

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 20th day of September 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
Dennis Luers	Member
Teresa Mason	Alternate
Robert Rainwater	Alternate

constituting a quorum 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. 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. Gary Martin seconded the motion, which prevailed by the following vote:

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

Monica Hotelling 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
Nays: None
Abstain: Wilson

ITEM 2.

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

CU16-22, PD16-07	RENAISSANCE HOTEL
CU16-23, PD16-08	HILTON GARDEN INN
Z16-07, CU16-24, PD16-09	JEFFERSON SILVER LAKE APARTMENTS
CU16-11, PD16-06	GATEWAY 48
CU16-20	GRAPEVINE/COLLEYVILLE ISD
Z16-08	BRADLEY/POWERS

Chairman Oliver closed the Briefing Session at 7:28 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:31 p.m. in the City Council Chambers. Items 3-10 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 10:14 p.m.

ITEM 11 & 12. CONDITIONAL USE APPLICATION CU16-22, PLANNED DEVELOPMENT OVERLAY APPLICATION PD16-07 RENAISSANCE HOTEL

First for the Commission to consider and make recommendation to City Council was conditional use permit application CU16-22 and planned development overlay application PD16-07 submitted by Mehul Patel for property located at 2225 Bass Pro Court and proposed to be platted as Lot 2, Block 1, Silver Lake Crossings. The applicant was requesting a conditional use permit to establish a 300 room hotel with the possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a restaurant, outdoor patio seating, outdoor speakers, and an increase in height. The applicant was also

requesting a planned development overlay to deviate from but not be limited to reduction in the amount of parking provided below what is required by ordinance.

With this request the applicant intended to develop a nine story, 300 room Renaissance Hotel on the subject tract that is part of the planned commercial center established with the TownePlace Suites/Marriott Courtyard/Hilton Garden Inn hotel complex located immediately adjacent to the south. All guestrooms meet or exceed the minimum 380 s.f. room size requirement. The applicant is also providing 19,687 s.f. of conference space and a restaurant in excess of 4,000 s.f. with seating for 150 patrons. A 2,934 s.f. swimming pool was also proposed therefore meeting all ordinance requirements for new hotel development within the city.

As part of the conditional use process the applicant proposed to establish an outdoor patio area with outdoor speakers that will be on a lower level from the main lobby looking towards the lake to the northeast. Also through the conditional use process the applicant is seeking to exceed the height maximum of 50 feet for the district to allow for the nine story (114 feet) to be developed on the site.

Relative to the planned development overlay request, the applicant proposed a reduction in the amount of parking provided from a required 500 spaces to 280 spaces. A parking study recommended a reduction in the parking provided given the high number of guests that will arrive at the hotel through shuttle service from the D/FW Airport or in situations where demand exceeds the available spaces, guests would be shuttled from other auxiliary parking areas.

After further consideration of the overall parking scenario relative to both hotels, the applicant proposed increasing the number of spaces provided from 0.8 spaces per room to 1.0 spaces per room or 450 spaces relative to the conjoined TownePlace Suites/Marriott Courtyard/Hilton Garden Inn Hotel. The additional spaces as well as those associated with the adjacent hotel will be contained within a parking structure that will be constructed within the basic confines of the main parking area for the Renaissance Hotel.

In the Commission's regular session Dennis Luers moved to approve conditional use application CU16-22. Discussion was held regarding the addition of a parking garage. Dennis Luers amended his motion to approve conditional use application CU16-22 with the condition of approval of the site plan for the parking garage. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

Dennis Luers amended his motion to table conditional use application CU16-22 to October 18, 2016. Monica Hotelling amended her second, which prevailed by the following vote:

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

B J Wilson moved to approve planned development overlay application PD16-07 with the condition of approval of the site plan for the parking garage. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

B J Wilson amended her motion to table planned development overlay application PD16-07 to October 18, 2016. Monica Hotelling amended her second, which prevailed by the following vote:

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

ITEM 13. PRELIMINARY PLAT APPLICATION LOT 2, BLOCK 1, SILVER LAKE CROSSINGS

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Preliminary Plat Application of Lot 2, Block 1, Silver Lake Crossings. The applicant was preliminary platting 21.6 acres for the development of a 300 room hotel.

In the Commission's regular session B J Wilson moved to deny the Statement of Findings and Preliminary Plat Application of Lot 2, Block 1, Silver Lake Crossings. Theresa Mason seconded the motion, which prevailed by the following vote:

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

ITEM 14. FINAL PLAT APPLICATION LOT 2, BLOCK 1, SILVER LAKE CROSSINGS

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lot 2, Block 1, Silver Lake Crossings. The applicant was final platting 21.6 acres for the development of a 300 room hotel.

In the Commission's regular session B J Wilson moved to deny the Statement of Findings and Final Plat Application of Lot 2, Block 1, Silver Lake Crossings. Theresa Mason seconded the motion, which prevailed by the following vote:

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

ITEM 15 & 16. CONDITIONAL USE APPLICATION CU16-23, PLANNED DEVELOPMENT OVERLAY APPLICATION PD16-08 HILTON GARDEN INN

Next for the Commission to consider and make recommendation to City Council was conditional use permit application CU16-23 and planned development overlay application PD16-08 submitted by Mehul Patel for property located at 2200 Bass Pro Court and proposed to be platted as Lot 1A, Block 1, Silver Lake Crossings. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU13-33 (Ord.13-60) for a planned commercial center in conjunction with a 300 room co-branded hotel with on-premise alcohol beverage sales, building height in excess of 50 feet and a 20 foot pylon sign, specifically to allow for a 150 room expansion (Hilton-Garden Inn) and increase in height for the expansion, and to increase the size of the planned commercial center. The applicant was also seeking a planned development overlay to deviate from but not be limited to reduction in the amount of parking provided below that required by ordinance.

With this request the applicant intended to add a third brand, the Hilton Garden Inn, to the two existing conjoined hotels on the site. This 150 room expansion will bring the total room count on this property to 450 rooms along with 5,000 s.f. of additional meeting space bringing that total to 15,000 s.f. of meeting space on site. A small lounge/restaurant space area comprised of 25 seats was also proposed. All rooms in the proposed expansion exceed the minimum 380 s.f. minimum room size requirement. This expansion will be of similar height to the existing hotel, six stories (69 feet), and can exceed the 50 foot height limitation for the district through the conditional use process. The applicant was also proposing to expand the size of the planned commercial center to include the property to the immediate north (the proposed Renaissance Hotel site) and undeveloped property to the northeast at the northeast corner of Bass Pro Court and State Highway 26.

The applicant was also requesting a planned development overlay to allow a reduction in the amount of parking provided from a required 717 spaces to 394 spaces. A parking study recommended a reduction in the parking provided given the high number of guests that will arrive at the hotel through shuttle service from the D/FW Airport or in situations where demand exceeds the available spaces, guests will be shuttled from other auxiliary parking areas.

After further consideration of the overall parking scenario relative to both hotels, the applicant proposed increasing the number of spaces provided from 0.8 spaces per room to 1.0 spaces per room or 450 spaces relative to the conjoined TownPlace Suites/Marriott Courtyard/Hilton Garden Inn Hotel. The additional spaces as well as those associated with the adjacent hotel will be contained within a parking structure that will be constructed within the basic confines of the main parking area for the Renaissance Hotel.

In the Commission's regular session Monica Hotelling moved to approve conditional use application CU16-23. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

Monica Hotelling moved to approve planned development overlay application PD16-08. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

ITEM 17, 18 19 - ZONE CHANGE APPLICATION Z16-07, CONDITIONAL USE APPLICATION CU16-24, PLANNED DEVELOPMENT OVERLAY APPLICATION PD16-09 – JEFFERSON SILVER LAKE

Next for the Commission to consider and make recommendation to City Council was zone change application Z16-07, conditional use permit application CU16-24 and planned development overlay application PD16-09 submitted by Miller Sylvan for property located at 1775 State Highway 26 and proposed to be platted as Lot 1A1, Block 1, The Bluffs of Grapevine. The applicant was requesting to rezone 13.58 acres from CC Community Commercial District to R-MF Multi-Family District for the development of 359 multi-family units. The applicant is also requesting a conditional use permit to vary from the district standards relative to density, height, front yard setback and parking. A planned development overlay request is also proposed to deviate from but not be limited to standards relative to building length, building setback relative to parking/vehicle uses, building separation, and landscaped setback.

With these requests the applicant proposed the development of 359 multi-family units on a 13.58 acre tract of land with primary access from Bass Pro Court and secondary access from a right-in, right-out only drive from State Highway 26. Access to the property will not be secured—each building will have its own controlled access to provide security for the residents.

The following is the proposed unit mix:

- 53 efficiency units ranging between 625-700 s.f.
- 194 one-bedroom units ranging between 750-1,006 s.f.
- 92 two-bedroom units ranging between 1,027-1,291 s.f.
- 20 three-bedroom "brownstone" style units each 1,945 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 is requesting not to exceed 26.4 dwelling units/acre.
- **Building height:** The ordinance establishes a maximum height of two stories, not to exceed 35 feet. The applicant is requesting three stories not to exceed 45 feet for the three story structures proposed (all structures except building number 3) and four stories not to exceed 55 feet for building number 3.
- **Front yard setback:** The ordinance established a minimum front yard setback of 40 feet along the street frontage. The applicant is requesting to establish a front yard setback of 25 feet along Bass Pro Court.
- **Required parking:** The ordinance establishes a minimum of two off-street parking spaces per dwelling unit which in this instance would require 718 spaces. Based on the applicant's parking study a proposed 1.6 spaces per unit is requested (588 spaces).

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

- **Building length:** The ordinance establishes a maximum building length of 200 feet. This also applies to any cluster of attached buildings unless there is a deflection angle of at least 20 degrees and under no circumstances shall a cluster of buildings exceed 250 feet in length. The applicant proposes a maximum building length of 300 feet and an increase of the deflection angle of 40 degrees, with a maximum building length of 800 feet in length.
- **Building setback 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 is proposing to eliminate this requirement.
- **Building separation:** The ordinance establishes a minimum distance between two buildings at 20 feet or the height of the structure whichever is greater. Whenever two structures are arranged face-to-face or back-to-back the minimum distance shall be 50 feet. The applicant is proposing a minimum 20 feet of separation and 40 feet of separation when structures are arranged face-to-face or back-to-back.
- **Landscaping:** The ordinance establishes a minimum 10 foot landscaping setback be established between parking/vehicle uses and adjoining properties. The applicant is requesting eliminating this requirement for a joint access easement between the subject property and the adjoining property to the southeast.

In the Commission's regular session Monica Hotelling moved to table zone change application Z16-07 to October 18, 2016 in order to provide revisions to the elevations and provide a right out only turn onto State Highway 26. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

Nays: None

Monica Hotelling moved to table conditional use application CU16-24 to October 18, 2016 in order to provide revisions to the elevations and provide a right out only turn onto State Highway 26. Dennis Luers seconded the motion, which prevailed by the following vote:

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

Monica Hotelling moved to table planned development overlay application PD16-09 to October 18, 2016 in order to provide revisions to the elevations and provide a right out only turn onto State Highway 26. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

ITEM 20. FINAL PLAT APPLICATION LOTS 1A1 AND 1A2, BLOCK 1, THE BLUFFS AT 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 1A1 and 1A2, Block 1, The Bluffs at Grapevine. The applicant was final platting 17.910 acres for the development of an apartment complex.

In the Commission's regular session B J Wilson moved to deny the Statement of Findings and Final Plat Application of Lots 1A1 and 1A2, Block 1, The Bluffs at Grapevine. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEMS 21 & 22. CONDITONAL USE APPLICATION CU16-11 AND PLANNED DEVELOPMENT OVERLAY APPLICATION PD16-06 GATEWAY 48

Next for the Commission to consider and make recommendation to City Council was conditional use application CU16-11 and planned development overlay application PD16-06 submitted by Walt McMennamy for property located at 5351 William D Tate Avenue and platted as Lot 2, Block 1, Mulberry Square. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU95-01 (Ord. 95-09) to allow the possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a convenience store with gasoline sales, a car wash and two 20-foot pole signs, specifically to allow a new car wash, vacuum station, a 195-square foot restroom expansion, revised floor plan and

revised exterior elevations. A planned development overlay was also proposed to deviate from, but not be limited to, a reduction to the side yard setback and reduced perimeter landscaping.

In the Commission's regular session Monica Hotelling moved to approve conditional use application CU16-11. Gary Martin seconded the motion, which prevailed by the following vote:

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

Monica Hotelling moved to approve planned development overlay application PD16-06. Gary Martin seconded the motion, which prevailed by the following vote:

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

ITEM 23. CONDITIONAL USE APPLICATION CU16-20 GRAPEVINE/COLLEYVILLE
ISD

Next for the Commission to consider and make recommendation to City Council was conditional use application CU16-20 submitted by Huckabee and Associates for property located at 4344 and 4340 Heritage Avenue and proposed to be platted as Lot 1, Block 1, Minters Chapel United Methodist Church. The applicant was requesting a conditional use permit to allow for a public, non-profit educational institutional use in the R-20 Single Family District.

In the Commission's regular session B J Wilson moved to approve conditional use application CU16-20. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 24. ZONE CHANGE APPLICATION Z16-08 – BRADLEY POWERS ADDITION

Next for the Commission to consider and make recommendation to City Council was zone change application Z16-08 submitted by John Bradley for property located at 204 and 206 South Church Street and proposed to be platted as Lots 1-3, Block A, Bradley Powers. The applicant was requesting to rezone 0.534 acres from CN Neighborhood Commercial to R-5.0 Zero-Lot-Line District for the development of three, single family lots.

In the Commission's regular session Monica Hotelling moved to approve zone change application Z16-08. B J Wilson seconded the motion, which prevailed by the following vote:

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

ITEM 25. FINAL PLAT APPLICATION LOTS 1R1, 1R2, 1R3, BLOCK 1, FIRST UNITED METHODIST CHURCH OF 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 1R1, 1R2, 1R3 Block 1, First United Methodist Church of Grapevine. The applicant was final platting 5.961 acres for the development of three lots.

In the Commission's regular session B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 1R1, 1R2, 1R3, Block 1, First United Methodist Church of Grapevine. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 26. CONSIDERATION OF MINUTES

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

Dennis Luers moved to approve the August 16, 2016, Planning and Zoning Commission Meeting as written. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ADJOURNMENT

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 10:48 p.m. Monica Hotelling seconded the motion which prevailed by the following vote:

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

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 20TH DAY OF SEPTEMBER 2016.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN

