

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 July 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
Monica Hotelling	Member
Jimmy Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Theresa Mason	Alternate
Bob Tipton	Alternate

constituting a quorum with B J Wilson absent and the following City Staff:

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 7:01 p.m.

BRIEFING SESSION

ITEM 1. OATH OF OFFICE

Oath of office was given to returning and new Planning and Zoning Commissioners Gary Martin, Dennis Luers, Theresa Mason and Bob Tipton.

ITEM 2. ELECTION OF OFFICERS

The Commission considered the Election of Officers for the Planning and Zoning Commission.

Monica Hotelling moved to elect Larry Oliver as Chairman by acclamation. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Hotelling, Fechter, Martin, Tiggelaar, Luers and Mason
Nays: None

Abstain: Oliver

Theresa Mason moved to elect B J Wilson as Vice-Chairman by acclamation. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Martin, Tiggelaar, Luers and Mason
Nays: None

ITEM 3.

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

Z15-05/CU15-24/D15-03	CLASSIC COLLISION
CU15-21	SPRINGHILL SUITES
CU15-23	UMBRA WINERY
CU15-25	POPEYE'S KITCHEN
CU15-27	WING STOP

Chairman Oliver closed the Briefing Session at 7:30 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:39 p.m. in the City Council Chambers. Items 4-9 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 8:05 p.m.

ITEM 10. ZONE CHANGE APPLICATION Z15-05 CLASSIC COLLISION

First for the Commission to consider and make recommendation to City Council was zone change application Z15-05 submitted by Speed Fab-Crete for property located at 3001 William D Tate Avenue and platted as Lot 1, Block 1, Classic Collision. The applicant was requesting to rezone 4.85 acres from "CC" Community Commercial to "PID" Planned Industrial Development for the development of an automotive collision center.

In the Commission's regular session, Theresa Mason moved to approve zone change application Z15-05. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Martin, Tiggelaar, Luers and Mason
Nays: None

ITEM 11. CONDITIONAL USE APPLICATION CU15-24 CLASSIC COLLISION

Next for the Commission to consider and make recommendation to City Council was conditional use application CU15-24 submitted by Speed Fab-Crete for property located at 3001 William D Tate Avenue and platted as Lot 1, Block 1, Classic Collision. The applicant was requesting a conditional use permit to allow for automotive repair relative to paint and collision repair and to allow for a pole sign.

In the Commission's regular session, Theresa Mason moved to approve conditional use application CU15-24. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Martin, Tiggelaar, Luers and Mason
Nays: None

ITEM 12. PLANNED DEVELOPMENT OVERLAY APPLICATION PD15-03 CLASSIC COLLISION

Next for the Commission to consider and make recommendation to City Council was planned development overlay application PD15-03 submitted by Speed Fab-Crete for property located at 3001 William D Tate Avenue and platted as Lot 1, Block 1, Classic Collision. The applicant was requesting a planned development overlay to deviate from but not be limited to the landscaping requirements within Section 53, Landscaping Regulations.

In the Commission's regular session, Dennis Luers moved to approve planned development overlay application PD15-03. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Martin, Tiggelaar, Luers and Mason
Nays: None

ITEM 13. PRELIMINARY PLAT LOTS 1 & 2, BLOCK 1, CLASSIC COLLISION

Next for the Commission to consider and make recommendation to the City Council was the statement of findings and preliminary plat application of Lots 1 & 2, Block 1, Classic Collision on property located at 3001 William D Tate Avenue. The applicant was preliminary platting 11.225 acres for the development of a collision center on Lot 1.

In the Commission's regular session Monica Hotelling moved to approve the statement of findings and preliminary plat application of Lots 1 & 2, Block 1, Classic Collision. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Martin, Tiggelaar, Luers and Mason
Nays: None

ITEM 14. FINAL PLAT LOTS 1 & 2, BLOCK 1, CLASSIC COLLISION

Next for the Commission to consider and make recommendation to the City Council was the statement of findings and final plat application of Lots 1 & 2, Block 1, Classic Collision on property located at 3001 William D Tate Avenue. The applicant was final platting 11.225 acres for the development of a collision center on Lot 1.

In the Commission's regular session Monica Hotelling moved to approve the statement of findings and final plat application of Lots 1 & 2, Block 1, Classic Collision. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Martin, Tiggelaar, Luers and Mason
Nays: None

ITEM 15. CONDITIONAL USE APPLICATION CU15-21 SPRINGHILL SUITES

Next for the Commission to consider and make recommendation to City Council was conditional use application CU15-21 submitted by Grapevine Lodging Partners LP for property located at 2240 West Grapevine Mills Circle and platted as Lot AR, Block 6, Grapevine Mills. The applicant was requesting a conditional use permit to allow the possession, storage, retail sales and on premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with an existing hotel.

In the Commission's regular session, Monica Hotelling moved to approve conditional use application CU15-21 with the condition that the alcohol service be limited to beer and wine only. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Martin, Tiggelaar, Luers and Mason
Nays: None

ITEM 16. CONDITIONAL USE APPLICATION CU15-23 UMBRA WINERY

Next for the Commission to consider and make recommendation to City Council was conditional use application CU15-23 submitted by John Wilson for property located at 201 East Franklin Street #200 and platted as Lots A1 & 1A2, Block 32, City of Grapevine. The applicant was requesting a conditional use permit to allow the possession, storage, retail sales and on premise consumption of alcoholic beverages (wine only) in conjunction with a winery.

In the Commission's regular session, discussion was held regarding parking and whether the food prep area was a kitchen. There will be no cooking in the facility, food will be prepared at another location. Only a food warming, dishwashing and plating will take place in the food prep area. Dennis Luers moved to approve conditional use application CU15-23. Theresa Mason seconded the motion, which prevailed by the following vote:

Ayes: Hotelling, Fechter, Tiggelaar, Luers and Mason
Nays: Oliver and Martin

ITEM 17. CONDITIONAL USE APPLICATION CU15-25 POPEYE'S LOUISIANA KITCHEN

Next for the Commission to consider and make recommendation to City Council was conditional use application CU15-25 submitted by Mathew Thomas for property located at 601 East Northwest Highway and platted as Lot 3R1B1, Block 1, W R Boyd Center. The applicant was requesting a conditional use permit to allow a restaurant with drive-through service.

In the Commission's regular session, Theresa Mason moved to approve conditional use application CU15-25. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Martin, Tiggelaar, Luers and Mason
Nays: None

ITEM 18. FINAL PLAT LOTS 3R1B1 & 3R1B2, BLOCK 1, W R BOYD CENTER

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 3R1B1 & 3R1B2, Block 1, W R Boyd Center on property located at 701 East Northwest Highway. The applicant was final platting 2.240 acres for the development of a drive-through restaurant.

In the Commission's regular session Dennis Luers moved to approve the Statement of Findings and Final Plat Application of Lots 3R1B1 & 3R1B2, Block 1, W R Boyd Center. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Martin, Tiggelaar, Luers and Mason
Nays: None

ITEM 19. CONDITIONAL USE APPLICATION CU15-27 WING STOP

Next for the Commission to consider and make recommendation to City Council was conditional use application CU15-27 submitted by Kevin Parker for property located at 2150 West Northwest Highway #101 and platted as Lot 3A1, Grapevine Plaza. The

applicant was requesting a conditional use permit to allow the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer only) in conjunction with a restaurant.

In the Commission's regular session, Monica Hotelling moved to approve conditional use application CU15-27. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Martin, Tiggelaar, Luers and Mason
Nays: None

ITEM 20. FINAL PLAT LOTS 1AR, 2AR, 3 & 4, BLOCK 1, THE GATEHOUSE IN GRAPEVINE

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 1ar, 2ar, 3 & 4, Block 1, The Gatehouse in Grapevine on property located at the northeast corner of Westport and Stone Myers Parkway. The applicant was final platting 54.679 acres for the development of a commercial development.

In the Commission's regular session Theresa Mason moved to approve the Statement of Findings and Final Plat Application of Lots 1AR, 2AR, 3 & 4, Block 1, The Gatehouse in Grapevine. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Martin, Tiggelaar, Luers and Mason
Nays: None

ITEM 21. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the June 16, 2015, Planning and Zoning Meeting.

Jimmy Fechter moved to approve the June 16, 2015 Planning and Zoning Commission Meeting minutes with the following corrections – Item 10. Corrected to show the deliberation for 5 Star Subaru. Theresa Mason seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter and Mason
Nays: None
Abstain: Martin, Tiggelaar and Luers

WORKSHOP

ITEM 22. COMMUTER RAIL STATION AREA PLANNING

Next for the Commission to discuss was the strategy for commuter rail station area planning.

The Commission went over the summary of the previous meetings and has felt that it was on point and asked staff to schedule a joint workshop with the City Council in the fall.

ADJOURNMENT

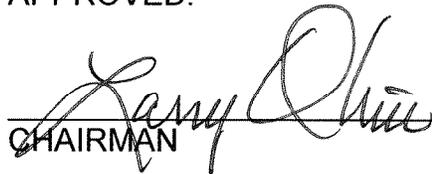
With no further business to discuss, Monica Hotelling moved to adjourn the meeting at 8:50 p.m. Jimmy Fechter seconded the motion which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Martin, Tiggelaar, Luers and Mason

Nays: None

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 18TH DAY OF AUGUST 2015.

APPROVED:


CHAIRMAN

ATTEST:


PLANNING TECHNICIAN

