

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 15<sup>th</sup> day of March 2016 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     | Vice-Chairman |
| Gary Martin    | Member        |
| Beth Tiggelaar | Member        |
| Theresa Mason  | Alternate     |
| Bob Tipton     | Alternate     |

constituting a quorum with Monica Hotelling, Jimmy Fechter and Dennis Luers absent and the following City Staff:

|                      |   |
|----------------------|---|
| Ron Stombaugh        | Development Services Assistant 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:

|                          |                                  |
|--------------------------|----------------------------------|
| Z16-02, CU16-03, PD16-02 | PERRY'S STEAKHOUSE               |
| CU16-01                  | MAIN STREET BREAD BAKING COMPANY |
| HL15-10                  | 421 WASHINGTON STREET            |

Chairman Oliver closed the Briefing Session at 7:24 p.m.

#### **JOINT PUBLIC HEARINGS**

Mayor Tate called the meeting to order at 7:36 p.m. in the City Council Chambers. Items 3-6 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 7:58 p.m.

ITEM 7, 8, 9. ZONE CHANGE APPLICATION Z16-02, CONDITIONAL USE APPLICATION CU16-03, PLANNED DEVELOPMENT OVERLAY PD16-02, PERRY'S STEAKHOUSE AND GRILLE

First for the Commission to consider and make recommendation to City Council was zone change application Z16-02, conditional use application CU16-03 and planned development overlay application PD16-02 submitted by John T. Evans Company Inc. for property located at 2400 West State Highway 114 and proposed to be platted as Lot 1, Block 1, Grapevine Plaza No. 2. The applicant was requesting to rezone 3.822 acres from "R-20" Single Family District to "CC" Community Commercial District for the development of a restaurant. The applicant was also requesting a conditional use permit to establish a restaurant with the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages), outside dining, outdoor speakers, a 40-foot pole sign, and additional signage. Lastly, the applicant was requesting a planned development overlay to deviate from but not be limited to a reduction in the landscaped buffer along the northern property line.

The applicant proposed to establish a 10,467 square foot Perry's Steakhouse & Grille on a 3.2 acre tract of land recently acquired from the Texas Department of Transportation (TxDOT) that was unused right-of-way no longer needed by the State.

Maximum seating will be provided for a total of 449 patrons—365 interior seats, 84 patio seats. Two outdoor patio areas were proposed along the eastern end of the restaurant; one was proposed to be utilized as a private dining room and the other for general dining. A total of five speakers were proposed in the outdoor patio area—two within the private patio area and the remaining three within the patio area for general dining. Required parking totals 150 spaces—the applicant provided 176 spaces.

The applicant was also requesting one 40-foot pole sign along the westbound State Highway 114 service road. The applicant was also proposing two monument signs along the two entrances to the site from Northwest Highway and the State Highway 114 service road, both of which are 6.5 feet in height and 65 square feet in size. Two directional signs were proposed internal to the site that are three feet in height and 18 square feet in size.

The applicant was also requesting a planned development overlay to reduce the landscaped area along a portion of the northern property line from the required ten feet to five feet. This area will be fully landscaped with Savannah Hollies that will be planted at six feet in height to provide a living barrier between the restaurant and the large parking area to the north.

In the Commission's regular session B J Wilson moved to approve zone change application Z16-02. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Martin, Tiggelaar, Mason and Tipton  
Nays: None

Theresa Mason moved to approve conditional use application CU16-03. B J Wilson seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Martin, Tiggelaar, Mason and Tipton  
Nays: None

B J Wilson moved to approve planned development overlay application PD16-02. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Martin, Tiggelaar, Mason and Tipton  
Nays: None

ITEM 10. FINAL PLAT APPLICATION LOT 1, BLOCK 1, GRAPEVINE PLAZA NO. 2

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 Plaza No. 2. The applicant was final platting 3.8215 acres for the development of a restaurant.

In the Commission's regular session B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lot 1, Block 1, Grapevine Plaza No. 2. Theresa Mason seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Martin, Tiggelaar, Mason and Tipton  
Nays: None

ITEM 11. CONDITIONAL USE APPLICATION CU16-01 MAIN STREET BREAD BAKING COMPANY

Next for the Commission to consider and make recommendation to City Council was conditional use application CU16-01 submitted by Fabien Goury for property located at 318 South Main Street and platted as Lots 18 & 19, Block 1, City of Grapevine. The applicant was requesting conditional use permit to amend the previously approved site

plan of C01-62 (Ord. 2001-89 for a restaurant with the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) specifically to modify and enlarge the floor plan.

The applicant intended to formally complete the Bakery's expansion into the remaining area formerly occupied by the frame shop which includes some fixed seating and installation of a full-service counter/bar that will not only serve alcohol but also a variety of coffee and tea based items for consumption. Total seating would increase from 86 seats (58 interior, 28 outside) when approved in 2001 to 127 seats (103 interior, 24 outside). Required parking based on the revised site plan is 43 spaces—an increase of 14 spaces from the previously required 29 from the 2001 floor plan. Since 2001 the City has created a 62 space parking lot at the southwest corner of Barton Street and West Texas Street just a short distance to the west from the rear entrance of the Bakery and a 33 space lot at the northeast corner of Jenkins and Worth Streets.

In the Commission's regular session Theresa Mason moved to approve conditional use application CU16-01. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Martin, Tiggelaar, Mason and Tipton  
Nays: None

ITEM 12. HISTORIC LANDMARK SUBDISTRICT HL15-10 421 WASHINGTON STREET

Next for the Commission to consider and make recommendation to City Council was historic landmark subdistrict HL15-10 submitted by Tru West Realty Inc. for property located at 421 Washington Street and platted as Lot 10, North Side Addition for property located at 421 Washington Street and platted as Lot 10, North Side Addition to be known as the Higgins-McGrue House.

In the Commission's regular session Theresa Mason moved to approve historic landmark subdistrict application HL15-10. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Martin, Tiggelaar, Mason and Tipton  
Nays: None

ITEM 13. FINAL PLAT APPLICATION LOTS 1-4, BLOCK B, KELLEY ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 1-4, Block B, Kelley Addition. The applicant was final platting 2.0 acres for the development of eight residential lots.

In the Commission's regular session B J Wilson moved to approve the Statement of

Findings and Final Plat Application of Lots 1-4, Block B, Kelley Addition. Theresa Mason seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Martin, Tiggelaar, Mason and Tipton  
Nays: None

ITEM 14. FINAL PLAT APPLICATION LOTS 1 & 2, BLOCK 1, KIMBALL GLEN

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, Kimball Glen. The applicant was final platting 0.88 acres for the development of two residential lots.

In the Commission's regular session B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 1 & 2, Block 1, Kimball Glen Addition. Theresa Mason seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Martin, Tiggelaar, Mason and Tipton  
Nays: None

ITEM 15. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the February 16, 2016, Planning and Zoning Meeting.

B J Wilson moved to approve the February 16, 2016 Planning and Zoning Commission Meeting as written. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Martin, Tiggelaar, Mason and Tipton  
Nays: None  
Abstain: Tipton

ADJOURNMENT

With no further business to discuss, Beth Tiggelaar moved to adjourn the meeting at 8:04 p.m. Gary Martin seconded the motion which prevailed by the following vote:

Ayes: Oliver, Wilson, Martin, Tiggelaar, Mason and Tipton  
Nays: None

PLANNING & ZONING COMMISSION  
MARCH 15, 2016

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE  
CITY OF GRAPEVINE, TEXAS ON THIS THE 19<sup>TH</sup> DAY OF APRIL 2016.

APPROVED:

  
\_\_\_\_\_  
CHAIRMAN

ATTEST:

  
\_\_\_\_\_  
PLANNING TECHNICIAN