

STATE OF TEXAS  
COUNTY OF TARRANT  
CITY OF GRAPEVINE

The Site Plan Review Committee of the City of Grapevine, Texas met in Session, on this the 4<sup>th</sup> day of August 2021, in the Planning and Zoning Conference Room, 200 South Main Street, Second Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
Chris Coy	Member
Ron Stombaugh	Member

Constituting a quorum and the following City Staff:

Albert Triplett	Planner II
Susan Batte	Planning Technician

#### CALL TO ORDER

Chairman Larry Oliver called the meeting to order at 8:00 a.m.

#### NEW BUSINESS

#### CONDITIONAL USE APPLICATION CU21-15 - STARBUCKS

First for the Committee to consider was conditional use application CU21-15 submitted by Rogue Architects for property located at 920 East Northwest Highway. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU06-13 (Ord 06-33) to allow outside dining and a drive-through in conjunction with a restaurant specifically to allow for outdoor speakers and renovation of an outdoor patio.

After a brief discussion, Chris Coy moved to approve conditional use application CU21-15. Ron Stombaugh seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Coy and Stombaugh  
Nays: None

#### CONDITIONAL USE APPLICATION CU21-21 – FERRARI'S ITALIAN VILLA AND CHOP HOUSE

Next for the Committee to consider was conditional use application CU21-12 submitted by Rawls Culver Architects for property located at 1200 William D Tate Avenue. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU20-25 (Ord 21-04) for a planned commercial center with the possession,

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storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) a 20-foot pole sign, outdoor dining and outdoor speakers/monitors, revised floor plan and exterior elevations and to allow for the addition of a brewpub, specifically to revise the floor plan, and revise the exterior elevations in conjunction with a brewpub and restaurant.

After a brief discussion, Larry Oliver moved to approve conditional use application CU21-21. Chris Coy seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Coy and Stombaugh  
Nays: None

PLANNED DEVELOPMENT OVERLAY PD21-03 – AMLI 444 EAST DALLAS ROAD

Next for the Committee to consider was planned development overlay application PD21-03 submitted by AMIL 444 East Dallas Road for property located at 444 East Dallas Road. The applicant was requesting a planned development overlay to amend the previously approved site plan of PD16-01 (Ord 16-36) for the development of a multifamily complex, specifically to provide private tenant patios.

After a brief discussion, Chris Coy moved to approve planned development overlay PD21-03. Ron Stombaugh seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Coy and Stombaugh  
Nays: None

CONSIDERATION OF MINUTES

Next for the Committee to consider were the Site Plan Review Committee minutes of July 7, 2021.

Chris Coy moved to approve the Site Plan Review Committee minutes of July 7, 2021. Ron Stombaugh seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Coy and Stombaugh  
Nays: None

ADJOURNMENT

With no further business to discuss, Chairman Larry Oliver adjourned the meeting at 8:14 a.m.

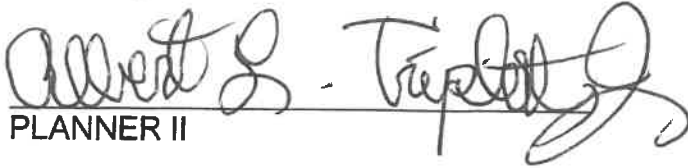
PASSED AND APPROVED BY THE SITE PLAN REVIEW COMMITTEE OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 8<sup>TH</sup> DAY OF SEPTEMBER 2021.

SITE PLAN REVIEW COMMITTEE  
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APPROVED:

  
\_\_\_\_\_  
CHAIRMAN

ATTEST:

  
\_\_\_\_\_  
PLANNER II