

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 21st day of April 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
Herb Fry	Vice-Chairman
B J Wilson	Member
Jimmy Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Alternate
Theresa Mason	Alternate

constituting a quorum with Monica Hotelling and the following City Staff:

Ron Stombaugh	Development Services Asst. Director
John Robertson	Manager of Engineering
Albert Triplett, Jr.	Planner II
Susan Batte	Planning Technician

CALL TO ORDER

Chairman Oliver called the meeting to order at 7:00 p.m.

BRIEFING SESSION

ITEM 1.

Chairman Oliver announced the Planning and Zoning Commission would conduct a work session relative to the following cases:

Z15-01, CU15-05, PD15-02	SEWELL VILLAGE CADILLAC/BMW
CU15-06	SOUTH WESTERN BISTRO
CU15-08	THE AIRPORT VALET
SU15-01	FELLOWSHIP CHURCH
CU15-09	AERISTO
CU15-10	GRAPEVINE CRICKET FIELDS
CU15-12	ENTERPRISE CAR & TRUCK RENTAL
SU15-02	121 COMMUNITY CHURCH

Chairman Oliver closed the Briefing Session at 7:28 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:41 p.m. in the City Council Chambers. Items 2-11 of the Joint Public Hearings were held in the City Council Chambers. The Planning and Zoning Commission recessed to the Planning and Zoning Conference Room, Second Floor to consider published agenda items.

PLANNING AND ZONING COMMISSION REGULAR SESSION

CALL TO ORDER

Chairman Oliver called the Planning and Zoning Commission regular session to order at 9:03 p.m.

ITEM 12, 13, 14. ZONE CHANGE APPLICATION Z15-01, CONDITIONAL USE APPLICATION CU15-05, PLANNED DEVELOPMENT OVERLAY APPLICATION PD15-02 SEWELL VILLAGE CADILLAC/BMW

Next for the Commission to consider and make recommendation to City Council was zone change application Z15-01, conditional use application CU15-05, planned development overlay application PD15-02 submitted by Gensler and Associates for property located at 1111 and 1151 East State Highway 114 and proposed to be platted as Lot 2R1, Block 1, Wallcon Addition. The applicant was requesting to rezone approximately 1.492 acres from "CC" Community Commercial District to "PCD" Planned Commerce Development District. The applicant was also requesting a conditional use permit to amend the previously approved site plan of CU02-52 (Ord. 2002-98), specifically to allow new car sales and service, a stand-alone car wash, parking building, a pre-owned building and an additional 40 foot pole sign and a planned development overlay was being requested to include but not be limited to deviation from the height requirement.

The applicant proposed developing the eastern 6.73 acres along with expanding the entire site from 15.4 acres to 16.892 acres by adding a 1.492 acre parcel to the southeast quadrant. The developed portion of the subject site currently is home to Sewell Cadillac. The proposed expansion included adding a BMW dealership to the subject site. The expanded dealership will be comprised of three principal structures—a new 94,344 square foot structure (Building 1) containing a multi-level parking facility, BMW sales, administration, and service, second a new 10,018 square foot pre-owned sales building (Building 2) and the existing Cadillac 44,403 square foot new car sales building (Building 3). A new covered vacuum and make ready station is proposed at the rear of the new parking facility. The maximum permitted height within the Planned Commerce Development District is 50-feet. The overall height of 67-feet of Building 1 exceeds the permitted height of 50-feet by 17-feet.

Two signs are present on the subject site including a 29-foot tall, 132 square feet pylon sign and a 26-foot tall, 56 square feet pylon sign. Two additional signs were proposed along the west bound State Highway 114 service road including a 40-foot tall, 101 square feet pole sign and an eight feet tall, 55 square feet monument sign. The required parking for the subject site is 368 parking spaces; 1,264 parking spaces are provided.

Item 12. In the Commission's regular session, B J Wilson moved to approve zone change application Z15-01. Herb Fry seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, Tiggelaar, and Luers
Nays: None

Item 13. B J Wilson moved to approve conditional use application CU15-05. Herb Fry seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, Tiggelaar, and Luers
Nays: None

Item 14. B J Wilson moved to approve planned development overlay application PD15-02. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, Tiggelaar, and Luers
Nays: None

ITEM 15. FINAL PLAT APPLICATION LOT 2R1, BLOCK 1, WALLCON ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 2R1, Block 1, Wallcon Addition property located at 1111 and 1151 East State Highway 114. The applicant was final platting 16.885 acres for the development of a car dealership.

In the Commission's regular session Dennis Luers moved to approve the Statement of Findings and Final Plat Application of Lot 1, Block 1, Wallcon Addition. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, Tiggelaar, and Luers
Nays: None

ITEM 16. CONDITIONAL USE APPLICATION CU15-08 THE AIRPORT VALET

Next for the Commission to consider and make recommendation to City Council was conditional use application CU15-08 submitted by John Biebighauser for property located at 2650 State Highway 121 and proposed to be platted as Lot 1R1A, Block 1,

Fellowship of Las Colinas Addition. The applicant was requesting a conditional use permit to allow for a commercial parking lot and a 32-foot pole sign.

The applicant intended to develop a 5,000 square foot office building and a 385 parking space commercial parking lot. All parking spaces were proposed to be covered by fabric covered carports. Primary access to the proposed use is from the frontage road of State Highway 121. A 32 foot, 80 square foot pole sign was proposed adjacent to the northbound State Highway 121 service road.

In the Commission's regular session B J Wilson moved to deny conditional use application CU15-08. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, and Tiggelaar
Nays: Luers

ITEM 17. SPECIAL USE APPLICATION SU15-01 FELLOWSHIP CHURCH

Next for the Commission to consider and make recommendation to City Council was special use application SU15-01 submitted by Pacheco Koch for property located at 2450 State Highway 121 and proposed to be platted as Lot 1R1B, Block 1, Fellowship of Las Colinas Addition. The applicant was requesting a special use permit to amend the previously approved site plan of SU02-05 (Ord. 02-96) specifically to decrease the acreage of the site for an existing church.

The applicant intended to reduce the acreage to eventually sale the undeveloped property.

In the Commission's regular session B J Wilson moved to approve special use application SU15-01. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 18. FINAL PLAT APPLICATION LOTS 1R-1A AND 1R-1B, BLOCK 1, FELLOWSHIP OF LAS COLINAS

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 1R-1A, Block 1, Fellowship of Las Colinas on property located at 2450 State Highway 121. The applicant was final platting 30.015 acres to subdivide the lot for resale.

In the Commission's regular session Herb Fry moved to approve the Statement of Findings and Final Plat Application of Lots 1R-1A and 1R-1B, Block 1, Fellowship of Las Colinas. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 19. CONDITIONAL USE APPLICATION CU15-09 AERISTO

Next for the Commission to consider and make recommendation to City Council was conditional use application CU15-09 submitted by C A Schmidt Leder, Ltd. for property located at 800 South Dooley Street and platted as Lot 1R1, Block 1, Payton Wright II. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU02-40 (Ord. 02-73) specifically to allow covered parking and outside storage in conjunction with an automotive restoration use.

The applicant intended to use the site for an interior restoration service for vintage and custom automobiles.

In the Commission's regular session Dennis Luers moved to approve conditional use application CU15-09. Jimmy Fechter seconded the motion, which failed by the following vote:

Ayes: Wilson, Fechter and Luers
Nays: Oliver, Fry, Tiggelaar and Martin

Discussion was held regarding how the project will fit within the future transit-oriented development overlay.

Herb Fry moved to deny conditional use application CU15-09. Gary Martin seconded the motion, which failed by the following vote:

Ayes: Oliver, Fry, Tiggelaar and Martin
Nays: Wilson, Fechter and Luers

ITEM 20. CONDITIONAL USE APPLICATION CU15-12 ENTERPRISE CAR AND TRUCK RENTAL

Next for the Commission to consider and make recommendation to City Council was conditional use application CU15-12 submitted by AME Engineering for property located at 1800 South Main Street and platted as Lot 7R, Block 6, Metroplace Second Installment. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU10-19 (Ord. 10-45) for a planned commercial center, specifically to allow for the development of a car and truck rental facility and expansion of the planned commercial center.

The applicant intended to develop a car and truck rental facility along with a car and truck wash located at the rear of the proposed facility. Also with this request the

applicant proposed to increase the planned commercial center acreage from 20.686 acres to 23.508 acres.

In the Commission's regular session B J Wilson moved to approve conditional use application CU15-12. Gary Martin seconded the motion, which failed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 21. FINAL PLAT APPLICATION LOTS 7R & 8R, BLOCK 6, METROPLACE 2ND INSTALLMENT

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 7R & 8R, Block 6, Metroplace 2nd Installment on property located at 1800 & 1820 South Main Street. The applicant was final platting 2.825 acres to develop and car & truck rental on Lot 7R.

In the Commission's regular session B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 7R and 8R, Block 6, Metroplace 2nd Installment. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 22. SPECIAL USE APPLICATION SU15-02 121 COMMUNITY CHURCH

Next for the Commission to consider and make recommendation to City Council was special use application SU15-02 submitted by 121 Community Church for property located at 2701 Ira E Woods Avenue and proposed to be platted as Lot 1, Block 1, Philippians. The applicant was requesting a special use permit to amend the previously approved site plan of CU08-04 (Ord. 08-11) for a planned commercial center, specifically to allow for the development of a church in a non-residential district.

The applicant intended to relocate from their current location to construct a 38,141 square foot worship center seating 850 persons. The primary access will be from east bound Ira E. Woods Avenue into a single driveway located in the northwest corner of the site. The secondary access will be from a single driveway located midway along the west property line and Ponderosa Trail (a private drive).

Discussion was held regarding traffic concerns of Ira E Woods will be a right turn only at that location. Traffic police could be used to direct traffic if necessary.

In the Commission's regular session Dennis Luers moved to approve special use application SU15-02. B J Wilson seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 23. PRELIMINARY PLAT APPLICATION LOT 1, BLOCK 1, PHILIPPIANS ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Preliminary Plat Application of Lot 1, Block 1, Philippians Addition on property located at 2701 Ira E Woods Avenue. The applicant was preliminary platting 6.655 acres to develop the site for a church.

In the Commission's regular session Dennis Luers moved to approve the Statement of Findings and Preliminary Plat Application of Lot 1, Block 1, Philippians Addition. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 24. FINAL PLAT APPLICATION LOT 1, BLOCK 1, PHILIPPIANS ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 1, Block 1, Philippians Addition on property located at 2701 Ira E Woods Avenue. The applicant was final platting 6.655 acres to develop the site for a church.

In the Commission's regular session Dennis Luers moved to approve the Statement of Findings and Final Plat Application of Lot 1, Block 1, Philippians Addition. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 25. FINAL PLAT APPLICATION LOT 1, BLOCK 1, WESLEY ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 1, Block 1, Wesley Addition on property located at 427 East Texas Street. The applicant was final platting 0.3479 acres for one residential home.

In the Commission's regular session Herb Fry moved to approve the Statement of Findings and Final Plat Application of Lot 1, Block 1, Wesley Addition. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 26. PRELIMINARY PLAT APPLICATION LOT 1, BLOCK 1, GRAPEVINE CRICKET FIELDS ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Preliminary Plat Application of Lot 1, Block 1, Grapevine Cricket Fields Addition on property located at on Foxfire Lane. The applicant was preliminary platting 18.929 acres for a cricket field complex.

In the Commission's regular session Herb Fry moved to approve the Statement of Findings and Preliminary Plat Application of Lot 1, Block 1, Grapevine Cricket Fields Addition. B J Wilson seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 27. FINAL PLAT APPLICATION LOT 1, BLOCK 1, GRAPEVINE CRICKET FIELDS ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 1, Block 1, Grapevine Cricket Fields Addition on property located at on Foxfire Lane. The applicant was final platting 18.929 acres for a cricket field complex.

In the Commission's regular session Herb Fry moved to approve the Statement of Findings and Final Plat Application of Lot 1, Block 1, Grapevine Cricket Fields Addition. B J Wilson seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, Tiggelaar and Luers
Nays: None

ITEM 28. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the March 17, 2015, Planning and Zoning Meeting.

Beth Tiggelaar moved to approve the Planning and Zoning Commission minutes of March 17, 2015 Planning and Zoning Meeting. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fechter, Martin and Tiggelaar
Nays: None
Abstained: Fry, Wilson, Luers

Next for the Commission to consider were the minutes of the March 31, 2015, Planning and Zoning Workshop.

The March 31, 2015 Workshop minutes were tabled to the next meeting for further details.

ADJOURNMENT

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 9:21 p.m. Dennis Luers seconded the motion which prevailed by the following vote:

Ayes: Oliver, Fry, Wilson, Fechter, Martin, Tiggelaar and Luers
Nays: None

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