

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 19<sup>th</sup> day of April 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
Monica Hotelling	Member
Jimmy Fechter	Member
Gary Martin	Member
Dennis Luers	Member
Theresa Mason	Alternate

constituting a quorum with Beth Tiggelaar and Bob Tipton 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:

Z16-04, CU16-09, PD16-03	GRAPEVINE BLUFFS
CU16-07	GAYLORD TEXAN
CU16-08	RIFLE DISTILLERY

Chairman Oliver closed the Briefing Session at 7:15 p.m.

**JOINT PUBLIC HEARINGS**

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 2-5 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 8:56 p.m.

ITEMS 6, 7, 8. ZONE CHANGE APPLICATION Z16-04, CONDITIONAL USE APPLICATION CU16-09, PLANNED DEVELOPMENT OVERLAY PD16-03, GRAPEVINE BLUFFS

First for the Commission to consider and make recommendation to City Council was zone change application Z16-04, conditional use application CU16-09 and planned development overlay application PD16-03 submitted by JLB Realty, LLC for property located at 3535 Corporate Drive and proposed to be platted as Lot 1, Block 1, Grapevine Bluffs. The applicant was requesting to rezone approximately 8.853 acres from "MXU" Mixed Use District and 10.222 acres from "CC" Community Commercial District to "R-MF" Multi-family District to allow for a 454 unit multi-family project. The applicant is also requesting a conditional use permit to vary from the district standards relative to density, front yard setback, building height, building separation, and off-street parking. A planned development overlay request is also proposed to include but not be limited to deviation from unit size, building length, and proximity to off-street parking.

At the February 16, 2016 meeting the applicant submitted zone change, conditional use, and planned development overlay requests on the subject property to develop a 472 unit multi-family project. All requests were ultimately denied without prejudice by both the Planning and Zoning Commission and the City Council with specific concerns focused on the western portion of the project relative to the arrangement of buildings and the large areas of parking between buildings and the lack of pedestrian connectivity throughout the site and walkability to future developments outside the project area.

The applicant's intends to develop a 454 unit, gated, multi-family project on the subject property that will have its main access from a yet-to-be-named "east-west" right-of-way located at the southern boundary of the property. A secondary access point will also be provided from another yet-to-be-named "northern" right-of-way that will connect to Grapevine Mills Boulevard North.

The unit mix was proposed as follows:

- 28 efficiency units ranging between 635-675 s.f.
- 258 one-bedroom units ranging between 700-1,090 s.f.
- 98 two-bedroom units ranging between 1,125-1,330 s.f.
- 14 three-bedroom units ranging between 1,600-1,690 s.f.
- 7 one-bedroom “townhouse” style units ranging between 915-995 s.f.
- 43 two-bedroom “townhouse” style units ranging between 1,450-1,595 s.f.
- 6 three-bedroom “townhouse” style units ranging between 2,040-2,095 s.f.

Utilizing the flexible design standards provision within the conditional use section of the “R-MF” Multi-family District regulations, the applicant proposed to vary from the following areas with the district:

- **Density:** The ordinance establishes a maximum of 20 dwelling units/acre. The applicant requested not to exceed 24 dwelling units/acre.
- **Front yard setback:** The ordinance established a minimum front yard setback of 40 feet along the street frontage. The applicant requested to establish a front yard setback of ten feet along the future “east-west” drive, 15 feet along the northern ROW and 30 feet along Grapevine Mills Parkway (F.M. 2499).
- **Building height:** The ordinance establishes a maximum height of two stories, not to exceed 35 feet. The applicant requested three stories not to exceed 44 feet for the three story structures proposed and four stories not to exceed 56 feet for the four story structures around the courtyard area.
- **Building separation:** The ordinance establishes a minimum building separation of 20 feet or the height of the structure, whichever is greater, between two unattached buildings. The applicant requested a minimum building separation of 20 feet.
- **Required parking:** The ordinance establishes a minimum of two off-street parking spaces per dwelling unit which in this instance would require 908 spaces. Based on the applicant’s parking study a proposed 1.8 spaces per unit was requested (821 spaces).

The applicant also intended to utilize the planned development overlay to deviate from the following requirements within the ordinance:

- **Minimum unit size:** The ordinance establishes a minimum size for efficiency, one-, two-, and three-bedroom units within a multi-family complex. Specifically, efficiency units can be no smaller than 600 s.f., one-bedroom units no smaller than 750 s.f., two-bedroom units no smaller than 900 s.f., and three-bedroom units no smaller than 1,000 s.f. The applicant proposed a minimum of 600 s.f. for efficiency units, a reduction to 700 s.f. for one-bedroom units, an increase to 1,125 s.f. for two-bedroom units, and an increase to 1,450 s.f. for three bedroom units.

- **Building length:** The ordinance establishes a maximum building length of 200 feet. The applicant proposed a maximum building length of 265 feet for those structures which comprise the courtyard in the center of the subject property.
- **Building separation and off-street parking:** The ordinance establishes a minimum 15 feet of building separation between structures and off-street parking/vehicle use areas. The applicant proposed to eliminate this requirement.

In the Commission's regular session Theresa Mason moved to approve zone change application Z16-04. B J Wilson seconded the motion, which prevailed by the following vote:

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

Theresa Mason moved to approve conditional use application CU16-09. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

Theresa Mason moved to approve planned development overlay application PD16-03. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

#### ITEM 9. FINAL PLAT APPLICATION LOT 1, BLOCK 1, GRAPEVINE BLUFFS

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 Bluffs. The applicant was final platting 22.354 acres for the development of a multi-family complex.

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

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

#### ITEM 10. CONDITIONAL USE APPLICATION CU16-07 GAYLORD TEXAN

Next for the Commission to consider and make recommendation to City Council was conditional use application CU16-07 submitted by RHP Property GT LP for property located at 1501 Gaylord Trail and platted as Lot 1, Opryland Addition. The applicant was requesting conditional use permit to amend the previously approved site plan of

CU13-30 (Ord. 2013-57) for a planned commercial center with a hotel and convention center, specifically to allow a nine story, 344,000 square foot hotel and ballroom expansion comprised of 90,500 square feet of conference area and 303 rooms.

The applicant intended to construct a nine story (approximately 112 feet in height) guest tower comprising 303 rooms and a 90,500 square foot ballroom/conference center space in an area between the existing north parking garage and the hotel proper.

In the Commission's regular session Monica Hotelling moved to approve conditional use application CU16-07. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

#### ITEM 11. CONDITIONAL USE APPLICATION CU16-08 RIFLE DISTILLERY

Next for the Commission to consider and make recommendation to City Council was conditional use application CU16-08 submitted by Justin Jackson for property located at 541 Industrial Boulevard #C and platted as Lot 4R, Grapevine Industrial Park. The applicant was requesting to allow the manufacture, possession, storage, sales and on-premise consumption of alcoholic spirits in conjunction with a distillery.

The applicant intended to develop a 4,500 square foot distillery (Rifle Distillery) within a portion of an existing 12,000 square foot single story industrial structure. The applicant envisioned opening the facility to the public for tours and tastings Monday through Friday 8:00 a.m. - 6:00 p.m. and Saturday 8:00 a.m. - 12:00 noon. Required parking for the proposed use is 21 - parking spaces; 35 parking spaces are provided.

In the Commission's regular session Dennis Luers moved to approve conditional use application CU16-08. Gary Martin seconded the motion, which prevailed by the following vote:

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

#### ITEM 12. 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 Theresa Mason moved to approve the Statement of Findings and Final Plat Application of Lots 1-2, Block 1, Kimball Glen. B J Wilson seconded the motion, which prevailed by the following vote:

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

ITEM 13. PRELIMINARY PLAT APPLICATION LOTS 1 & 2, BLOCK 1, MERCEDES BENZ

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, Mercedes Benz. The applicant was preliminary platting 50.579 acres for the development of Mercedes Benz distribution center and training facility.

In the Commission's regular session B J Wilson moved to approve the Statement of Findings and Preliminary Plat Application of Lots 1 & 2, Block 1, Mercedes Benz. Dennis Luers seconded the motion, which prevailed by the following vote:

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

ITEM 14. FINAL PLAT APPLICATION LOT 1, BLOCK 1, MERCEDES BENZ

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, Mercedes Benz. The applicant was final platting 31.211 acres for the development of Mercedes Benz distribution center and training facility.

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, Mercedes Benz. Dennis Luers seconded the motion, which prevailed by the following vote:

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

ITEM 15. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the March 15, 2016, Planning and Zoning Meeting.

B J Wilson moved to approve the March 15, 2016 Planning and Zoning Commission Meeting as written. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

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Next for the Commission to consider were the minutes of the March 24, 2016, Planning and Zoning Workshop.

Dennis Luers moved to approve the March 24, 2016 Planning and Zoning Commission Workshop as written. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

Next for the Commission to consider were the minutes of the March 29, 2016, Planning and Zoning Workshop.

Gary Martin moved to approve the March 29, 2016 Planning and Zoning Commission Workshop as written. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

ADJOURNMENT

With no further business to discuss, Monica Hotelling moved to adjourn the meeting at 9:08 p.m. B J Wilson seconded the motion which prevailed by the following vote:

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

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 17<sup>TH</sup> DAY OF MAY 2016.

APPROVED:

  
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CHAIRMAN

ATTEST:

  
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PLANNING TECHNICIAN