVINE MILLS WELLS
RE:	No.	

CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

3.54 acres or 256,583.13 sq. ft.

Zone: "CC" = Community Commercial

Date of Preparation: March 8, 2024

Scale	1/16" = 1'-0"
Date	Feb. 2nd, 1024
Drawn	JM
Checked	-

A-1.01 R

POINT OF SALE AND LIQUOR SALES AREA LEGEND:

- LOUNGE LIQUOR SALE AREA
- OUTDOOR PATIO AREA
- DINING AREA
- LIQUOR STORAGE
- POINT OF SALES LOCATION

OCCUPANT LOAD INTERIOR (IBC TABLE 1004.5)

SPACE	CALC.	PEOPLE
FIXED SEATING	1 PERSON PER SEAT OR PER 24"	146
UNCONCENTRATED (TABLES AND CHAIRS)	3580 / 15	237
STANDING SPACE	600 / 5	119
STORAGE	1341 / 300	5
COMMERCIAL KITCHEN	1203 / 200	6
TOTAL	-	513
POSII*	-	-

MAXIMUM OCCUPANT LOAD (GUEST + STAFF) = 513

NOTE:
CAP OCCUPANT LOAD FOR RESTAURANT GUEST AND STAFF AT 275.
275 MAX OCCUPANT SIGNAGE PLACED THROUGHOUT RESTAURANT.

CONDITIONAL USE STATEMENT

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LOCATION: 2800 Grapevine Mills Pkwy

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 85 OF 95

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PLANNING SERVICES DEPARTMENT

1 A-1.02 RESTAURANT SEATING PLAN
SCALE: 3/16" = 1'-0"

2 A-1.02 STORAGE PLAN
SCALE: 3/16" = 1'-0"

0 1 3 6 10 15 FT

NORTHLAND PROPERTIES
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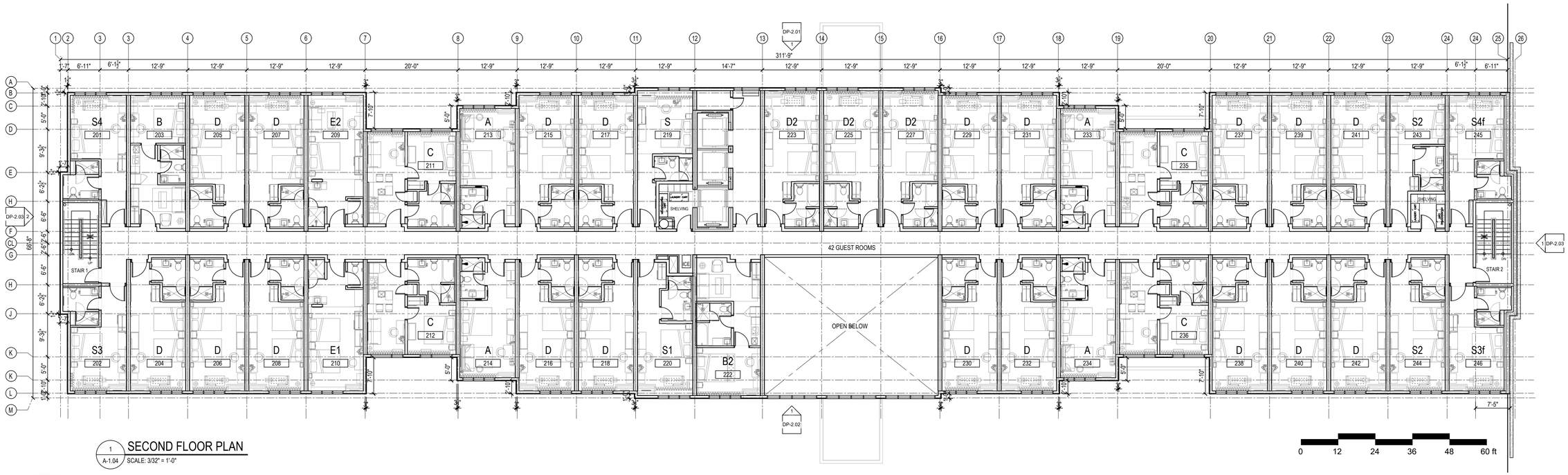
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architects
merriman anderson
architecture · planning
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300 N. FIELD ST.
DALLAS, TEXAS 75202
214.987.1399
214.987.2138 (FAX)

PROPOSED SIGNATURE HOTEL & RESTAURANT

FURNITURE PLAN

Lots 3	Block 1	GRAPEVINE MILLS WELLS
No.	No.	
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS		
3.94 acres or 29,582 Sq. ft.		
Zone "CC" Community Commercial		
Date of Preparation: March 8, 2024		
Scale 3/16" = 1'-0"		
Date Feb. 29th, 2024		A-1.02
Drawn DR		
Checked SH		R



1 / A-1.04 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

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3	B	KING / SHOTGUN	KT	S			1K + PO		1	1	1	1	1	1	6	-
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7	D	DOUBLE QUEEN	EF	S			2Q		13	17	20	20	20	20	110	-
8	D-M	DOUBLE QUEEN / MOBILITY	EF	T + S			2Q		0	0	0	0	0	0	0	-
9	D2	DOUBLE QUEEN / LONG	EF	T + S			2Q		0	6	6	6	6	6	30	-
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Total									27	42	45	45	45	45	249	-

ACCRONYMS		ACCOMODATION				LAUNDRY	
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CASE NAME: TCC Grapevine Mills
CASE NUMBER: Z24-03/CU24-17
LOCATION: 2800 Grapevine Mills Pkwy

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 86 OF 95

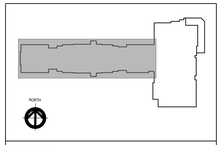
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NORTH
PROJECT NORTH

No.	Revision/Issue	Date mm.dd.yyyy
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PROFESSIONAL SEAL

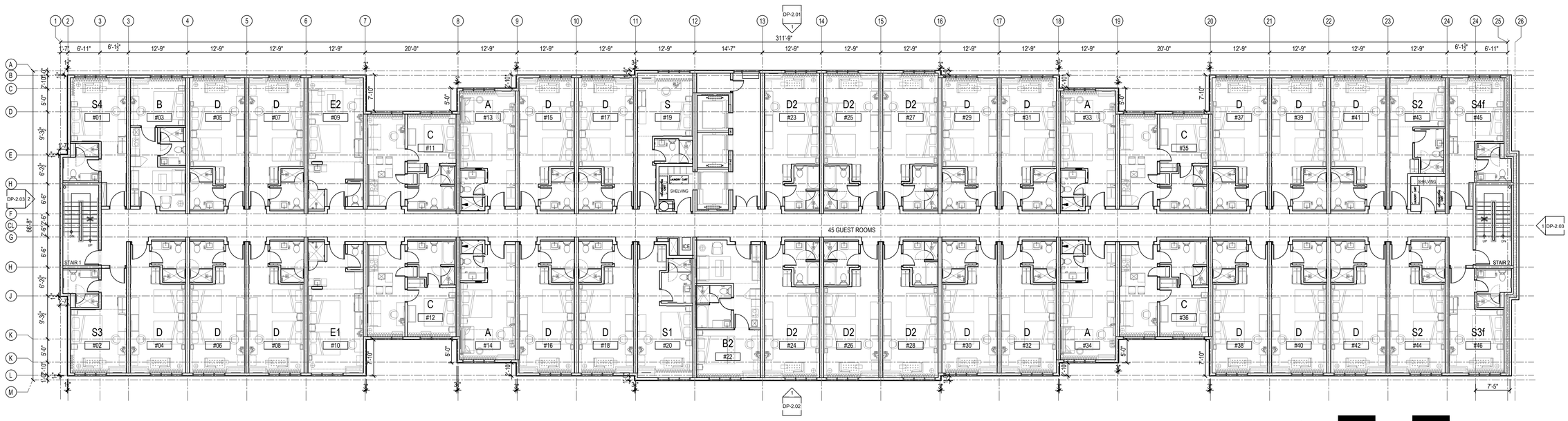
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PROPOSED SIGNATURE HOTEL & RESTAURANT

SECOND FLOOR PLAN

Lots 3	Block 1	GRAPEVINE MILLS WELLS
Ab.	No.	
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS		
5.94 acres or 258,582.13 sq. ft.		
Zone "CC" Community Commercial		
Date of Preparation: March 8, 2024		

Scale	1/16" = 1'-0"	A-1.04
Date	Feb. 2nd, 2024	
Drawn	JM	
Checked	-	R



1 A-1.04 TYPICAL FLOOR PLAN (FLOORS 3-6)
SCALE: 3/32" = 1'-0"

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PO = PULLOUT 60"X80"	FK = FULL KITCHEN	ADJOIN.	0	0.00%	3 PIECE	191	76.71%	LINEN UNITS: REQUIRED	622.5
DB = DOUBLE 56"X80"	T = TUB (32" x 60")				4 PIECE	58	23.29%		
	S = SHOWER				ACCES.	1	0.40%	LINEN UNITS: PROVIDED	xx

CASE NAME: TCC Grapevine Mills
CASE NUMBER: Z24-03/CU24-17
LOCATION: 2800 Grapevine Mills Pkwy

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 87 OF 95

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

PLANNING SERVICES DEPARTMENT

NORTHLAND PROPERTIES
We Proudly Build

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KEY PLAN

NORTH

PROJECT NORTH

No.	Revision/Issue	Date mm.dd.yyyy
No.	Revision/Issue	

PROFESSIONAL SEAL

architects maa merriman anderson
architecture · planning
interior design
300 N. FIELD ST.
DALLAS, TEXAS 75202
214.987.1299
214.987.2138 (FAX)

PROPOSED SIGNATURE HOTEL & RESTAURANT

TYPICAL (3 - 6) FLOOR PLAN

Lots 3	Block 1	GRAPEVINE MILLS WELLS
Ab.	No.	
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS		
0.94 acres or 256,582.13 sq. ft.		
Zone "CC" Community Commercial		
Date of Preparation: March 8, 2024		

Scale	1/16" = 1'-0"
Date	Feb. 2nd, 2024
Drawn	JM
Checked	-

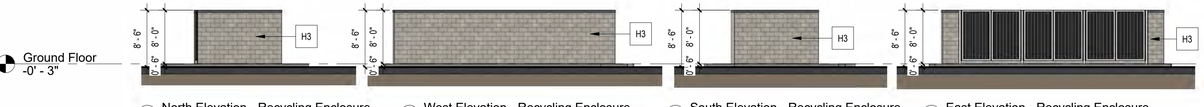
A-1.04 R



1 Colour - NORTH EL. HOTEL
3/32" = 1'-0"



2 Colour - NORTH EL. FACILITIES
3/32" = 1'-0"



3 North Elevation - Recycling Enclosure
3/32" = 1'-0"

4 West Elevation - Recycling Enclosure
3/32" = 1'-0"

5 South Elevation - Recycling Enclosure
3/32" = 1'-0"

6 East Elevation - Recycling Enclosure
3/32" = 1'-0"

RECYCLING ENCLOSURE NOTES:

1. TRASH COMPACTOR NOT APPLICABLE.
2. NO GARBAGE AND RECYCLING ARE COLLECTED BY A PRIVATE AND GARBAGE COLLECTOR



7 Signage - Sandman Signature Front Logo
3/16" = 1'-0"



8 Signage - Sandman Signature Side Logo
3/16" = 1'-0"

ELEVATION NOTES:

1. ALL SIGNAGE SUBJECT TO BUILDING SERVICES DEPARTMENT APPROVAL
2. MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE
3. UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH WALL COLOR

GRAPEVINE SIGNATURE EXTERIOR FINISHES			
HOTEL FINISHES		FACILITIES AND RESTAURANT FINISHES	
H1	PAINTED HARDIPANEL C/W REVEALS 'PEARL GRAY'	C1	PAINTED HARDIPANEL C/W REVEALS 'PEARL GRAY'
H2	PAINTED HARDIPANEL C/W REVEALS 'IRON GREY'	C2	PAINTED HARDIPANEL C/W REVEALS 'IRON GREY'
H3	BRICK SIDING PANEL BRICK 'BLACK'	C3	BRICK SIDING PANEL 'GRAY'
H4	BRICK SIDING PANEL BRICK 'BROWN'	C4	'LUX' METAL WOOD PRINT SIDING COLOR 1406/01-716 'LIGHT CHERRY'
H5	CLEAR GLASS WINDOW IN BLACK ALUMINIUM FRAME	C5	'C' CHANNEL AWNING PAINTED "BLACK JACK" 2133-20
H6	A/C UNIT OR EXHAUST COVERS PAINTED TO MATCH SURROUNDING WALL	C6	"CLOUD GRAY" TINTED GLAZING IN POWDER COATED ALUMINUM WINDOW FRAMES
H7	DOWN LIGHT	C7	FEATURE ENTRY DOOR ON PIVOTING HARDWARE
H8	ILLUMINATED SIGNAGE	C8	PAINTED STEEL PATIO STRUCTURE "BLACK JACK" 2133-20
H9	CLEAR GLAZED DOOR IN BLACK ALUM FRAME	C9	NATURAL CONCRETE FINISH
H10	PERFORATED 'LUX' MERAL WOOD PRINT SOFFIT COLOR 1406/01-716 'LIGHT CHERRY'	C10	CLEAR GLAZED DOOR IN BLACK ALUM FRAME
H11	'LUX' METAL WOOD PRINT SIDING COLOR 1406/01-716 'LIGHT CHERRY'	C11	METAL CAP FLASHING PAINTED COLOR TO MATCH SURROUNDING WALL
H12	NATURAL CONCRETE FINISH	C12	ILLUMINATED SIGNAGE
H13	METAL CAP FLASHING PAINTED COLOR TO MATCH SURROUNDING WALL	C13	METAL DOOR PAINTED "BLACK JACK" 2133-20
H14	METAL DOOR PAINTED "BLACK JACK" 2133-20		
H15	METAL DOOR PAINTED "GREY"		
H16	UP LIGHT		
H17	GREY FLOAT TINTED GLASS IN BLACK ALUMINUM FRAMES		

HOTEL WALL FINISHES				FACILITIES AND RESTAURANT WALL FINISHES			
H1	HARDIE PANEL 'PEARL GREY'	17,226 SF	43.1%	C1	HARDIE PANEL 'PEARL GREY'	4,172 SF	44.1%
H2	HARDIE PANEL 'IRON GREY'	5,054 SF	12.7%	C2	HARDIE PANEL 'IRON GREY'	3,953 SF	41.7%
H3	BLACK BRICK SIDNG	13,052 SF	32.7%	C3	GREY BRICK SIDING	1,344 SF	14.2%
H4	BROWN BRICK SIDING	4,605 SF	11.5%				
	TOTAL:	**39,937 SF**	**100%**		**TOTAL:**	**9,469 SF**	**100%**

HOTEL LIGHTING

H7 **TUBE ARCHITECTURAL** DS-WE08
8" Extended Single LED Wall Mount



H16 **TUBE ARCHITECTURAL** DS-WS05
LED Wall Mounts



CONDITIONAL USE STATEMENT

THE PURPOSE OF Z24-03 IS TO REZONE 28.7 ACRES FROM "HCO", HOTEL CORPORATE OFFICE DISTRICT TO "CC", COMMUNITY COMMERCIAL DISTRICT. THE PURPOSE OF CONDITIONAL USE PERMIT CU24-17 IS TO DEVELOP A MASTER SITE DEVELOPMENT WITH MULTIFAMILY BUILDINGS 2-4 STORY IN HEIGHT AND TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A RESTAURANT, WITHIN A SIX-STORY HOTEL WITH 249 ROOMS.

CASE NAME: TCC Grapevine Mills
CASE NUMBER: Z24-03/CU24-17
LOCATION: 2800 Grapevine Mills Pkwy

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 88 OF 95

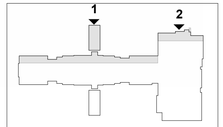
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PLANNING SERVICES DEPARTMENT

NORTHLAND PROPERTIES
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NO.	REVISION / ISSUE	DATE / MM.DD.YYYY
		-

PROFESSIONAL SEAL:
architects maa merriman anderson
architecture · planning
interior design
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DALLAS, TEXAS 75202
214.987.1299
214.987.2138 (FAX)

PROPOSED SANDMAN SIGNATURE & RESTAURANT

North Elevation

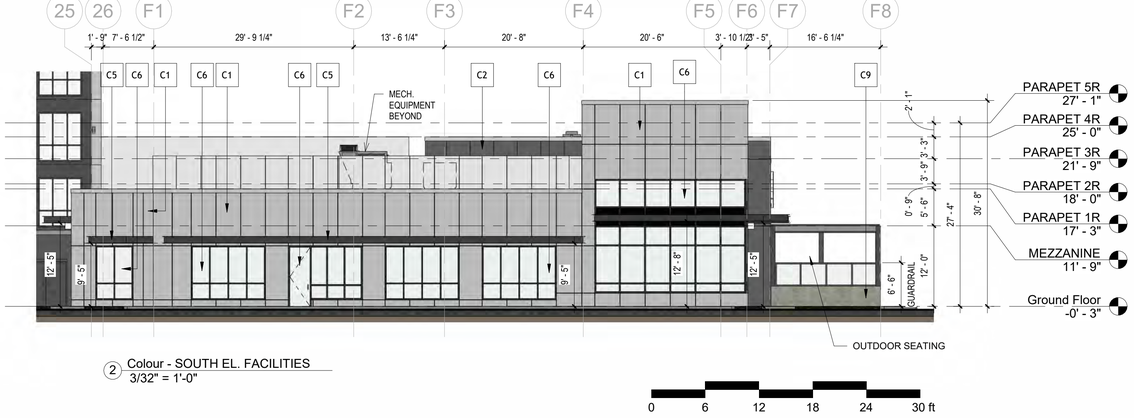
Lot 3	Block 1	GRAPEVINE MILLS WELLS
Ab.	No.	

CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
5.94 acres or 258,582.13 sq. ft.
Zone: "CC" Community Commercial
Date of Preparation: March 8, 2024

Scale	As indicated
Date	March 8, 2024
Drawn	DD
Checked	SH



1 Colour - SOUTH EL. HOTEL
3/32" = 1'-0"



2 Colour - SOUTH EL. FACILITIES
3/32" = 1'-0"

ELEVATION NOTES:

1. ALL SIGNAGE SUBJECT TO BUILDING SERVICES DEPARTMENT APPROVAL
2. MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE
3. UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH WALL COLOR

GRAPEVINE SIGNATURE EXTERIOR FINISHES

HOTEL FINISHES		FACILITIES AND RESTAURANT FINISHES	
H1	PAINTED HARDIPANEL C/W REVEALS 'PEARL GRAY'	C1	PAINTED HARDIPANEL C/W REVEALS 'PEARL GRAY'
H2	PAINTED HARDIPANEL C/W REVEALS 'IRON GREY'	C2	PAINTED HARDIPANEL C/W REVEALS 'IRON GREY'
H3	BRICK SIDING PANEL BRICK 'BLACK'	C3	BRICK SIDING PANEL 'GRAY'
H4	BRICK SIDING PANEL BRICK 'BROWN'	C4	'LUX' METAL WOOD PRINT SIDING COLOR 1406/01-716 'LIGHT CHERRY'
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H6	A/C UNIT OR EXHAUST COVERS PAINTED TO MATCH SURROUNDING WALL	C6	"CLOUD GRAY" TINTED GLAZING IN POWDER COATED ALUMINUM WINDOW FRAMES
H7	DOWN LIGHT	C7	FEATURE ENTRY DOOR ON PIVOTING HARDWARE
H8	ILLUMINATED SIGNAGE	C8	PAINTED STEEL PATIO STRUCTURE "BLACK JACK" 2133-20
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H10	PERFORATED 'LUX' MERAL WOOD PRINT SOFFIT COLOR 1406/01-716 'LIGHT CHERRY'	C10	CLEAR GLAZED DOOR IN BLACK ALUM FRAME
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H12	NATURAL CONCRETE FINISH	C12	ILLUMINATED SIGNAGE
H13	METAL CAP FLASHING PAINTED COLOR TO MATCH SURROUNDING WALL	C13	METAL DOOR PAINTED "BLACK JACK" 2133-20
H14	METAL DOOR PAINTED "BLACK JACK" 2133-20		
H15	METAL DOOR PAINTED "GREY"		
H16	UP LIGHT		
H17	GREY FLOAT TINTED GLASS IN BLACK ALUMINUM FRAMES		

HOTEL WALL FINISHES

H1	HARDIE PANEL 'PEARL GREY'	17,226 SF	43.1%
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H3	BLACK BRICK SIDNG	13,052 SF	32.7%
H4	BROWN BRICK SIDING	4,605 SF	11.5%
	TOTAL:	**39,937 SF**	**100%**

FACILITIES AND RESTAURANT WALL FINISHES

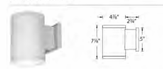
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C2	HARDIE PANEL 'IRON GREY'	3,953 SF	41.7%
C3	GREY BRICK SIDING	1,344 SF	14.2%
	TOTAL:	**9,469 SF**	**100%**

HOTEL LIGHTING

H7 **TUBE ARCHITECTURAL** DS-WE08
8" Extended Single LED Wall Mount



H16 **TUBE ARCHITECTURAL** DS-WS05
LED Wall Mounts



CONDITIONAL USE STATEMENT

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CASE NAME: TCC Grapevine Mills
CASE NUMBER: Z24-03/CU24-17
LOCATION: 2800 Grapevine Mills Pkwy

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 89 OF 95

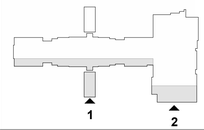
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PLANNING SERVICES DEPARTMENT

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KEY PLAN

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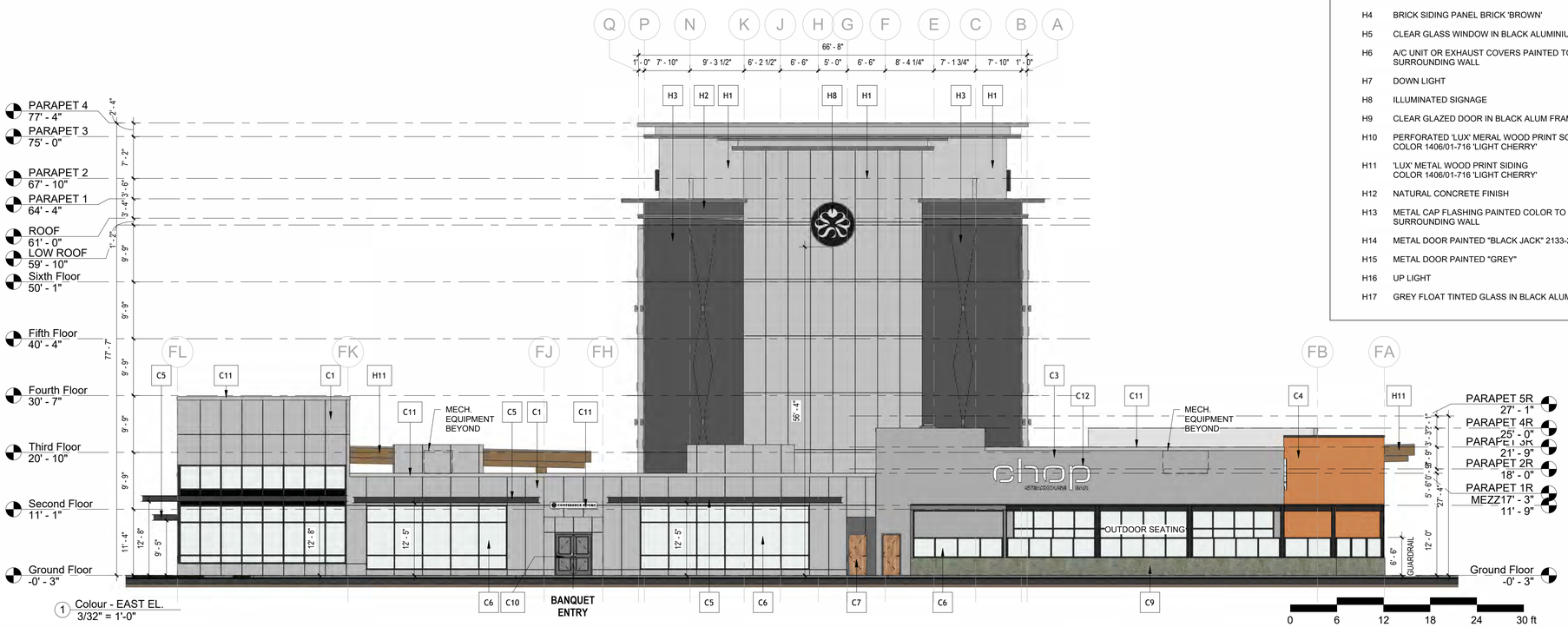
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300 N. FIELD ST.
DALLAS, TEXAS 75202
214.987.1299
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PROPOSED SANDMAN SIGNATURE & RESTAURANT

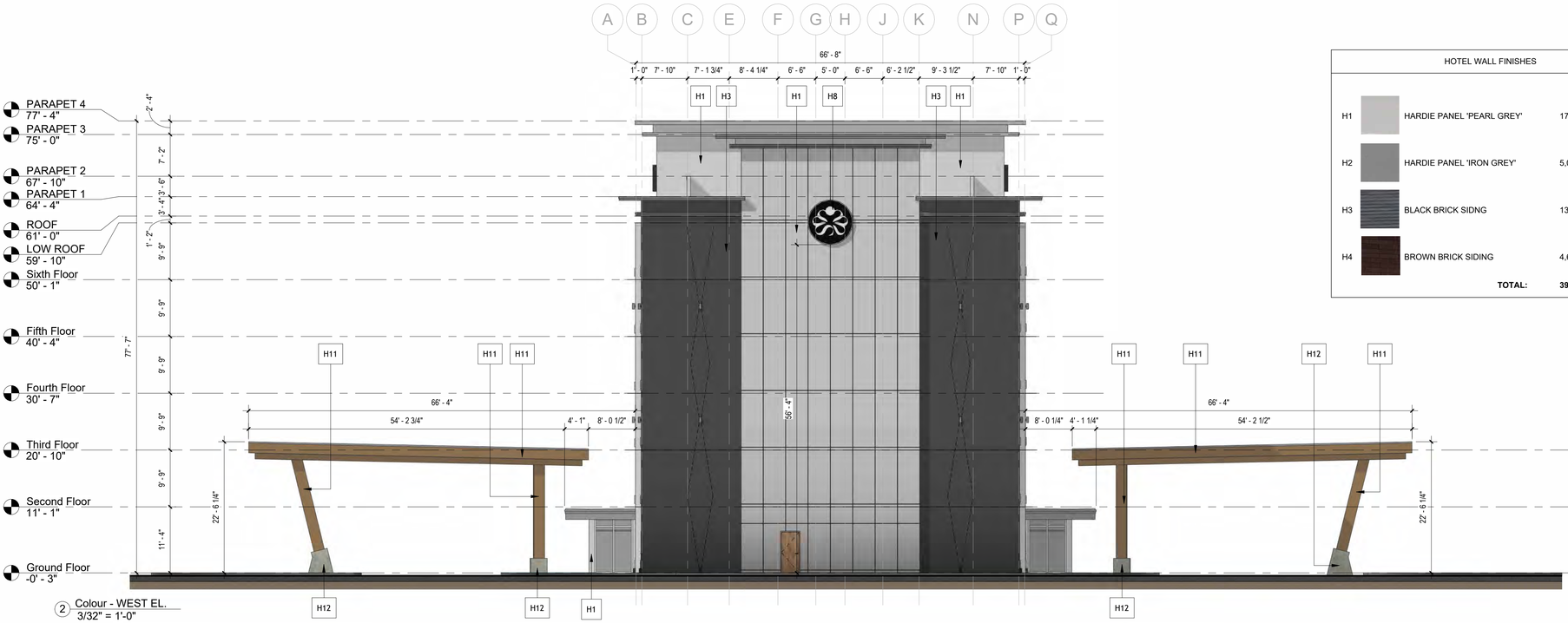
South Elevation

Lot 3	Block 1	GRAPEVINE MILLS WELLS
Ab.	No.	
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS		
5.94 acres or 258,582.13 sq. ft.		
Zone: "CC" Community Commercial		
Date of Preparation: March 8, 2024		

Scale	As indicated
Date	March 8, 2024
Drawn	DD
Checked	SH



1 Colour - EAST EL.
3/32" = 1'-0"



2 Colour - WEST EL.
3/32" = 1'-0"

GRAPEVINE SIGNATURE EXTERIOR FINISHES			
HOTEL FINISHES		FACILITIES AND RESTAURANT FINISHES	
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H6	A/C UNIT OR EXHAUST COVERS PAINTED TO MATCH SURROUNDING WALL	C6	"CLOUD GRAY" TINTED GLAZING IN POWDER COATED ALUMINUM WINDOW FRAMES
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ELEVATION NOTES:

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CONDITIONAL USE STATEMENT

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HOTEL LIGHTING

H7 **TUBE ARCHITECTURAL** DS-WE08
8" Extended Single LED Wall Mount



H16 **TUBE ARCHITECTURAL** DS-WS05
LED Wall Mounts



HOTEL WALL FINISHES				FACILITIES AND RESTAURANT WALL FINISHES			
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PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET 90 OF 95

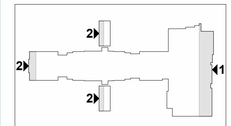
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PLANNING SERVICES DEPARTMENT

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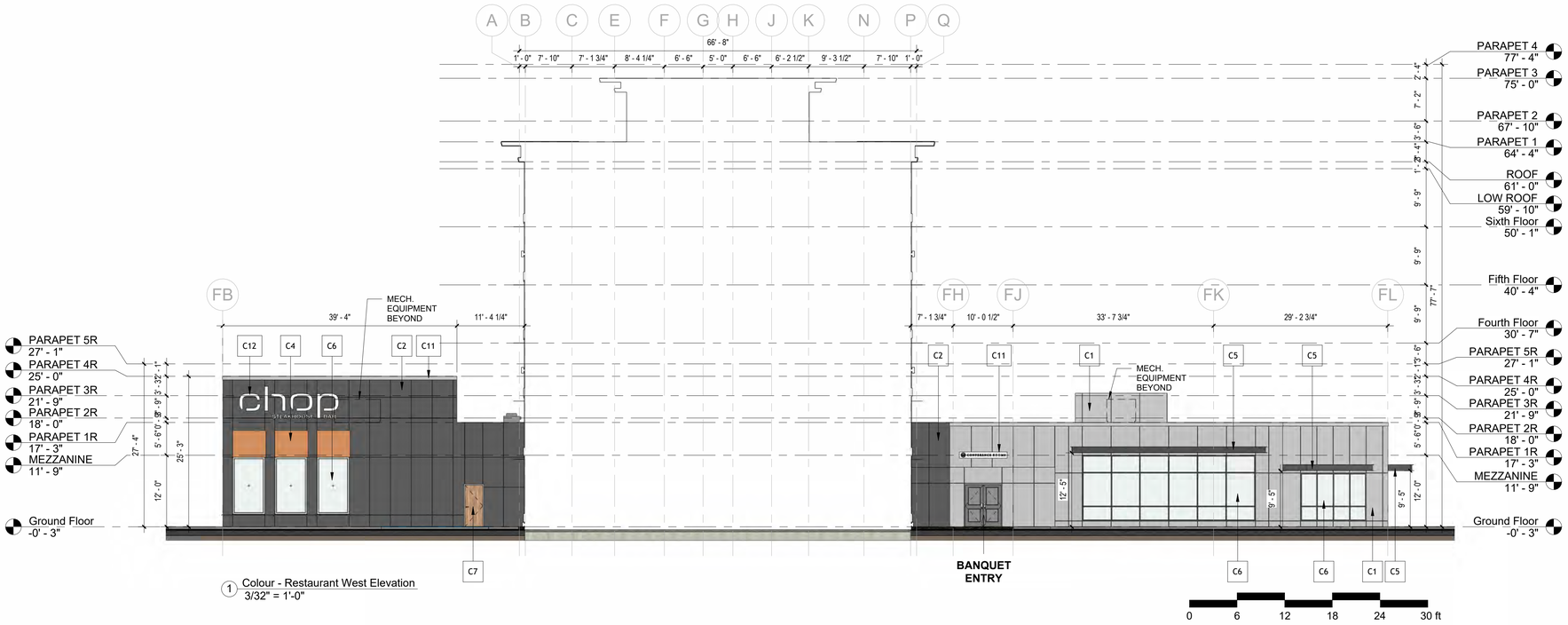
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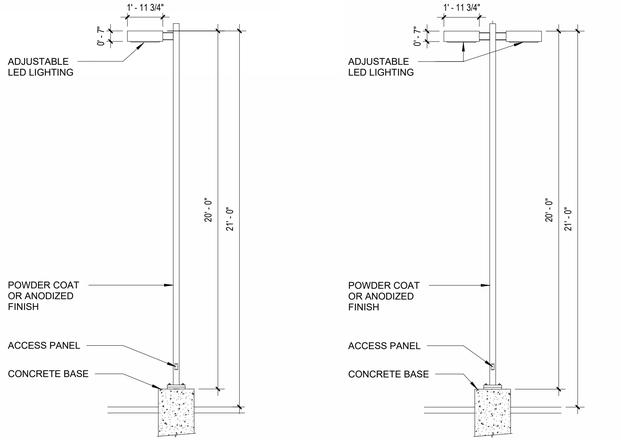
E & W Elevations

Lot 3	Block 1	GRAPEVINE MILLS WELLS
Ab.	No.	
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS		
5.94 acres or 258,582.13 sq. ft.		
Zone: "CC" Community Commercial		
Date of Preparation: March 8, 2024		

Scale	As indicated
Date	March 8, 2024
Drawn	DD
Checked	SH



1 Colour - Restaurant West Elevation
3/32" = 1'-0"



TYPICAL DETAIL - Typ.Lamp Standard Elevation
1/4" = 1'-0"

TYPICAL DETAIL - Typ. 2 Head Lamp Standard Elevation
1/4" = 1'-0"

ELEVATION NOTES:

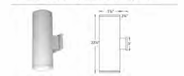
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H9	CLEAR GLAZED DOOR IN BLACK ALUM FRAME	C9	NATURAL CONCRETE FINISH
H10	PERFORATED 'LUX' MERAL WOOD PRINT SOFFIT COLOR 1406/01-716 'LIGHT CHERRY'	C10	CLEAR GLAZED DOOR IN BLACK ALUM FRAME
H11	'LUX' METAL WOOD PRINT SIDING COLOR 1406/01-716 'LIGHT CHERRY'	C11	METAL CAP FLASHING PAINTED COLOR TO MATCH SURROUNDING WALL
H12	NATURAL CONCRETE FINISH	C12	ILLUMINATED SIGNAGE
H13	METAL CAP FLASHING PAINTED COLOR TO MATCH SURROUNDING WALL	C13	METAL DOOR PAINTED "BLACK JACK" 2133-20
H14	METAL DOOR PAINTED "BLACK JACK" 2133-20		
H15	METAL DOOR PAINTED "GREY"		
H16	UP LIGHT		
H17	GREY FLOAT TINTED GLASS IN BLACK ALUMINUM FRAMES		

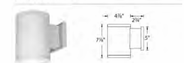
HOTEL WALL FINISHES				FACILITIES AND RESTAURANT WALL FINISHES			
H1	HARDIE PANEL 'PEARL GREY'	17,226 SF	43.1%	C1	HARDIE PANEL 'PEARL GREY'	4,172 SF	44.1%
H2	HARDIE PANEL 'IRON GREY'	5,054 SF	12.7%	C2	HARDIE PANEL 'IRON GREY'	3,953 SF	41.7%
H3	BLACK BRICK SIDNG	13,052 SF	32.7%	C3	GREY BRICK SIDING	1,344 SF	14.2%
H4	BROWN BRICK SIDING	4,605 SF	11.5%				
	TOTAL:	**39,937 SF**	**100%**		**TOTAL:**	**9,469 SF**	**100%**

HOTEL LIGHTING

H7 **TUBE ARCHITECTURAL** DS-WE08
8" Extended Single LED Wall Mount



H16 **TUBE ARCHITECTURAL** DS-WS05
LED Wall Mounts



CONDITIONAL USE STATEMENT

THE PURPOSE OF Z24-03 IS TO REZONE 28.7 ACRES FROM "HCO", HOTEL CORPORATE OFFICE DISTRICT TO "CC", COMMUNITY COMMERCIAL DISTRICT, THE PURPOSE OF CONDITIONAL USE PERMIT CU24-17 IS TO DEVELOP A MASTER SITE DEVELOPMENT WITH MULTIFAMILY BUILDINGS 2-4 STORY IN HEIGHT AND TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A RESTAURANT, WITHIN A SIX-STORY HOTEL WITH 249 ROOMS.

CASE NAME: TCC Grapevine Mills
CASE NUMBER: Z24-03/CU24-17
LOCATION: 2800 Grapevine Mills Pkwy

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET 91 OF 95

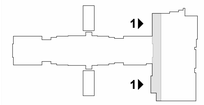
APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

PLANNING SERVICES DEPARTMENT

NORTHLAND
PROPERTIES
We Proudly Build

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and shall be responsible for dimensions and conditions on the job and the Architect shall be informed of any variations from the dimensions and conditions as shown on this drawing.



KEY PLAN

NO.	REVISION / ISSUE	DATE / MM.DD.YYYY
		-

PROFESSIONAL SEAL:

architects
maa
merriman anderson
architecture · planning
interior design
300 N. FIELD ST.
DALLAS, TEXAS 75202
214.987.1299
214.987.2138 (FAX)

PROPOSED SANDMAN SIGNATURE & RESTAURANT

Restaurant - West

Lot 3	Block 1	GRAPEVINE MILLS WELLS
Ab.	No.	

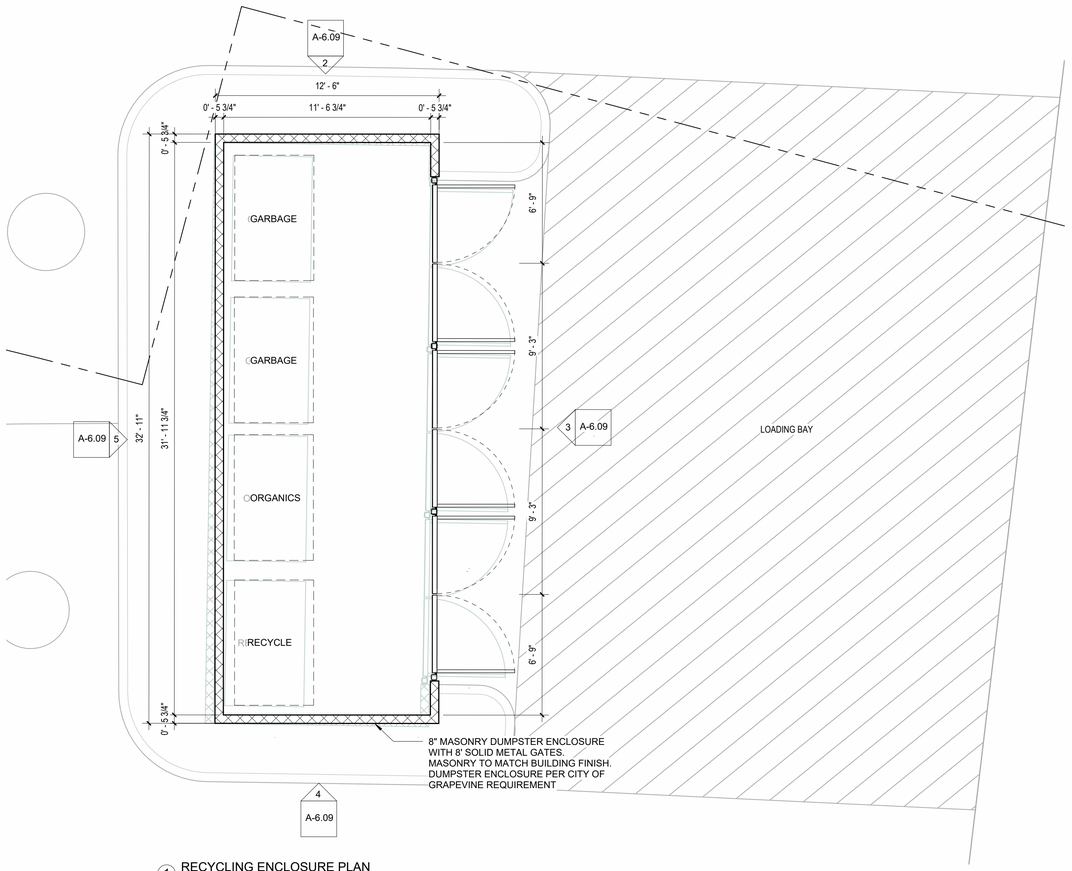
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS

5.94 acres or 258,582.13 sq. ft.

Zone: "CC" Community Commercial

Date of Preparation: March 8, 2024

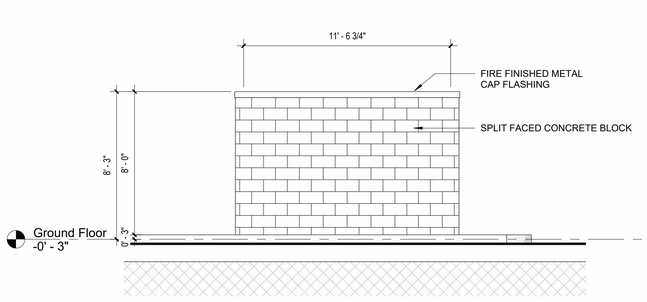
Scale	As indicated
Date	March 8, 2024
Drawn	DD
Checked	SH



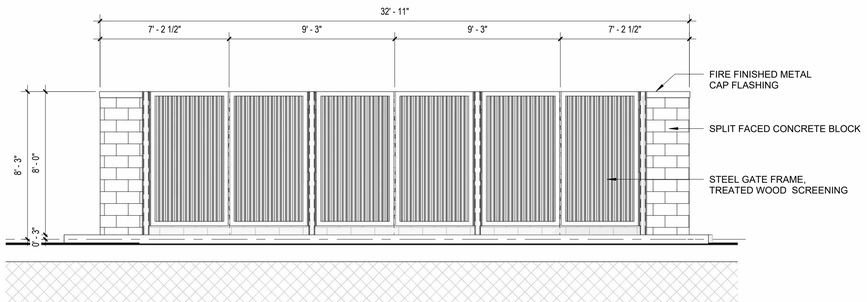
1 RECYCLING ENCLOSURE PLAN
1/4" = 1'-0"

RECYCLING ENCLOSURE NOTES:

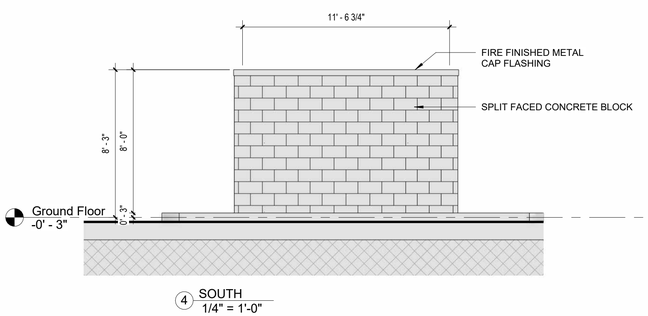
1. TRASH COMPACTOR NOT APPLICABLE.
2. NO GARBAGE AND RECYCLING ARE COLLECTED BY A PRIVATE AND GARBAGE COLLECTOR



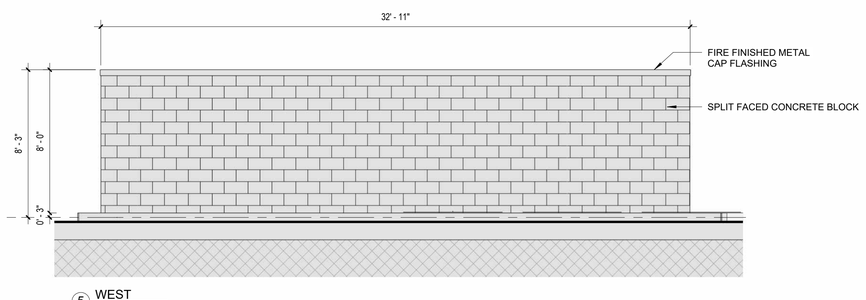
2 NORTH
1/4" = 1'-0"



3 EAST
1/4" = 1'-0"



4 SOUTH
1/4" = 1'-0"



5 WEST
1/4" = 1'-0"

CONDITIONAL USE PURPOSE STATEMENT

THE PURPOSE OF Z24-03 IS TO REZONE 28.7 ACRES FROM "HCO", HOTEL CORPORATE OFFICE DISTRICT TO "CC", COMMUNITY COMMERCIAL DISTRICT. THE PURPOSE OF CONDITIONAL USE PERMIT CU24-17 IS TO DEVELOP A MASTER SITE DEVELOPMENT WITH MULTIFAMILY BUILDINGS 2-4 STORY IN HEIGHT AND TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A RESTAURANT, WITHIN A SIX-STORY HOTEL WITH 249 ROOMS.

CASE NAME: TCC Grapevine Mills
CASE NUMBER: Z24-03/CU24-17
LOCATION: 2800 Grapevine Mills Pkwy

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

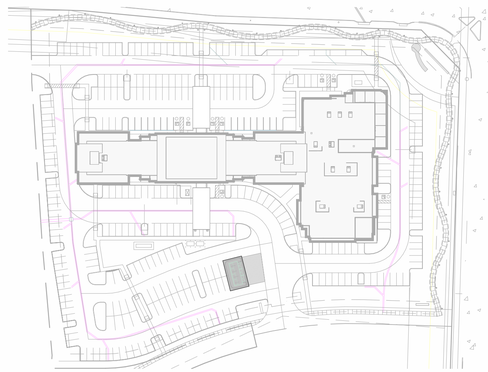
CHAIRMAN _____

DATE: _____

SHEET: 92 OF 95

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

PLANNING SERVICES DEPARTMENT



6 KEY PLAN
1" = 100'-0"

NORTHLAND
PROPERTIES
We Proudly Build

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KEY PLAN

PROJECT NORTH

NO.	REVISION / ISSUE	DATE / MM.DD.YYYY
		-

PROFESSIONAL SEAL:

architects maa merriman anderson
architecture - planning
interior design
300 N. FIELD ST.
DALLAS, TEXAS 75202
214.987.1299
214.987.2138 (FAX)

PROPOSED SANDMAN SIGNATURE & RESTAURANT

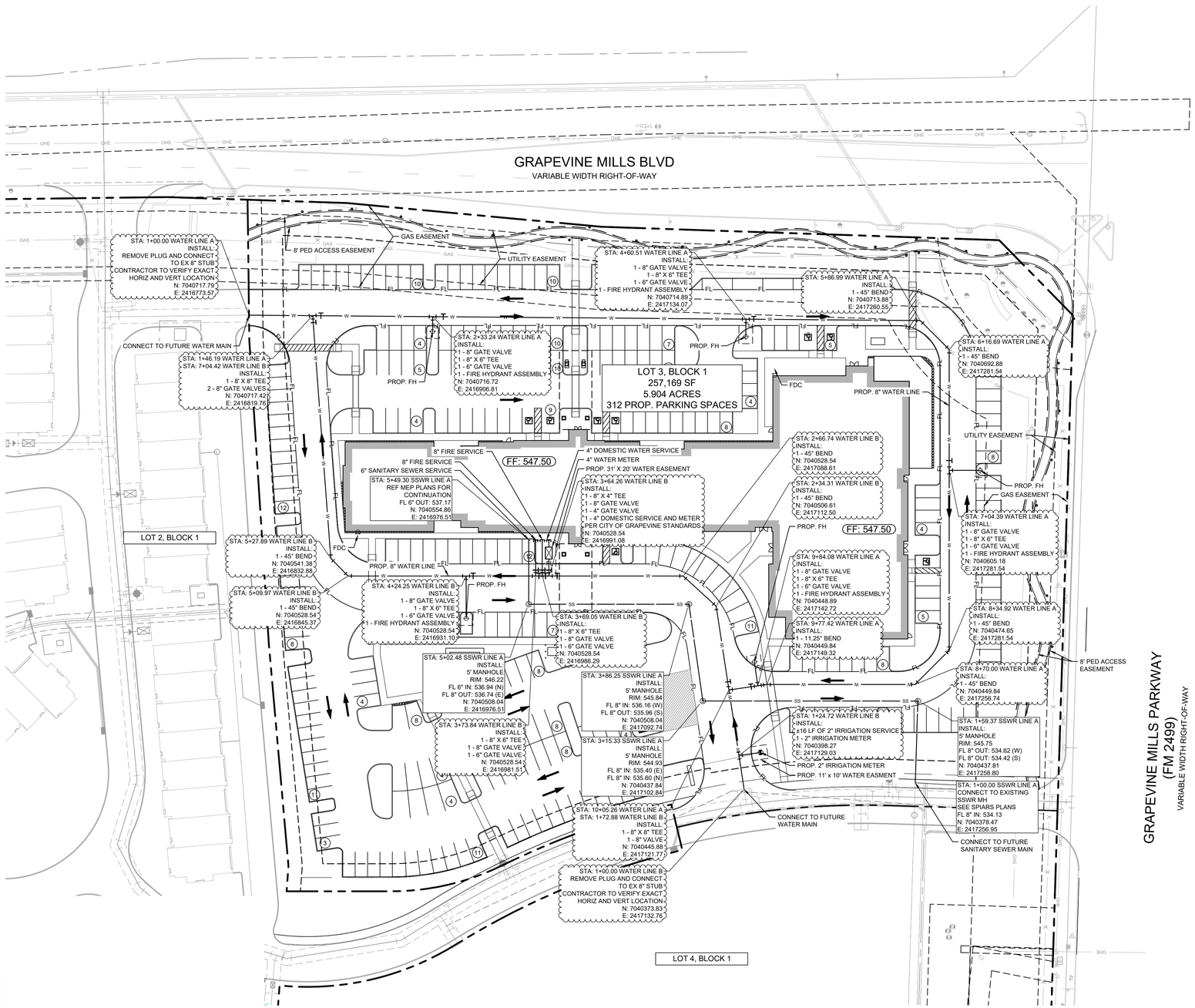
RECYCLING ENCLOSURE

Lot 3	Block 1	GRAPEVINE MILLS WELLS
Ab.	No.	

CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
5.94 acres or 258,582.13 sq. ft.
Zone: "CC" Community Commercial
Date of Preparation: March 8, 2024

Scale	As indicated
Date	March 8, 2024
Drawn	Author
Checked	Checker

A-6.09



BENCHMARKS

BM 3 "X" CUT IN CONCRETE ON THE EAST MEDIAN NOSE OF A MEDIAN CUT ON GRAPEVINE MILLS BOULEVARD. BEING APPROXIMATELY 975' WEST OF THE WEST CURB LINE OF GRAPEVINE MILLS PARKWAY AND APPROXIMATELY 100' EAST OF AN OVERHEAD ELECTRIC STEEL TRANSMISSION POLE.

ELEV:543.51'

BM 7 "X" CUT ON TOP OF CONCRETE CURB ON THE SOUTHEAST CURBLINE OF STARS AND STRIPES WAY. BEING APPROXIMATELY 330' WEST OF THE WEST CURB LINE OF GRAPEVINE MILLS PARKWAY AND ACROSS THE STREET FROM THE ENTRANCE TO THE "CHESAPEAKE LEANING CENTER" PARKING LOT ENTRANCE.

ELEV:546.46'

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 STANDARD 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.

ENGINEER:

Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 301-2597
Contact: John Tedesco, P.E.

DEVELOPER:

Northland Properties
#310 - 1755 West Broadway
Vancouver, BC V6J 4S5
Tel. No (604) 730-6610
Contact: Scott Harwood

CONDITIONAL USE PURPOSE STATEMENT

THE PURPOSE OF Z24-03 IS TO REZONE 28.7 ACRES FROM "HCO", HOTEL CORPORATE OFFICE DISTRICT TO "CC", COMMUNITY COMMERCIAL DISTRICT. THE PURPOSE OF CONDITIONAL USE PERMIT CU24-17 IS TO DEVELOP A MASTER SITE DEVELOPMENT WITH MULTIFAMILY BUILDINGS 2-4 STORY IN HEIGHT AND TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A RESTAURANT, WITHIN A SIX-STORY HOTEL WITH 249 ROOMS.

FLOOD STATEMENT

FLOOD STATEMENT: According to flood map 48439C0110K, effective August 25, 2009 of the Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone X.

CAUTION!!
THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION . IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.

N
W E
S

0 40' 80'
GRAPHIC SCALE 40'

LEGEND

SS	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
	PROPOSED STORM LINE
SS	EXISTING SANITARY SEWER LINE
W	EXISTING WATER LINE
	EXISTING STORM LINE
FH	PROPOSED FIRE HYDRANT
FDC	PROPOSED FIRE DEPARTMENT CONNECTION
WM	PROPOSED WATER METER (AND VAULT)
MH	PROPOSED SEWER MANHOLE
	PROPOSED GATE VALVE

NOTES

1. REFERENCE MEP PLANS FOR ALL UTILITY CONNECTIONS TO BUILDING.
2. WATER AND SEWER STUBS ARE SHOWN TO BE 5' FROM BUILDING UNLESS OTHERWISE NOTED.
3. A 5' CLEARANCE SHALL BE MAINTAINED AROUND ALL-FIRE HYDRANTS.
4. FIRE SPRINKLER LINE SHALL BE SIZED AND INSTALLED BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR.
5. 4' COVER IS REQUIRED FOR WATER LINES UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO ADJUST ALL WATER AND SEWER APPURTENANCES TO MATCH FINISHED GRADE.
7. FIRE HYDRANTS TO BE 2'-6' FROM ANY CURB.
8. FRANCHISE UTILITIES SHOULD BE 4' LATERALLY FROM CITY WET UTILITIES. CROSSINGS MUST BE AT 90° ANGLES AND, WHEN THE CITY UTILITY IS LESS THAN 8' DEEP, AT LEAST 18" BELOW CITY UTILITY. THESE REQUIREMENTS APPLY TO ALL PUBLIC MAINS, LATERALS, SERVICES, AND LEADS.
9. ALL UTILITIES SHOWN ARE APPROXIMATE AND PROVIDED FOR REFERENCE ONLY. LOCATIONS ARE BASED ON INFORMATION PROVIDED BY OTHERS. LOCATIONS OF UNDERGROUND UTILITIES HAVE NOTE BEEN VERIFIED BY KIMLEY-HORN. CONTRACTOR SHALL FIELD LOCATED ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK.

CASE NAME: TCC Grapevine Mills
CASE NUMBER: Z24-03/CU24-17
LOCATION: 2800 Grapevine Mills Pkwy

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 93 OF 95

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

PLANNING SERVICES DEPARTMENT

CONDITIONAL USE PERMIT
for
NORTHLAND GRAPEVINE
LOT 3, BLOCK 1 GRAPEVINE MILLS WELLS

City of Grapevine, Tarrant County, Texas
5.904 acres or 257,169 sq. ft.
Zone: CC - Community Commercial District

Date of Preparation: April 1, 2024

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT 064472310
DATE JULY 2024
SCALE AS SHOWN
DESIGNED BY IHA
DRAWN BY ZTH
CHECKED BY JJT

NORTHLAND GRAPEVINE

GRAPEVINE, TEXAS

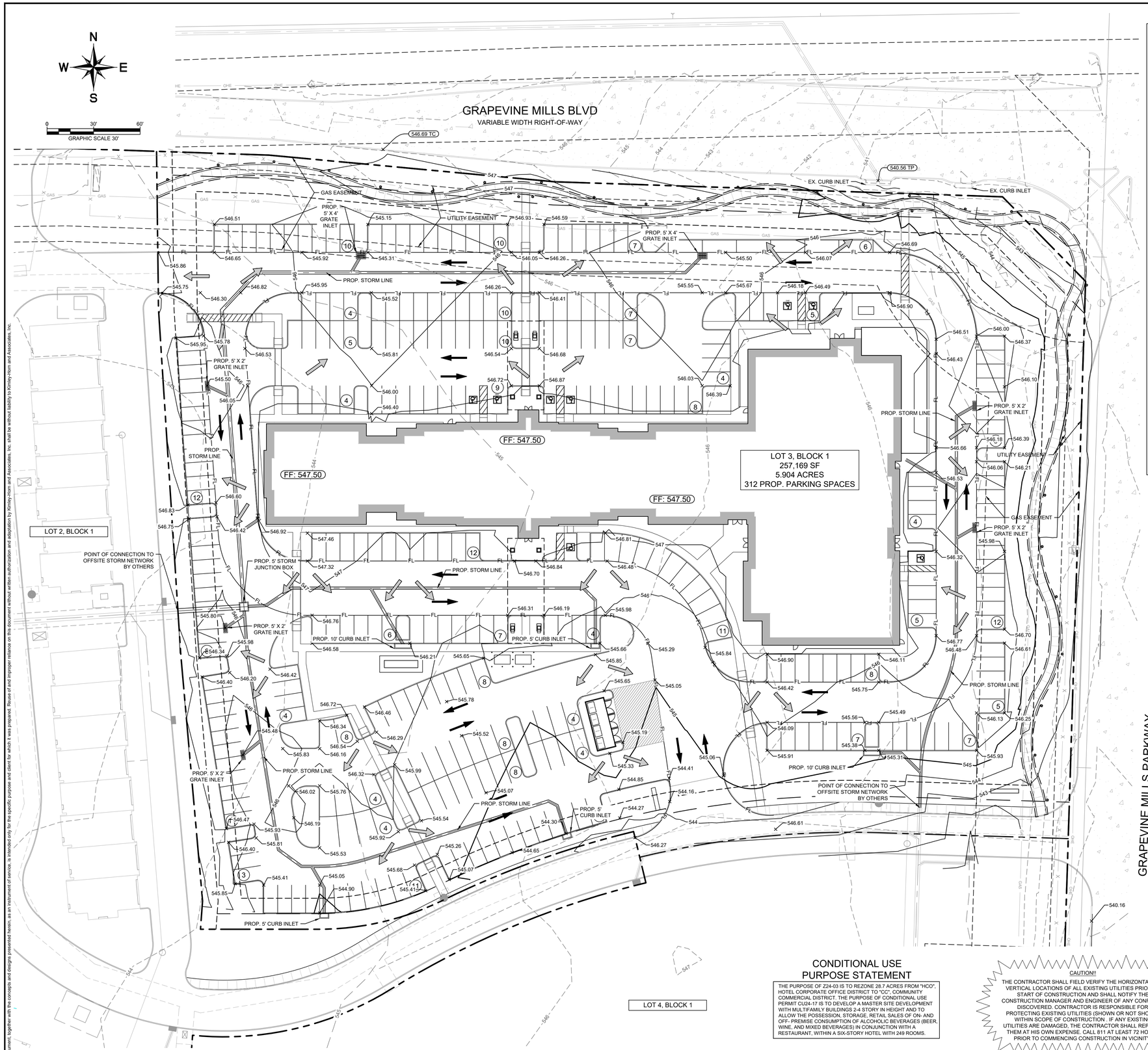
UTILITY EXHIBIT

SHEET NUMBER

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IMAGES
XREFS
PLOT STYLE TBL
PLOTTED BY
DWG NAME
PLOT DATE

c:\k_...\grapevine_bpr Fitzhugh, Ingrid; Bilyeu, Shaddon; Hutchison, Jacqueline
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...\Grapevine_Arch.ctb Arch - 24x36 Full Bleed.ctb dBy: Ingrid Fitzhugh
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Jul 31, 2024 - 1:35pm



GRADING GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN GENERAL ACCORDANCE WITH THESE PLANS, THE FINAL GEOTECHNICAL REPORT, AS WELL AS CITY OF GRAPEVINE AND NCTCOG CONSTRUCTION STANDARDS.
2. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ON PAVED AREAS REFLECT TOP OF PAVEMENT SURFACE. ADD .50' TO PAVING GRADE FOR TOP OF CURB GRADE. THE LIMITS OF EARTHWORK IN PAVED AREAS IS THE BOTTOM OF PAVEMENT.
3. FOR AREAS OUTSIDE OF PAVEMENT, PLAN ELEVATIONS ARE TO TOP OF FINISH GRADE.
4. FINISH GRADES SHALL BE PLUS OR MINUS ONE TENTH OF A FOOT (±0.10') OF DESIGN GRADE.
5. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE ENGINEER) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SILTATION REQUIREMENTS. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION. CONTRACTOR IS RESPONSIBLE FOR FILING N.O.I. AND N.O.T. CONTRACTOR SOLELY RESPONSIBLE FOR ALL MANDATED SWPPP RECORD KEEPING AND REPORTING.
7. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
8. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF SITE BY THE GRADING CONTRACTOR AT HIS EXPENSE.
9. BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF PAVEMENT AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
10. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. THAT ARE TO REMAIN OR BE RELOCATED DURING ALL CONSTRUCTION PHASES.
11. EXISTING ON-SITE CONTOURS AS SHOWN ON THIS PLAN ARE BASED ON DESIGN GRADES BY KIMLEY-HORN AND ASSOCIATES.
12. REFERENCE STRUCTURAL DRAWINGS AND SPECIFICATIONS AND GEOTECHNICAL REPORT FOR BUILDING PAD AND PAVING SUBGRADE PREPARATION.
13. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
14. GRADING CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.
15. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. THE NOMINATION OF THE TESTING LABORATORY AND THE PAYMENTS FOR SUCH TESTING SERVICES SHALL BE MADE BY THE CONTRACTOR. THE OWNER SHALL APPROVE THE LABORATORY NOMINATED TO DO THE TESTING OF MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW BY STANDARD TESTING PROCEDURES THAT THE WORK CONSTRUCTED DOES MEET THE REQUIREMENTS OF THE SPECIFICATIONS AND THESE PLANS.
16. CONTRACTOR SHALL CALL DIGTESS AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION FOR FIELD LOCATIONS OF UTILITIES IN THE VICINITY OF THE SITE.
17. PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY.
18. REFER TO DIMENSION CONTROL PLAN FOR HORIZONTAL DIMENSIONS.
19. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
20. REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION.
21. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE CONSTRUCTION COMMENCES.
22. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
23. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL EROSION UNDER EXISTING PAVEMENT ALONG THE PROJECT LIMITS DURING CONSTRUCTION.
24. ALL SIDEWALKS SHALL HAVE A MAXIMUM 2% CROSS SLOPE.
25. CONTRACTOR SHALL ADJUST RIMS, VALVES, HYDRANTS, AND OTHER APPURTENANCES TO MATCH FINISH GRADE.
26. REFERENCE ARCHITECTURAL PLANS FOR FINAL SIDEWALK LAYOUT.
27. CONTRACTOR TO ADJUST EXISTING ELECTRIC MANHOLES TO MATCH PROPOSED GRADES.
28. CONTRACTOR SHALL ADJUST EXISTING FRANCHISE UTILITY APPURTENANCES TO MATCH FINISH GRADE.
29. SIDEWALKS AND THEIR GRADING SHOWN FOR REFERENCE ONLY. REFERENCE LANDSCAPE PLANS FOR CONSTRUCTION. RETAINING WALLS GREATER THAN 2' AND SCREENING WALLS MUST BE PERMITTED THROUGH BUILDING INSPECTION. THE REPRESENTATION ON THE LANDSCAPE PLANS DOES NOT GUARANTEE APPROVAL.

BENCHMARKS

BM 3 "X" CUT IN CONCRETE ON THE EAST MEDIAN NOSE OF A MEDIAN CUT ON GRAPEVINE MILLS BOULEVARD. BEING APPROXIMATELY 975' WEST OF THE WEST CURB LINE OF GRAPEVINE MILLS PARKWAY AND APPROXIMATELY 100' EAST OF AN OVERHEAD ELECTRIC STEEL TRANSMISSION POLE.

ELEV:543.51'

BM 7 "X" CUT ON TOP OF CONCRETE CURB ON THE SOUTHEAST CURBLINE OF STARS AND STRIPES WAY. BEING APPROXIMATELY 330' WEST OF THE WEST CURB LINE OF GRAPEVINE MILLS PARKWAY AND ACROSS THE STREET FROM THE ENTRANCE TO THE "CHESAPEAKE LEANING CENTER" PARKING LOT ENTRANCE.

ELEV:546.46'

CONDITIONAL USE PURPOSE STATEMENT

THE PURPOSE OF Z24-03 IS TO REZONE 28.7 ACRES FROM "HCO", HOTEL CORPORATE OFFICE DISTRICT TO "CC", COMMUNITY COMMERCIAL DISTRICT. THE PURPOSE OF CONDITIONAL USE PERMIT CU24-17 IS TO DEVELOP A MASTER SITE DEVELOPMENT WITH MULTIFAMILY BUILDINGS 2-4 STORY IN HEIGHT AND TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES OF ON- AND OFF- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE, AND MIXED BEVERAGES) IN CONJUNCTION WITH A RESTAURANT, WITHIN A SIX-STORY HOTEL WITH 249 ROOMS.

CAUTION!!
THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION . IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.

CASE NAME: TCC Grapevine Mills
CASE NUMBER: Z24-03/CU24-17
LOCATION: 2800 Grapevine Mills Pkwy

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: 94 OF 95

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

PLANNING SERVICES DEPARTMENT

CONDITIONAL USE PERMIT
for
NORTHLAND GRAPEVINE
LOT 3, BLOCK 1 GRAPEVINE MILLS WELLS

City of Grapevine, Tarrant County, Texas
5.904 acres or 257,169 sq. ft.
Zone: CC - Community Commercial District

Date of Preparation: April 1, 2024

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT 064472310
DATE JULY 2024
SCALE AS SHOWN
DESIGNED BY IHA
DRAWN BY ZTH
CHECKED BY JJT

NORTHLAND GRAPEVINE

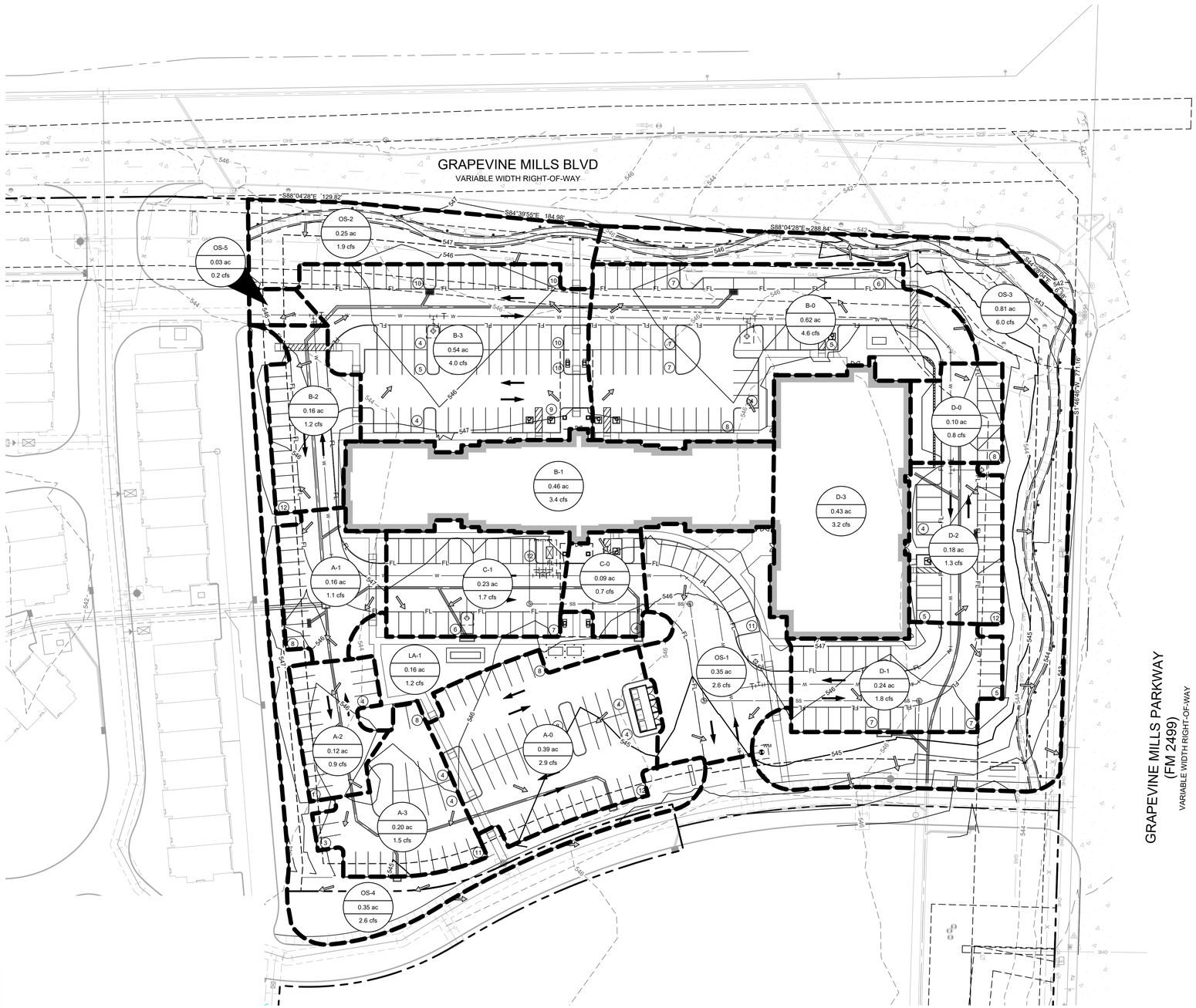
GRAPEVINE, TEXAS

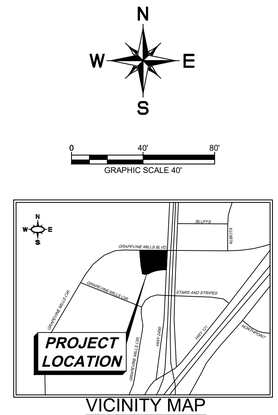
GRADING AND DRAINAGE EXHIBIT

SHEET NUMBER

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IMAGES:
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xref Path: C:\Users\brian.uyen\Kimley-Horn\Grapevine Mills - Documents\Working\Exhibits\Xrefs\Grading Xrefs\Grading Xrefs





VICINITY MAP
N.T.S.

0 40' 80'
GRAPHIC SCALE 40'

DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
A-0	0.39	0.80	10	9.24	2.9
A-1	0.16	0.80	10	9.24	1.1
A-2	0.12	0.80	10	9.24	0.9
A-3	0.20	0.80	10	9.24	1.5
B-0	0.62	0.80	10	9.24	4.6
B-1	0.46	0.80	10	9.24	3.4
B-2	0.16	0.80	10	9.24	1.2
B-3	0.54	0.80	10	9.24	4.0
C-0	0.09	0.80	10	9.24	0.7
C-1	0.23	0.80	10	9.24	1.7
D-0	0.10	0.80	10	9.24	0.8
D-1	0.24	0.80	10	9.24	1.8
D-2	0.18	0.80	10	9.24	1.3
D-3	0.43	0.80	10	9.24	3.2
LA-1	0.16	0.80	10	9.24	1.2
OS-1	0.35	0.80	10	9.24	2.6
OS-2	0.25	0.80	10	9.24	1.9
OS-3	0.81	0.80	10	9.24	6.0
OS-4	0.35	0.80	10	9.24	2.6
OS-5	0.03	0.80	10	9.24	0.2

BENCHMARKS

BM 3 "X" CUT IN CONCRETE ON THE EAST MEDIAN NOSE OF A MEDIAN CUT ON GRAPEVINE MILLS BOULEVARD, BEING APPROXIMATELY 975' WEST OF THE WEST CURB LINE OF GRAPEVINE MILLS PARKWAY AND APPROXIMATELY 100' EAST OF AN OVERHEAD ELECTRIC STEEL TRANSMISSION POLE.

ELEV:543.51'

BM 7 "X" CUT ON TOP OF CONCRETE CURB ON THE SOUTHEAST CURBLINE OF STARS AND STRIPES WAY. BEING APPROXIMATELY 330' WEST OF THE WEST CURB LINE OF GRAPEVINE MILLS PARKWAY AND ACROSS THE STREET FROM THE ENTRANCE TO THE "CHESAPEAKE LEANING CENTER" PARKING LOT ENTRANCE.

ELEV:546.46'

FLOOD STATEMENT

FLOOD STATEMENT: According to flood map 48439C0110K, effective August 25, 2009 of the Flood Insurance Rate Map of Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone X.

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 STANDARD 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.

LEGEND

- A-1 / 0.15 ac / 1.1 cfs — AREA DESIGNATOR (C FACTOR), AREA IN ACRES, Q100 FLOW IN CFS
- PROPERTY LINE
- DRAINAGE DIVIDE
- FLOW DIRECTION
- 721 — PROPOSED 1-FOOT CONTOUR
- 721 — EXISTING 1-FOOT CONTOUR

CONDITIONAL USE PURPOSE STATEMENT

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ENGINEER:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 301-2597
Contact: John Tedesco, P.E.

DEVELOPER:
Northland Properties
#310 - 1755 West Broadway
Vancouver, BC V6J 4S5
Tel. No (604) 730-6610
Contact: Scott Harwood

CASE NAME: TCC Grapevine Mills
CASE NUMBER: Z24-03/CU24-17
LOCATION: 2800 Grapevine Mills Pkwy

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 95 OF 95

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

PLANNING SERVICES DEPARTMENT

CONDITIONAL USE PERMIT
for
NORTHLAND GRAPEVINE
LOT 3, BLOCK 1 GRAPEVINE MILLS WELLS

City of Grapevine, Tarrant County, Texas
5.904 acres or 257,169 sq. ft.
Zone: CC - Community Commercial District

Date of Preparation: April 1, 2024

No.	REVISIONS	DATE	BY

Kimley»Horn

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WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT 064472310
DATE JULY 2024
SCALE AS SHOWN
DESIGNED BY IHA
DRAWN BY ZTH
CHECKED BY JJT

NORTHLAND GRAPEVINE

GRAPEVINE, TEXAS

DRAINAGE AREA MAP

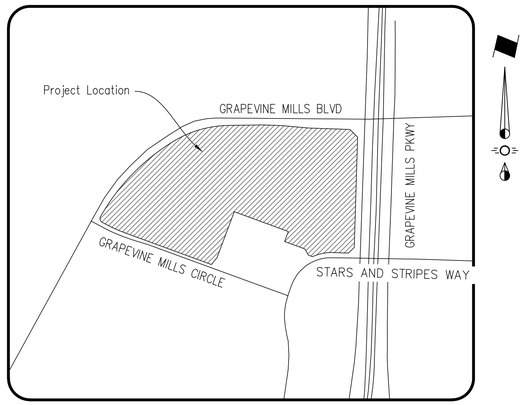
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PLOTTED BY
DWG NAME
DWG PATH

CONSTRUCTION PLANS
FOR
GRAPEVINE MILLS

LOT 2, BLOCK 1-GRAPEVINE MILLS WELLS ADDITION
CITY OF GRAPEVINE , TEXAS



Vicinity Map
NTS

Notes:

1. Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to ensure that all parties are in possession of the most current set of CD's.

2. All construction within City of Grapevine R.O.W. or easements shall conform to City Details available from City of Grapevine Development Services Department.

INDEX OF DRAWINGS

	Cover Sheet
	Preliminary/Final plat
	Overall Site Plan
	Dimensional Control Site Plan
C1	Demolition Plan
C2	Paving & Horizontal Control Plan
C3	Paving & Horizontal Control Plan
C4	Paving & Horizontal Control Plan
C5	Grading Plan
C6	Grading Plan
C7	Grading Plan
C8	Grading Plan
C9	Grading Plan
C10	Grading Plan
C11	Grading Plan
C12	Grading Plan
C13	Existing Drainage Area Map
C14	Proposed Drainage Area Map
C15	Drainage Plan
C16	Drainage Plan
C17	Drainage Plan
C18	Drainage Plan
C19	Drainage Profile
C20	Drainage Profile
C21	Drainage Profile
C22	Sanitary Sewer Plan
C23	Sanitary Sewer Plan
C24	Sanitary Sewer Plan
C25	Sanitary Sewer Plan
C26	Sanitary Sewer Profile
C27	Sanitary Sewer Profile
C28	Sanitary Sewer Profile
C29	Water Plan
C30	Water Plan
C31	Water Plan
C32	Water Plan
C33	Water Profile
C34	Erosion Control Plan
C35	Site Details
C36	City Details

Prepared By:

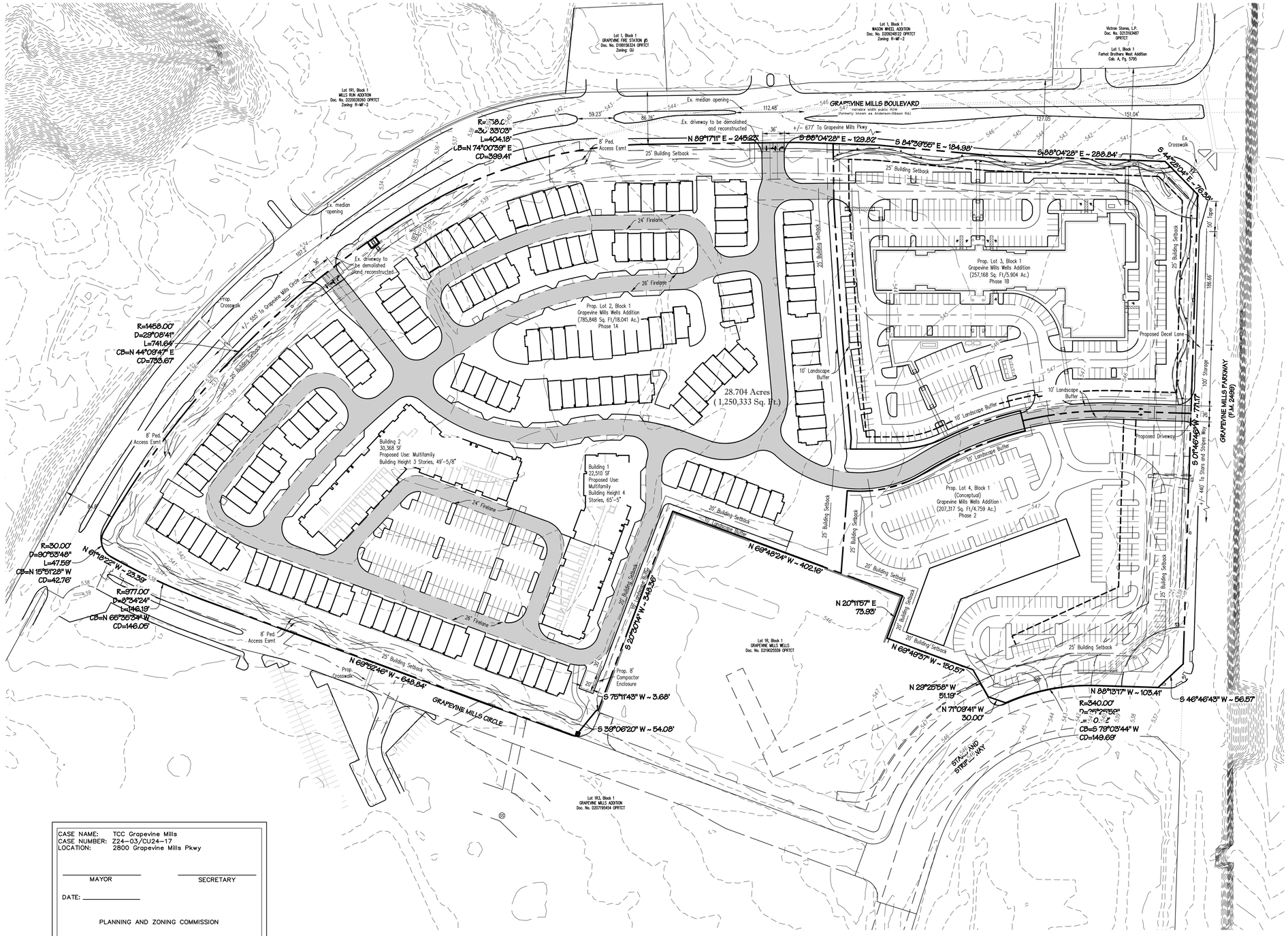
SPIARS ENGINEERING & SURVEYING
501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com
Kevin Wier • kevin.wier@spiarsengineering.com

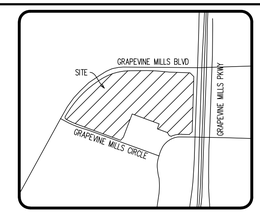
This plan is released for the purpose of interim review and pricing under the authority of TYLER BARNETT, P.E. 138426

Date: 7/3/2024
It is not to be used for construction.

Prepared For:
Trammell Crow Company
2100 McKinney Ave. Suite 800
Dallas, TX 75201
Telephone (214) 863-4277
Contact: Kevin Hickman

Plotted by: Juliet Plot Date: 7/3/2024 9:40 AM
Drawing: G:\2023 JOBS\23-271 TCC Grapevine Mills\CAD\Cover.dwg Saved By: Juliet Save Time: 7/3/2024 9:39:03 AM





LOCATION MAP
1" = 1000'

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0 40 80 160

1 inch = 80 ft.

SITE PLAN DATA SUMMARY TABLE LOT 2, BLOCK 1		
ITEM	REQUIRED	PROPOSED
GENERAL SITE DATA		
Zoning (from zoning map)	HCO - Hotel and Corporate Office District/CC - Community Commercial District	CC - Community Commercial District
Land Use (From Zoning Ordinance; include all applicable uses)	See Section 25 - CC Community Commercial District Regulations	Multifamily Units
Total Lot Area (square feet and acres)	30,000 SF (0.69 Acres)	785,848 SF (18.041 Acres)
First Floor-Building Footprint Area (square feet)	Maximum 471,509 SF (10.82 Acres) (60% Lot Area)	213,212 SF
Total Building Area (square feet)	N/A	420,000
Building Height (feet/# stories)	Maximum 50 FT	30'-2 3/4", 2-Story Multifamily Unit 49'- 5/8", 3-Story 65'-5", 4-Story
Floor Area Ratio (ratio x.xx.1)	N/A	1.84:1
Open Storage (square feet)	N/A	N/A
Residential Units		
Building Distance Separation	28' Min	
# of Efficiency/Min. Unit Size	600 SF	9 Units/630 SF
# of 1 Bedroom/Min. Unit Size	750 SF	104 Units/750 SF
# of 2 Bedroom/Min. Unit Size	900 SF	134 Units/1200 SF
# of 3 Bedroom/Min. Unit Size	1000 SF	49 Units/2000 SF
Total Unit Count		296 Units
Residential Density (Units/net acreage) (net acreage = total acreage minus streets and open space)	N/A	16.62 Units/Ac
Parking		
Parking Ratio (from zoning ordinance)	2.0 Parking spaces/Unit	1.8 Parking spaces/Unit
Surface Head-In Count	N/A	146
Surface Parallel Count	N/A	54
1-Car Garage Count	N/A	40
2-Car Garage Count	N/A	312
Accessible Parking (# of spaces)	12	12
Total Parking (# of spaces)	592	552
Impervious Area		
Total Open Space (square feet and percentage)	Minimum 20% of Lot Coverage (157,170 SF)	296,548 SF (37.7%)
Total Impervious Area (square feet and percentage)	Maximum 80% of Lot Coverage (628,680)	489,300 SF (62.3%)

SITE PLAN DATA SUMMARY TABLE LOT 3, BLOCK 1		
ITEM	REQUIRED	PROPOSED
GENERAL SITE DATA		
Zoning (from zoning map)	HCO - Hotel and Corporate Office District/CC - Community Commercial District	CC - Community Commercial District
Land Use (From Zoning Ordinance; include all applicable uses)	See Section 25 - CC Community Commercial District Regulations	Hotel
Total Lot Area (square feet and acres)	30,000 SF (0.69 Acres)	257,168 SF (5.904 Acres)
First Floor-Building Footprint Area (square feet)	Maximum 150,486 SF (3.456 Acres)	39,032 SF
Total Building Area (square feet)	152,792	135,735
Building Height (feet/# stories)	Maximum 50 FT	77' - 4"/6 Stories
Floor Area Ratio (ratio x.xx.1)	N/A	0.54
Open Storage (square feet)	N/A	N/A
Residential Units		
Total Unit Count	200 Guestrooms	249 Guestrooms
Residential Density (Units/net acreage) (net acreage = total acreage minus streets and open space)	N/A	277.9
Parking		
Parking Ratio (from zoning ordinance)	1.25 Parking spaces per guestroom of a hotel/motel with restaurant or meeting facilities	312 Spaces
Accessible Parking (# of spaces)	8 Spaces	8 Spaces
Landscape Area		
Landscape Perimeter Area (square feet)	N/A	46,022 SF
Interior landscape area-parking lot landscaping (square feet)	Min. 10% of parking area	15,530 SF (28.9%)
Accitional Interior Landscape Area	N/A	3,755 SF
Other Landscape Area within the Lot (square feet)	N/A	N/A
Total Landscape Area	N/A	65,307 SF
Impervious Area		
Building Footprint Area (square feet)	Maximum 60% of Lot Coverage	39,032 SF
Area of sidewalks, pavement & other impervious flatwork (square feet)	N/A	151,878 SF
Other Impervious Area	N/A	952 SF
Total Open Space (square feet and percentage)	Minimum 20% of Lot Coverage (51,434 SF)	65,307 (25%)
Total Impervious Area (square feet and percentage)	Maximum 80% of Lot Coverage (205,735 SF)	191,862 SF (75%)

CASE NAME: TCC Grapevine Mills
CASE NUMBER: Z24-03/CU24-17
LOCATION: 2800 Grapevine Mills Pkwy

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: _____ OF _____

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

PLANNING SERVICES DEPARTMENT

PURPOSE STATEMENT

The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms.

LEGEND

- Proposed Firelane and Emergency Access Easement
- Prop. Building Setback
- Prop. Landscape Setback

City of Grapevine Site Plan 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.

MASTER SITE DEVELOPMENT PLAN

TCC GRAPEVINE MILLS

LOTS 2-4, BLOCK 1 , GRAPEVINE MILLS WELLS ADDITION
1,250,333 Sq. Ft./28.704 Acres
HEIRS OF JAMES GIBSON SURVEY ~ ABSTRACT NO. 587
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
Ex. Zoning: CC/HCO
Prop. Zoning: CC with CUP
April 2024

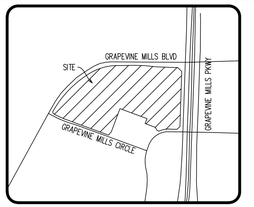
ENGINEER / SURVEYOR/ APPLICANT
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Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Kevin Wier

OWNER
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Telephone: (817) 718-6403
Contact: Dave Leopold

DEVELOPER
Trammell Crow Company
2100 McKinney Ave. Suite 800
Dallas, TX 75201
Telephone: (214) 863-4277
Contact: Kevin Hickman

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LOCATION MAP
1" = 1000'

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1 inch = 40 ft.

LEGEND

- Proposed Firelane and Emergency Access Easement
- Traffic Flow Direction
- Proposed Fire Hydrant
- Prop. Firelane Esmt.
- Prop. Building Setback
- Prop. Drainage Esmt.
- Prop. Landscape Setback
- Prop. Water Esmt.

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Floor Area Ratio (ratio x.xx.1)	N/A	1.84:1
Open Storage (square feet)	N/A	N/A
Residential Units		
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# of 1 Bedroom/Min. Unit Size	750 SF	104 Units/750 SF
# of 2 Bedroom/Min. Unit Size	900 SF	134 Units/1200 SF
# of 3 Bedroom/Min. Unit Size	1000 SF	49 Units/2000 SF
Total Unit Count		296 Units
Residential Density (Units/net acreage) (net acreage = total acreage minus streets and open space)	N/A	16.62 Units/Ac
Parking		
Parking Ratio (from zoning ordinance)	2.0 Parking spaces/Unit	1.8 Parking spaces/Unit
Surface Head-In Count	N/A	146
Surface Parallel Count	N/A	54
1-Car Garage Count	N/A	40
2-Car Garage Count	N/A	312
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LOCATION: 2800 Grapevine Mills Pkwy

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

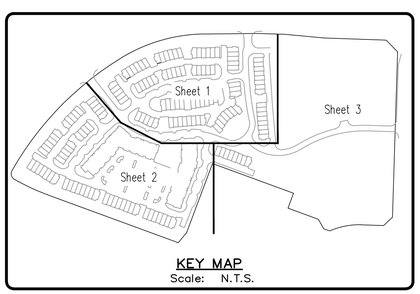
CHAIRMAN _____

DATE: _____

SHEET: _____ OF _____

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PLANNING SERVICES DEPARTMENT



KEY MAP
Scale: N.T.S.

PURPOSE STATEMENT

The purpose of Z24-03 is to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District. The purpose of conditional use permit CU24-17 is to develop a master site development with multifamily buildings 2-4 story in height and to allow the possession, storage, retail sales of on- and off- premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, within a six-story hotel with 249 rooms.

City of Grapevine Site Plan 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.

DIMENSIONAL CONTROL SITE PLAN

TCC GRAPEVINE MILLS

LOT 2, BLOCK 1, GRAPEVINE MILLS WELLS ADDITION
HEIRS OF JAMES GIBSON SURVEY ABSTRACT NO. 587
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
785,848 Sq. Ft./18.041 Acres
Zoning: CC with CUP
April 2024

ENGINEER / SURVEYOR/ APPLICANT
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Kevin Wier

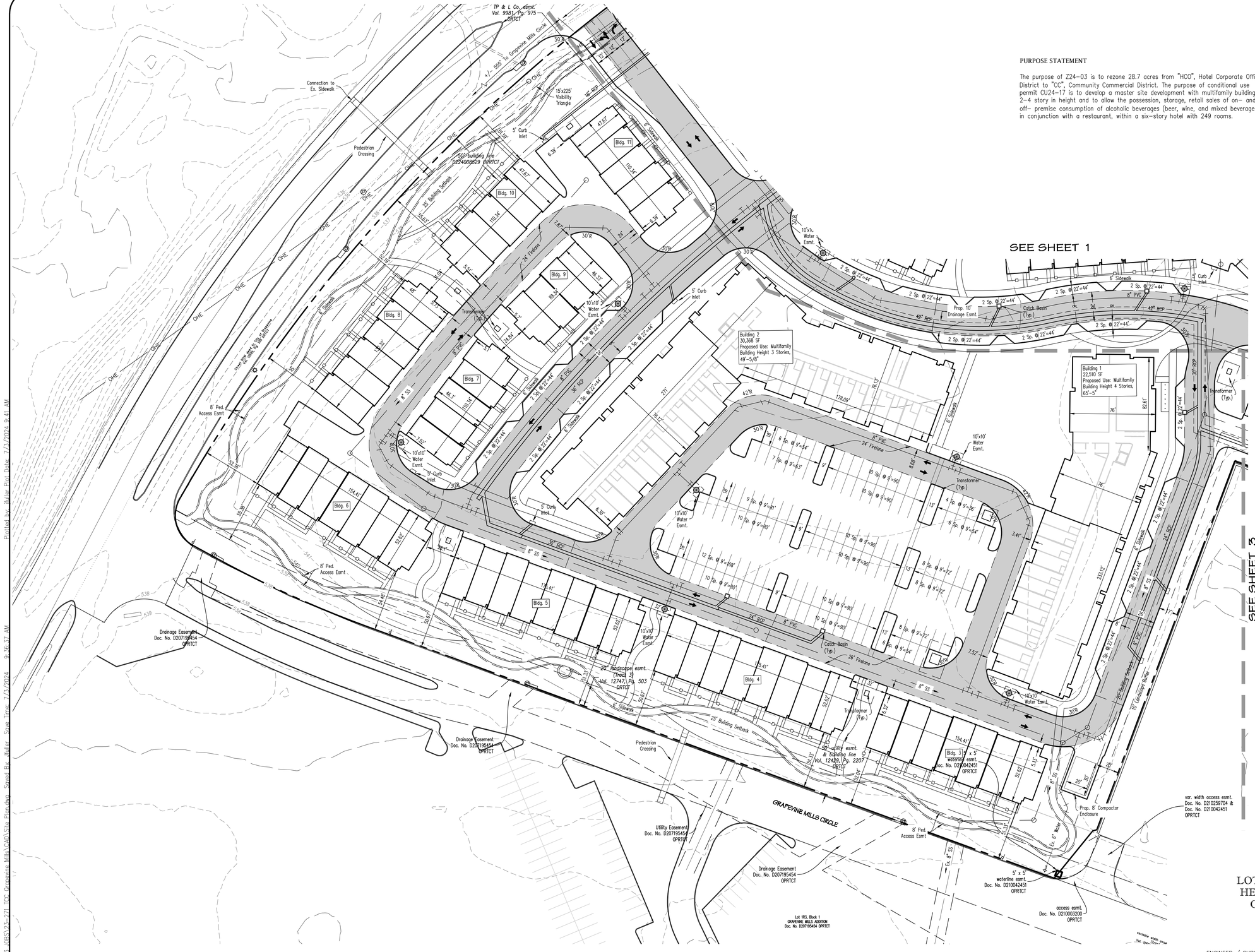
OWNER
Total E&P USA Real Estate LLC
301 Commerce St. Suite 3700
Fort Worth, TX 76107
Telephone: (817) 718-6403
Contact: Dave Leopold

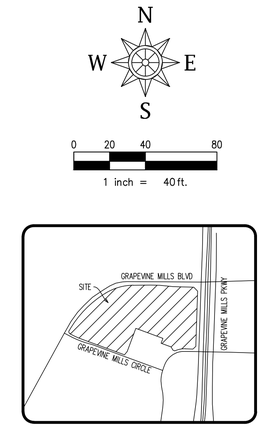
DEVELOPER
Trammell Crow Company
2100 McKinney Ave. Suite 800
Dallas, TX 75201
Telephone: (214) 863-4277
Contact: Kevin Hickman

Drawing: G:\2023_JOBS\23-271 TCC Grapevine Mills\CAD\Site Plan.dwg Saved By: JFuller Save Time: 7/3/2024 9:36:37 AM Plotted by: JFuller Plot Date: 7/3/2024 9:41 AM

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CASE NAME: TCC Grapevine Mills
CASE NUMBER: Z24-03/CU24-17
LOCATION: 2800 Grapevine Mills Pkwy
N.T.S.

MAYOR _____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: ____ OF ____

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

PLANNING SERVICES DEPARTMENT

DIMENSIONAL CONTROL SITE PLAN

TCC GRAPEVINE MILLS

LOT 2, BLOCK 1, GRAPEVINE MILLS WELLS ADDITION
HEIRS OF JAMES GIBSON SURVEY ABSTRACT NO. 587
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
775,743 Sq. Ft./17.809 Acres
Zoning: CC with CUP
April 2024

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765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
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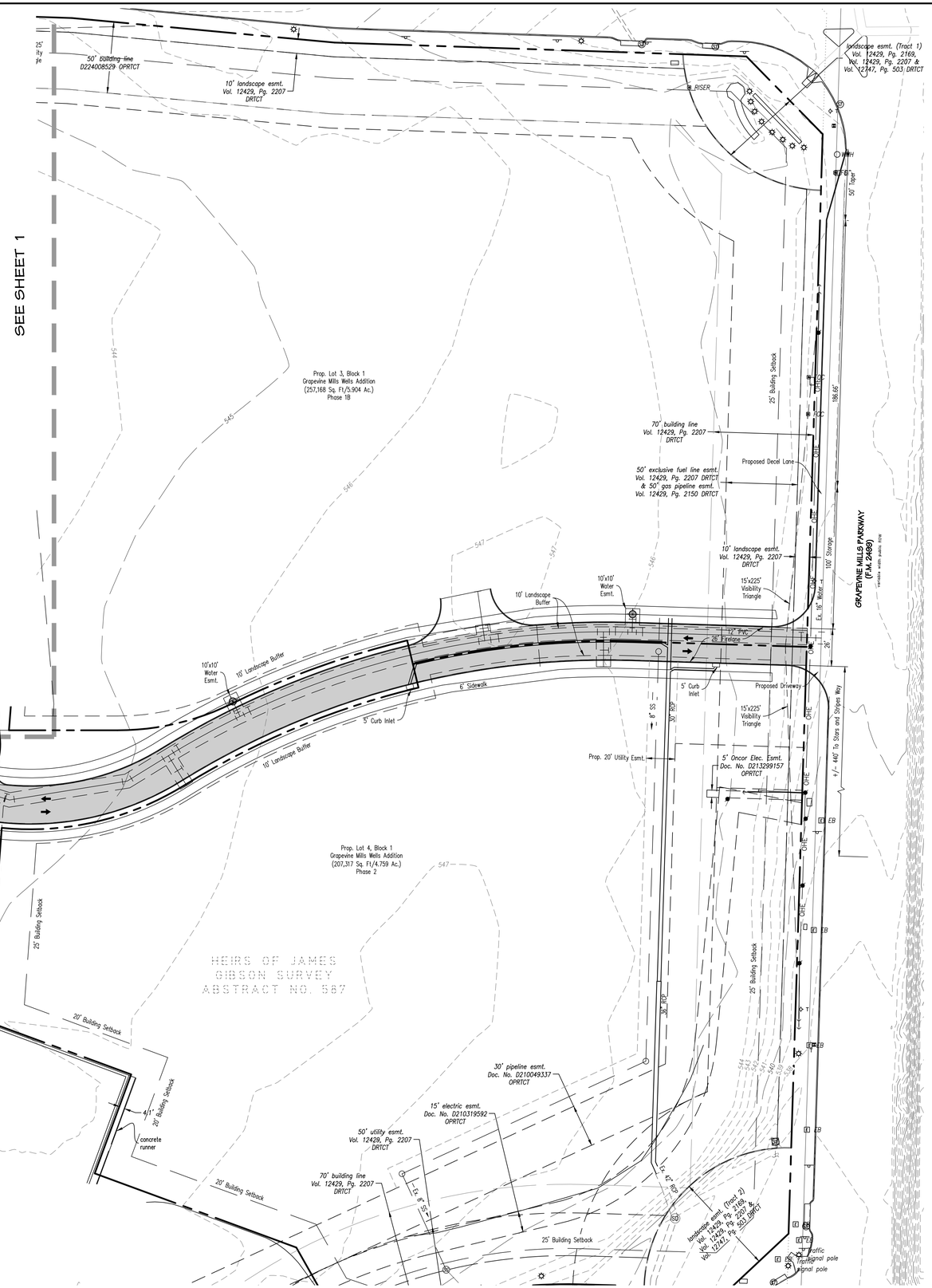
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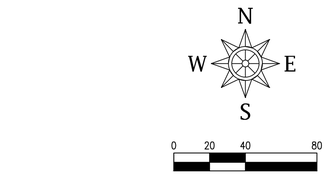
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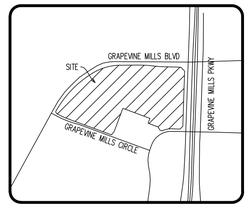
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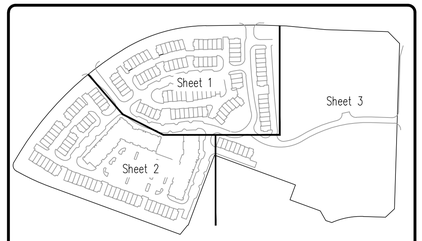




LOCATION MAP
1" = 1000'

LEGEND

- Proposed Firelane and Emergency Access Easement
- Traffic Flow Direction
- Proposed Fire Hydrant
- Prop. Firelane Esmt.
- Prop. Building Setback
- Prop. Drainage Esmt.
- Prop. Landscape Setback
- Prop. Water Esmt.



KEY MAP

CASE NAME: TCC Grapevine Mills
CASE NUMBER: Z24-03/CU24-17
LOCATION: 2800 Grapevine Mills Pkwy
SCALE: N.T.S.

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

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PLANNING SERVICES DEPARTMENT

DIMENSIONAL CONTROL SITE PLAN

TCC GRAPEVINE MILLS

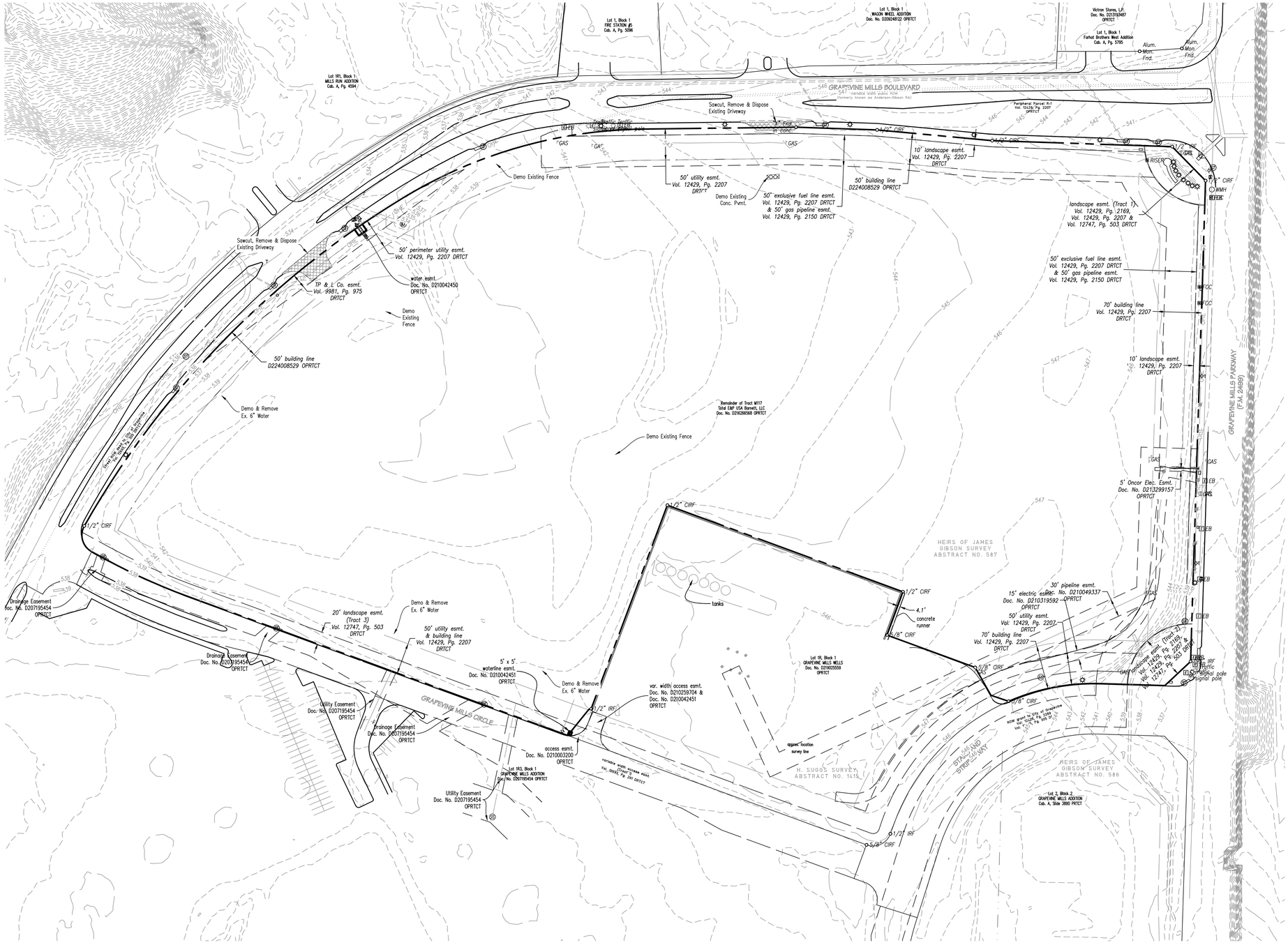
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DEMOLITION GENERAL NOTES

1. Contractor shall abide by the Demolition Specifications and all applicable City of Grapevine requirements, ordinances, etc.
2. Contractor shall notify all affected utility companies a minimum of one week prior to demolition in order to comply with their requirements.
3. Contractor shall maintain positive drainage at all times during the demolition process.
4. Contractor shall protect all existing utilities during the demolition process.
5. Contractor shall perform work in a manner to eliminate hazards to persons or property, and avoid interference with adjacent areas, utilities, and structures.
6. Contractor shall provide temporary barricades, fences, warning signs, guardrails, warning lights, etc.
7. Contractor shall protect existing structures, landscaping materials, and appurtenances which are not being demolished.
8. All materials removed shall be disposed of offsite in a legal manner.
9. Contractor shall refer to the Storm Water Pollution Prevention Plan for erosion and pollution control during the demolition process. The Contractor shall provide any additional erosion or pollution prevention devices as required during the demolition process in order to completely conform with the City of Grapevine and TCEQ requirements.
10. No tree shall be removed without prior approval by the Owner & City Arborist.

DEMOLITION LEGEND

Remove Existing Concrete Pavement

Remove Existing Tree – Reference Landscape Architect Plans for mitigation.

CAUTION !!!

EXISTING UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

CALL TEXAS ONE-CALL (811) OR OTHER UTILITY LOCATION SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. SPIARS ENGINEERING, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

Note:
The Contractor Shall Perform All Earthwork And Compaction Operations, Including But Not Limited To, Placement Of Fill During Earthwork Operations, Backfilling, Trench Backfilling, Utility Backfilling, Liming, And Subgrade Placement According To The Geotechnical Recommendations And City Standards. The Contractor Shall Use The Most Stringent Requirement If There Is A Conflict On Any Fill Or Backfill Operations. The Contractor Shall Inquire In Written Format With The Engineer Of Record Should There Be Any Questions Regarding Fill And Backfill Requirements.

CITY GPS MONUMENT #1:
ALUMINUM DISK SET IN CONCRETE IN THE MEDIAN OF STARS AND STRIPES WAY; ±380 FT WEST OF THE INTERSECTION OF STARS AND STRIPES WAY AND GRAPEVINE MILLS PARKWAY; ±37 FT SOUTHEAST OF A NO PARKING SIGN; ±65 FT NORTHWEST OF FM 2499 TRAFFIC SIGN; ±91 FT NORTH OF A LIGHT STANDARD. ELEVATION=546.60

CITY GPS MONUMENT #16:
ALUMINUM DISK SET IN CONCRETE AT THE NORTH SIDE OF CORPORATE DRIVE CUL-DE-SAC; ±1,237 FT SOUTHWEST THE INTERSECTION OF FREEPORT PARKWAY AND CORPORATE DRIVE; ±56 FT NORTHEAST OF A SANITARY SEWER MANHOLE; ±30 FT SOUTHWEST CORNER OF A CONCRETE INLET ±70 FT NORTHWEST OF A FIRE HYDRANT. ELEVATION=479.48

SPIARS
ENGINEERING & SURVEYING
501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com
Kevin Wier • kevin.wier@spiarsengineering.com

This plan is released for the purpose of interim review and pricing under the authority of TYLER BARNETT, P.E. 138426

Date: 7/3/2024

It is not to be used for construction.

TCC GRAPEVINE
LOT X, BLOCK X
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS

DEMOLITION PLAN

Revisions	Date

Scale:

Drawn By: JGF

Checked By: TDB

Sheet C1

SEI No. 23-271

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N

W E

S

0 20 40 80

1 inch = 40 ft.

PAVING GENERAL NOTES:

1. All materials and construction shall conform to the City of Grapevine Standard Details and Specifications & NCTCOG 3rd Edition.
2. It shall be the responsibility of the Contractor to protect all public utilities in the construction of this project. All manholes, cleanouts, valve boxes, fire hydrants, etc. must be adjusted to proper line and grade by the Contractor prior to and after the placing of permanent paving. Utilities must be maintained to proper line and grade during construction of this project.
3. The Contractor shall be responsible for coordinating with all the appropriate utility companies for the location of all utilities within the construction area.
4. The Paving Contractor shall not place permanent pavement until all sleeving for irrigation, electric, gas, telephone, cable TV, site lighting, etc. has been installed. It shall be the Paving Contractor's responsibility to insure that all sleeving is in place prior to placing permanent paving.
5. All paving and earthwork operations shall conform to the recommendations in the Geotechnical Investigation, Investigation by **XXXXXX**, Project **XXXX**, Dated **XXXXX** and the City of Grapevine Standard Construction Details.
6. All dimensions are to face of curb or edge of building unless otherwise noted.
7. Irrigation sleeves shall be 4" PVC conduit. Ends shall be capped or temporarily plugged, red flag tied to each end and brought to surface 2' behind curb. Minimum depth shall be 18 inches below proposed grade.
8. Concrete shall have a minimum compressive strength at 28 days of 3600 psi for pavement and curbs; 3000 psi for sidewalks.
9. Refer to Architectural Plans for exact building and related sidewalk dimensions.
10. Fences, berms walls, shrubs, trees, signs, structures, etc. are limited to a maximum height of 2 feet above the adjacent curb within visibility easements.
11. Contractor shall install traffic control for any work within R.O.W. to conform to part VI of the "Texas Manual on Uniform Traffic Control Devices."
12. Reference Site Details (Sheet C35) for pavement section details.
13. Longitudinal (Key) Joints shall be placed as necessary.
14. Contractor shall extend all paving joints through curbs.
15. Contractor shall verify building and parking lot layout with the Architect prior to forming of buildings, walks and parking lot areas.
16. Contractor shall back fill against top of curbs at 4:1 max. slope to existing grade unless noted otherwise.
17. Slope of paving shall not exceed 2% at handicap accessible spaces.
18. Contractor shall grade pavement around sidewalks & curbs for positive drainage to an inlet or designated drainage area.
19. All landings at doors to be flush with finish floor.
20. The detention system shall be completely installed & functioning prior to any concrete/paving installation (including building slab).

LEGEND

- 4" 3000 psi Conc. Pavement W/#3 @ 24" O.C.E.W. On 6" Compacted Subgrade (Private Sidewalk)
- 5" 3500 psi Conc. Pavement W/#3 @ 18" O.C.E.W. Over 6" Compacted Subgrade (Parking)
- 6" 3500 psi Conc. Pavement W/#3 @ 18" O.C.E.W. Over 6" Lime Stabilized Subgrade (Firelane)
- 7" 3500 psi Conc. Pavement W/#3 @ 18" O.C.E.W. Over 6" Lime Stabilized Subgrade (Dumpster)
- BFR — Barrier Free Ramp (Per City Standards)

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CASE NAME: TCC Grapevine Mills
CASE NUMBER: Z24-03/CU24-17
LOCATION: 2800 Grapevine Mills Pkwy

MAYOR SECRETARY

DATE:

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE:

SHEET: OF

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

PLANNING SERVICES DEPARTMENT

Line Table		
Line #	Length	Direction
L1	244.62'	N 38°07'02" W
L2	43.66'	N 69°48'24" W
L3	165.56'	S 05°18'32" E
L4	55.49'	S 00°42'49" E
L5	82.83'	S 89°17'11" W
L6	31.94'	N 45°02'57" W
L7	122.73'	N 88°13'14" W
L8	27.54'	N 20°31'35" E
L9	184.08'	N 05°02'57" W
L10	247.41'	N 03°41'09" W
L11	38.17'	N 86°28'50" E
L12	81.45'	N 87°40'52" E
L13	60.35'	S 36°34'23" E
L14	129.65'	S 89°16'59" W
L15	45.64'	N 00°43'01" W

Line Table		
Line #	Length	Direction
L16	11.88'	N 04°13'23" W
L17	39.74'	N 10°09'59" W
L18	14.66'	N 51°37'55" E
L19	241.19'	N 85°42'47" E
L20	13.70'	S 69°05'35" E
L21	35.16'	S 31°58'54" E
L22	60.02'	S 38°52'20" E
L23	37.76'	N 57°52'46" W
L24	571.39'	N 69°52'46" W
L25	216.68'	S 20°30'14" W
L26	55.20'	S 00°07'38" W
L27	50.83'	S 14°31'41" W
L28	151.00'	S 20°07'14" W
L29	212.14'	S 69°52'46" E
L30	176.77'	N 43°07'14" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	270.74'	273.00'	056.82°	N 74°12'18" W	259.78'
C2	182.10'	318.00'	032.81°	N 86°12'41" W	179.62'
C3	181.43'	90.00'	115.50°	S 52°26'32" W	152.23'
C4	144.08'	1565.00'	005.27°	S 02°40'17" E	144.03'
C5	21.35'	41.00'	029.84°	S 14°53'03" W	21.11'
C6	25.56'	48.00'	030.52°	S 14°32'40" W	25.26'
C7	250.47'	187.00'	076.74°	N 83°25'16" W	232.17'
C8	339.27'	579.00'	033.57°	S 74°59'35" W	334.43'
C9	14.28'	32.00'	025.58°	N 07°44'19" E	14.17'
C10	69.63'	270.00'	014.78°	N 78°10'27" E	69.43'
C11	15.61'	50.00'	017.89°	N 61°50'33" E	15.55'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C12	25.50'	42.00'	034.78°	N 70°17'24" E	25.11'
C13	252.84'	500.00'	028.97°	N 73°11'40" E	250.15'
C14	515.41'	1235.00'	023.91°	N 46°45'08" E	511.68'
C15	69.12'	42.00'	094.30°	S 10°34'28" W	61.58'
C16	199.03'	650.00'	017.54°	S 66°29'39" W	198.26'
C17	73.39'	300.00'	014.02°	S 82°16'29" W	73.21'
C18	65.97'	42.00'	090.00°	N 45°43'01" W	59.40'
C19	30.16'	312.00'	005.54°	N 07°23'49" W	30.15'
C20	47.02'	42.00'	064.14°	N 21°54'12" E	44.60'
C21	26.70'	42.00'	036.42°	N 67°30'07" E	26.25'
C22	49.25'	112.00'	025.19°	S 81°41'24" E	48.85'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C23	28.70'	42.00'	039.15°	S 49°31'05" E	28.14'
C24	70.11'	42.00'	095.64°	S 86°41'30" E	62.25'
C25	216.19'	1340.00'	009.24°	N 40°52'02" E	215.95'
C26	69.00'	42.00'	094.12°	N 10°49'01" W	61.50'
C27	35.08'	30.00'	067.00°	N 76°37'14" E	33.12'
C28	47.12'	30.00'	090.00°	S 24°52'46" E	42.43'
C29	67.26'	43.00'	089.62°	S 65°18'44" W	60.61'
C30	22.41'	63.00'	020.38°	S 10°18'56" W	22.29'
C31	10.81'	43.00'	014.40°	S 07°19'39" W	10.78'

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This plan is released for the purpose of interim review and pricing under the authority of TYLER BARNETT, P.E. 138426

Date: 7/3/2024

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TCC GRAPEVINE MILLS
LOT X, BLOCK X
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS

PAVING & HORIZONTAL CONTROL PLAN

Revisions	Date

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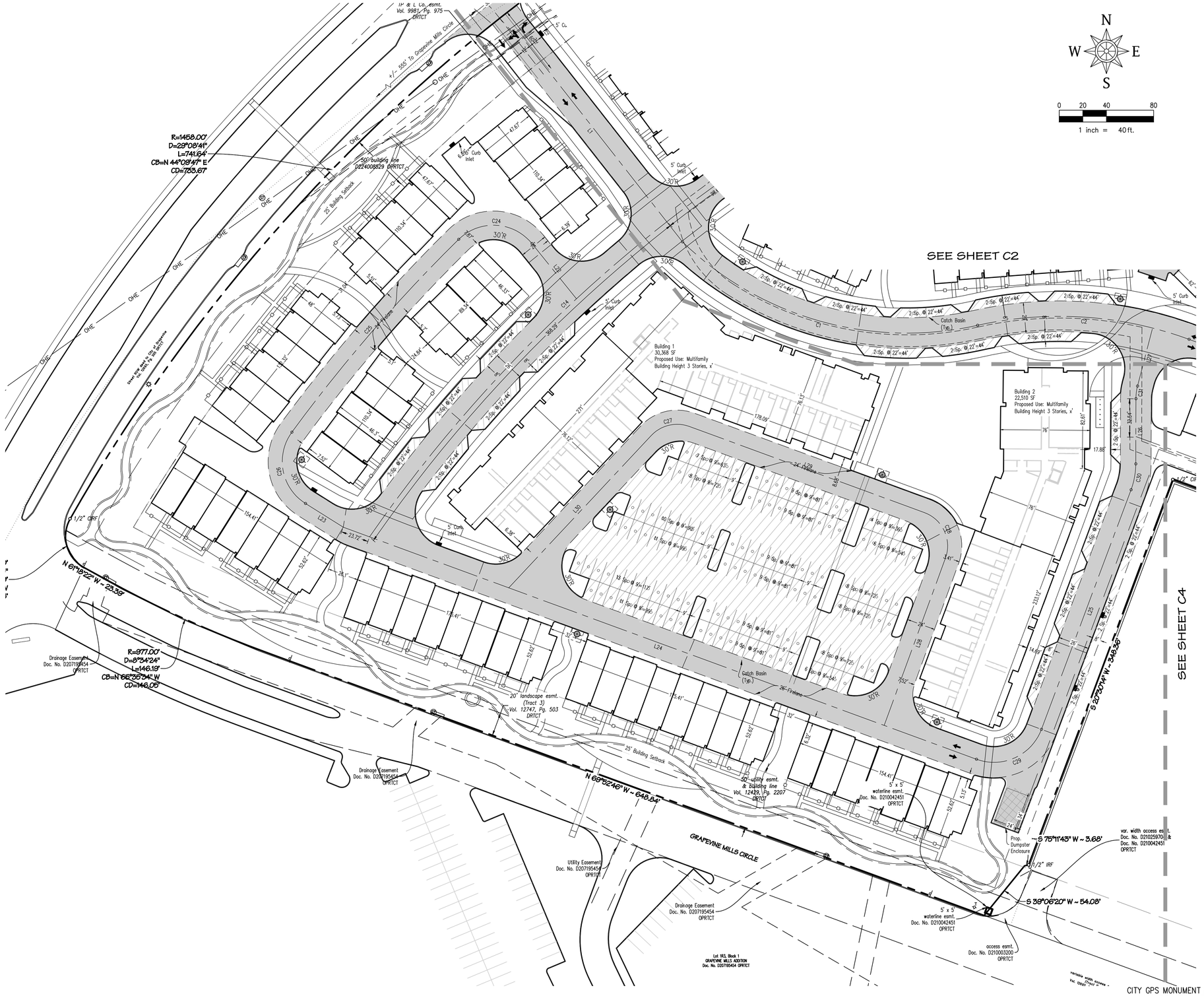
Drawn By: JGF

Checked By: TDB

Sheet C2

SEI No. 23-271

Plotted by: Julie Plot Date: 7/3/2024 9:41 AM
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2. It shall be the responsibility of the Contractor to protect all public utilities in the construction of this project. All manholes, cleanouts, valve boxes, fire hydrants, etc. must be adjusted to proper line and grade by the Contractor prior to and after the placing of permanent paving. Utilities must be maintained to proper line and grade during construction of this project.
3. The Contractor shall be responsible for coordinating with all the appropriate utility companies for the location of all utilities within the construction area.
4. The Paving Contractor shall not place permanent pavement until all sleeving for irrigation, electric, gas, telephone, cable TV, site lighting, etc. has been installed. It shall be the Paving Contractor's responsibility to insure that all sleeving is in place prior to placing permanent paving.
5. All paving and earthwork operations shall conform to the recommendations in the Geotechnical Investigation, Investigation by **XXXXXX**, Project **XXXX**, Dated **XXXXX** and the City of Grapevine Standard Construction Details.
6. All dimensions are to face of curb or edge of building unless otherwise noted.
7. Irrigation sleeves shall be 4" PVC conduit. Ends shall be capped or temporarily plugged, red flag tied to each end and brought to surface 2' behind curb. Minimum depth shall be 18 inches below proposed grade.
8. Concrete shall have a minimum compressive strength at 28 days of 3600 psi for pavement and curbs; 3000 psi for sidewalks.
9. Refer to Architectural Plans for exact building and related sidewalk dimensions.
10. Fences, berms walls, shrubs, trees, signs, structures, etc. are limited to a maximum height of 2 feet above the adjacent curb within visibility easements.
11. Contractor shall install traffic control for any work within R.O.W. to conform to part VI of the "Texas Manual on Uniform Traffic Control Devices."
12. Reference Site Details (Sheet ###) for pavement section details.
13. Longitudinal (Key) Joints shall be placed as necessary.
14. Contractor shall extend all paving joints through curbs.
15. Contractor shall verify building and parking lot layout with the Architect prior to forming of buildings, walks and parking lot areas.
16. Contractor shall back fill against top of curbs at 4:1 max. slope to existing grade unless noted otherwise.
17. Slope of paving shall not exceed 2% at handicap accessible spaces.
18. Contractor shall grade pavement around sidewalks & curbs for positive drainage to an inlet or designated drainage area.
19. All landings at doors to be flush with finish floor.
20. The detention system shall be completely installed & functioning prior to any concrete/paving installation (including building slab).

LEGEND

- 4" 3000 psi Conc. Pavement W/#3 @ 24" O.C.E.W. On 6" Compacted Subgrade (Private Sidewalk)
- 5" 3500 psi Conc. Pavement W/#3 @ 18" O.C.E.W. Over 6" Compacted Subgrade (Parking)
- 6" 3500 psi Conc. Pavement W/#3 @ 18" O.C.E.W. Over 6" Lime Stabilized Subgrade (Firelane)
- 7" 3500 psi Conc. Pavement W/#3 @ 18" O.C.E.W. Over 6" Lime Stabilized Subgrade (Dumpster)
- BFR Barrier Free Ramp (Per City Standards)

CASE NAME: TCC Grapevine Mills
CASE NUMBER: Z24-03/CU24-17
LOCATION: 2800 Grapevine Mills Pkwy

MAYOR _____ SECRETARY

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____

SHEET: _____ OF _____

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

PLANNING SERVICES DEPARTMENT

CITY GPS MONUMENT #1:
ALUMINUM DISK SET IN CONCRETE IN THE MEDIAN OF STARS AND STRIPES WAY; ±380 FT WEST OF THE INTERSECTION OF STARS AND STRIPES WAY AND GRAPEVINE MILLS PARKWAY; ±37 FT SOUTHEAST OF A NO PARKING SIGN; ±65 FT NORTHWEST OF FM 2499 TRAFFIC SIGN; ±91 FT NORTH OF A LIGHT STANDARD. ELEVATION=546.60

CITY GPS MONUMENT #16:
ALUMINUM DISK SET IN CONCRETE AT THE NORTH SIDE OF CORPORATE DRIVE CUL-DE-SAC; ±1,237 FT SOUTHWEST THE INTERSECTION OF FREEPORT PARKWAY AND CORPORATE DRIVE; ±56 FT NORTHEAST OF A SANITARY SEWER MANHOLE; ±30 FT SOUTHWEST CORNER OF A CONCRETE INLET ±70 FT NORTHWEST OF A FIRE HYDRANT. ELEVATION=479.48

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Kevin Wier • kevin.wier@spiarsengineering.com

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Date: 7/3/2024

It is not to be used for construction.

TCC GRAPEVINE MILLS
LOT X, BLOCK X
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS

PAVING & HORIZONTAL CONTROL PLAN

Date

Revisions

Scale:

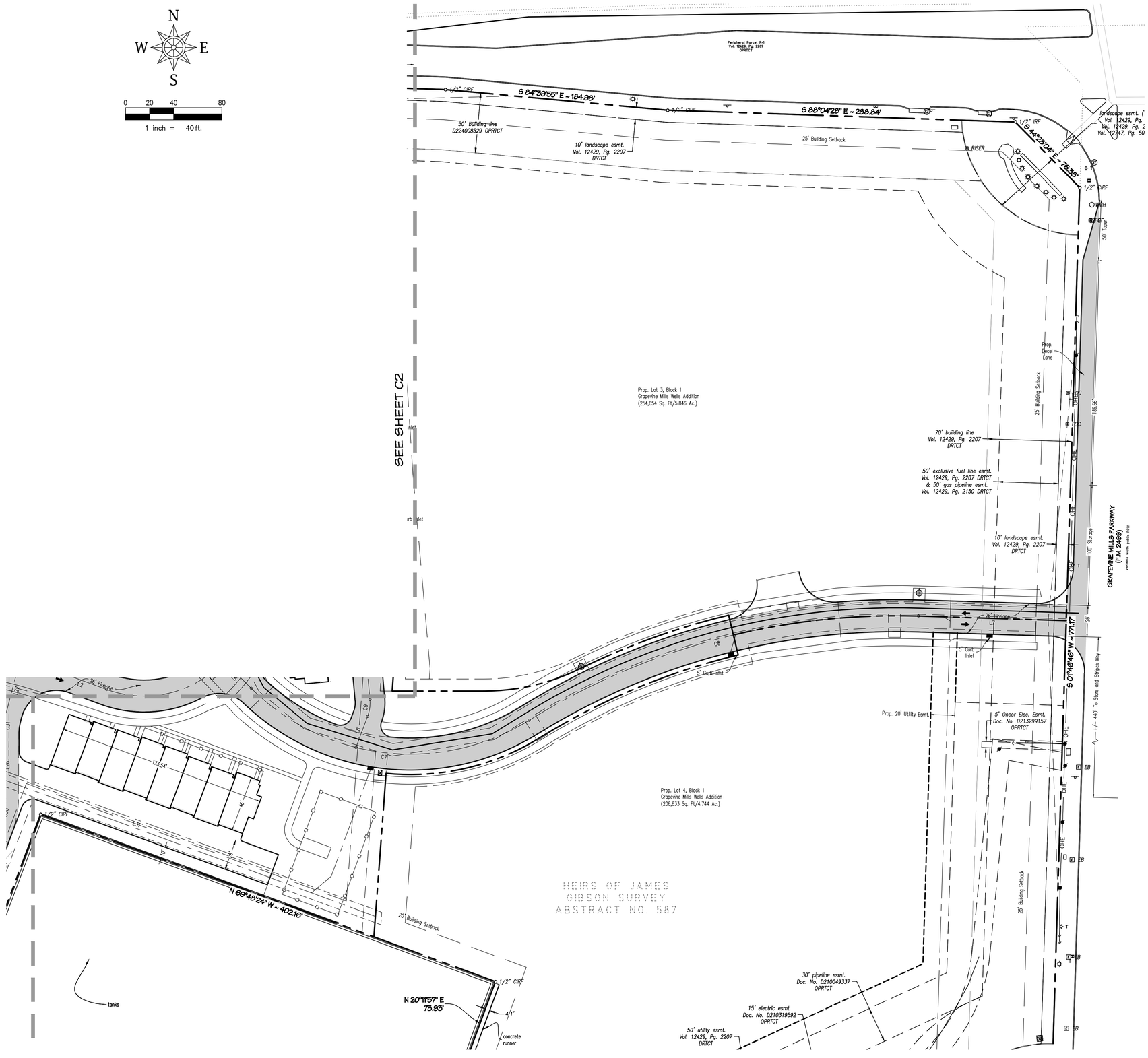
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Checked By: TDB

Sheet C3

SEI No. 23-271

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PAVING GENERAL NOTES:

1. All materials and construction shall conform to the City of Grapevine Standard Details and Specifications & NCTCOG 3rd Edition.
2. It shall be the responsibility of the Contractor to protect all public utilities in the construction of this project. All manholes, cleanouts, valve boxes, fire hydrants, etc. must be adjusted to proper line and grade by the Contractor prior to and after the placing of permanent paving. Utilities must be maintained to proper line and grade during construction of this project.
3. The Contractor shall be responsible for coordinating with all the appropriate utility companies for the location of all utilities within the construction area.
4. The Paving Contractor shall not place permanent pavement until all sleeving for irrigation, electric, gas, telephone, cable TV, site lighting, etc. has been installed. It shall be the Paving Contractor's responsibility to insure that all sleeving is in place prior to placing permanent paving.
5. All paving and earthwork operations shall conform to the recommendations in the Geotechnical Investigation, Investigation by **XXXXXX**, Project **XXXX**, Dated **XXXXX** and the City of Grapevine Standard Construction Details.
6. All dimensions are to face of curb or edge of building unless otherwise noted.
7. Irrigation sleeves shall be 4" PVC conduit. Ends shall be capped or temporarily plugged, red flag tied to each end and brought to surface 2' behind curb. Minimum depth shall be 18 inches below proposed grade.
8. Concrete shall have a minimum compressive strength at 28 days of 3600 psi for pavement and curbs; 3000 psi for sidewalks.
9. Refer to Architectural Plans for exact building and related sidewalk dimensions.
10. Fences, berms walls, shrubs, trees, signs, structures, etc. are limited to a maximum height of 2 feet above the adjacent curb within visibility easements.
11. Contractor shall install traffic control for any work within R.O.W. to conform to part VI of the "Texas Manual on Uniform Traffic Control Devices."
12. Reference Site Details (Sheet ###) for pavement section details.
13. Longitudinal (Key) Joints shall be placed as necessary.
14. Contractor shall extend all paving joints through curbs.
15. Contractor shall verify building and parking lot layout with the Architect prior to forming of buildings, walks and parking lot areas.
16. Contractor shall back fill against top of curbs at 4:1 max. slope to existing grade unless noted otherwise.
17. Slope of paving shall not exceed 2% at handicap accessible spaces.
18. Contractor shall grade pavement around sidewalks & curbs for positive drainage to an inlet or designated drainage area.
19. All landings at doors to be flush with finish floor.
20. The detention system shall be completely installed & functioning prior to any concrete/paving installation (including building slab).

LEGEND

- 4" 3000 psi Conc. Pavement W/#3 @ 24" O.C.E.W. On 6" Compacted Subgrade (Private Sidewalk)
- 5" 3500 psi Conc. Pavement W/#3 @ 18" O.C.E.W. Over 6" Compacted Subgrade (Parking)
- 6" 3500 psi Conc. Pavement W/#3 @ 18" O.C.E.W. Over 6" Lime Stabilized Subgrade (Firelane)
- 7" 3500 psi Conc. Pavement W/#3 @ 18" O.C.E.W. Over 6" Lime Stabilized Subgrade (Dumpster)
- BFR — Barrier Free Ramp (Per City Standards)

CASE NAME:	TCC Grapevine Mills
CASE NUMBER:	Z24-03/CU24-17
LOCATION:	2800 Grapevine Mills Pkwy

MAYOR _____ SECRETARY _____

DATE: _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: _____ OF _____

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Kevin Wier • kevin.wier@spiarsengineering.com

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Date: 7/3/2024

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TCC GRAPEVINE
LOT X, BLOCK X
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS

PAVING & HORIZONTAL CONTROL PLAN

Date

Revisions

Scale:

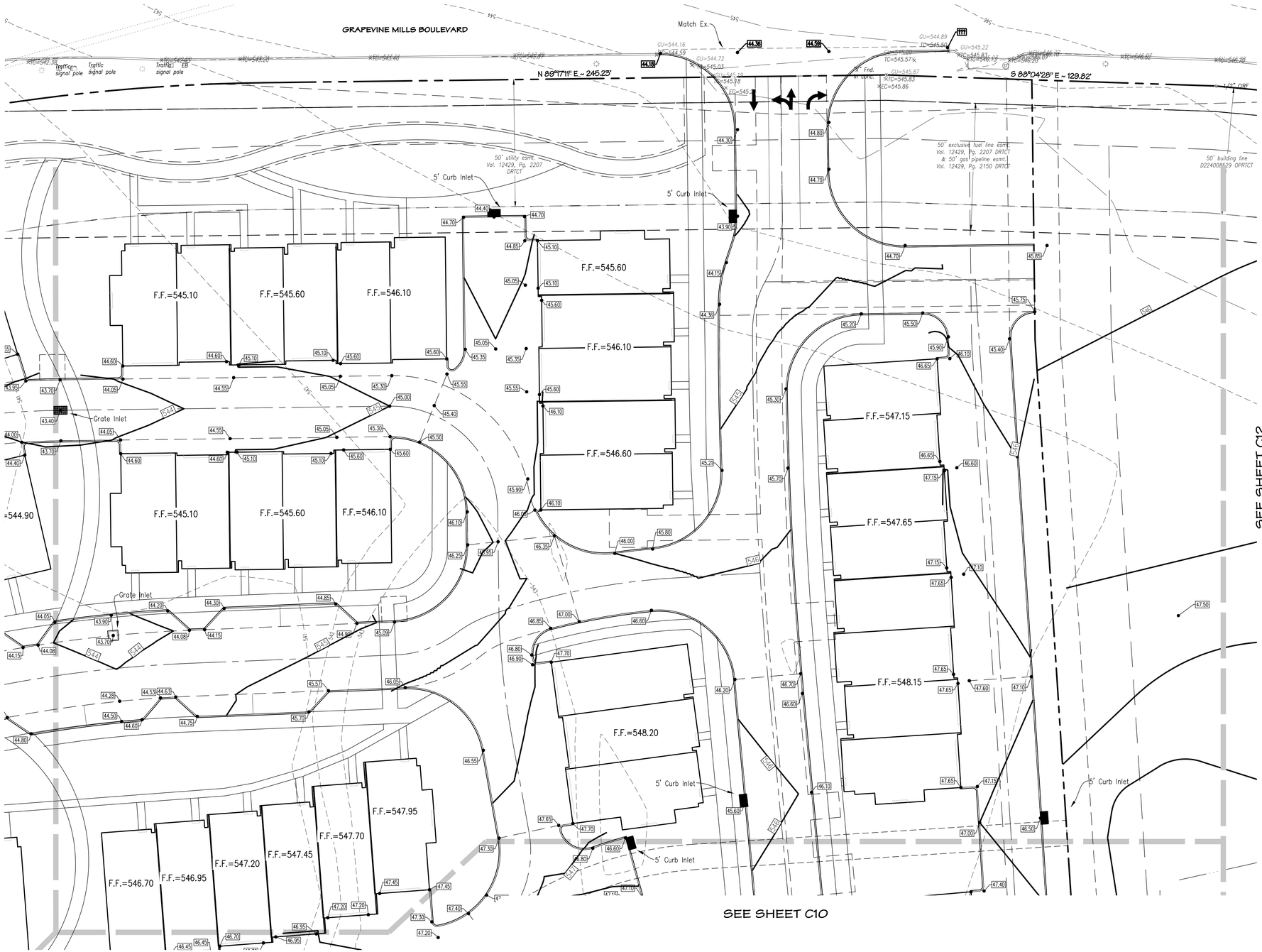
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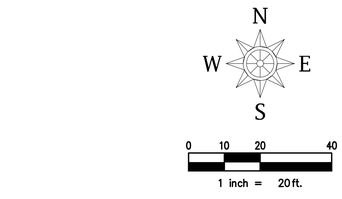
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Sheet C4

SEI No. 23-271

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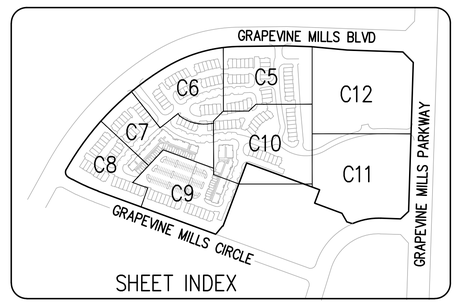


GRADING GENERAL NOTES:

1. All materials and construction shall conform to the City of Grapevine Standard Construction Details and Specifications, except as noted herein and approved by the City.
2. Contractor shall be responsible for maintaining trench safety requirements in accordance with City Standards, Texas State Law, and O.S.H.A. Standards for all excavation in excess of five feet in depth.
3. The location of all utilities located on these plans are taken from existing public records. The exact location and elevation of all public utilities must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
4. It shall be the responsibility of the Contractor to protect all public utilities in the construction of this project. All manholes, clean-outs, valve boxes, fire hydrants, etc. must be adjusted to proper line and grade by the Contractor prior to and after the placing of permanent paving. Utilities must be maintained to proper line and grade during construction of the paving for this development.
5. Drainage should be maintained away from the foundations, both during and after construction.
6. All earthwork operations, pavement installation, etc. shall conform to the Geotechnical Investigation, Alpha Report No. XXXXX prepared by Alpha Testing,, Inc., dated XXXXX.
7. Trees shall remain unless specified otherwise on the Landscape Plan or approved by the Owner.
8. Prior to starting construction, the Contractor shall make certain that all required permits and approvals have been obtained. No construction or fabrication shall begin until the Contractor has received and thoroughly reviewed all plans and other documents approved by all of the permitting authorities.
9. In the event an item is not covered in the City's specifications, the City Engineer's decision shall apply.
10. Barricading, traffic control, and project signs shall conform to Texas Department of Transportation standards
11. The Contractor shall verify the suitability of all existing and proposed site conditions, including grades and dimensions before commencement of any construction. In the event of any conflict, and prior to commencement of any construction, immediately notify Engineer. Minor adjustments of finish grade to accomplish spot drainage are acceptable if necessary, upon prior approval of Engineer. All paving installed shall "flush out" at any juncture with existing paving.
12. Proposed spot elevations are finished grade elevations (Top of pavement, top of sod, etc.)
13. Erosion control shall be in place prior to the disturbance of any existing surface.
14. All sidewalk and crosswalk slopes shall conform to ADA requirements as follows:
    1:20 longitudinal (along the walk) max.
    1:50 transverse (across the walk) max.

LEGEND

- 79.00 — Gutter/Top of Pvmt. Elevation
- 684 — Proposed Contour
- 684 — Existing Contour
- ×TC=684.50 G=684.00 — Existing Spot Elevation
- Direction of Flow



CAUTION !!!
EXISTING UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

CALL TEXAS ONE-CALL (811) OR OTHER UTILITY LOCATION SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. SPIARS ENGINEERING, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

Note:
The Contractor Shall Perform All Earthwork And Compaction Operations, Including But Not Limited To, Placement Of Fill During Earthwork Operations, Backfilling, Trench Backfilling, Utility Backfilling, Liming, And Subgrade Placement According To The Geotechnical Recommendations And City Standards. The Contractor Shall Use The Most Stringent Requirement If There Is A Conflict On Any Fill Or Backfill Operations. The Contractor Shall Inquire In Written Format With The Engineer Of Record Should There Be Any Questions Regarding Fill And Backfill Requirements.

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CITY GPS MONUMENT #16:
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SPIARS ENGINEERING & SURVEYING
501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com
Kevin Wier • kevin.wier@spiarsengineering.com

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Date: 7/3/2024
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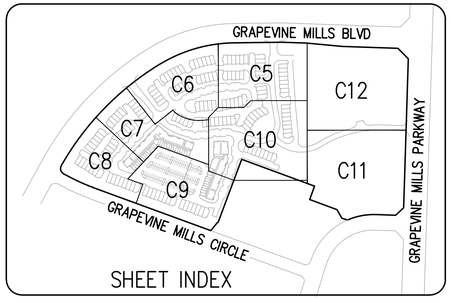
TCC GRAPEVINE MILLS
LOT X, BLOCK X
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS
GRADING PLAN

Date
Revisions

Scale:
Drawn By: JGF
Checked By: TDB
Sheet C5
SEI No. 23-271

Plotted by: Julian Pick Date: 7/3/2024 8:41 AM
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CITY GPS MONUMENT #1:
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N
W E
S

0 10 20 40
1 inch = 20 ft.

LEGEND
- 79.00 — Gutter/Top of Pvmt. Elevation
- 684 — Proposed Contour
- 684 — Existing Contour
- TC=684.50 G=684.00 — Existing Spot Elevation
- Direction of Flow

SPIARS ENGINEERING & SURVEYING
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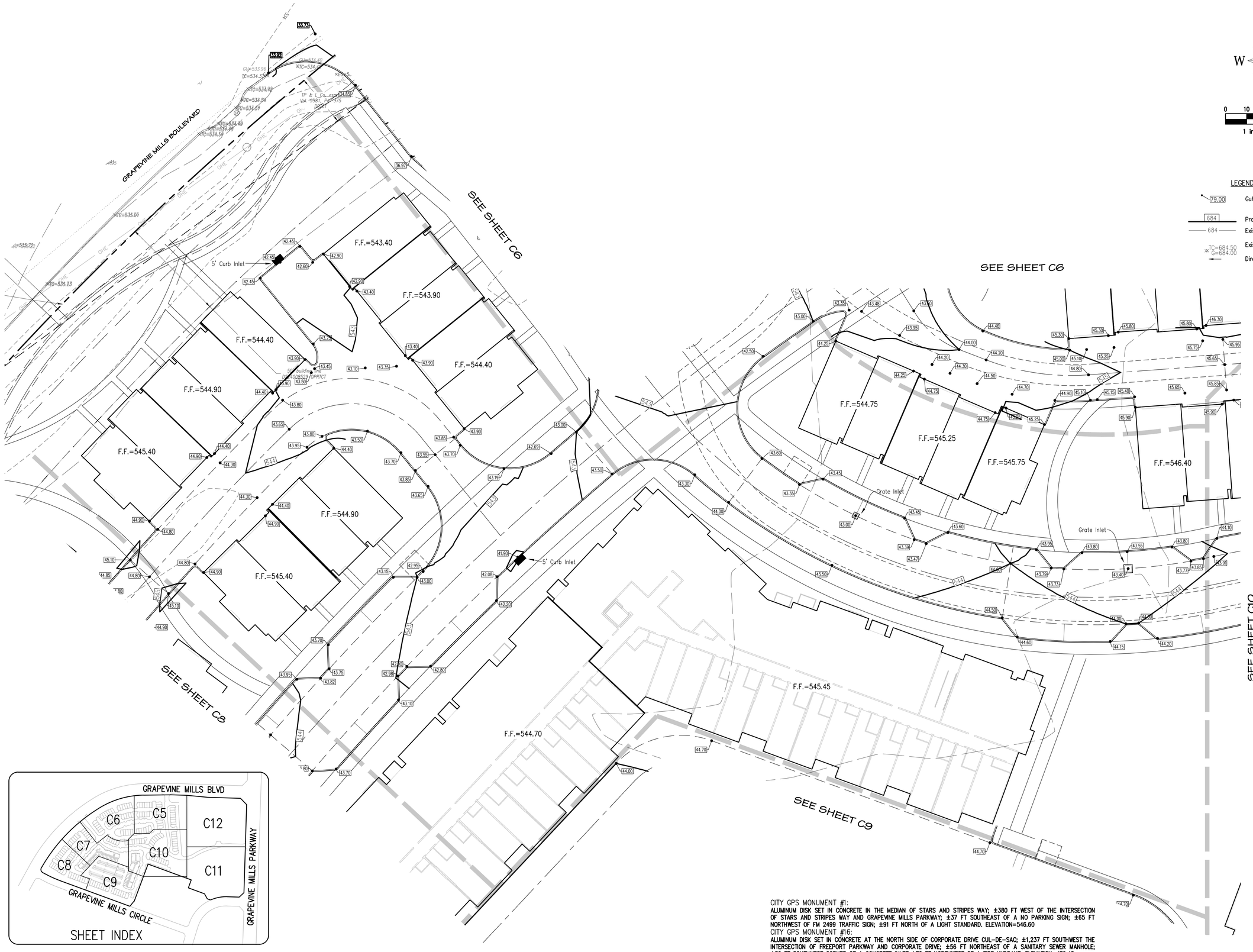
TCC GRAPEVINE MILLS
LOT X, BLOCK X
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS

GRADING PLAN

Date
Revisions

Scale:
Drawn By: JGF
Checked By: TDB
Sheet C6
SEI No. 23-271

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LEGEND

- 79.00 — Gutter/Top of Pvmt. Elevation
- 684 — Proposed Contour
- 684 — Existing Contour
- TC=684.50 G=684.00 — Existing Spot Elevation
- Direction of Flow

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TCC GRAPEVINE
LOT X, BLOCK X
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS

GRADING PLAN

Revisions	Date

Scale:
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Checked By: TDB
Sheet C7
SEI No. 23-271

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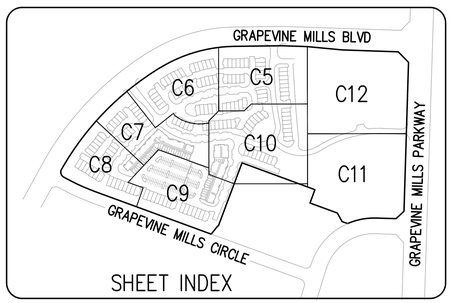
S

0 10 20 40

1 inch = 20 ft.

LEGEND

- 79.00 — Gutter/Top of Pvmt. Elevation
- 684 — Proposed Contour
- 684 — Existing Contour
- TC=684.50 G=684.00 — Existing Spot Elevation
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TARRANT COUNTY, TEXAS

GRADING PLAN

Date

Revisions

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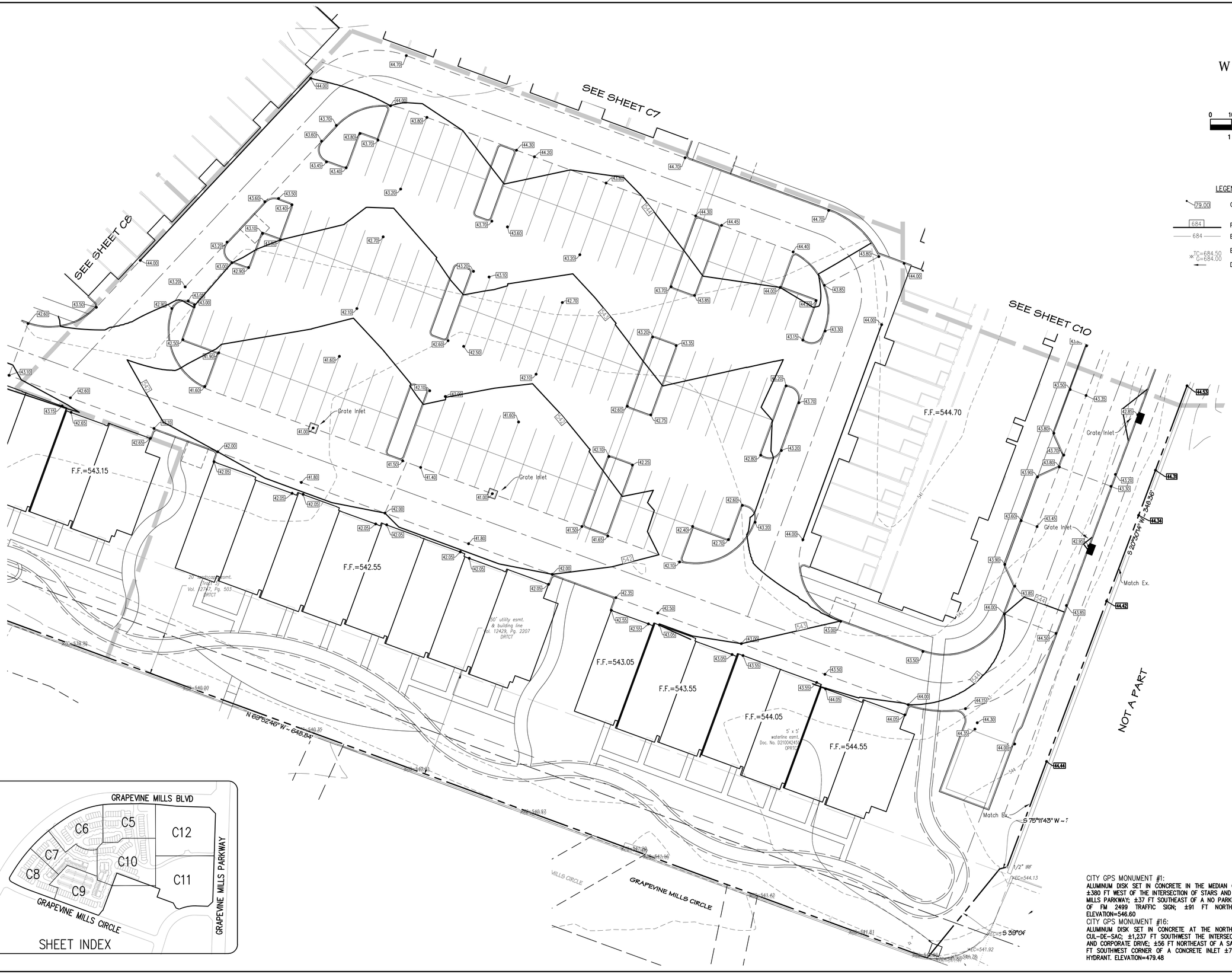
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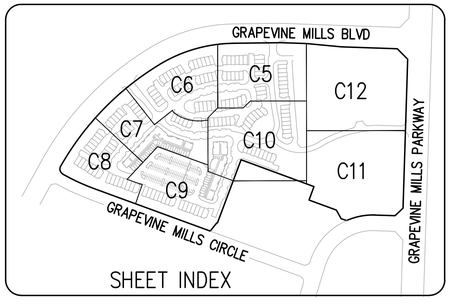
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Sheet C8

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N

W E

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0 10 20 40

1 inch = 20 ft.

LEGEND

- 79.00 — Gutter/Top of Pvmt. Elevation
- 684 — Proposed Contour
- 684 — Existing Contour
- TC=684.50 G=684.00 — Existing Spot Elevation
- Direction of Flow

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TCC GRAPEVINE MILLS
LOT X, BLOCK X
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS

GRADING PLAN

Revisions | Date

Scale:
Drawn By: JGF
Checked By: TDB
Sheet C9
SEI No. 23-271

Plotted by: Jake Plot Date: 7/3/2024 8:42 AM
Drawing: G:\2023 JOBS\23-271 TCC Grapevine Mills\CAD\Grading Plan.dwg Saved By: Barnett Save Time: 7/3/2024 2:32:44 PM

SEE SHEET C5

SEE SHEET C7

SEE SHEET C12

SEE SHEET C11

F.F.=546.80
F.F.=546.70
F.F.=546.95
F.F.=547.20
F.F.=547.45
F.F.=547.70
F.F.=546.40
F.F.=546.90
F.F.=546.85
F.F.=546.60
F.F.=547.85
F.F.=547.35
F.F.=548.10
F.F.=548.10
F.F.=548.00
F.F.=548.50
F.F.=549.00
F.F.=546.50
F.F.=547.00
F.F.=547.50
F.F.=548.00
F.F.=545.45

28.704 Acres
(1,250,333 Sq. Ft.)

Remainder of Tract M17
Total E&P BSA Barnett, LLC
Doc No. D206366568 OPRTCT

5' Curb Inlet
Grate Inlet

NOT A PART

1/2" CIRF

TW=45.20
BW=43.27

TW=45.50
BW=43.10

TW=46.50
BW=45.00

TW=47.50
BW=45.30

TW=46.00
BW=45.50

N 69°48'24" W - 402.16'

GRAPEVINE MILLS BLVD
GRAPEVINE MILLS PARKWAY
GRAPEVINE MILLS CIRCLE

SHEET INDEX

C5
C6
C7
C8
C9
C10
C11
C12

N
W
E
S

0 10 20 40
1 inch = 20 ft.

LEGEND

79.00 Gutter/Top of Pvmt. Elevation
684 Proposed Contour
684 Existing Contour
TC=684.50
G=684.00 Existing Spot Elevation
Direction of Flow

CITY GPS MONUMENT #1:
ALUMINUM DISK SET IN CONCRETE IN THE MEDIAN OF STARS AND STRIPES WAY; ±380 FT WEST OF THE INTERSECTION OF STARS AND STRIPES WAY AND GRAPEVINE MILLS PARKWAY; ±37 FT SOUTHEAST OF A NO PARKING SIGN; ±65 FT NORTHWEST OF FM 2499 TRAFFIC SIGN; ±91 FT NORTH OF A LIGHT STANDARD. ELEVATION=546.60

CITY GPS MONUMENT #16:
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SPIARS ENGINEERING & SURVEYING
501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com
Kevin Wier • kevin.wier@spiarsengineering.com

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Date

Scale:
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Checked By: TDB

Sheet C10

SEI No. 23-271

Drawing: G:\2023\23-271 TCC Grapevine Mills\Civil\Grading Plan.dwg Saved By: tbarnett Save Time: 7/3/2024 2:20:44 PM
Plotted by: Jake Pirk Date: 7/3/2024 8:42 AM

SEE SHEET C12

SEE SHEET C10

HEIRS OF JAMES GIBSON SURVEY ABSTRACT NO. 587

N 20°11'57" E 73.93'

N 69°49'37" W - 150.57'

STARS AND STRIPES WAY

GRAPEVINE MILLS PARKWAY

S 0°46'46" W - 771.17'

5' Curb Inlet

1/2" CIRF

5/8" CIRF

1/2" IRF

4.1'

concrete runoff

30' pipeline esmt. Vol. 12429, Pg. 2150 DRTCT

30' pipeline esmt. Doc. No. D210049337 OPRTCT

15' electric esmt. Doc. No. D210319992 OPRTCT

30' utility esmt. Vol. 12429, Pg. 2207 DRTCT

70' building line Vol. 12429, Pg. 2207 DRTCT

5' Oncor Elec. Esmt. Doc. No. 0213299157 OPRTCT

landscape esmt. (Tract 4) Vol. 12429, Pg. 2165, Vol. 12429, Pg. 2207 & Vol. 12441, Pg. 303 DRTCT

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N
W E
S

0 10 20 40
1 inch = 20 ft.

LEGEND

- 79.00 — Gutter/Top of Pvmt. Elevation
- 684 — Proposed Contour
- 684 — Existing Contour
- TC=684.50 G=684.00 — Existing Spot Elevation
- Direction of Flow

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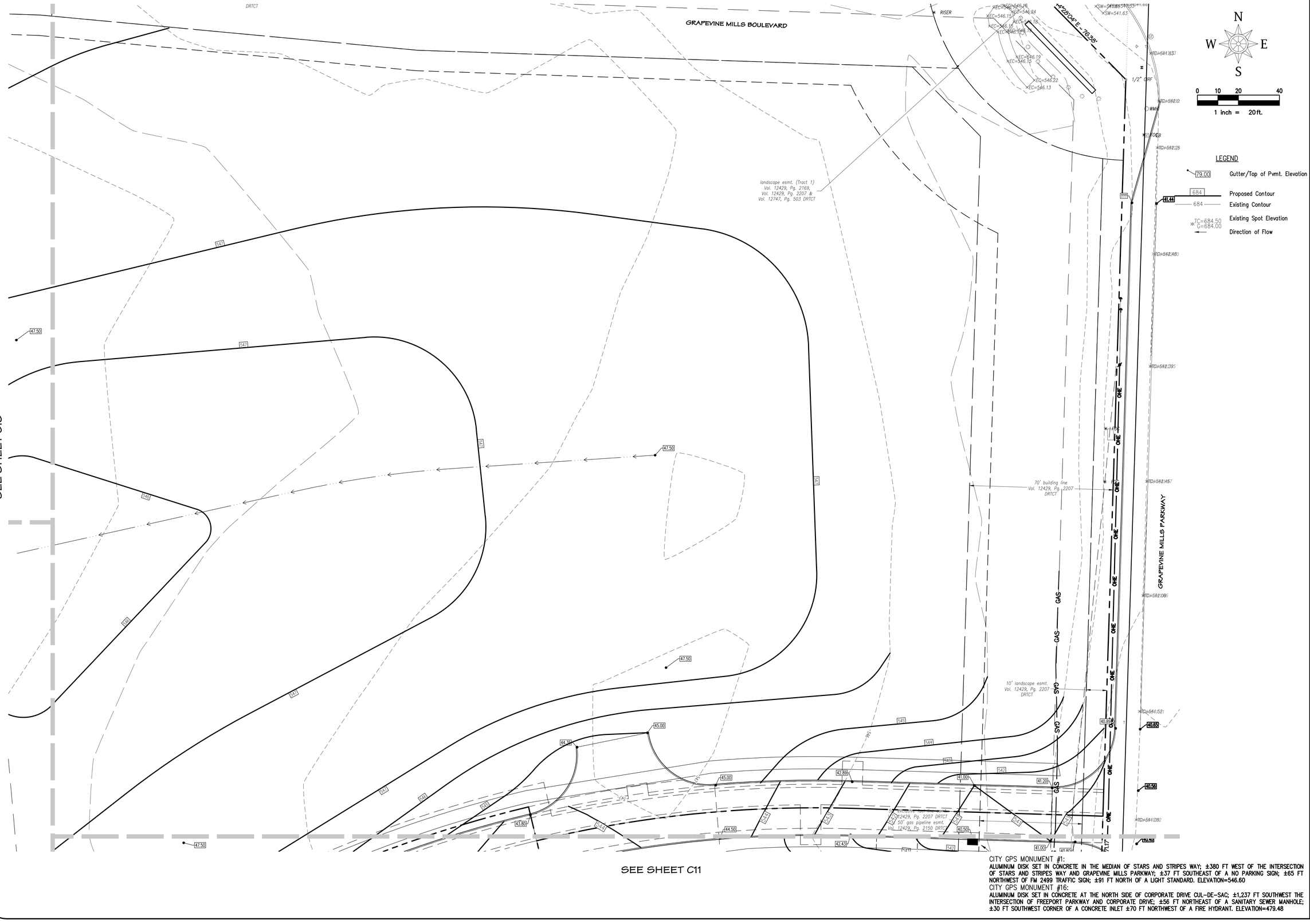
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Checked By: TDB

Sheet C11

SEI No. 23-271

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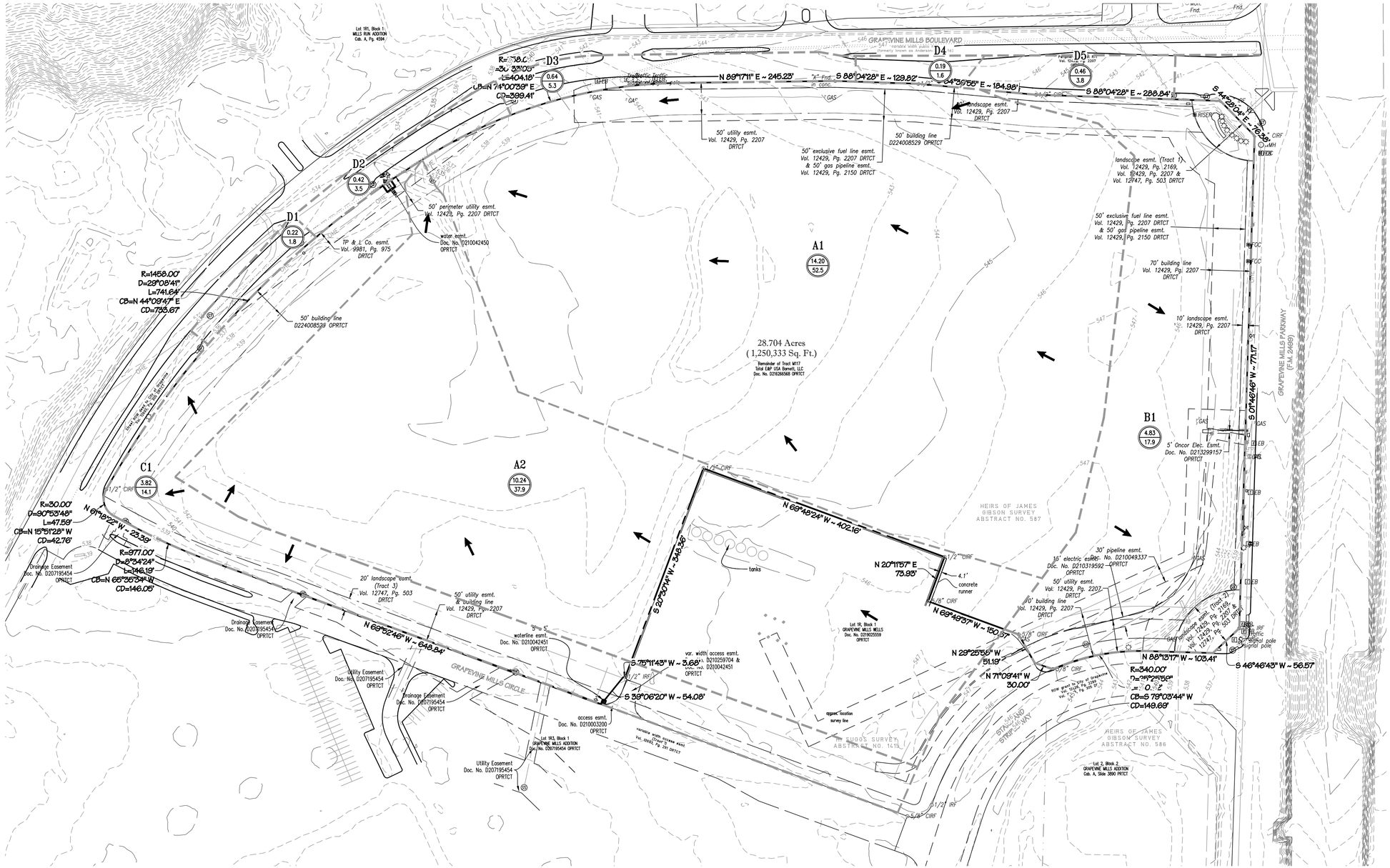
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Checked By: TDB

Sheet C12

SEI No. 23-271

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Plotted by: Jake Plot Date: 7/3/2024 8:42 AM



N

W E

S

0 40 80 160

1 inch = 80 ft.

DRAINAGE CRITERIA

Q = C I A

C = 0.90

I_{100} = 8.74 in/hr

tc = 10 Min.

D.A. No. — A

X.XX — Acres

XX.X — Q_{100} (cfs)

Drainage Divide Line

1 — Design Point

CAUTION !!!

EXISTING UTILITIES

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EXISTING DRAINAGE AREA MAP

Revisions	Date

Scale:

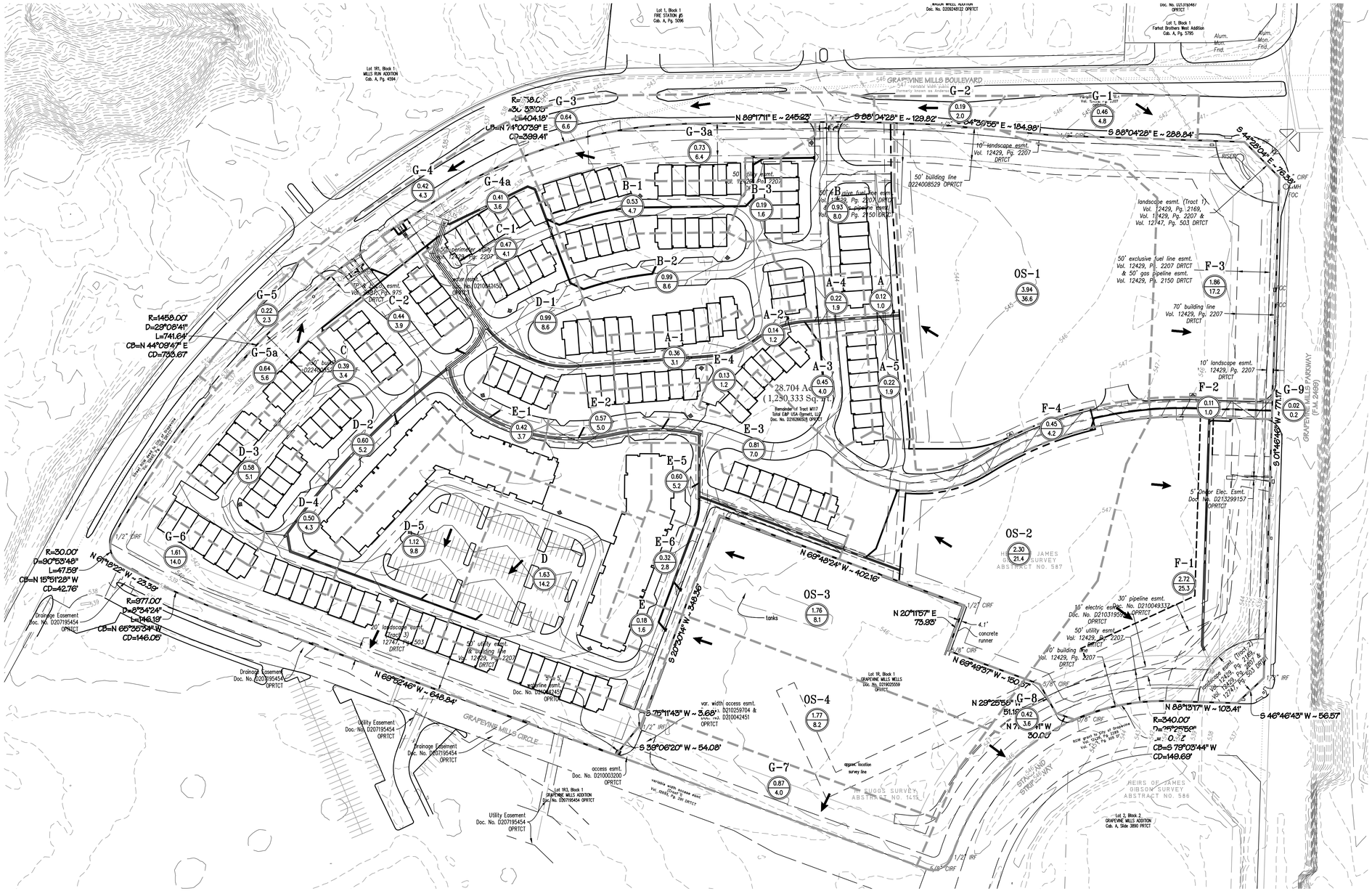
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Checked By: TDB

Sheet C13

SEI No. 23-271

Plotted by: Juller Plot Date: 7/3/2024 9:42 AM
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N

W E

S

0 40 80 160

1 inch = 80 ft.

Drainage Area Table						
Drainage Area No.	Drainage Area (Acres)	C	tc (Min.)	I100 (in./hr.)	Q100 (cfs)	Comments
A	0.12	0.75	10	11.60	1.0	To 5' CI
A-1	0.36	0.75	10	11.60	3.1	To 4-Grate Inlet
A-2	0.14	0.75	10	11.60	1.2	To 5' CI
A-3	0.45	0.75	10	11.60	4.0	To 5' CI
A-4	0.22	0.75	10	11.60	1.9	To 5' CI
A-5	0.22	0.75	10	11.60	1.9	To 5' CI
B	0.93	0.75	10	11.60	8.0	To 5' CI
B-1	0.53	0.75	10	11.60	4.7	To 4-Grate Inlet
B-2	0.99	0.75	10	11.60	8.6	To CB-36
B-3	0.19	0.75	10	11.60	1.6	To 5' CI
C	0.39	0.75	10	11.60	3.4	To 5' CI
C-1	0.47	0.75	10	11.60	4.1	To 5' CI
C-2	0.44	0.75	10	11.60	3.9	To 5' CI
D	1.63	0.75	10	11.60	14.2	To CB-36
D-1	0.99	0.75	10	11.60	8.6	To 5' CI
D-2	0.60	0.75	10	11.60	5.2	To 5' CI
D-3	0.58	0.75	10	11.60	5.1	To 5' CI
D-4	0.50	0.75	10	11.60	4.3	To 5' CI
D-5	1.12	0.75	10	11.60	9.8	To CB-36
E	0.18	0.75	10	11.60	1.6	To CB-36
E-1	0.42	0.75	10	11.60	3.7	To CB-24
E-2	0.57	0.75	10	11.60	5.0	To CB-36
E-3	0.81	0.75	10	11.60	7.0	To 5' CI
E-4	0.13	0.75	10	11.60	1.2	To 5' CI
E-5	0.60	0.75	10	11.60	5.2	To CB-36
E-6	0.32	0.75	10	11.60	2.8	To CB-36
F-1	2.72	0.80	10	11.60	25.3	To 30" Stub
F-2	0.11	0.80	10	11.60	1.0	To 5' CI
F-3	1.86	0.80	10	11.60	17.2	To 30" Stub
F-4	0.45	0.80	10	11.60	4.2	To 5' CI
G-1	0.46	0.90	10	11.60	4.8	To Ex. 15" CI
G-2	0.19	0.90	10	11.60	2.0	To Ex. 15" CI
G-3	0.64	0.90	10	11.60	6.6	To Ex. 15" CI
G-3a	0.73	0.75	10	11.60	6.4	To Ex. 15" CI
G-4	0.42	0.90	10	11.60	4.3	To Ex. 10" CI
G-4a	0.41	0.75	10	11.60	3.6	To Ex. 10" CI
G-5	0.22	0.90	10	11.60	2.3	To Ex. 10" CI
G-5a	0.64	0.75	10	11.60	5.6	To Ex. 10" CI
G-6	1.61	0.75	10	11.60	14.0	To ROW
G-7	0.87	0.40	10	11.60	4.0	To ROW
G-8	0.42	0.75	10	11.60	3.6	To ROW
G-9	0.02	0.80	10	11.60	0.2	To ROW
OS-1	3.94	0.80	10	11.60	36.6	To 36" Stub
OS-2	2.30	0.80	10	11.60	21.4	To 30" Stub
OS-3	1.76	0.40	10	11.60	8.1	To CB-36
OS-4	1.77	0.40	10	11.60	8.2	To CB-36

CAUTION !!!

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TCC GRAPEVINE MILLS
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PROPOSED DRAINAGE AREA MAP

Revisions | Date

Scale:

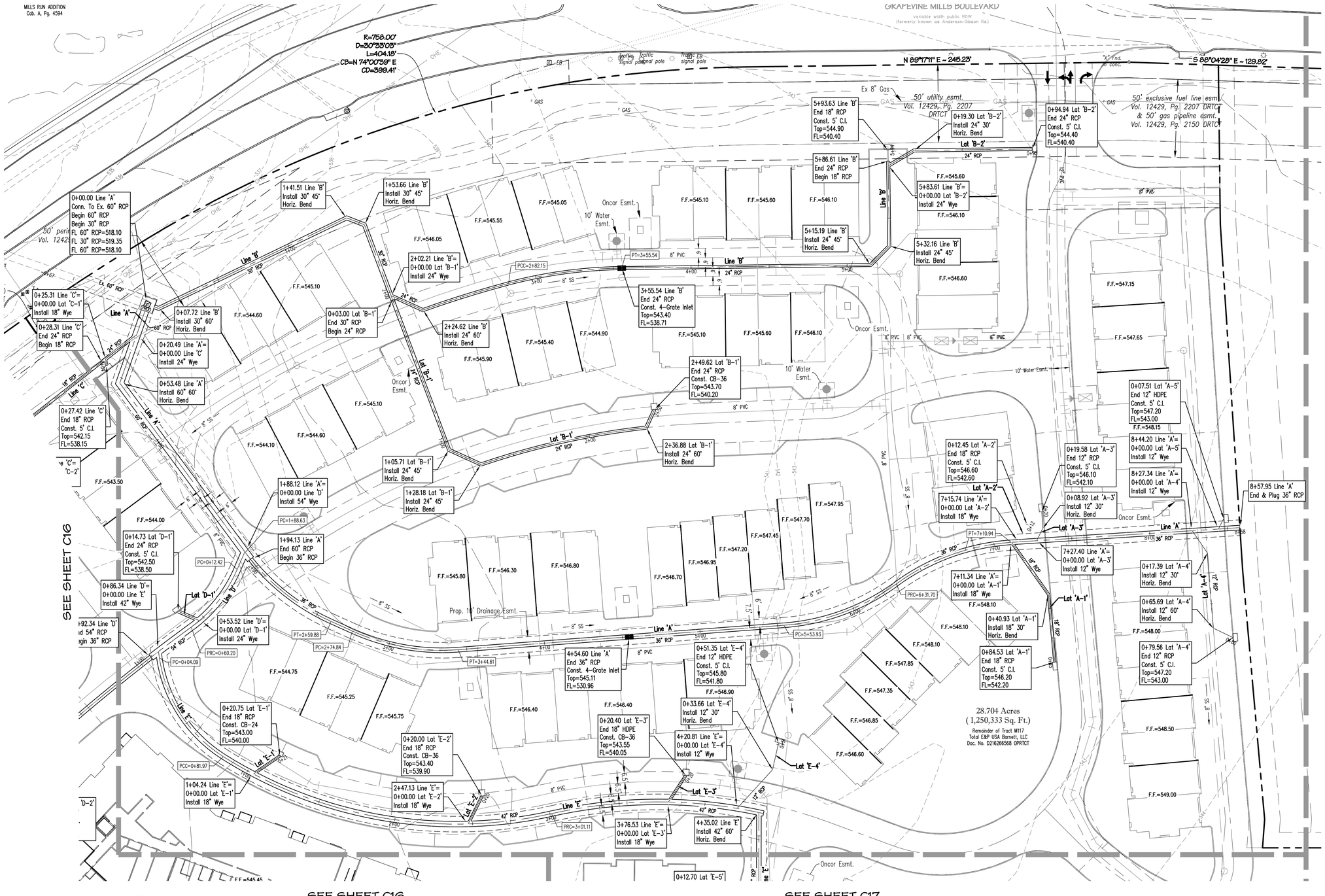
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Checked By: TDB

Sheet C14

SEI No. 23-271

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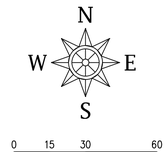


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DRAINAGE GENERAL NOTES

1. All materials and construction shall conform to the City of Grapevine Standard Construction Details and Specifications, except as noted herein and approved by the City.
2. Contractor shall be responsible for maintaining trench safety requirements in accordance with City Standards, Texas State Law, and O.S.H.A. Standards for all excavation in excess of five feet in depth.
3. The location of all utilities located on these plans are taken from existing public records. The exact location and elevation of all public utilities must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
4. It shall be the responsibility of the Contractor to protect all public utilities in the construction of this project. All manholes, clean-outs, valve boxes, fire hydrants, etc. must be adjusted to proper line and grade by the Contractor prior to and after the placing of permanent paving. Utilities must be maintained to proper line and grade during construction of the paving for this development.
5. Drainage should be maintained away from the foundations, both during and after construction.
6. Backfill for utility lines should be carefully placed so that they will be stable. Where utility lines pass through the parking lot, the top 6" should be compacted similarly to the remainder of the lot. Utility ditches should be visually inspected during the excavation process to ensure that undesirable fill is not used.
7. Concrete for inlets and drainage structures shall be 4200 psi at 28 days.
8. If rock is encountered in the trench, rock spoil shall not be used in the upper 1.5 feet of the trench.
9. All earthwork operations, pavement installation, etc. shall conform to the Geotechnical Investigation.
10. Four-foot RCP sections with beveled ends shall be used if pipe radius is less than 100 feet.
11. All PVC shall be placed on 1.0% minimum slope unless otherwise noted.

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DRAINAGE PLAN

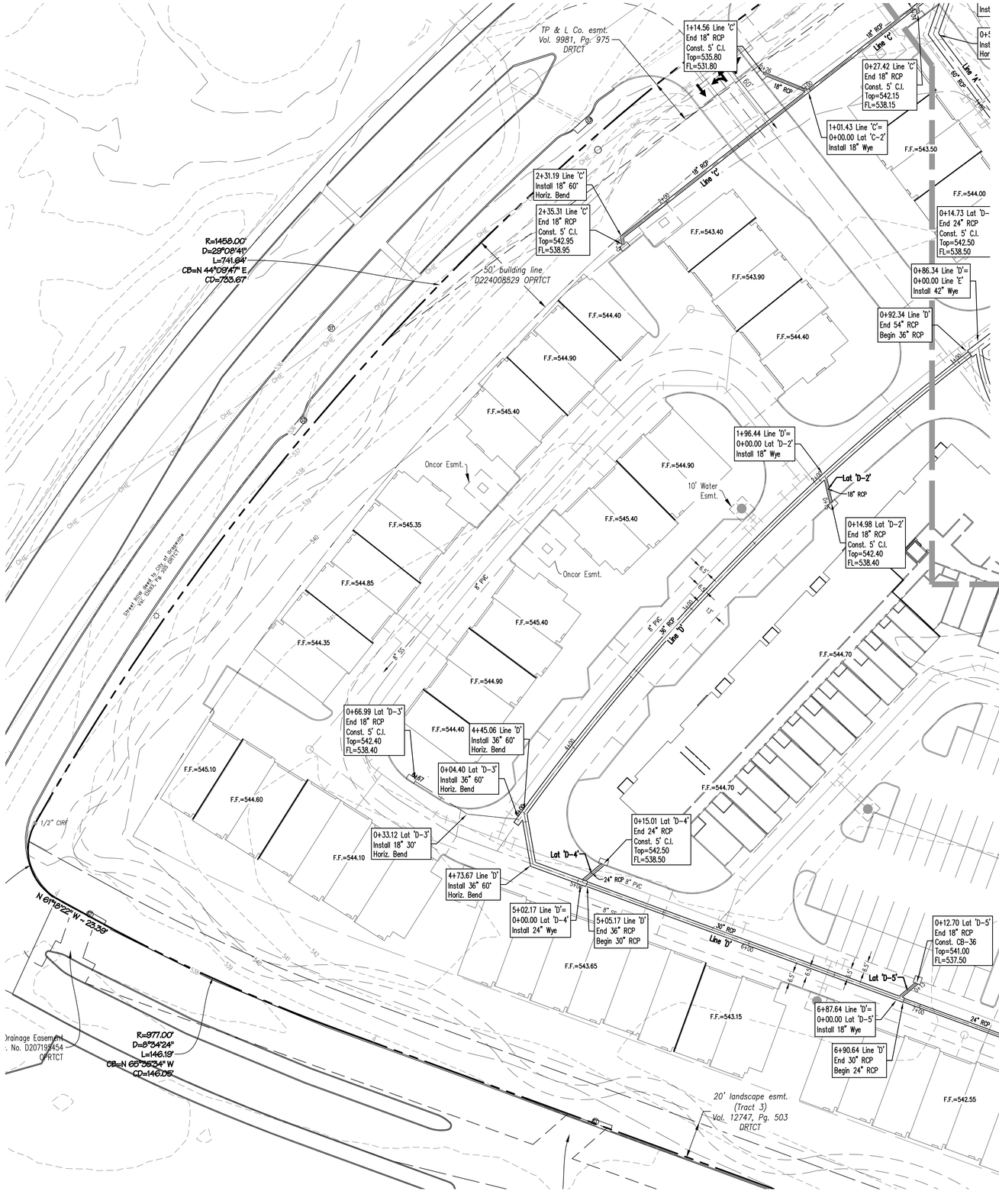
Revisions	Date

Scale:
Drawn By: JGF
Checked By: TDB

Sheet C15

SEI No. 23-271

Plotted by: Julian Prol Date: 7/3/2024 9:43 AM
Drawing: G:\2023_JOBS\23-271 TCC Grapevine Mills\CAD\Drainage Plan.dwg Saved By: Julian Save Time: 5/24/2024 10:40:00 AM



DRAINAGE GENERAL NOTES

1. All materials and construction shall conform to the City of Grapevine Standard Construction Details and Specifications, except as noted herein and approved by the City.
2. Contractor shall be responsible for maintaining trench safety requirements in accordance with City Standards, Texas State Law, and O.S.H.A. Standards for all excavation in excess of five feet in depth.
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6. Backfill for utility lines should be carefully placed so that they will be stable. Where utility lines pass through the parking lot, the top 6" should be compacted similarly to the remainder of the lot. Utility ditches should be visually inspected during the excavation process to ensure that undesirable fill is not used.
7. Concrete for inlets and drainage structures shall be 4200 psi at 28 days.
8. If rock is encountered in the trench, rock spoil shall not be used in the upper 1.5 feet of the trench.
9. All earthwork operations, pavement installation, etc. shall conform to the Geotechnical Investigation.
10. Four-foot RCP sections with beveled ends shall be used if pipe radius is less than 100 feet.
11. All PVC shall be placed on 1.0% minimum slope unless otherwise noted.

N
W E
S

0 15 30 60

1 inch = 30 ft.

CAUTION !!!
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CITY GPS MONUMENT #16:
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Kevin Wier • kevin.wier@spiarsengineering.com

This plan is released for the purpose of interim review and pricing under the authority of TYLER BARNETT, P.E. 138426

Date: 7/3/2024

It is not to be used for construction.

TCC GRAPEVINE MILLS
LOT X, BLOCK X
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS
DRAINAGE PLAN

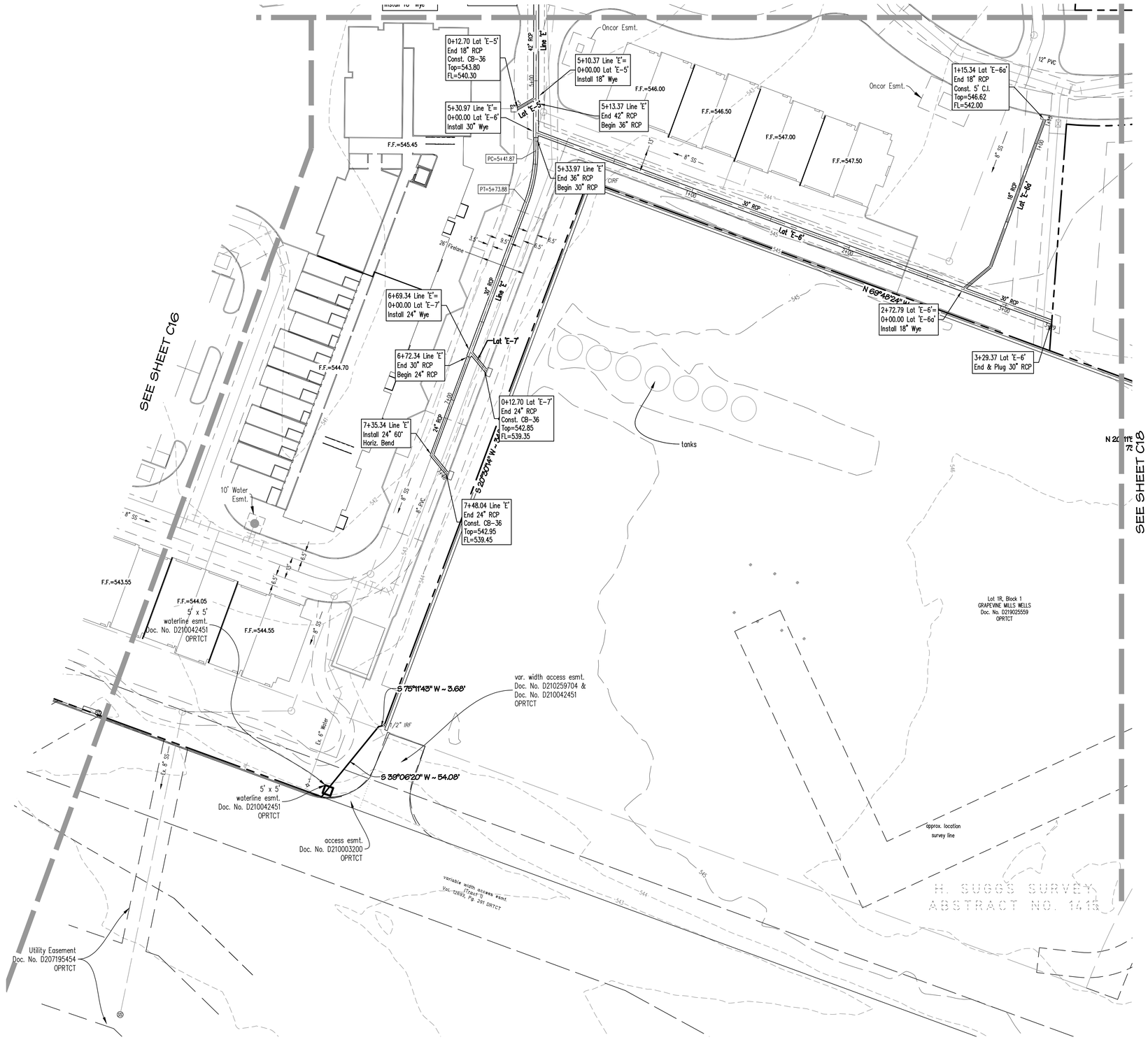
Revisions | Date

Scale:
Drawn By: JGF
Checked By: TDB

Sheet C16

SEI No. 23-271

Plotted by: Juliet Plot Date: 7/3/2024 9:43 AM
Drawing: G:\2023_JOBS\23-271 TCC Grapevine Mills\CAD\Drainage Plan.dwg Saved By: Juliet Save Time: 5/24/2024 10:40:00 AM



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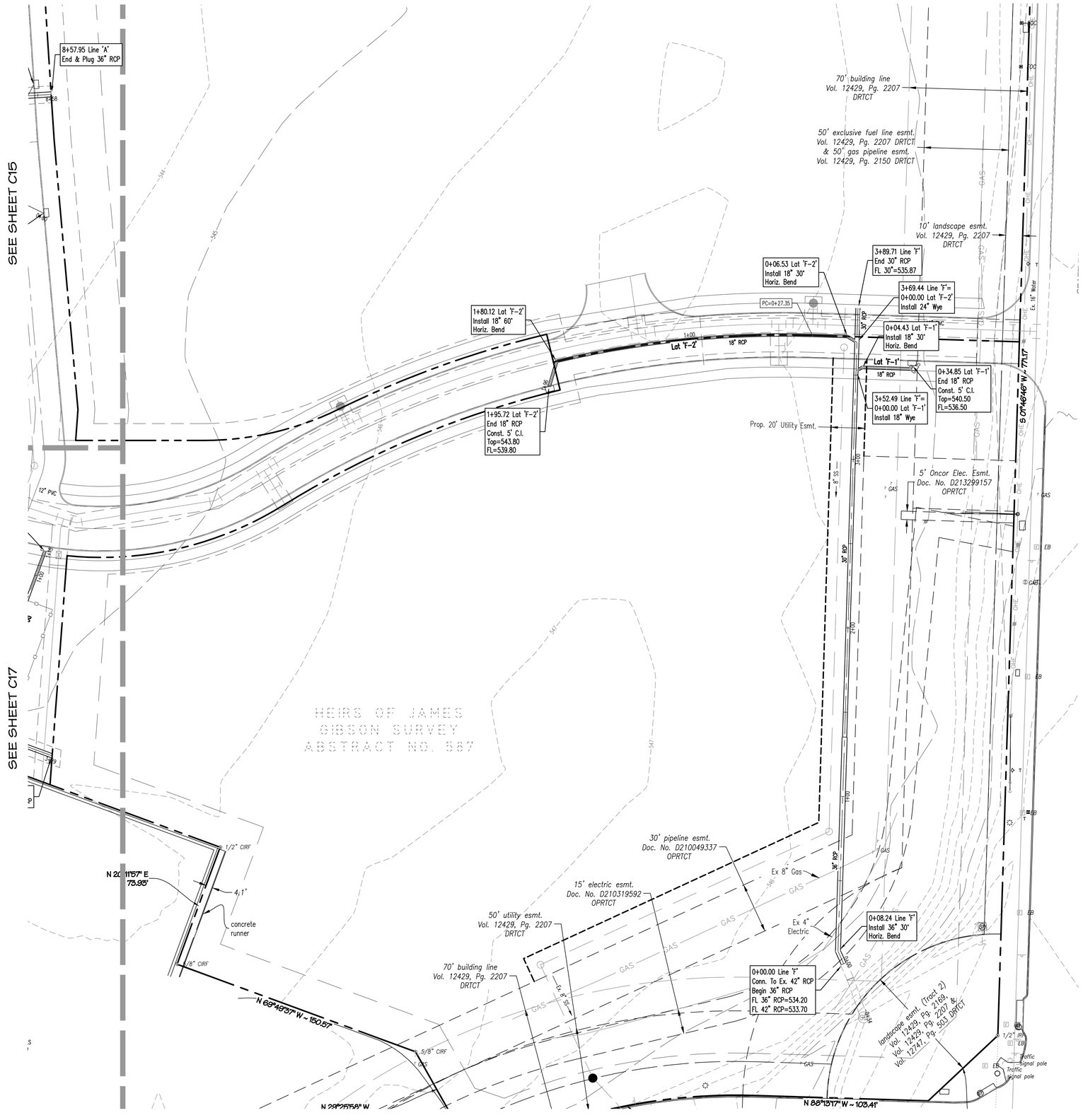
TCC GRAPEVINE
LOT X, BLOCK X
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS

DRAINAGE PLAN

Revisions	Date

Scale:
Drawn By: JGF
Checked By: TDB
Sheet C17
SEI No. 23-271

Drawing: G:\2023_JOBS\23-271 TCC Grapevine Mills\CAD\Drainage Plan.dwg Saved By: Julie Save Time: 5/24/2024 10:40:00 AM Plotted by: Julie Plot Date: 7/3/2024 9:43 AM



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Date: 7/3/2024

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TCC GRAPEVINE MILLS
LOT X, BLOCK X
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS

DRAINAGE PLAN

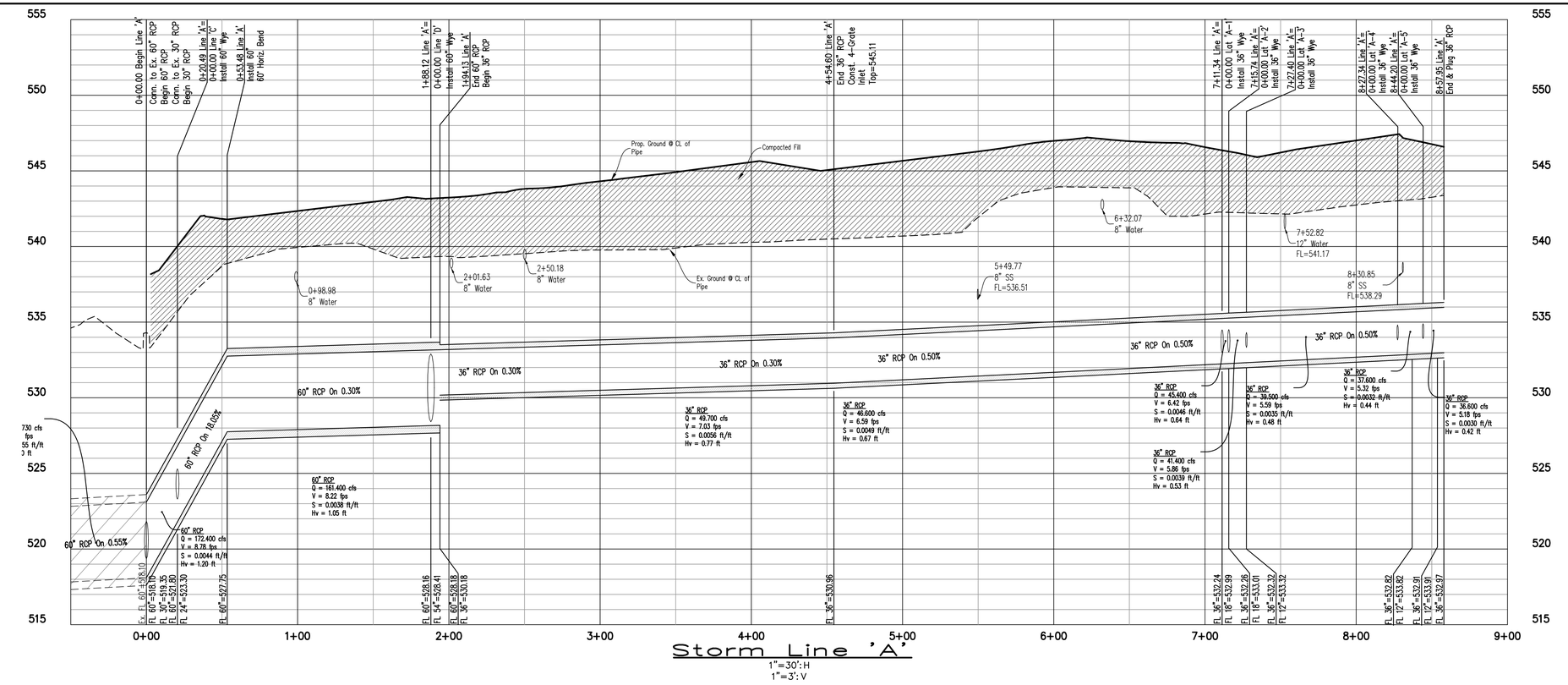
Date	Revisions

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Checked By: TDB

Sheet C18

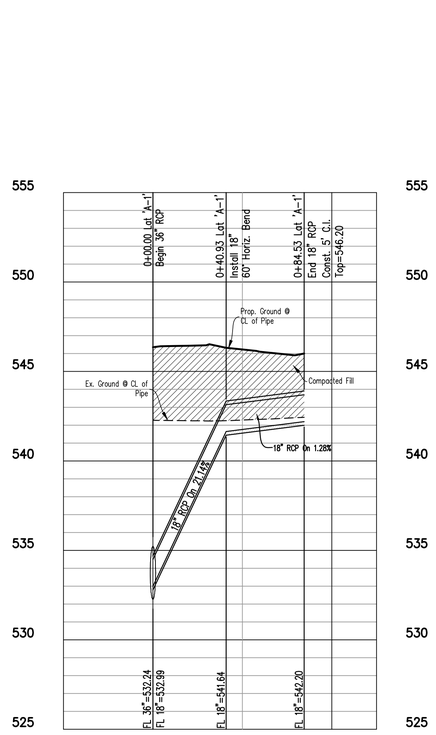
SEI No. 23-271

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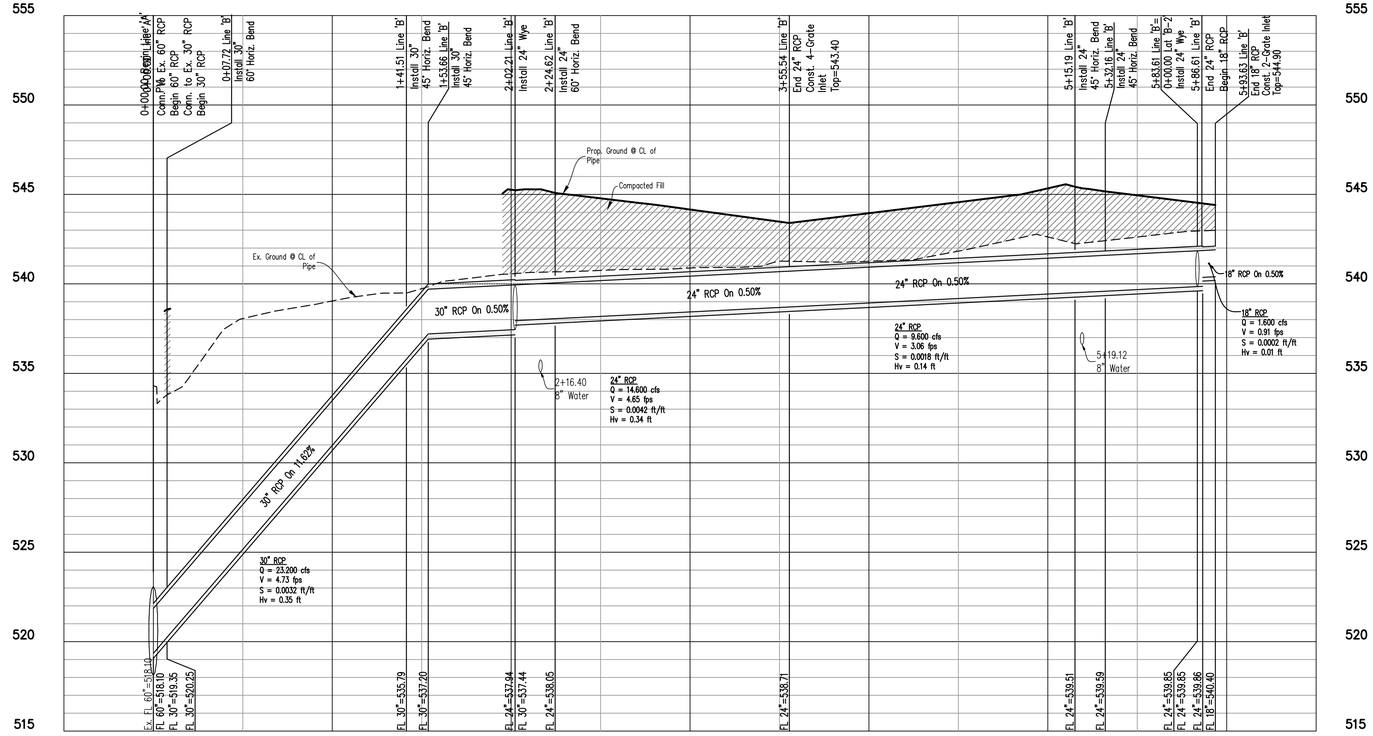
Storm Line 'A'

1"=30': H
1"=3': V



Storm Lat 'A—1'

1"=30': H
1"=3': V



Storm Line 'B'

1"=30': H
1"=3': V

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CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS

DRAINAGE PROFILE

Date	Revisions

Scale:

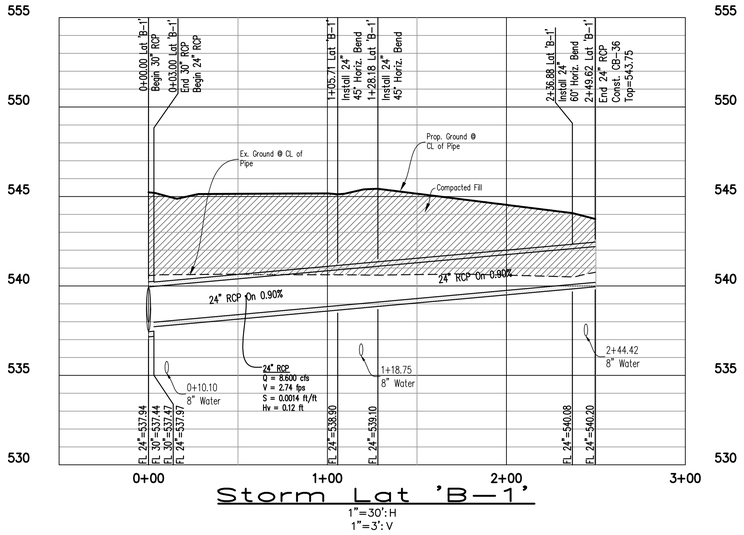
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Checked By: TDB

Sheet C19

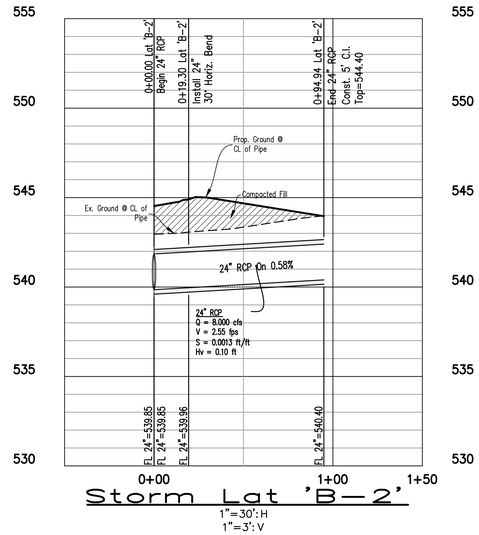
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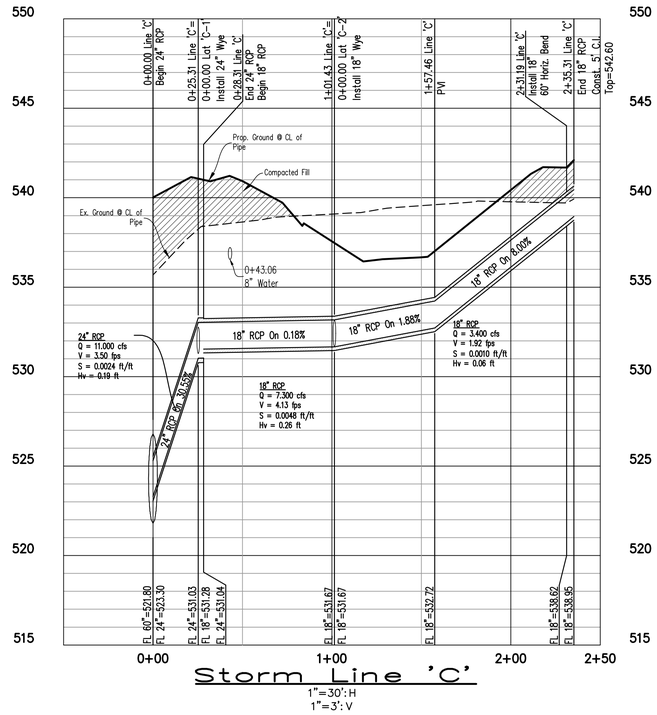
Storm Lat 'B-1'

1"=30': H
1"=3': V



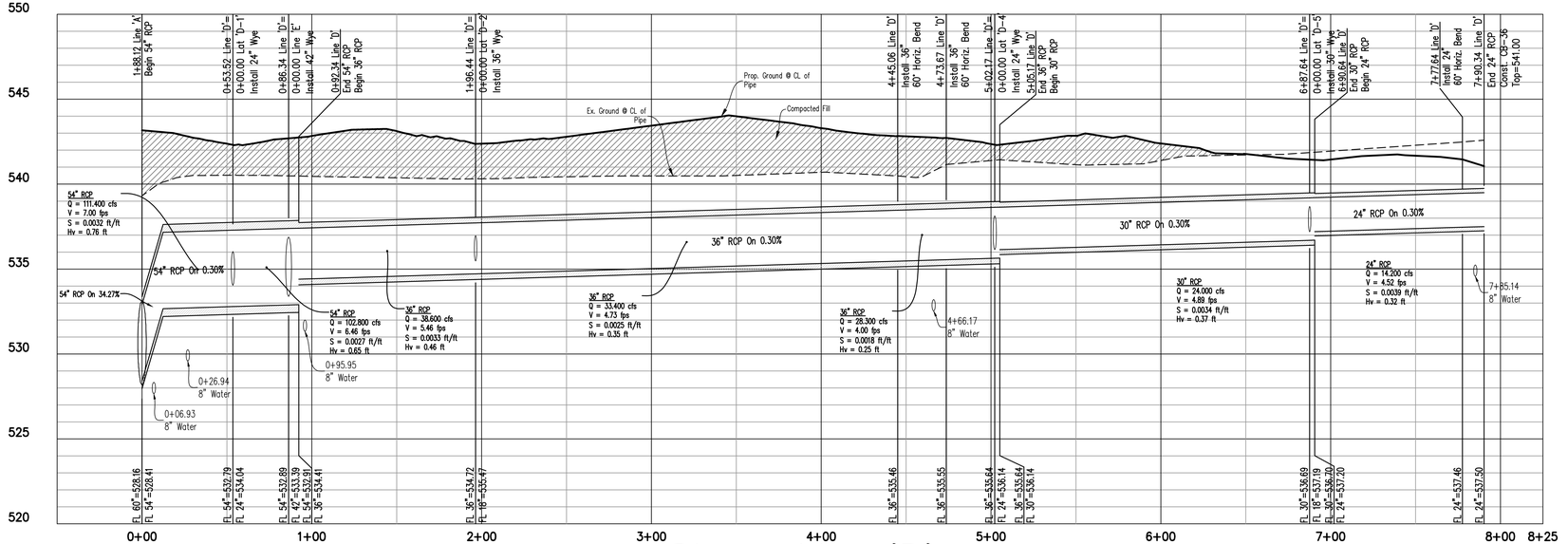
Storm Lat 'B-2'

1"=30': H
1"=3': V



Storm Line 'C'

1"=30': H
1"=3': V



Storm Line 'D'

1"=30': H

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TARRANT COUNTY, TEXAS

DRAINAGE PROFILE

Date

Revisions

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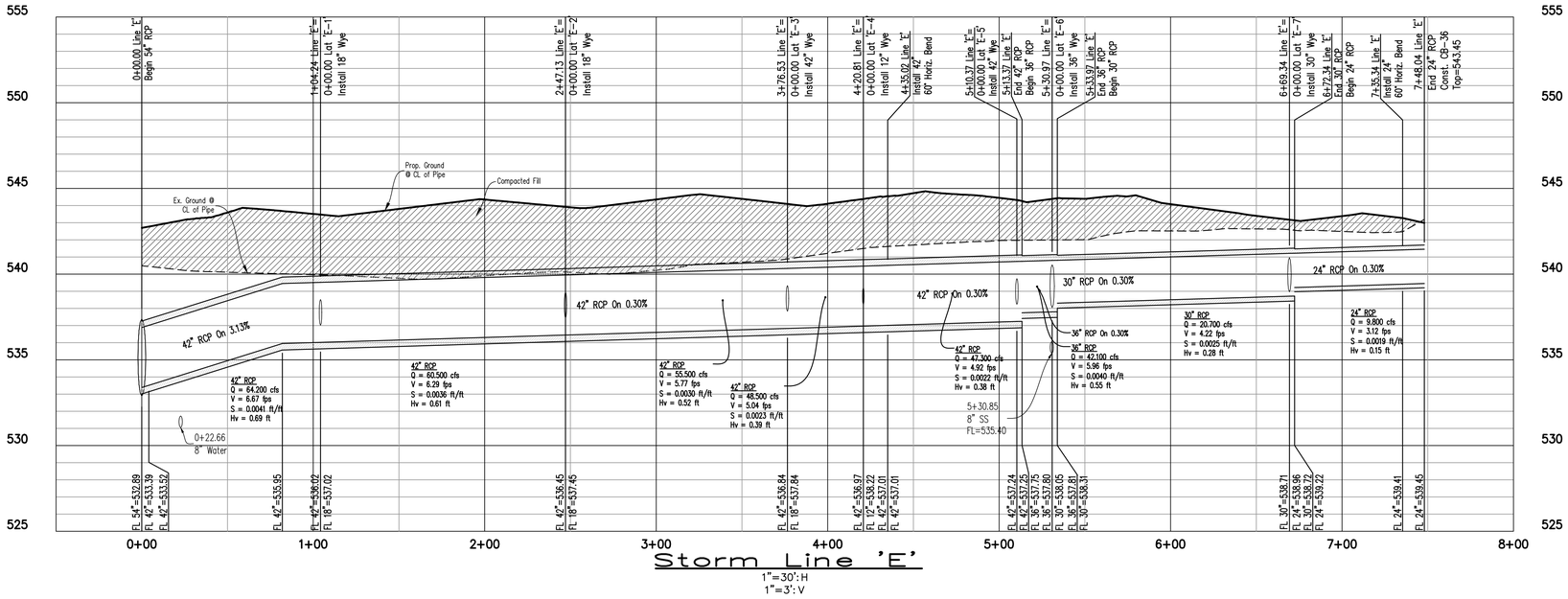
Drawn By: JGF

Checked By: TDB

Sheet C20

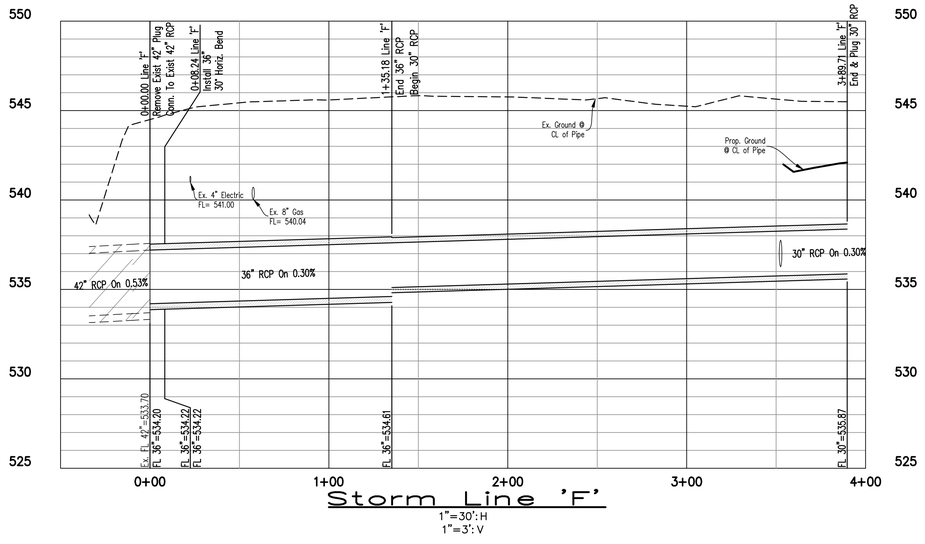
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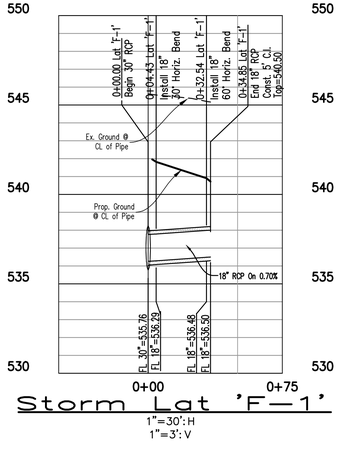
Storm Line 'E'

1"=30': H
1"=3': V



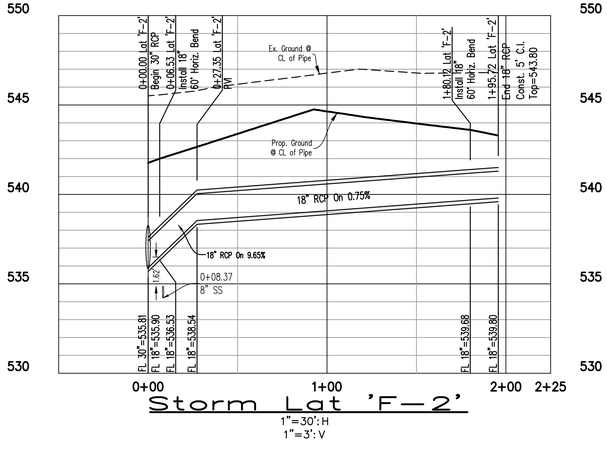
Storm Line 'F'

1"=30': H
1"=3': V



Storm Lat 'F-1'

1"=30': H
1"=3': V



Storm Lat 'F-2'

1"=30': H
1"=3': V

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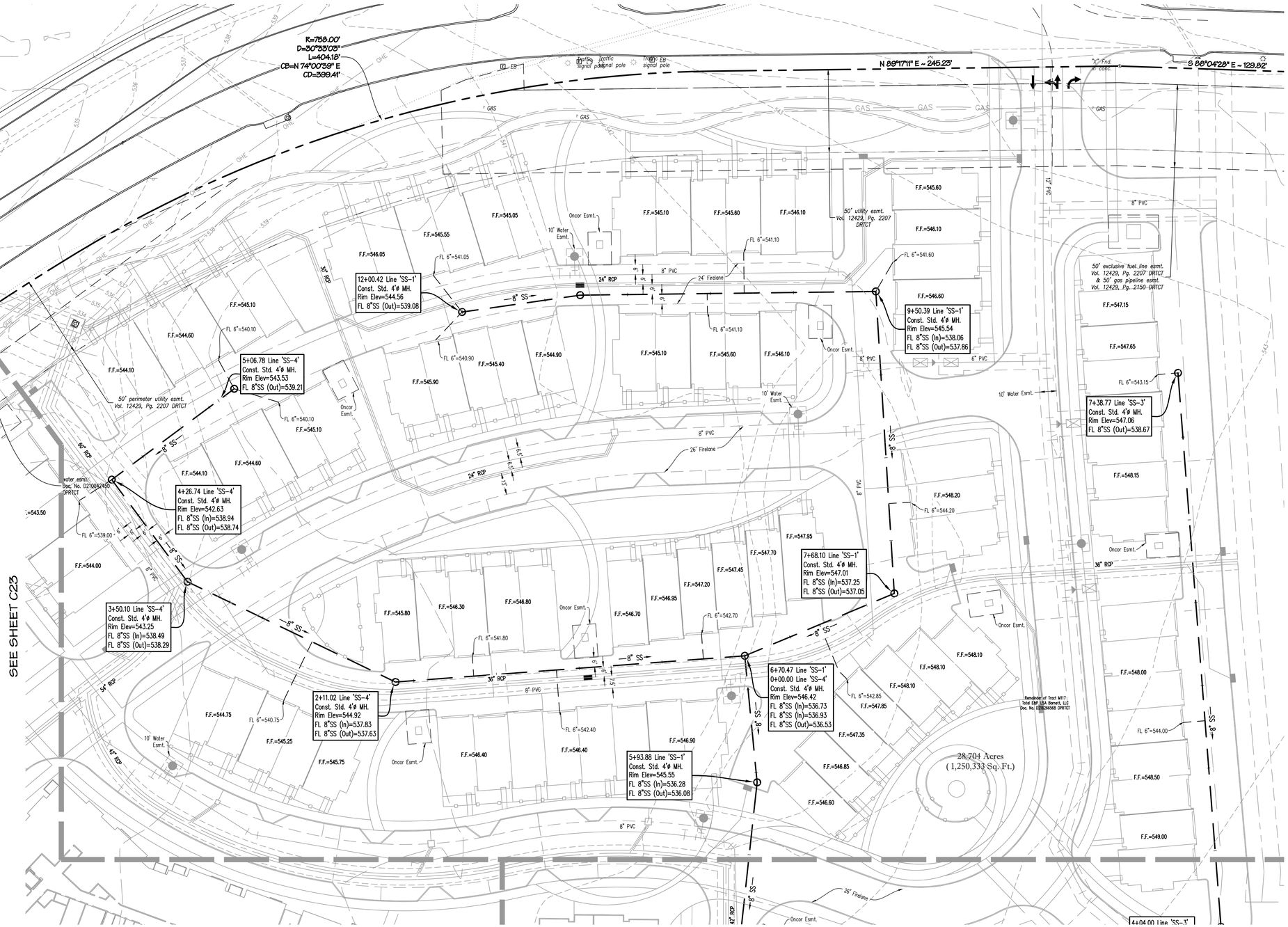
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5. Any utility installed outside of an easement shall be installed by a plumber and inspected by Code Enforcement.
6. Backfill for utility lines should be carefully placed so that the utility will be stable. Where utility lines cross the parking lot, the top 6" should be compacted similarly to the remainder of the lot. Utility ditches should be visually inspected during the excavation process to ensure that undesirable fill is not used.
7. If rock is encountered in the trench, rock spoil shall not be used in the upper 1.5 feet of the trench. The upper 1.5 feet of the trench is to be backfilled only with quality topsoil.
8. Sanitary sewer manholes shall be constructed of cast-in-place concrete or precast concrete with cast iron frames and cover per City of Grapevine details.
9. Refer to Plumbing Plans for exact water and sewer service locations.
10. Sanitary sewer lines shall be PVC per ASTM 3034, SDR-35.

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SPIARS ENGINEERING & SURVEYING
501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
TBPE No F-2121 • TBPLS No. F-10043100 • www.spiarseng.com
Kevin Wier • kevin.wier@spiarsengineering.com

This plan is released for the purpose of interim review and pricing under the authority of TYLER BARNETT, P.E. 138426

Date: 7/3/2024

It is not to be used for construction.

TCC GRAPEVINE MILLS
LOT X, BLOCK X
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS

SANITARY SEWER PLAN

Revisions	Date

Scale:

Drawn By: JGF

Checked By: TDB

Sheet C22

SEI No. 23-271

Drawing: G:\2023_JOBS\23-271 TCC Grapevine Mills\CAD\Sanitary Sewer Plan.dwg Saved By: Associate Save Time: 7/3/2024 4:49:08 PM Plotted by: Julie Post Date: 7/3/2024 9:44 AM

SEWER GENERAL NOTES

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9. Refer to Plumbing Plans for exact water and sewer service locations.
10. Sanitary sewer lines shall be PVC per ASTM 3034, SDR-35.

N W E S

0 15 30 60

1 inch = 30 ft.

R=1458.00'
D=29°08'41"
L=741.64'
CB=N 44°09'47" E
CD=733.67'

10+04.14 Line 'SS-2'
Const. Std. 4'ø MH.
Rim Elev=542.99
FL 8"SS (Out)=538.29

6+84.39 Line 'SS-2'
Const. Std. 4'ø MH.
Rim Elev=543.46
FL 8"SS (In)=537.24
FL 8"SS (Out)=537.04

6+02.62 Line 'SS-2'
Const. Std. 4'ø MH.
Rim Elev=543.36
FL 8"SS (In)=536.77
FL 8"SS (Out)=536.57

2+89.32 Line 'SS-2'
Const. Std. 4'ø MH.
Rim Elev=541.82
FL 8"SS (In)=535.53
FL 8"SS (Out)=535.33

N 61°18'22" W - 23.59'

R=971.00'
D=8°34'24"
L=146.19'
CB=N 65°26'24" W
CD=146.05'

SEE SHEET C22

SEE SHEET C24

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SANITARY SEWER PLAN

Date

Revisions

Scale:

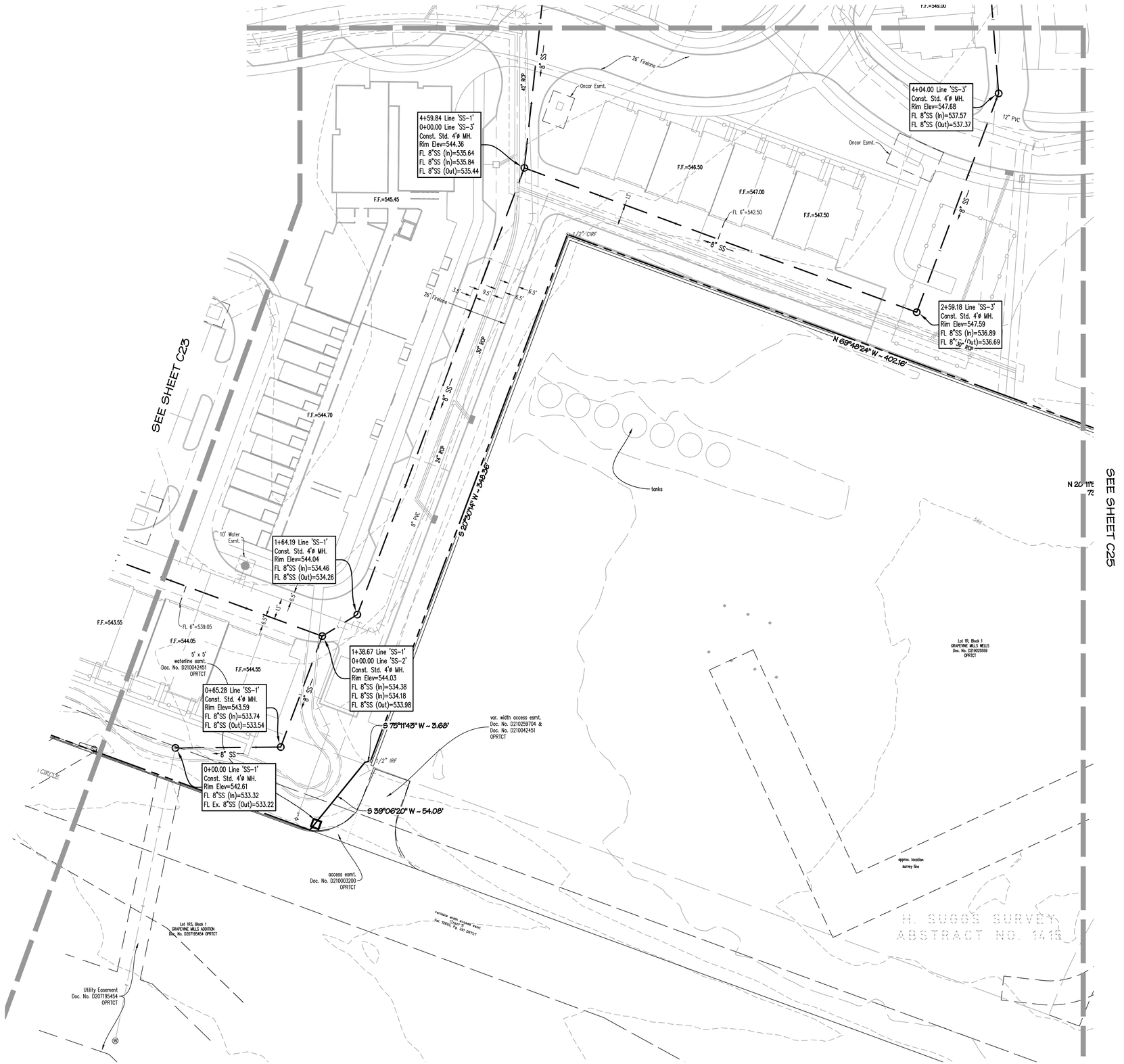
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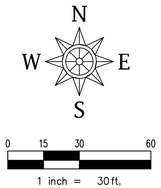
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Sheet C23

SEI No. 23-271

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LOT X, BLOCK X
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS

SANITARY SEWER PLAN

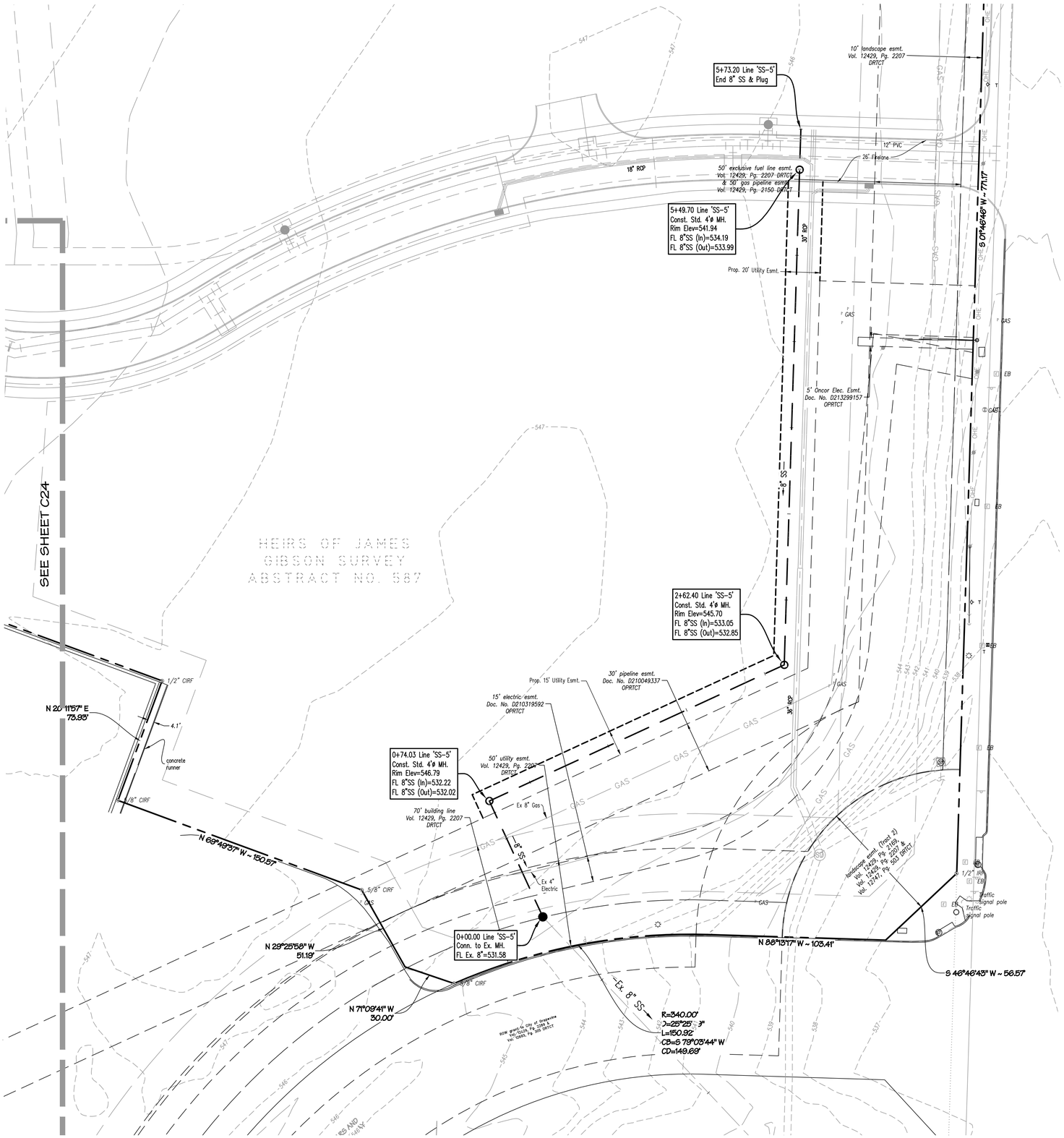
Revisions	Date

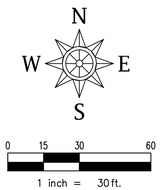
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Checked By: TDB

Sheet C24

SEI No. 23-271

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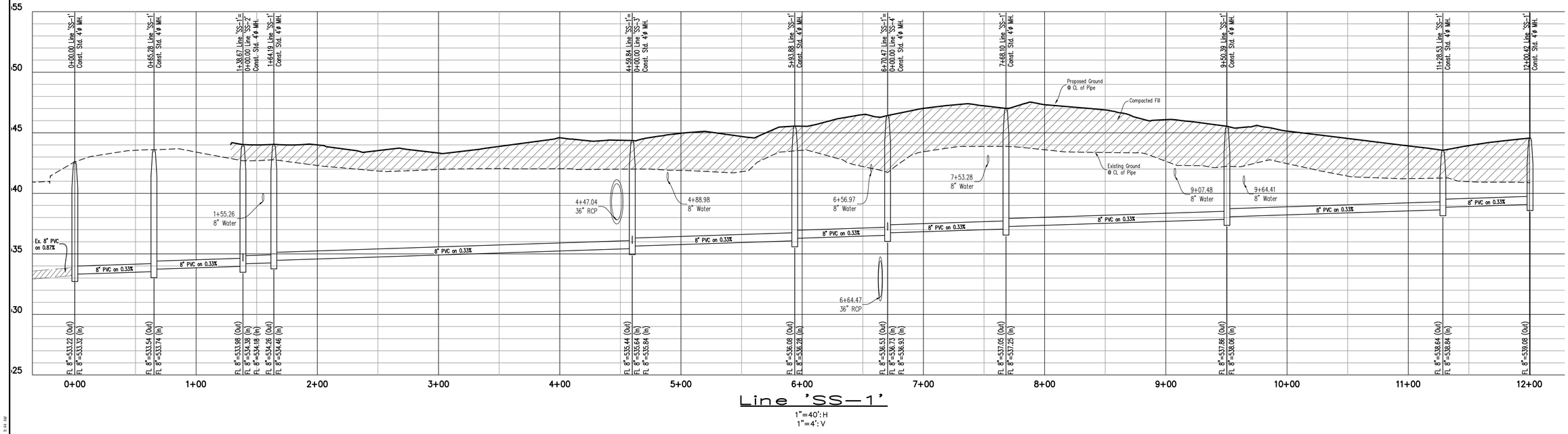
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LOT X, BLOCK X
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS
SANITARY SEWER PLAN

Revisions | Date

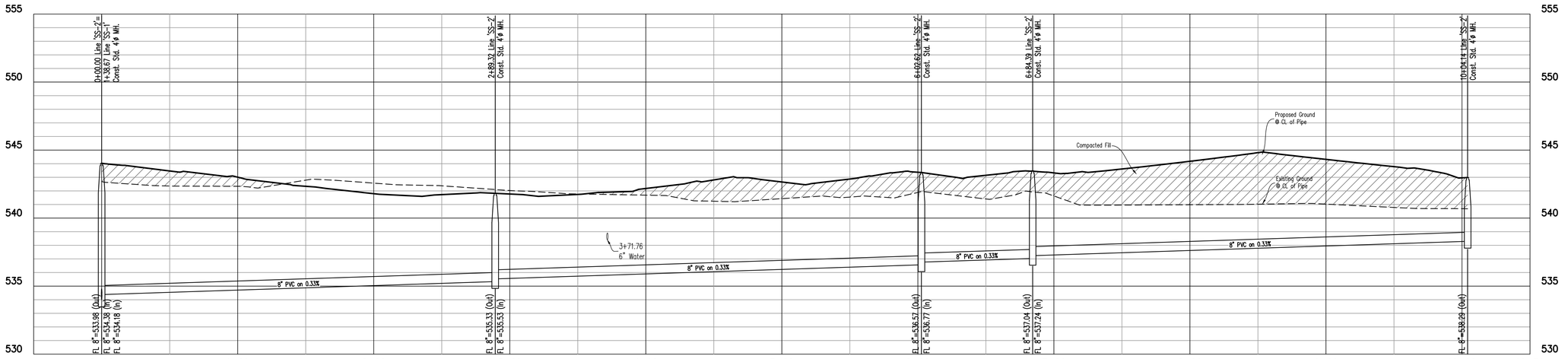
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Drawn By: JGF
Checked By: TDB
Sheet C25
SEI No. 23-271

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Line 'SS–1'

1"=40': H
1"=4': V



Line 'SS–2'

1"=40': H
1"=4': V

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SANITARY SEWER PROFILE

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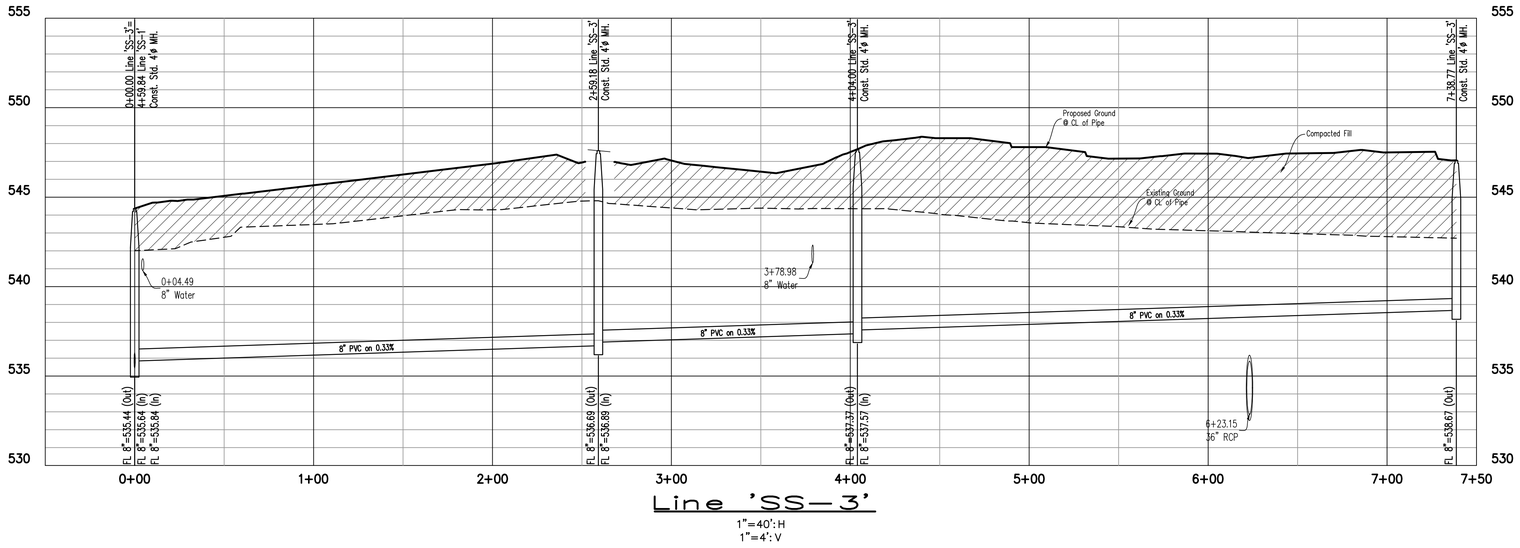
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Checked By: TDB

Sheet C26

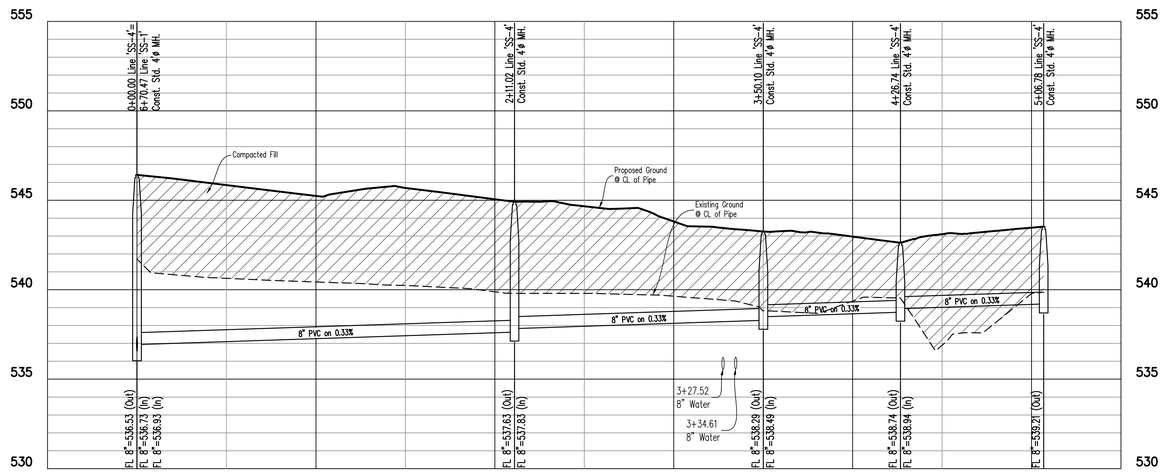
SEI No. 23–271

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Plotted by: Juliet Plot Date: 7/3/2024 9:44 AM



Line 'SS-3'

1"=40': H
1"=4': V



Line 'SS-4'

1"=40': H
1"=4': V

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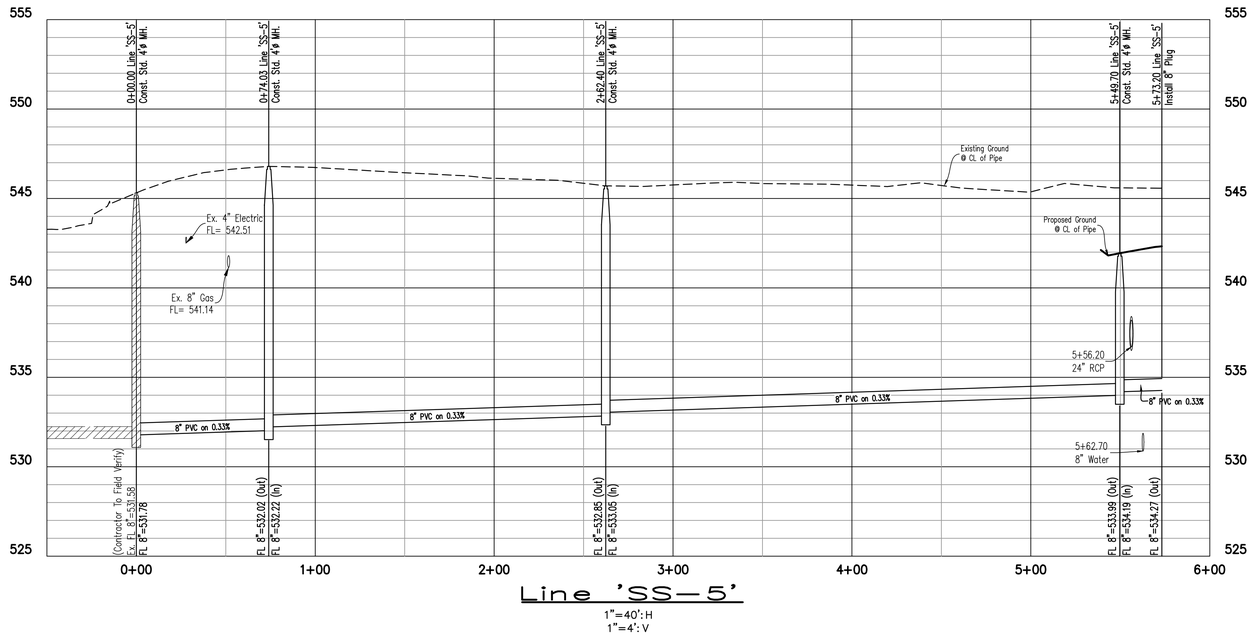
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Checked By: TDB

Sheet C27

SEI No. 23-271

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Line 'SS-5'

1"=40': H
1"=4': V

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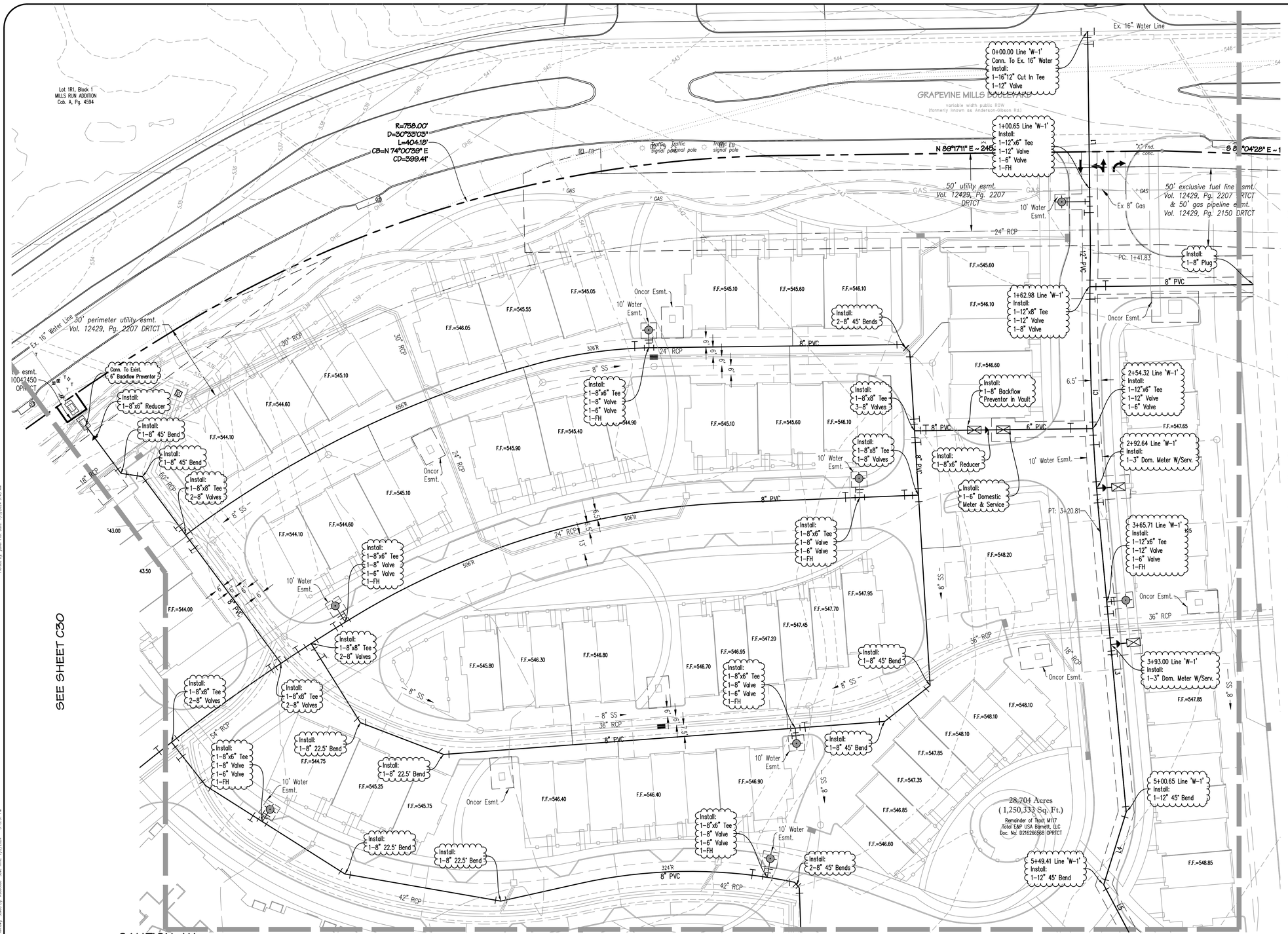
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Checked By: TDB

Sheet C28

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N
W E
S

0 15 30 60
1 inch = 30 ft.

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8. All water mains shall be C-900 PVC SDR 18. Domestic and fire water service lines shall be per City of Grapevine Building Code requirements.
9. All ductile iron fittings shall be of the mechanical joint type or slip joint and shall be Class D, or Class 250 on sizes 12" and smaller in accordance with A.W.W.A. Specification C-110-64 and C-111-64.
10. All 6" and smaller water mains shall have a minimum cover of 42"; all 8"and larger water mains shall have a minimum cover of 48" or sufficient cover to clear other utilities as measured from top of pipe to existing ground level or finished grade, whichever is greater.
11. Fire hydrants shall be placed 4' to 7' from back of curb located as shown on the plans.
12. Fire hydrants shall be City approved and color coded.
13. All gate valves shall be City approved.
14. All water and sanitary mains and services shall have a 10' min. lateral separation.

Centerline Line Table			
Line #	Length	Direction
L1	141.83	S00°42'49"E
L3	179.84	S05°18'32"E
L4	48.76	S17°11'28"W
L5	35.02	S27°48'32"E
L6	46.66	S50°18'32"E
L7	74.25	S72°48'32"E
L8	83.68	N80°53'08"E
L9	33.82	N58°23'08"E
L11	132.73	S88°13'14"E

Centerline Curve Table					
Curve #	Delta	Length	Radius	Chord Bearing	Chord Length
C1	006°34'47"	178.97	1558.50	S02°01'08"E	178.88
C2	033°23'38"	341.25	585.50	N75°04'57"E	336.44

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TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com
Kevin Wier • kevin.wier@spiarsengineering.com

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Date: 7/3/2024

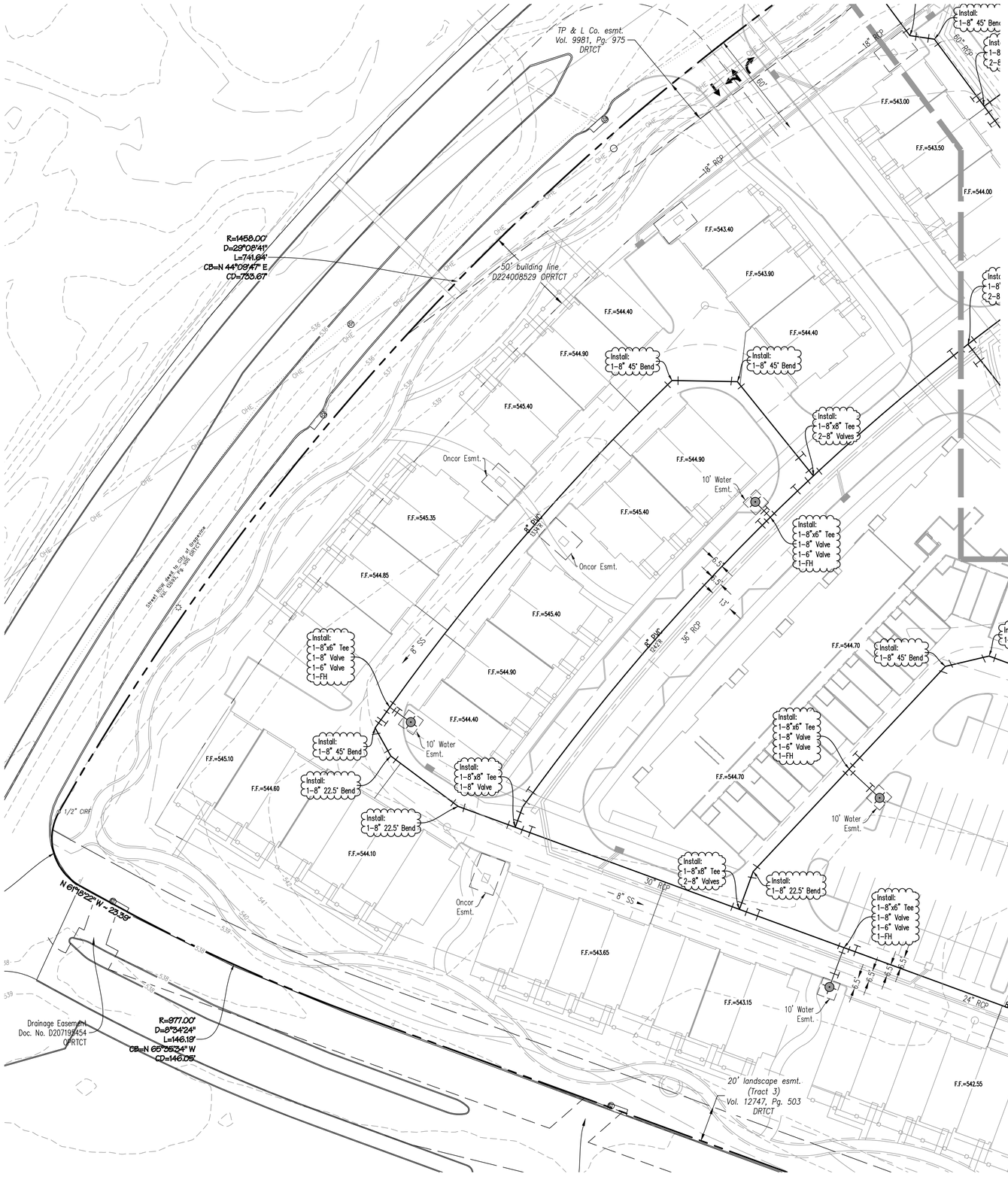
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TCC GRAPEVINE MILLS
LOT X, BLOCK X
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS
WATER PLAN

Revisions	Date

Scale:
Drawn By: JGF
Checked By: TDB
Sheet C29
SEI No. 23-271

Plotted by: Julie Plot Date: 7/3/2024 9:45 AM
Drawing: G:\2023_JOBS\23-271 TCC Grapevine Mills\CAD\Water Plan.dwg Saved By: Adacobb Save Time: 7/3/2024 5:13:37 PM



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N
W E
S

0 15 30 60
1 inch = 30 ft.

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Date: 7/3/2024

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TCC GRAPEVINE
LOT X, BLOCK X
CITY OF GRAPEVINE MILLS
TARRANT COUNTY, TEXAS

WATER PLAN

Revisions

Date

Scale:

Drawn By: JGF

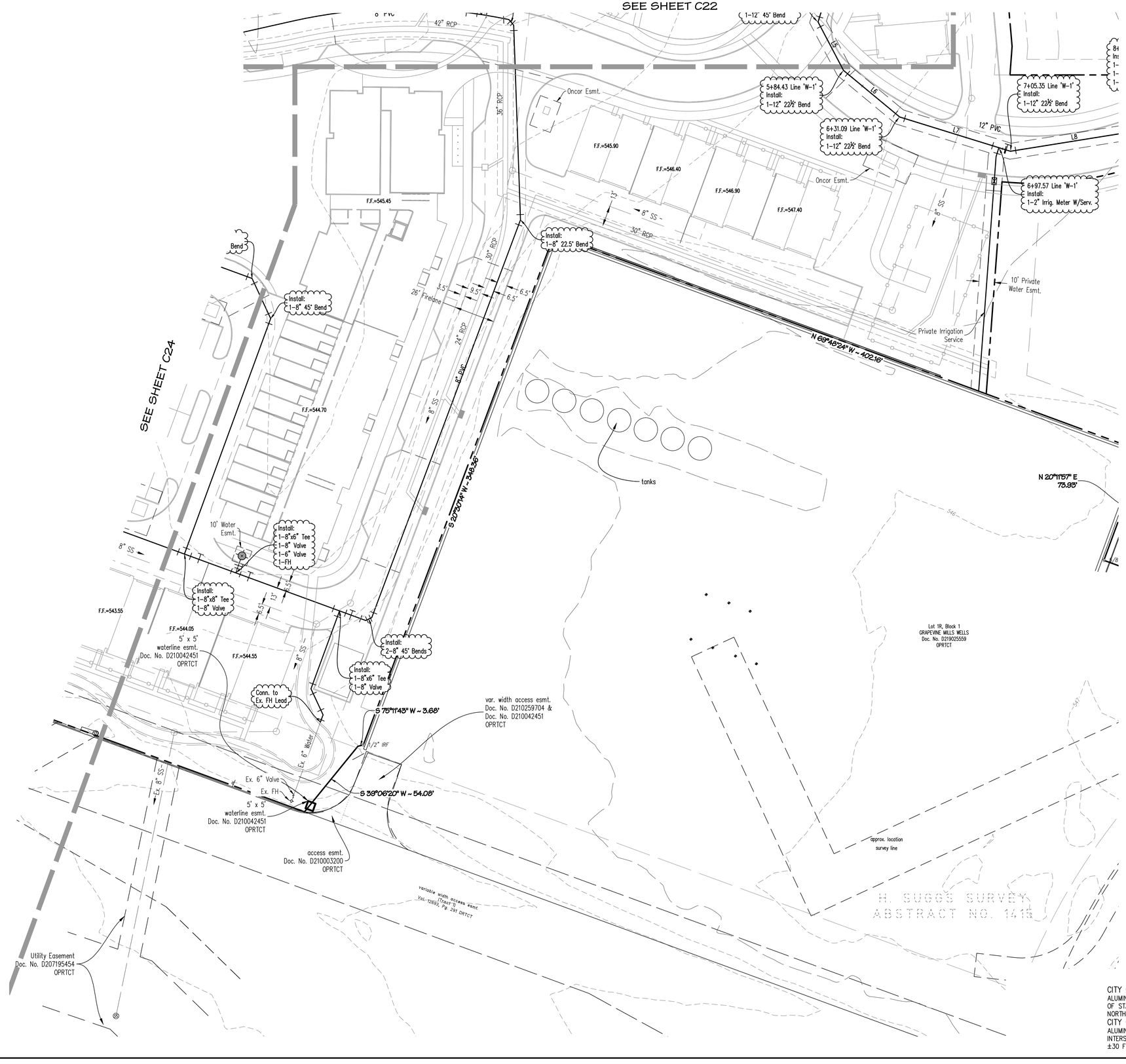
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Sheet C30

SEI No. 23-271

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Plotted by: Julie Plot Date: 7/3/2024 9:45 AM

SEE SHEET C22



N
W E
S

0 15 30 60

1 inch = 30 ft.

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Date: 7/3/2024

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TCC GRAPEVINE MILLS
LOT X, BLOCK X
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS

WATER PLAN

Revisions | Date

Scale:

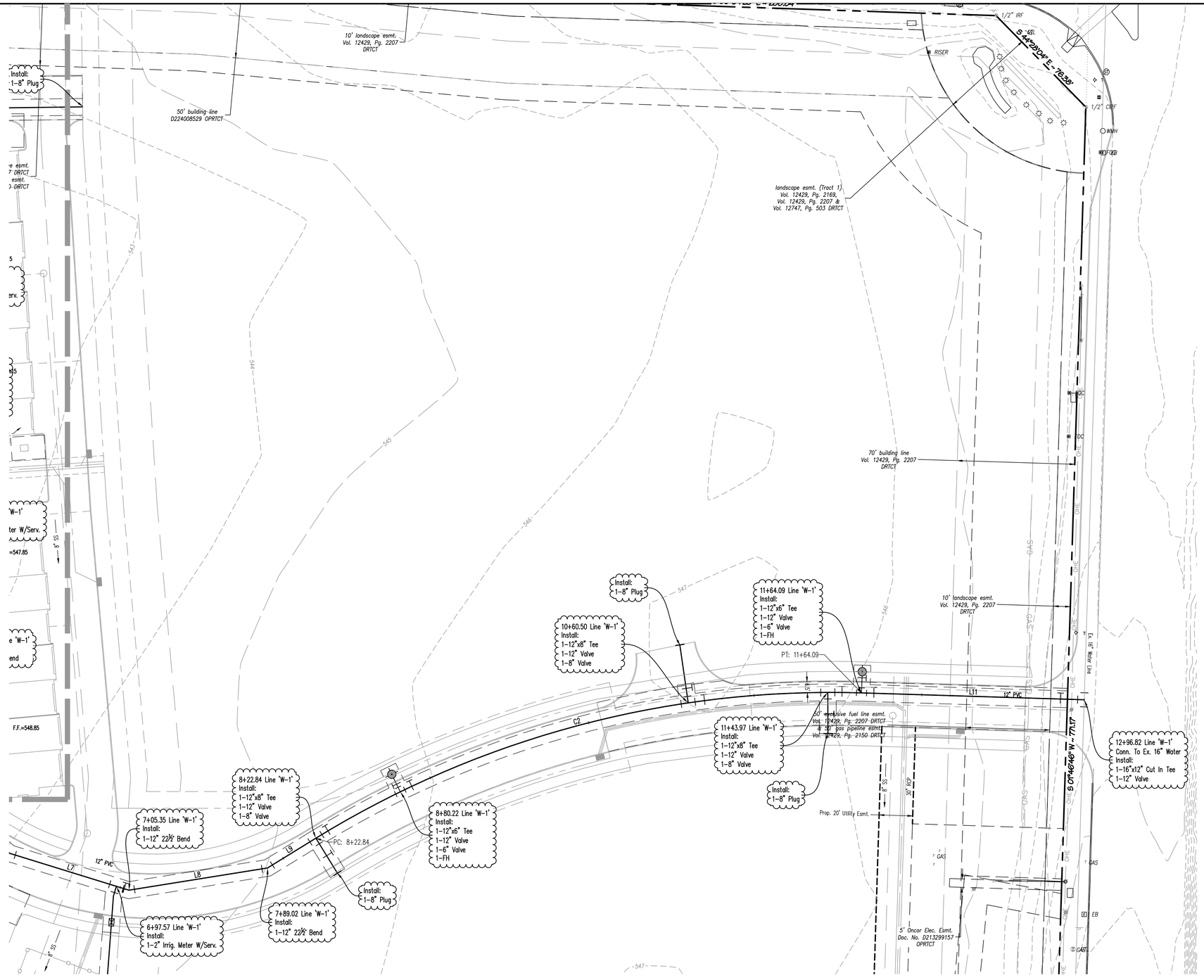
Drawn By: JGF

Checked By: TDB

Sheet C31

SEI No. 23-271

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Plotted by: Juliet Plot Date: 7/3/2024 9:45 AM



0 15 30 60

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LOT X, BLOCK X
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS

WATER PLAN

Revisions	Date

Scale:

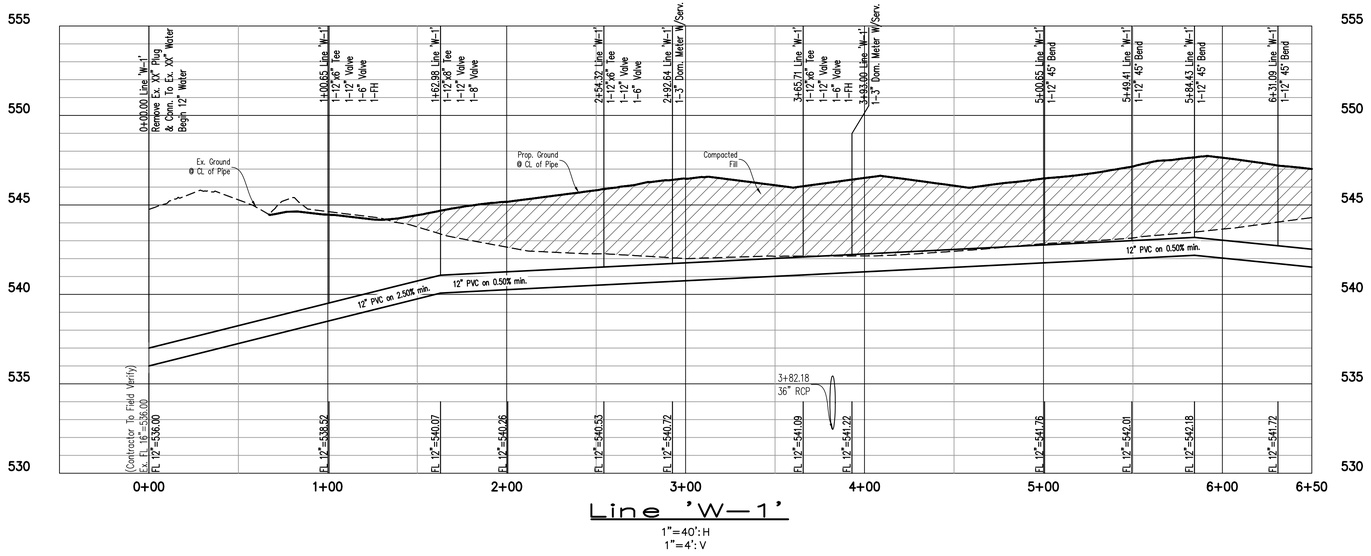
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Checked By: TDB

Sheet C32

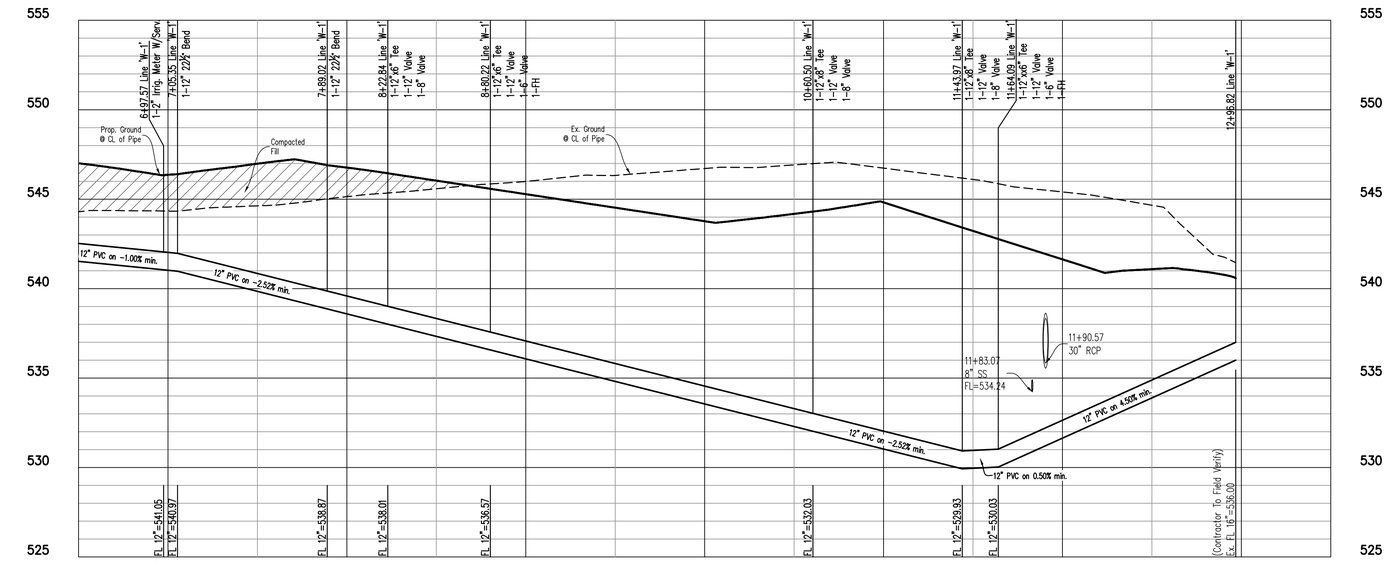
SEI No. 23-271

Plotted by: Butler Plot Date: 7/3/2024 9:45 AM
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Line 'W—1'

1"=40': H
1"=4': V



Line 'W—1'

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1"=4': V

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WATER PROFILE

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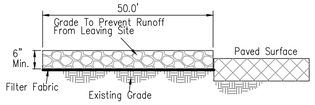
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SEI No. 23-271

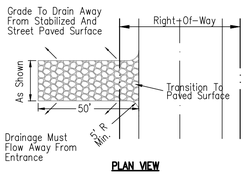
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Drawing: G:\2023 JOBS\23-271 TCC Grapevine Mills\CAD\Water Plan.dwg Saved By: Associate Save Time: 7/3/2024 5:13:37 PM

CONSTRUCTION ENTRANCE NOTES

1. Stone shall be 3 to 5 inch diameter crushed rock or acceptable crushed Portland Cement Concrete.
2. When necessary, vehicles shall be cleaned to remove sediment prior to entrance onto a public roadway. When washing is required, it shall be done on a area stabilized with crushed stone, with drainage flowing away from both the street and the stabilized entrance. All sediment shall be prevented from entering any storm drain, ditch, or watercourse using approved methods.
3. The entrance shall maintained in a condition which will prevent tracking or flowing of sediment onto paved surfaces. This may require periodic top dressing with additional stone as conditions demand. All sediment spilled, dropped, washed, or tracked onto paved surfaces must be removed immediately.
4. The entrance must be properly graded, or incorporate a drainage swale to prevent runoff from leaving the construction site.

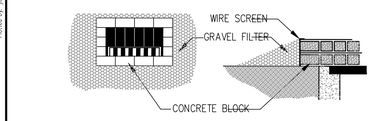


PROFILE VIEW

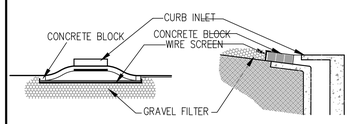


PLAN VIEW

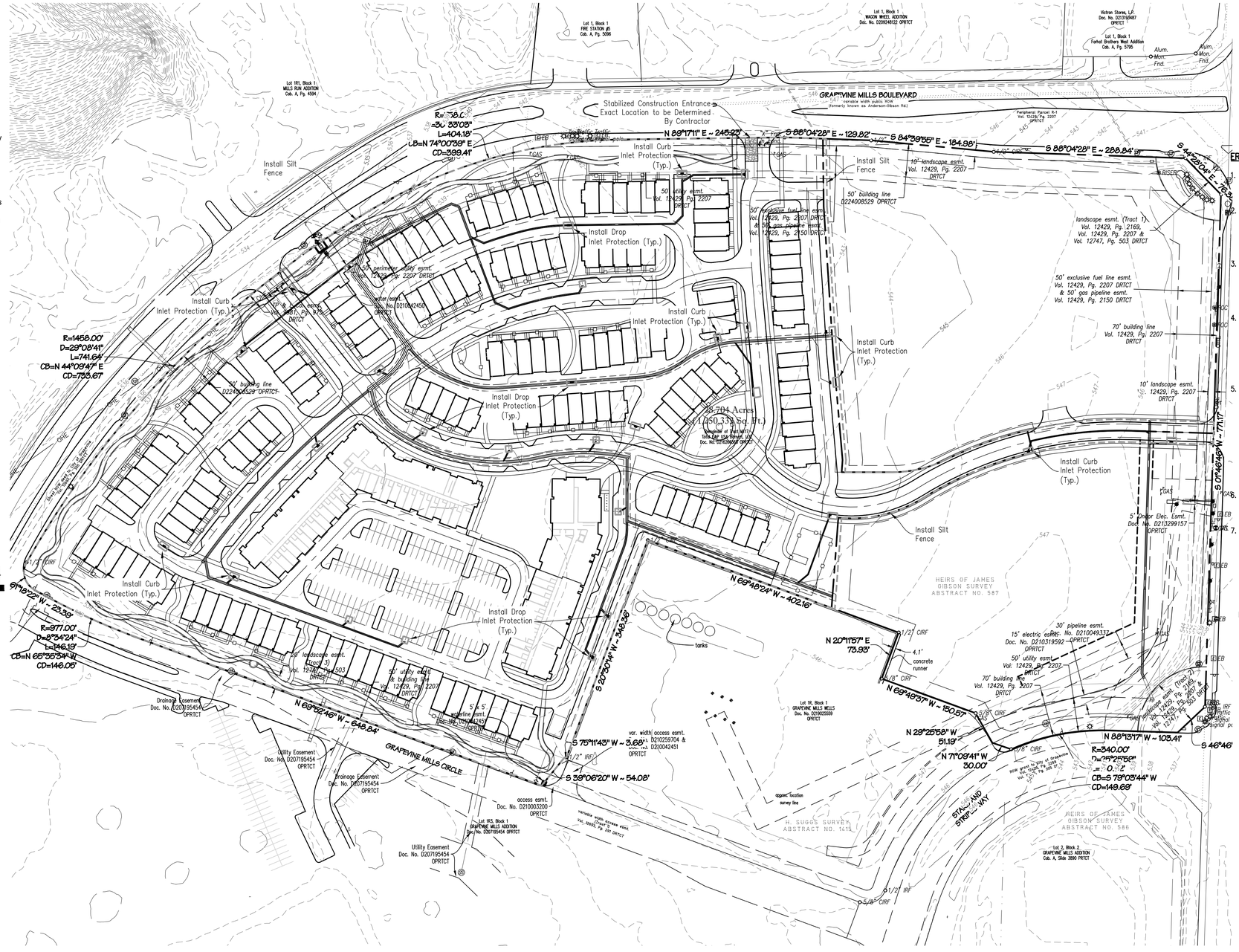
STABILIZED CONSTRUCTION ENTRANCE

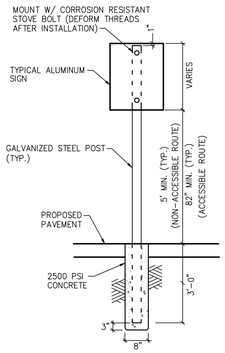


DROP INLET PROTECTION



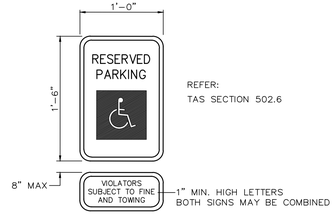
PRIVATE CURB INLET PROTECTION


GRAPEVINE MILLS BOULEVARD
Stabilized Construction Entrance
Exact Location to be Determined By Contractor
Install Silt Fence
Install Curb Inlet Protection (Typ.)
Install Drop Inlet Protection (Typ.)
R=458.00'
Δ=30°33'08"
L=404.18'
CB=N 74°00'39" E
CD=399.41'
N 89°17'11" E ~ 245.23'
S 88°04'28" E ~ 129.82'
S 84°39'55" E ~ 184.98'
S 88°04'28" E ~ 288.84'
S 44°20'04" E ~ 70.62'
R=1458.00'
Δ=29°08'41"
L=741.64'
CB=N 44°09'47" E
CD=733.67'
28.704 Acres (1,250,339 Sq. Ft.)
N 68°48'24" W ~ 402.16'
N 20°11'57" E 73.93'
N 68°48'37" W ~ 150.57'
S 29°25'58" W 51.19'
N 71°09'41" W 30.00'
N 88°13'17" W ~ 105.41'
R=340.00'
Δ=25°25'50"
L=150.89'
CB=S 78°03'44" W
CD=149.69'
S 46°46'
S 01°42'43" W ~ 711.47'
S 67°18'22" W ~ 23.39'
R=971.00'
Δ=8°34'24"
L=146.19'
CB=N 65°35'34" W
CD=146.05'
N 68°48'24" W ~ 348.38'
S 20°30'41" W ~ 348.38'
N 68°48'46" W ~ 648.84'
S 75°11'43" W ~ 3.68'
S 38°06'20" W ~ 54.08'
GRAPEVINE MILLS CIRCLE
STAR AND STRIPE WAY
HEIRS OF JAMES GIBSON SURVEY ABSTRACT NO. 587
H. SUGGS SURVEY ABSTRACT NO. 1415
HEIRS OF JAMES GIBSON SURVEY ABSTRACT NO. 586
Lot 1, Block 1 FIRE STATION #5 Cab. A, Pg. 5096
Lot 1R1, Block 1 MILLS RUN ADDITION Cab. A, Pg. 4594
Lot 1, Block 1 WAGON WHEEL ADDITION Doc. No. D209248122 OPRTCT
Victron Stores, L.P. Doc. No. D213160487 OPRTCT
Lot 1, Block 1 Futhel Brothers West Addition Cab. A, Pg. 5795
Peripheral Parcel R-1 Vol. 10439, Pg. 2207 DPRTCT
landscape esmt. (Tract 1) Vol. 12429, Pg. 2169, Vol. 12429, Pg. 2207 & Vol. 12747, Pg. 503 DRTCT
50' exclusive fuel line esmt. Vol. 12429, Pg. 2207 DRTCT & 50' gas pipeline esmt. Vol. 12429, Pg. 2150 DRTCT
50' building line D224008529 OPRTCT
10' landscape esmt. Vol. 12429, Pg. 2207 DRTCT
70' building line Vol. 12429, Pg. 2207 DRTCT
50' utility esmt. Vol. 12429, Pg. 2207 DRTCT
50' perimeter utility esmt. Vol. 12429, Pg. 2207 DRTCT
5' x 5' guideline esmt. Doc. No. D210042450 OPRTCT
Drainage Easement Doc. No. D207195454 OPRTCT
Utility Easement Doc. No. D207195454 OPRTCT
access esmt. Doc. No. D210003200 OPRTCT
var. width access esmt. Vol. 10042, Pg. 231 DRTCT
Lot 193, Block 1 GRAPEVINE MILLS ADDITION Doc. No. D207195454 OPRTCT
Lot 1R, Block 8 GRAPEVINE MILLS Doc. No. D219020559 OPRTCT
Lot 2, Block 2 GRAPEVINE MILLS ADDITION Cab. A, Slide 3890 PRTCT
5' Under Elec. Esmt. Doc No. D213299157 OPRTCT
30' pipeline esmt. Doc. No. D210049332 OPRTCT
15' electric esmt. Doc. No. D210319592 OPRTCT
50' utility esmt. Vol. 12429, Pg. 2207 DRTCT
70' building line Vol. 12429, Pg. 2207 DRTCT
landscape esmt. (Tract 2) Vol. 12429, Pg. 2169, Vol. 12429, Pg. 2207 & Vol. 12747, Pg. 503 DRTCT
ROW grant to city of Grapevine Vol. 10439, Pg. 2207 DRTCT
regular location survey line
Install Silt Fence
Install Curb Inlet Protection (Typ.)
Install Drop Inlet Protection (Typ.)
Traffic Signal Pull Box
Traffic Signal Pole
Riser
Tank
Gas Valve
Gas Meter
Elec. Box
Elec. Pedestal
Fire Hydrant
Water Valve
Water Meter
Sanitary Sewer Manhole
Storm Sewer Manhole
Telephone Pedestal
Telephone Riser
Mail Box
Sign
Light Pole
Flag Pole
Concrete Runner
Asphalt
Concrete
Gravel
Fence
Overhead Utility Line
Underground Utility Line
Gas Line
Water Line
Storm Sewer Line
Sanitary Sewer Line
Telephone Line
Fiber Optic Line
Curb
Gutter
Edge of Pavement
Edge of Concrete
Edge of Gravel
Edge of Water
Edge of Tree
Edge of Brush
Edge of Fence
Edge of Overhead Utility Line
Edge of Underground Utility Line
Edge of Gas Line
Edge of Water Line
Edge of Storm Sewer Line
Edge of Sanitary Sewer Line
Edge of Telephone Line
Edge of Fiber Optic Line
Edge of Curb
Edge of



TYPICAL SIGNAGE MOUNTING DETAIL

N.T.S.

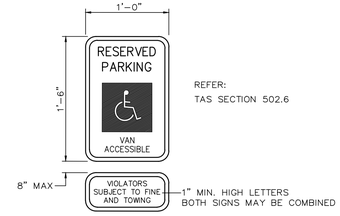


NOTES:

1. SPACING BETWEEN LETTERS, COLORS, AND PROCESSES SHALL CONFORM STANDARD HIGHWAY AND SIGN DESIGNS FOR TEXAS.
2. INSTALL WHERE INDICATED ON PLANS.
3. VAN-ACCESSIBLE SIGNAGE ON VAN SPACES ONLY.

TYPICAL SIGNAGE DETAIL TYPE I

N.T.S.

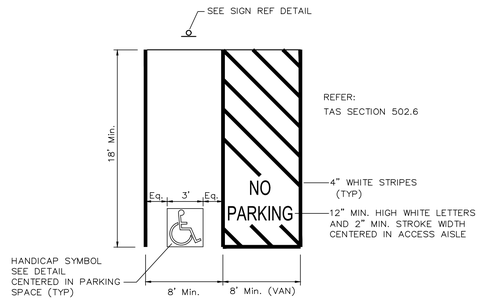


NOTES:

1. SPACING BETWEEN LETTERS, COLORS, AND PROCESSES SHALL CONFORM STANDARD HIGHWAY AND SIGN DESIGNS FOR TEXAS.
2. INSTALL WHERE INDICATED ON PLANS.
3. VAN-ACCESSIBLE SIGNAGE ON VAN SPACES ONLY.

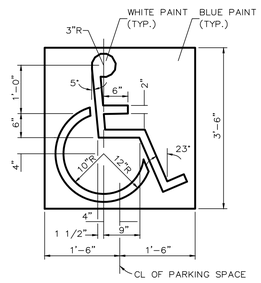
TYPICAL SIGNAGE DETAIL TYPE II

N.T.S.



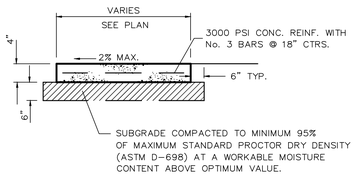
HANDICAP STRIPING DETAIL

N.T.S.



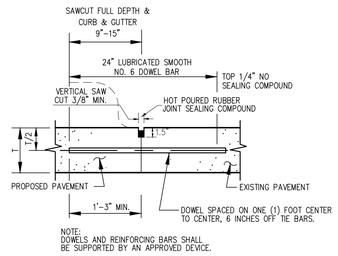
HANDICAP SYMBOL DETAIL

N.T.S.



SITE SIDEWALK DETAIL

N.T.S.

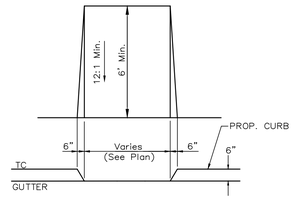


LONGITUDINAL BUTT JOINT

N.T.S.

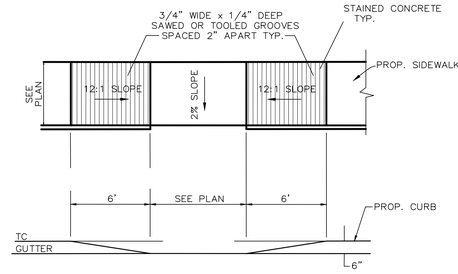
NOTES:

1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
4. DRILLED BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.



TYPICAL HANDICAP RAMP DETAIL

N.T.S.



HANDICAP RAMP #1 DETAIL

N.T.S.

CAUTION !!!

EXISTING UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

CALL TEXAS ONE-CALL (811) OR OTHER UTILITY LOCATION SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. SPIARS ENGINEERING, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

Note:
The Contractor Shall Perform All Earthwork And Compaction Operations, Including But Not Limited To, Placement Of Fill During Earthwork Operations, Backfilling, Trench Backfilling, Utility Backfilling, Liming, And Subgrade Placement According To The Geotechnical Recommendations And City Standards. The Contractor Shall Use The Most Stringent Requirement If There Is A Conflict On Any Fill Or Backfill Operations. The Contractor Shall Inquire In Written Format With The Engineer Of Record Should There Be Any Questions Regarding Fill And Backfill Requirements.

CITY GPS MONUMENT #1:
ALUMINUM DISK SET IN CONCRETE IN THE MEDIAN OF STARS AND STRIPES WAY; ±380 FT WEST OF THE INTERSECTION OF STARS AND STRIPES WAY AND GRAPEVINE MILLS PARKWAY; ±37 FT SOUTHEAST OF A NO PARKING SIGN; ±65 FT NORTHWEST OF FM 2499 TRAFFIC SIGN; ±91 FT NORTH OF A LIGHT STANDARD. ELEVATION=546.60

CITY GPS MONUMENT #16:
ALUMINUM DISK SET IN CONCRETE AT THE NORTH SIDE OF CORPORATE DRIVE CUL-DE-SAC; ±1,237 FT SOUTHWEST THE INTERSECTION OF FREEPORT PARKWAY AND CORPORATE DRIVE; ±56 FT NORTHEAST OF A SANITARY SEWER MANHOLE; ±30 FT SOUTHWEST CORNER OF A CONCRETE INLET ±70 FT NORTHWEST OF A FIRE HYDRANT. ELEVATION=479.48

SPIARS ENGINEERING & SURVEYING
501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com
Kevin Wier • kevin.wier@spiarsengineering.com

This plan is released for the purpose of interim review and pricing under the authority of TYLER BARNETT, P.E. 138426

Date: 7/3/2024

It is not to be used for construction.

TCC GRAPEVINE MILLS
LOT X, BLOCK X
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS

SITE DETAILS

Date

Revisions

Scale:

Drawn By: JGF

Checked By: TDB

Sheet C35

SEI No. 23-271

Plotted by: Juller Plot Date: 7/3/2024 9:46 AM
Drawing: G:\2023_JOBS\23-271 TCC Grapevine Mills\CAD\Site Details.dwg Saved By: Juller Save Time: 5/17/2024 11:16:09 AM

Drawing: G:\2023 JOBS\23-271 TCC Grapevine Mills\CAD\City Details.dwg Saved By: REidemiller Save Time: 5/17/2024 11:16:03 AM
Plotted by: Juller Plot Date: 7/3/2024 9:46 AM

SEI No. 23-271

Sheet C36

Checked By: TDB

Drawn By: JGF

Scale:

Revisions	Date

TCC GRAPEVINE MILLS

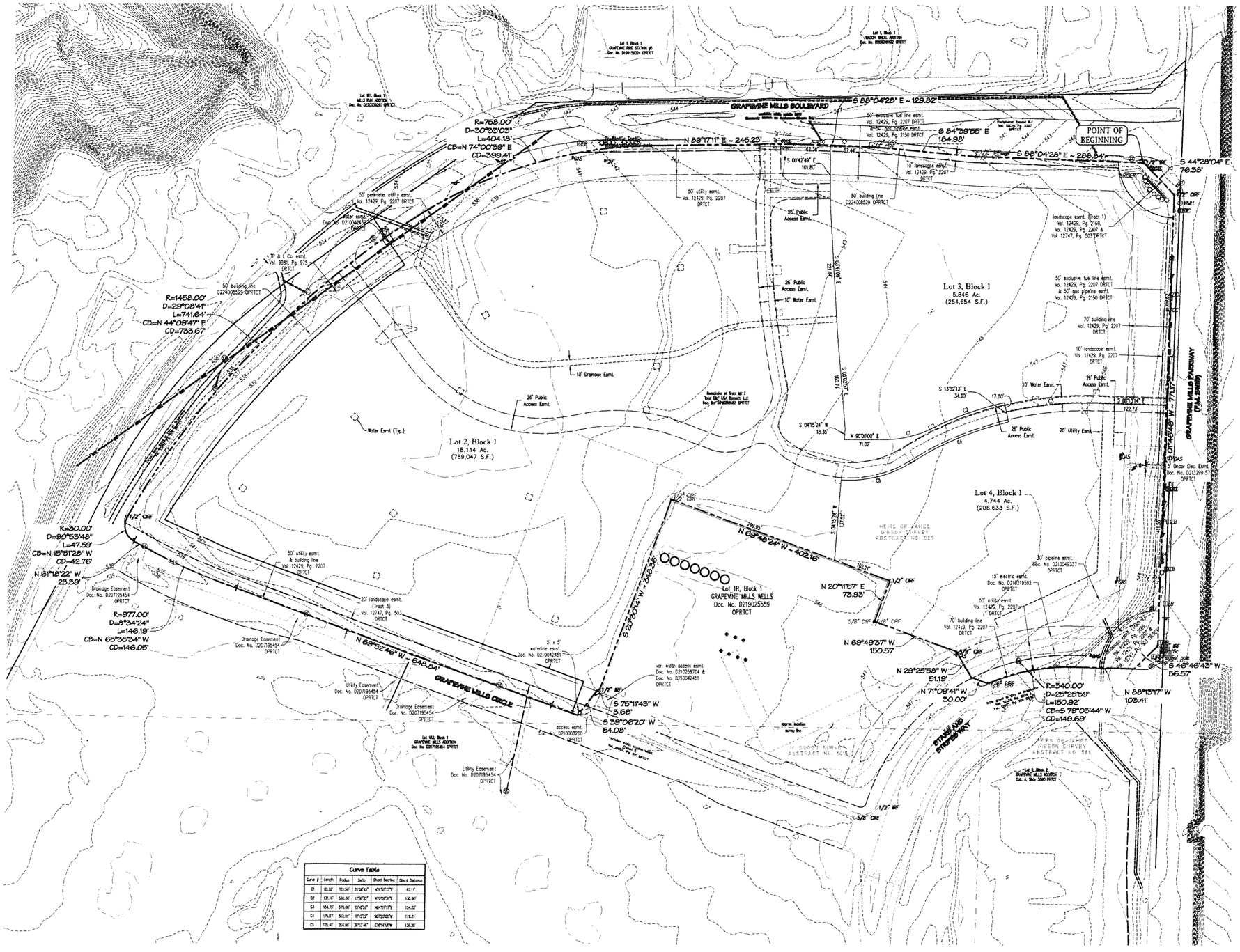
LOT X, BLOCK X
CITY OF GRAPEVINE
TARRANT COUNTY, TEXAS

CITY DETAILS

This plan is released for the purpose of interim review and pricing under the authority of TYLER BARNETT, P.E. 138626
Date: 7/3/2024
It is not to be used for construction.

SPIARS ENGINEERING & SURVEYING
501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com
Kevin Wier • kevin.wier@spiarsengineering.com

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14



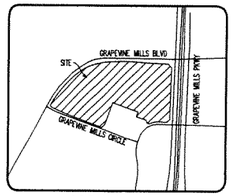
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	82.82'	193.50'	24°58'45"	N76°55'37"E	82.17'
C2	131.16'	596.00'	12°36'32"	N70°55'21"E	130.90'
C3	154.78'	578.00'	15°20'50"	N69°17'17"E	154.32'
C4	176.07'	563.00'	17°54'52"	S67°25'08"W	175.35'
C5	128.42'	264.00'	27°51'41"	S74°14'18"W	126.26'

NOTES:

1. Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

N
W E
S

0 40 80 160
1 inch = 80 ft.



LOCATION MAP
1" = 1000'

LEGEND	
	(Not All Items May Be Applicable)
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSENG" SET, UNLESS OTHERWISE NOTED NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPARSENG- 5' O/S PC".
IRF	IRON ROD FOUND
CMF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
(BTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRTCT	DEED RECORDS, TARRANT COUNTY, TEXAS
PRDCT	PLAT RECORDS, TARRANT COUNTY, TEXAS
OPRTCT	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

RECEIVED
JUL 11 2024
BY

PLANNING & ZONING COMMISSION:
Date Approved: _____
Chairman: _____
Secretary: _____
GRAPEVINE CITY COUNCIL:
Date Approved: _____
Mayor: _____
City Secretary: _____

PRELIMINARY PLAT

GRAPEVINE MILLS WELLS ADDITION

LOTS 2-4, BLOCK 1
28.704 Acres
HEIRS OF JAMES GIBSON SURVEY ~ ABSTRACT NO. 587
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
Ex. Zoning: CC/HCO
Prop. Zoning: CC with CUP
April 2024

APPLICANT
Trammell Crow Company
2100 McKinney Ave. Suite 800
Dallas, Texas 75201
Telephone (214) 863-4277
Contact: Kevin Hickman

OWNER
Total E&P USA Real Estate LLC
301 Commerce St. Suite 3700
Fort Worth, Texas 76107
Telephone (817) 718-6403
Contact: Dave Leopold

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Tyler Barnett

Scale: 1" = 80' March, 2024 SEI Job No. 23-271

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS _____ is the owner of a tract of land situated in the Heirs of James Gibson Survey, Abstract No. 587, City of Grapevine, Tarrant County, Texas, being part of Tract M117, conveyed to Total E&P USA Barnett, LLC, by deed recorded in Document No. D216266568 of the Official Public Records, Tarrant County, Texas (OPRTCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the north end of a corner clip being the intersection of the west line of Grapevine Mills Parkway, a variable width public right-of-way (also known as Farm to Market Road 2499), with the south line of Grapevine Mills Boulevard, a variable width public right-of-way (also known as Anderson-Gibson Road);

THENCE S 44°28'04" E, 76.38 feet along said corner clip to a 1/2" iron rod with plastic cap found for the south end of said corner clip;

THENCE S 01°46'46" W, 771.17 feet along the west line of Grapevine Mills Parkway to a 1/2" iron rod found for the north end of another corner clip being the intersection of Grapevine Mills Parkway with the north line of Stars and Stripes Way, a variable width public right-of-way conveyed to the City of Grapevine, recorded in Volume 12429, Page 2289, and in Volume 12693, Page 305, Deed Records, Tarrant County, Texas (DRTCT);

THENCE S 46°46'43" W, 56.57 feet along said corner clip to the south end thereof;

THENCE N 88°13'17" W, 103.41 feet along the north line of Stars and Stripes Way;

THENCE continuing along the north line thereof, around a tangent curve to the left having a central angle of 25°25'59", a radius of 340.00 feet, a chord of S 79°03'44" W – 149.69 feet, an arc length of 150.92 feet to a 5/8" iron rod with plastic cap found for the most easterly corner of Lot 1R, Block 1, Grapevine Mills Wells, an addition recorded in Document No. D219025559 OPRTCT;

THENCE along the common line of Lot 1R, the following:

N 71°09'41" W, 30.00 feet;

N 29°25'58" W, 51.19 feet to a 5/8" iron rod with plastic cap found;

N 69°49'37" W, 150.57 feet to a 5/8" iron rod with plastic cap found;

N 20°11'57" E, 73.93 feet to a 5/8" iron rod with plastic cap found;

N 69°48'24" W, 402.16 feet to a 1/2" iron rod with plastic cap found;

S 20°30'14" W, 348.36 feet to a 1/2" iron rod found;

S 75°11'43" W, 3.68 feet;

And S 39°06'20" W, 54.08 feet to the north line of Grapevine Mills Circle, a variable width access easement recorded in Volume 12693, Page 291 DRTCT, and being the same for Lot 1R3, Block 1, Grapsvine Mills Addition, recorded in Document No. D207195454 OPRTCT;

THENCE along the north line of Grapevine Mills Circle, the following:

N 69°52'46" W, 648.84 feet;

A tangent curve to the right having a central angle of 08°34'24", a radius of 977.00 feet, a chord of N 65°35'34" W – 146.05 feet, an arc length of 146.19 feet;

And N 61°18'22" W, 23.39 feet to the northwest corner of said access easement, being a northwesterly corner of Lot 1R3, and being an easterly corner of another right-of-way dedication to the City of Grapevine, recorded in Volume 12693, Page 305 DRTCT, and being the south end of a corner clip being the intersection of Grapevine Mills Circle with the south line of Grapevine Mills Boulevard;

THENCE along said corner clip, around a tangent curve to the right having a central angle of 90°53'48", a radius of 30.00 feet, a chord of N 15°51'28" W – 42.76 feet, an arc length of 47.59 feet to a 1/2" iron rod with plastic cap found;

THENCE along the south line of Grapevine Mills Boulevard, the following:

A non-tangent curve to the right having a central angle of 29°08'41", a radius of 1458.00 feet, a chord of N 44°09'47" E – 733.67 feet, an arc length of 741.64 feet;

A compound curve to the right having a central angle of 30°33'03", a radius of 758.00 feet, a chord of N 74°00'39" E – 399.41 feet, an arc length of 404.18 feet;

N 89°17'11" E, 245.23 feet to an "X" found in concrete;

S 88°04'28" E, 129.82 feet to a 1/2" iron rod with plastic cap found;

S 84°39'55" E, 184.98 feet to a 1/2" iron rod with plastic cap found;

And S 88°04'28" E, 288.84 feet to the POINT OF BEGINNING with the subject tract containing 1,250,333 square feet or 28.704 acres of land.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

That Principle Grapevine RE, Ltd., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as Lots 2-4, Block 1, GRAPEVINE MILLS WELLS ADDITION, an addition to the City of Grapevine, Tarrant County, Texas, and does hereby dedicate, to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The maintenance of paving on the easements is the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed or placed upon, over or across the easements shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all City or franchised utilities shall at all times have the full rights of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. I have reviewed the City's findings concerning dedications and I do agree that the statements are true and correct.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Grapevine, Texas.

WITNESS, my hand this the _____ day of _____, 2024.

By: _____
Name, Title

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2024.

_____
Notary Public, State of Texas

AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, _____, hereinafter called "Owner", is the owners of that certain parcels of land situated in the City of Grapevine, Tarrant County, Texas, being said property as described as shown on this Plat.

NOW THEREFORE, in consideration of the sum of ONE AND 00/100 ($1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise and quitclaim to the City of Grapevine, Tarrant County, Texas, the Dallas-Fort Worth International Airport Board, the City of Dallas, Texas and Fort Worth, Texas, their successors and assigns, hereinafter called "Cities", For the use and benefit of the public and its agencies, any and all claims for damages of any kind of persons or property that Owner may suffer by reason of the passage and flight of all aircraft in the air space above Owner's property above the height restriction as presently established by Ordinance No. 73-50 for the City of Grapevine, known as the Airport Zoning Ordinance of the Dallas-Fort Worth International Airport, to an infinite height above same, whether such damage shall originate from noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft, landing at or taking off from, or operating at or on the Dallas-Fort Worth International Airport.

This instrument does not release the owners or operators of aircraft from liability for damage to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel, and lubricant particles.

It is agreed that this Release shall be binding upon said owner and his heirs and assigns, and successors in interest to said property; and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of the county or counties in which the property is situated.

WITNESS, my hand this the _____ day of _____, 2024.

By: _____
Name, Title

STATE OF TEXAS §
COUNTY OF BEXAR §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2024.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Grapevine, Texas.

Dated this the _____ day of _____, 2024.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

_____
DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS · REGISTERED · DARREN K. BROWN · 5252 · PROFESSIONAL · LAND SURVEYOR

darren.brown@spiarsengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2024.

_____
Notary Public, State of Texas

PLANNING & ZONING COMMISSION:

Date Approved: _____

Chairman: _____

Secretary: _____

GRAPEVINE CITY COUNCIL:

Date Approved: _____

Mayor: _____

City Secretary: _____

PRELIMINARY PLAT

GRAPEVINE MILLS WELLS ADDITION

LOTS 2-4, BLOCK 1
28.704 Acres
HEIRS OF JAMES GIBSON SURVEY ~ ABSTRACT NO. 587
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
Ex. Zoning: CC/HCO
Prop. Zoning: CC with CUP
April 2024

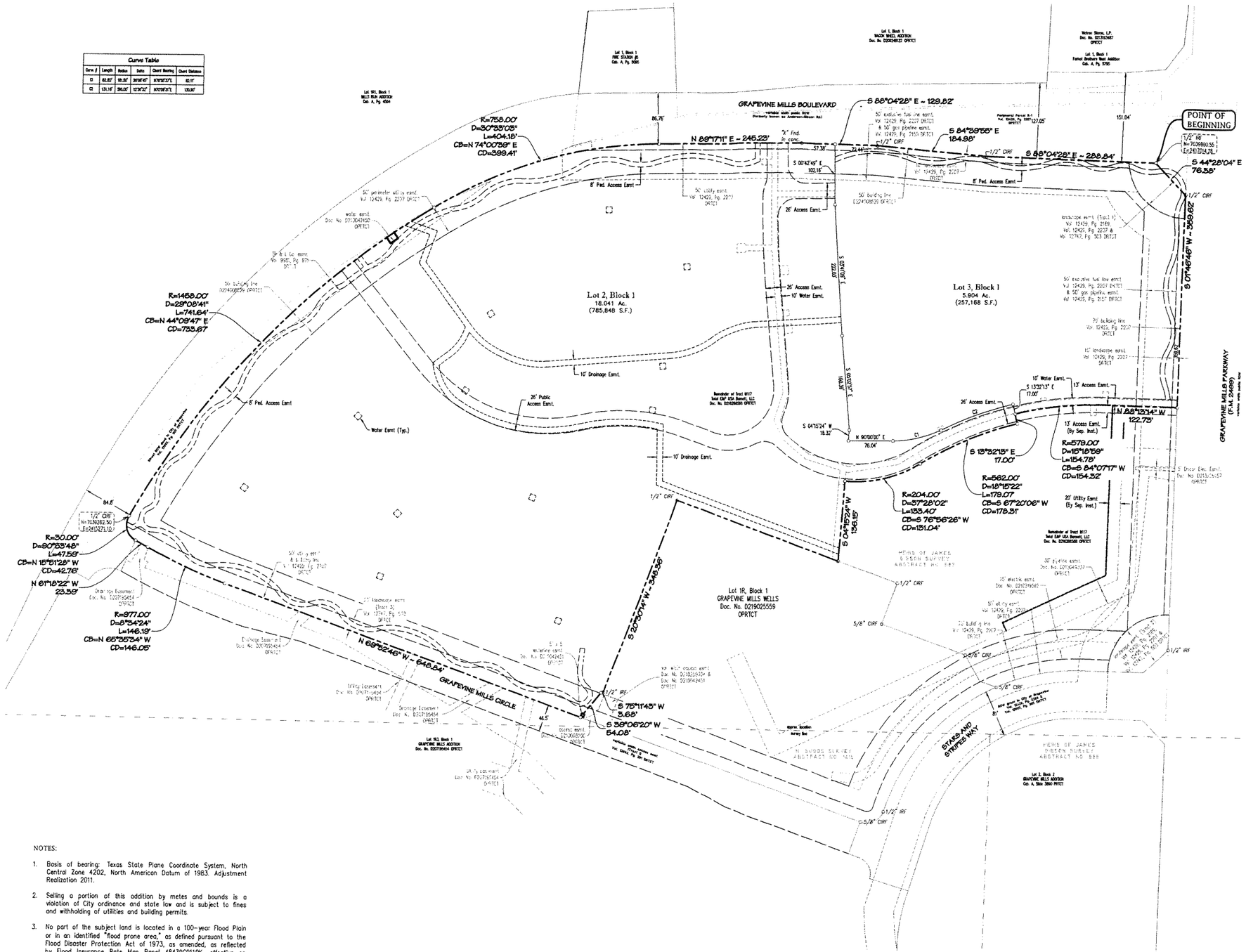
APPLICANT
Trammell Crow Company
2100 McKinney Ave. Suite 800
Dallas, Texas 75201
Telephone (214) 863-4277
Contact: Kevin Hickman

OWNER
Total E&P USA Real Estate LLC
301 Commerce St. Suite 3700
Fort Worth, Texas 76107
Telephone (817) 718-6403
Contact: Dave Leopold

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Tyler Barnett

March, 2024 SEI Job No. 23-271

CC ITEM #3, 23, 24, 25, 26
PZ ITEM #5, 11, 12, 13, 14


Curve Table
Curve # | Length | Radius | Delta | Chord Bearing | Chord Distance
C1 | 82.82' | 181.50' | 26°08'41" | N76°55'37"E | 82.11'
C2 | 130.19' | 986.00' | 7°34'12" | N70°08'31"E | 130.09'
GRAPEVINE MILLS BOULEVARD
variable width public ROW
(Formerly known as Anderson-Mayer Rd.)
S 88°04'28" E ~ 129.82'
S 84°59'55" E
184.98'
S 88°04'28" E ~ 288.84'
POINT OF BEGINNING
1/2" IRF
N=7039890.55
E=2417014.78
S 44°28'04" E
76.58'
1/2" CIRF
S 01°46'46" W ~ 369.62'
N 89°17'11" E ~ 245.23'
R=758.00'
D=30°55'05"
L=404.18'
CB=N 74°00'59" E
CD=399.41'
R=1458.00'
D=29°08'41"
L=741.64'
CB=N 44°09'47" E
CD=733.67'
Lot 2, Block 1
18.041 Ac.
(785,848 S.F.)
Lot 3, Block 1
5.904 Ac.
(257,168 S.F.)
Lot 1R, Block 1
GRAPEVINE MILLS WELLS
Doc. No. D219025559
OPRTCT
Lot 1, Block 1
MACON WHEEL ADDITION
Doc. No. D208246122 OPRTCT
Lot 1, Block 1
Fennel Brothers Real Addition
Cab. A, Pg. 5795
Lot 1, Block 1
PIKE STADIUM #5
Cab. A, Pg. 5095
Lot 101, Block 1
MILLS RUN ADDITION
Cab. A, Pg. 4564
Walmart Stores, L.P.
Doc. No. D213236347
OPRTCT
Remainder of Tract 9017
Total E&P USA Bonnett, LLC
Doc. No. D216238308 OPRTCT
Remainder of Tract 9017
Total E&P USA Bonnett, LLC
Doc. No. D216238308 OPRTCT
Fee & Lse. easmt.
Vol. 9951, Pg. 971
DRTCT
50' building line
D214008539 OPRTCT
water easmt.
Doc. No. D213042450
OPRTCT
50' permanent utility easmt.
Vol. 12429, Pg. 2207 OPRTCT
50' utility easmt.
Vol. 12429, Pg. 2207
OPRTCT
50' building line
D214008539 OPRTCT
8' Ped. Access Easmt
26' Access Easmt.
10' Water Easmt.
10' Drainage Easmt.
26' Public Access Easmt.
Water Easmt (Typ.)
landscape easmt. (Tract 1)
Vol. 12429, Pg. 2169,
Vol. 12429, Pg. 2227 &
Vol. 12747, Pg. 523 DRTCT
50' exclusive fuel line easmt.
Vol. 12429, Pg. 2207 DRTCT
& 50' gas pipeline easmt.
Vol. 12429, Pg. 2151 DRTCT
70' building line
Vol. 12429, Pg. 2207
DRTCT
10' landscape easmt.
Vol. 12429, Pg. 2207
DRTCT
S 13°32'13" E
17.00'
13' Access Easmt.
13' Access Easmt.
(By Sep. Inst.)
N 88°13'14" W
122.75'
R=578.00'
D=15°18'59"
L=154.78'
CB=S 84°07'17" W
CD=154.32'
S 13°32'15" E
17.00'
R=562.00'
D=18°15'22"
L=178.07'
CB=S 67°20'06" W
CD=178.31'
R=204.00'
D=37°28'02"
L=133.40'
CB=S 76°56'26" W
CD=131.04'
S 04°15'24" W
156.15'
S 22°50'14" W ~ 346.36'
S 04°15'24" W
18.32'
N 90°00'00" E
76.04'
S 01°46'46" W ~ 369.62'
S 00°42'49" E
102.16'
57.38'
151.04'
127.05'
86.76'
84.8'
40.5'
R=30.00'
D=90°33'48"
L=47.58'
CB=N 15°51'28" W
CD=42.76'
N 61°18'22" W
23.59'
R=977.00'
D=8°34'24"
L=146.19'
CB=N 65°35'34" W
CD=146.05'
N 69°52'46" W ~ 648.84'
GRAPEVINE MILLS CIRCLE
S 75°11'45" W
5.68'
S 39°06'20" W
54.08'
GRAPEVINE MILLS PARKWAY
(F.M. 2499)
variable width ROW
STARS AND STRIPES WAY
HEIRS OF JAMES GIBSON SURVEY
ABSTRACT NO. 587
H. SUGGS SURVEY
ABSTRACT NO. 1415
1/2" IRF
1/2" CIRF
5/8" CIRF
Lot 1R1, Block 1
GRAPEVINE MILLS ADDITION
Doc. No. D207139454 OPRTCT
Lot 2, Block 2
GRAPEVINE MILLS ADDITION
Cab. A, Slide 3860 PRTCT
Approx. location survey line
Drainage Easement
Doc. No. D207139454
OPRTCT
Utility Easement
Doc. No. D207139454
OPRTCT
Drainage Easement
Doc. No. D207139454
OPRTCT
Drainage Easement
Doc. No. D207139454
OPRTCT
Utility Easement
Doc. No. D207139454
OPRTCT
Drainage Easement
Doc. No. D207139454
OPRTCT
Water easmt.
Doc. No. D214042451
OPRTCT
Water easmt.
Doc. No. D214042451
OPRTCT
Access easmt.
Doc. No. D219065050
OPRTCT
Water easmt.
Vol. 12429, Pg. 2169
DRTCT
Water easmt.
Vol. 12429, Pg. 2169
DRTCT
Water easmt.
Vol. 12429, Pg. 2169
D

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS _____ is the owner of a tract of land situated in the Heirs of James Gibson Survey, Abstract No. 587, City of Grapevine, Tarrant County, Texas, being part of Tract M117, conveyed to Total E&P USA Barnett, LLC, by deed recorded in Document No. D216266568 of the Official Public Records, Tarrant County, Texas (OPRTCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the north end of a corner clip being the intersection of the west line of Grapevine Mills Parkway, a variable width public right-of-way (also known as Farm to Market Road 2499), with the south line of Grapevine Mills Boulevard, a variable width public right-of-way (also known as Anderson-Gibson Road);

THENCE S 44°28'04" E, 76.38 feet along said corner clip to a 1/2" iron rod with plastic cap found for the south end of said corner clip;

THENCE S 01°46'46" W, 359.62 feet along the west line of Grapevine Mills Parkway to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 88°13'14" W, 122.3 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE around a tangent curve to the left having a central angle of 15°18'59", a radius of 579.00 feet, a chord of S 84°07'17" W – 154.32 feet, an arc length of 154.78 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 13°32'13" E, 17.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE around a non-tangent curve to the left having a central angle of 18°15'22", a radius of 562.00 feet, a chord of S 67°20'06" W – 178.31 feet, an arc length of 179.07 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE around a reverse curve to the right having a central angle of 36°03'46", a radius of 204.00 feet, a chord of S 76°14'18" W – 126.29 feet, an arc length of 128.40 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 04°15'24" W, 137.52 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the north line of Lot 1R, Block 1, Grapevine Mills Wells, an addition recorded in Document No. D219025559 OPRTCT;

THENCE along the common line of Lot 1R, the following:

N 69°48'24" W, 299.95 feet to a 1/2" iron rod with plastic cap found;

S 20°30'14" W, 348.36 feet to a 1/2" iron rod found;

S 75°11'43" W, 3.68 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And S 39°06'20" W, 54.08 feet to the north line of Grapevine Mills Circle, a variable width access easement recorded in Volume 12693, Page 291 DRTCT, and being the same for Lot 1R3, Block 1, Grapevine Mills Addition, recorded in Document No. D207195454 OPRTCT;

THENCE along the north line of Grapevine Mills Circle, the following:

N 69°52'46" W, 648.84 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A tangent curve to the right having a central angle of 08°34'24", a radius of 977.00 feet, a chord of N 65°35'34" W – 146.05 feet, an arc length of 146.19 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And N 61°18'22" W, 23.39 feet to the northwest corner of said access easement, being a northwesterly corner of Lot 1R3, and being an easterly corner of another right-of-way dedication to the City of Grapevine, recorded in Volume 12693, Page 305 DRTCT, and being the south end of a corner clip being the intersection of Grapevine Mills Circle with the south line of Grapevine Mills Boulevard;

THENCE along said corner clip, around a tangent curve to the right having a central angle of 90°53'48", a radius of 30.00 feet, a chord of N 15°51'28" W – 42.76 feet, an arc length of 47.59 feet to a 1/2" iron rod with plastic cap found;

THENCE along the south line of Grapevine Mills Boulevard, the following:

A non-tangent curve to the right having a central angle of 29°08'41", a radius of 1458.00 feet, a chord of N 44°09'47" E – 733.67 feet, an arc length of 741.64 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A compound curve to the right having a central angle of 30°33'03", a radius of 758.00 feet, a chord of N 74°00'39" E – 399.41 feet, an arc length of 404.18 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 89°17'11" E, 245.23 feet to an "X" found in concrete;

S 88°04'28" E, 129.82 feet to a 1/2" iron rod with plastic cap found;

S 84°39'55" E, 184.98 feet to a 1/2" iron rod with plastic cap found;

And S 88°04'28" E, 288.84 feet to the POINT OF BEGINNING with the subject tract containing 1,043,701 square feet or 23.960 acres of land.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

That Principle Grapevine RE, Ltd., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as Lots 2 & 3, Block 1, GRAPEVINE MILLS WELLS ADDITION, an addition to the City of Grapevine, Tarrant County, Texas, and does hereby dedicate, to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The maintenance of paving on the easements is the responsibility of the property owner. No buildings or auxiliary structures shall be constructed, reconstructed or placed upon, over or across the easements shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all City or franchised utilities shall at all times have the full rights of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. I have reviewed the City's findings concerning dedications and I do agree that the statements are true and correct.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Grapevine, Texas.

WITNESS, my hand this the _____ day of _____, 2024.

By: _____
Name, Title

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2024.

_____
Notary Public, State of Texas

AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, _____, hereinafter called "Owner", is the owners of that certain parcels of land situated in the City of Grapevine, Tarrant County, Texas, being said property as described as shown on this Plat.

NOW THEREFORE, in consideration of the sum of ONE AND 00/100 ($1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise and quitclaim to the City of Grapevine, Tarrant County, Texas, the Dallas–Fort Worth International Airport Board, the City of Dallas, Texas and Fort Worth, Texas, their successors and assigns, hereinafter called "Cities", For the use and benefit of the public and its agencies, any and all claims for damages of any kind of persons or property that Owner may suffer by reason of the passage and flight of all aircraft in the air space above Owner's property above the height restriction as presently established by Ordinance No. 73–50 for the City of Grapevine, known as the Airport Zoning Ordinance of the Dallas–Fort Worth International Airport, to an infinite height above same, whether such damage shall originate from noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft, landing at or taking off from, or operating at or on the Dallas–Fort Worth International Airport.

This Instrument does not release the owners or operators of aircraft from liability for damage to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel, and lubricant particles.

It is agreed that this Release shall be binding upon said owner and his heirs and assigns, and successors in interest to said property; and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of the county or counties in which the property is situated.

WITNESS, my hand this the _____ day of _____, 2024.

By: _____
Name, Title

STATE OF TEXAS §
COUNTY OF BEXAR §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2024.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Grapevine, Texas.

Dated this the _____ day of _____, 2024.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS
REGISTERED
DARREN K. BROWN
5252
PROFESSIONAL
LAND SURVEYOR

darren.brown@spiarsengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2024.

_____
Notary Public, State of Texas

FINAL PLAT

GRAPEVINE MILLS WELLS ADDITION

LOTS 2 & 3, BLOCK 1
23.945 Acres
HEIRS OF JAMES GIBSON SURVEY ~ ABSTRACT NO. 587
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
Ex. Zoning: CC/HCO
Prop. Zoning: CC
July 2024
2 Lots

APPLICANT
Trammell Crow Company
2100 McKinney Ave. Suite 800
Dallas, Texas 75201
Telephone (214) 863–4277
Contact: Kevin Hickman

OWNER
Total E&P USA Real Estate LLC
301 Commerce St. Suite 3700
Fort Worth, Texas 76107
Telephone (817) 718–6403
Contact: Dave Leopold

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422–0077
TBPELS No. F–2121 and No. F–10043100
Contact: Tyler Barnett

This plat filed on _____ Instrument # _____

March, 2024 SEI Job No. 23–271