

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Workshop on this the 31st day of March 2015 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
B J Wilson	Member
Monica Hotelling	Member
Jimmy Fechter	Member
Beth Tiggelaar	Member
Gary Martin	Member
Dennis Luers	Alternate
Theresa Mason	Alternate

constituting a quorum with Herb Fry and Gary Martin absent and the following City Staff:

Scott Williams	Development Services Director
Ron Stombaugh	Development Services Asst. Director
Albert Triplett, Jr.	Planner II
Susan Batte	Planning Technician

CALL TO ORDER

Chairman Oliver called the meeting to order at 6:03 p.m.

WORKSHOP

ITEM 1.

Discussion was held regarding the commuter rail area planning. The Commission focused their discussion on establishing potential uses within the proposed overlay. Members agreed that the area should blend in with Main Street and Historic Districts, and the area should provide amenities and address parking issues. The Commission used the now obsolete MXU District regulations as a basis for consideration of uses within the transit district. After much deliberation, the members completed the task, but generally agreed that this was essentially a good first step, and that requests for other uses that may be acceptable were likely to come up. The Commission also agreed that the consideration of residential uses, especially multi-family, within the proposed district would probably be lengthy enough that it should be discussed at the next workshop. Chairman Oliver stated that he felt that additional multi-family units within the area were not likely to be viewed favorably by many City Council members.

Following is a draft summary of uses as agreed to by the Commission:

A. PRINCIPAL USES:

1. Commercial uses:

- a. Restaurants excluding drive-ins or drive-through facilities.

2. Retail uses:

- a. Antique shop.
- b. Aquarium.
- c. Art Gallery.
- d. Bakery, retail sales only.
- e. Bank.
- f. Barber/beauty shop **and nail salon.**
- g. ~~Bird and pet shops, retail.~~
- h. Book or stationery store.
- i. Cameras, film developing, printing and photographic supplies.
- j. Candy **store.**
- k. Cigar and tobacco **store.**
- l. ~~Caterer and wedding service (office only).~~ See Section 4
- m. Cleaning, dyeing and laundry pick-up station for receiving and delivery of articles to be cleaned, dyed, and laundered, but no actual work to be done on the premises.
- n. ~~Department Store.~~
- o. Drug store.
- p. ~~Electrical goods and fixtures for consumer use.~~

- q. Electronics store.
- r. Florist, retail sales only.
- s. ~~Grocery store.~~ Move to conditional use
- t. Hardware.
- u. Sporting goods.
- v. Toy Store.
- w. **Home decor and furnishings.** Household and office furniture, furnishings and appliances, retail sales only.
- x. ~~Jewelry, optical goods, photographic supplies.~~
- y. ~~Library, rental.~~
- z. ~~Novelty or variety shop.~~
- aa. ~~Piano and musical instruments.~~
- bb. ~~Printing shop, retail sales only.~~
- cc. ~~Professional offices for architect, attorney, engineer and real estate.~~
See Section 4
- dd. Photographers and artist studios.
- ee. ~~Public parking garage, parking, no repairs.~~
- ff. Retail store or shop.
- gg. Seamstress, dressmaker, or tailor.
- hh. Shoe repair shop.
- ii. ~~Studio for the display and sale of glass, china, art objects, cloth and draperies.~~
- jj. Studios, dance, music, drama.
- kk. ~~Wearing apparel, including clothing, shoes, hats, millinery and accessories.~~

- ll. Copy shop, **office supply and mail/shipping store.**
 - mm. ~~Movie Theater~~ **Cinema (limited) further discussion needed**
 - nn. ~~Retail sales of second hand goods~~ **Resale shop** in an enclosed building provided the space does not exceed 3,000 (three thousand square feet in area.
 - oo. **Museum**
4. Office
- a. Civic **Governmental Uses, higher education, vocational education,**
 - b. ~~Mixed use (with residential).~~ **Professional offices for the conduct of the following professional and semiprofessional occupations: Accountant, architect, attorney, engineer, insurance agent, real estate agent, public secretary, or any other office or profession which is the same general character as the foregoing, but excluding animal grooming salons, dog kennels, funeral homes, veterinarian and veterinary hospitals.**
 - c. ~~Mixed use (without residential).~~
- B. ACCESSORY USES: The following uses shall be permitted as accessory uses, strictly in accordance with an approved Site Plan as provided for herein below:
- 1. ~~Community, social, hobby or laundry facilities for use by occupants of a development within the district.~~ **Banks**
 - 2. ~~Recreation space and facilities including exercise facilities and weight rooms, tennis courts, racquetball, handball and volleyball courts, spas and swimming pools, for use by occupants of a development within the district.~~
 - 3. Parking and parking structures.
 - 4. Other uses customarily incidental to the permitted uses.
- C. CONDITIONAL USES: The following uses may be permitted, provided they meet the provisions of Section 48 of the Zoning Ordinance, and a Conditional Use Permit is issued, and is strictly in accordance with an approved Site Plan as provided herein below.
- 1. Day care facility.
 - 2. Alcoholic beverage sales provided a special permit is issued in

accordance with Section 42.B of the Zoning Ordinance.

3. Health clubs.
4. Retirement home.
5. Medical offices: Dentist, personal or family counselor, chiropractor, physical therapist, physician, surgeon, or any other office or profession with a state license or certification, but excluding veterinarian and veterinary hospitals.
6. Banks with drive through service.
7. Retail sales of secondhand goods in an enclosed building where the size of the space exceeds 3,000 (three thousand square feet in area).
8. Any use allowed within this district with amplified sound or outdoor speakers.
9. Boutique hotels, provided the following design criteria is met:
 - a. Each guestroom shall have a minimum area of 380 square feet.
 - b. A full service restaurant with full kitchen facilities and which provides service to the general public shall be required. (Optional)
 - c. On-site staff is required 24-hours a day, seven days a week.
 - d. ~~The following amenities shall be provided:~~
 - (1) ~~A minimum of one thousand (1,000) square foot. of meeting or conference room space or a ratio of three (3) square foot of conference room space per guest room, whichever is greater; and~~
 - (2) ~~A swimming pool with a minimum area of (one thousand (1,000) square foot.~~
10. Indoor commercial amusement.

ADJOURNMENT

Chairman Oliver adjourned the meeting at 7:34 p.m.

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE
CITY OF GRAPEVINE, TEXAS ON THIS THE 19th DAY OF MAY 2015.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN