

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 19th day of June 2018 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

B J Wilson	Vice-Chairman
Monica Hotelling	Member
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Robert Rainwater	Alternate

constituting a quorum with Larry Oliver and Jimmy Fechter absent and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
John Robertson	Engineering Manager
Albert Triplett, Jr.	Planner II
Susan Batte	Planning Technician

CALL TO ORDER

Vice-Chairman Wilson called the meeting to order at 7:00 p.m.

BRIEFING SESSION

ITEM 1.

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

Z18-03/PD18-02	RESERVE AT BEAR CREEK
Z18-04	424 BALL STREET
CU18-16	CLASSIC MEDIUM DUTY TRUCK FACILITY

Vice-Chairman Wilson closed the Briefing Session at 7:10 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

Vice-Chairman Wilson called the Planning and Zoning Commission deliberation session to order at 8:23 p.m.

ITEM 6. ZONE CHANGE REQUEST Z18-03 - RESERVE AT BEAR CREEK

First for the Commission to consider and make recommendation to City Council was zone change application Z18-03 submitted by GV Bear Creek Land Partners for property located at 4201 State Highway 360 and platted as Lots 1-21, 22X and Lots 23-43, 44X, Block 1, Lots 1-5, 6X and Lots 7-10, 11X, Lots 12-16, 17X, Block 2, Lots 1-5, 6X and Lots 7-11, 12X, Lots 13-15, 16X, Block 3, Reserve At Bear Creek. The applicant was requesting to rezone 13.565 acres from R-7.5 Single Family District to R-TH Townhouse District for the development of a 69-unit townhouse development.

In the Commission's deliberation session, Monica Hotelling moved to approve zone change application Z18-03. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Wilson, Hotelling, Martin, Tiggelaar, Luers and Rainwater
Nays: None

ITEM 7. PLANNED DEVELOPMENT OVERLAY PD18-02 - RESERVE AT BEAR CREEK

Next for the Commission to consider and make recommendation to City Council was planned development overlay application PD18-02 submitted by GV Bear Creek Land Partners for property located at 4201 State Highway 360 and platted as Lots 1-21, 22X and Lots 23-43, 44X, Block 1, Lots 1-5, 6X and Lots 7-10, 11X, Lots 12-16, 17X, Block 2, Lots 1-5, 6X and Lots 7-11, 12X, Lots 13-15, 16X, Block 3, Reserve At Bear Creek. The applicant was requesting a planned development overlay to deviate from, but not be limited to lot size, side yard setback, front yard setback, lot width, lot depth, maximum building height, and to allow front entry garages for lots less than 40 feet in width.

In the Commission's deliberation session, Monica Hotelling moved to approve planned development overlay PD18-02 with the conditions that the letter from DFW Airport will

be adhered to and including the park dedication letter planned development overlay application PD18-02. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Wilson, Hotelling, Martin, Tiggelaar, Luers and Rainwater
 Nays: None

ITEM 8. PRELIMINARY PLAT RESERVE AT BEAR CREEK

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Preliminary Plat Application of Reserve at Bear Creek. The applicant was preliminary platting 13.646 acres for a 69-unit townhome development.

In the Commission's deliberation session, Dennis Luers moved to approve the Statement of Findings and Preliminary Application of Reserve at Bear Creek Addition. Robert Rainwater seconded the motion, which prevailed by the following vote:

Ayes: Wilson, Hotelling, Martin, Tiggelaar, Luers and Rainwater
 Nays: None

ITEM 9. ZONE CHANGE APPLICATION Z18-04 – 424 BALL STREET

Next for the Commission to consider and make recommendation to City Council was zone change application Z18-04 submitted by Don Porter for property located at 424 Ball Street and platted as Lot 1, Block 1, Bannister. The applicant was requesting to rezone approximately 0.8221 acres from R-7.5 Single Family District to R-20 Single Family District.

In the Commission's deliberation session, Monica Hotelling moved to approve zone change application Z18-04. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Wilson, Hotelling, Martin, Tiggelaar, Luers and Rainwater
 Nays: None

ITEM 10. CONDITIONAL USE APPLICATION CU18-16 – CLASSIC MEDIUM DUTY TRUCK FACILITY

Next for the Commission to consider and make recommendation to City Council was conditional use application CU18-16 submitted by Speed Fab Crete for property located at 2501 William D Tate Avenue, Building C and platted as Lot 1R2A, Block 1R1, Classic Hummer. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU02-49 (Ord. 2002-88) for a planned commercial center for an automotive dealership with the sale and repair of new and used vehicles, specifically to allow for a 5,760 square foot medium-duty truck facility.

In the Commission's deliberation session, Dennis Luers moved to approve conditional use application CU18-16. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Wilson, Hotelling, Martin, Tiggelaar, Luers and Rainwater
Nays: None

ITEM 11. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the May 15, 2018, Planning and Zoning Public Hearing.

Gary Martin moved to approve the May 15, 2018 Planning and Zoning Public Hearing minutes. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Wilson, Hotelling, Martin, Tiggelaar, Luers and Rainwater
Nays: None

ADJOURNMENT

With no further business to discuss, Vice-Chairman Wilson adjourned the meeting at 8:29 p.m.

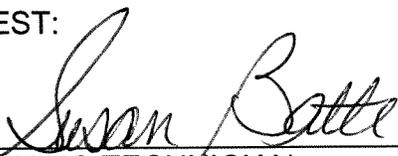
PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 17th DAY OF JULY 2018.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN