

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 17th day of May 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
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Theresa Mason	Alternate
Bob Tipton	Alternate

constituting a quorum with Jimmy Fechter 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 7:01 p.m.

BRIEFING SESSION

ITEM 1.

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

Z16-01 & PD16-01	AURA GRAPEVINE
CU16-12	JUDYPIE
SU16-01	LUCKY FOOT SPA

Chairman Oliver closed the Briefing Session at 7:22 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 2-6 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 8:48 p.m.

ITEMS 7 & 8, ZONE CHANGE APPLICATION Z16-01, PLANNED DEVELOPMENT OVERLAY PD16-01, AURA GRAPEVINE

First for the Commission to consider and make recommendation to City Council was zone change application Z16-01 and planned development overlay application PD16-01 submitted by Trinsic Acquisition Company for property located at 404 East Dallas Road and platted as Lot 1R, Block 2, Hilltop Addition. The applicant was requesting to rezone 5.08 acres from "LI" Light Industrial District to "CBD" Central Business District for the development of 250 multi-family residential units. The applicant is also requesting to establish a planned development overlay to deviate from but not be limited to the permitted uses within the "CBD" Central Business District by allowing a multi-family residential mixed use development, exceeding the height requirements of the district, and deviating from the parking requirements.

It was the applicant's intent to redevelop the subject site currently used as an industrial/manufacturing and warehousing facility and construct a two-building mixed use multi-family and retail-restaurant complex with its principal frontage facing to the west along Jean Street. A total of 250 residential units were proposed along with two retail-restaurant spaces comprising 5,446 and 6,039 square feet. Building "A" will have its principal frontage facing to the west along Jean Street and will contain 65 residential units, the mixed use restaurant-retail spaces, a fitness center, community office space and a four level parking structure containing 311 parking spaces. Building "B" will also primarily face to the west with its frontage along a public access easement (formerly Berry Street) and will contain 185 residential units, a leasing office and a four level parking structure containing 265 parking spaces.

The unit mix was proposed as follows:

- 27 efficiency units ranging between 608-682 s.f. (10.8%)
- 161 one bedroom units ranging between 750-967 s.f. (64.4%)
- 62 two bedroom units ranging between 1,008-1,372 s.f. (24.8%)

Staff determined that the most appropriate zoning for the request would be the CBD Central Business District. This would also allow the project to be appropriately placed on the property with building setbacks in harmony with current and possibly future development within the transit corridor. With that in mind, three specific planned development overlay deviations must be considered:

As the ordinance is currently written, the CBD Central Business District does not allow as a principal or conditional use, residential uses within the district. The applicant was requesting to allow the development of 250 residential units within the district.

The CBD Central Business District limits the height of structures to 30 feet. The applicant was requesting to allow the development of the two principal structures to a height of four stories not to exceed 70 feet.

Section 56, Off-Street Parking Requirements mandate two parking spaces per dwelling unit. The mixed use spaces, if developed as retail spaces would require one space per 200 s.f. plus an additional five spaces. This creates a required parking demand of approximately 563 spaces. The applicant proposed a parking ratio of 1.5 spaces per unit and one space per 61 s.f. of the mixed use space for a total of 564 spaces. The applicant will provide an additional 45 spaces to be utilized by area businesses on an as-needed basis. If one or both of the mixed use spaces is developed as a restaurant the additional 45 spaces provided will be still be sufficient to support the needs of the development.

In the Commission's regular session Dennis Luers moved to approve zone change application Z16-01. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Martin, Tiggelaar, Luers and Tipton
Nays: None

B J Wilson moved to approve planned development application PD16-01. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Martin, Tiggelaar, Luers and Tipton
Nays: None

ITEM 9. CONDITIONAL USE APPLICATION CU16-12 JUDYPIE

Next for the Commission to consider and make recommendation to City Council was conditional use application CU16-12 submitted by Dabcon Enterprises LLC for property located at 520 South Main Street #200 and platted as Lot 2R, Block 4, City of Grapevine Addition. The applicant was requesting to allow for the operation of a commercial bakery with retail sales and limited indoor seating within the CBD Central Business District.

B J Wilson moved to approve conditional use application CU16-12. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Martin, Tiggelaar, Luers and Tipton
Nays: None

ITEM 10. SPECIAL USE APPLICATION SU16-01 LUCKY FOOT SPA

Next for the Commission to consider and make recommendation to City Council was special use application SU16-01 submitted by Huijuan Pu for property located at 2011 West Northwest Highway #140 and platted as Lot 3R, Park & Wall Addition. The applicant was requesting a special use permit to amend the previously approved site plan of CU95-09 (Ord. 95-24) for a planned commercial center, specifically to allow massage services.

In the Commission's regular session Monica Hotelling moved to approve special use application SU16-01. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Martin, Tiggelaar, Luers and Tipton
Nays: None

ITEM 11. HISTORIC LANDMARK SUBDISTRICT HL16-02 ANNIE MCCOLLUM HOUSE

Next for the Commission to consider and make recommendation to City Council was historic landmark subdistrict application HL16-02 submitted by Simon Dirnberger for property located at 521 East Worth Street and platted as Lot 6, Block 108, College Heights. The applicant was requesting a historic landmark subdistrict designation for property located at 521 East Worth Street known as the Annie McCollum House.

In the Commission's regular session B J Wilson moved to approve historic landmark subdistrict designation application HL16-02. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Martin, Tiggelaar, Luers and Tipton
Nays: None

ITEM 15. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the April 19, 2016, Planning and Zoning Meeting.

PLANNING & ZONING COMMISSION
MAY 17, 2016

Dennis Luers moved to approve the April 19, 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 Luers
Nays: None
Abstain: Tiggelaar and Tipton

ADJOURNMENT

With no further business to discuss, B J Wilson moved to adjourn the meeting at 8:58 p.m. Gary Martin seconded the motion which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Martin, Tiggelaar, Luers and Tipton
Nays: None

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 21ST DAY OF JUNE 2016.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN