

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 June 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
Beth Tiggelaar	Member
Theresa Mason	Alternate
Bob Tipton	Alternate

constituting a quorum with 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 6:00 p.m.

BRIEFING SESSION

ITEM 1.

Planning Consultant, Scott Polikov of Gateway Planning discussed and answered questions regarding land use study efforts and multi-family use in future developments.

ITEM 2.

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

Z16-06	J J HALL ADDITION
CU16-14 & PD16-05	GRAPEVINE PORCHE
SU16-02	CHESAPEAKE ENERGY
HL16-03	622 EAST WALL STREET

HL16-04 626 EAST WALL STREET
HL16-05 503 EAST WORTH STREET
HL16-06 701 EAST WALL STREET

Chairman Oliver closed the Briefing Session at 7:25 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 3-11 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 8:22 p.m.

ITEM 12. ZONE CHANGE REQUEST Z16-06 - J J HALL ADDITION

First for the Commission to consider and make recommendation to City Council was zone change application Z16-06 submitted by Briar Pointe LP for property located at 210 & 216 North Starnes Street and platted as Lots L & M, J J Hall Addition. The applicant was requesting to rezone 0.642 acres from PO Professional Office District to R-5.0 Zero-Lot-Line District for the development of two single family homes.

Mr. Jeff Avery assured the City Council and Planning and Zoning Commission that they would make any new buyers aware of the new Braum's being built to the south.

In the Commission's regular session Monica Hotelling moved to approve zone change application Z16-06. Theresa Mason seconded the motion, which prevailed by the following vote:

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

ITEMS 13 & 14. CONDITIONAL USE APPLICATION CU16-14, PLANNED DEVELOPMENT OVERLAY PD16-05 - GRAPEVINE PORSCHE

Next for the Commission to consider and make recommendation to City Council was conditional use application CU16-14 and planned development overlay application PD16-05 submitted by gff Architects for property located at 1280 and 1300 Texan Trail and platted as Lots 1R and 2R, Block 1, Park Place Mercedes. The applicant was requesting a conditional use permit to amend the previously approved site plan of

CU13-15 (Ord. 13-33) for a planned commercial center in conjunction with an automotive dealership with sales and service of new and used vehicles specifically to include an additional dealership and allow for a 20 foot pylon sign. The applicant was also requesting a planned development overlay to deviate from, but not be limited to, a reduction in the masonry requirement from 70 % to 0%.

The applicant proposed to establish a new automotive dealership within the expanded parking area that was approved in 2013. Specifically a 61,755 s.f. Porsche dealership would be established on the site along with a 20 foot pylon sign (36 s.f. in size) along Texan Trail. With this phase of development, 317 parking spaces are required—the applicant has provided 1,098 spaces that will be utilized for inventory/display, service, customer, and employee parking. The applicant was also requesting a planned development overlay to reduce the 70 percent masonry requirement from 70 percent to zero percent. A combination of aluminum composite material (ACM) and pre-finished corrugated aluminum is proposed.

In the Commission’s regular session, B J Wilson moved to approve conditional use application CU16-14. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

Gary Martin moved to approve planned development overlay application PD16-05. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 15. FINAL PLAT APPLICATION LOTS 1R AND 2R, BLOCK 1, PARK PLACE MERCEDES 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 1R and 2R, Block 1, Park Place Mercedes Addition. The applicant was final platting 34.479 acres for the development of a Porsche dealership.

In the Commission’s regular session B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 1R & 2R, Block 1, Park Place Mercedes Addition. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

ITEM 16. SPECIAL USE APPLICATION SU16-02 - CHESAPEAKE ENERGY

Next for the Commission to consider and make recommendation to City Council was special use application SU16-02 submitted by Chesapeake Energy for property located at 3015 East Grapevine Mills Circle and platted as Lots 1 A & 1B, Block 1, Grapevine Mills Wells Addition. The applicant was requesting a special use permit to amend the previously approved site plan of SU09-06 (Ord. 09-48) for gas well drilling and production in a nonresidential zoning district, specifically to allow the "frac" pond (fresh water pond) to be re-designated as a fresh water pond and be allowed to remain on site.

Since June 2012 the Site Plan Review Committee has on an annual basis, as allowed by ordinance, allowed the frac pond to remain. With this request the applicant was asking for the frac pond to be re-classified as a fresh water pond and be separated from any association with the drilling process and therefore eliminate the need for annual consideration by the Site Plan Review Committee. The applicant is currently marketing the remaining property and if the pond is re-classified, it will be left to the new owner to decide the fate of the pond, i.e. whether it can be considered an amenity to remain, or drained and reclaimed for future development. If the request to re-classify the pond is approved, no future fracturing operations will be permitted without the approval of a special use permit by the City Council.

In the Commission's regular session Monica Hotelling moved to deny special use application SU16-02. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

ITEM 17. HISTORIC LANDMARK SUBDISTRICT HL16-03 - 622 EAST WALL STREET

Next for the Commission to consider and make recommendation to City Council was historic landmark subdistrict application HL16-03 submitted by Copper Street Homes for property located at 622 East Wall Street and platted as Lot 6, Block 101, College Heights. The applicant was requesting a historic landmark subdistrict designation.

In the Commission's regular session Monica Hotelling moved to approve historic landmark subdistrict designation application HL16-03. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

ITEM 18. HISTORIC LANDMARK SUBDISTRICT HL16-04 - 626 EAST WALL STREET

Next for the Commission to consider and make recommendation to City Council was historic landmark subdistrict application HL16-04 submitted by Copper Street Homes for property located at 626 East Wall Street and platted as Lot 7, Block 101, College Heights. The applicant was requesting a historic landmark subdistrict designation.

In the Commission's regular session Theresa Mason moved to approve historic landmark subdistrict designation application HL16-04. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 19. HISTORIC LANDMARK SUBDISTRICT HL16-05 – 503 EAST WORTH STREET

Next for the Commission to consider and make recommendation to City Council was historic landmark subdistrict application HL16-05 submitted by Neil & Lorie Payne for property located at 503 East Worth Street and platted as Lots 1, 2 and West ½ of 3, Block 108, College Heights. The applicant was requesting a historic landmark subdistrict designation.

In the Commission's regular session B J Wilson moved to approve historic landmark subdistrict designation application HL16-05. Theresa Mason seconded the motion, which prevailed by the following vote:

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

ITEM 20. HISTORIC LANDMARK SUBDISTRICT HL16-06 – 701 EAST WALL STREET

Next for the Commission to consider and make recommendation to City Council was historic landmark subdistrict application HL16-06 submitted by Maykus Custom Homes for property located at 701 East Wall Street and legally described as Tracts 51A & 51C1, Abstract 946, Archibald F Leonard Survey. The applicant was requesting a historic landmark subdistrict designation.

In the Commission's regular session B J Wilson moved to approve historic landmark subdistrict designation application HL16-06. Gary Martin seconded the motion, which prevailed by the following vote:

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

ITEM 21. FINAL PLAT APPLICATION LOT 1R, BLOCK 1, MUSTANG 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 1R, Block 1, Mustang Addition. The applicant was final platting 7.46 acres to allow additional parking for the apartment complex.

In the Commission's regular session B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lot 1R, Block 1, Mustang Addition. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 22. FINAL PLAT APPLICATION LOT 1, BLOCK 1, TST IMPRESO 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, TST Impreso Addition. The applicant was final platting 34.479 acres for the development of a Porsche dealership.

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, TST Impreso Addition. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

ITEM 23. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the May 17, 2016, Planning and Zoning Meeting.

Beth Tiggelaar moved to approve the May 17, 2016, Planning and Zoning Commission Meeting as written. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ADJOURNMENT

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 8:27 p.m. Monica Hotelling seconded the motion which prevailed by the following vote:

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

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 19TH DAY OF JULY 2016.

APPROVED:


CHAIRMAN

ATTEST:


PLANNING TECHNICIAN