

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 February 2019 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
Robert Rainwater	Alternate
Traci Hutton	Alternate

constituting a quorum with Dennis Luers 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

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:

CU18-21	GRAPEVINE SOCCER COMPLEX
CU19-01	THE NOVUS ACADEMY
CU19-02	THE SHOPS AT GRAPEVINE CROSSING
SU18-04	ONCOR VINEYARD SWITCHING STATION
AM19-01	TRANSIT DISTRICT OVERLAY

Chairman Oliver closed the Briefing Session at 7:30p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 2-8 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 deliberation session to order at 9:00 p.m.

ITEM 9. PRELIMINARY PLAT, GRAPEVINE HILL ADDITION

First for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Preliminary Plat Application of Lots 1-5, Block 1, and Lots 1-5, Block 2, Grapevine Hill Addition. The applicant was preliminary platting 1.46 acres for the development of 10 residential lots.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Preliminary Plat Application of Lots 1-5, Block 1, and Lots 1-5, Block 2, Grapevine Hill Addition. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 10. FINAL PLAT, GRAPEVINE HILL 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 1-5, Block 1, and Lots 1-5, Block 2, Grapevine Hill Addition. The applicant was final platting 1.46 acres for the development of 10 residential lots.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 1-5, Block 1, and Lots 1-5, Block 2, Grapevine Hill Addition. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 11. CONDITIONAL USE APPLICATION CU18-21 – GRAPEVINE SOCCER COMPLEX

Next for the Commission to consider and make recommendation to City Council was conditional use application CU18-21 submitted by Holtman Design Group for property located at 3451 Foxfire Lane and proposed to be platted as Lot 1, Block 1, Grapevine Soccer Complex. The applicant was requesting a conditional use permit to allow for the development of a soccer field complex with stadium lighting on approximately 18.929 acres.

In the Commission's deliberation session, discussion was held regarding the need for additional parking and security fencing. Monica Hotelling moved to deny CU18-21 without prejudice. B J Wilson seconded the motion, which prevailed by the following vote:

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

ITEM 12. FINAL PLAT – GRAPEVINE SOCCER COMPLEX 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, Grapevine Soccer Complex. The applicant was final platting 18.929 acres for the development of a soccer field complex.

In the Commission's deliberation session, B J Wilson moved to deny the Statement of Findings and Final Plat Application of Lot 1, Block 1, Grapevine Soccer Complex Addition. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 13. CONDITIONAL USE APPLICATION CU19-01 – THE NOVUS ACADEMY

Next for the Commission to consider and make recommendation to City Council was conditional use application CU19-01 submitted by T Howard and Associates for property located at 3400 William D. Tate Avenue and is platted as Lot 1, Block 1, Grapevine II. The applicant was requesting a conditional use permit to allow for a private school in the "CC" Community Commercial District.

The applicant requested to table CU19-01 to the March 19, 2019 public hearing.

In the Commission's deliberation session, Monica Hotelling moved to table CU19-01 to the March 19, 2019 public hearing. B J Wilson seconded the motion, which prevailed by the following vote:

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

ITEM 14. CONDITIONAL USE APPLICATION CU19-02 – THE SHOPS AT GRAPEVINE CROSSING

Next for the Commission to consider and make recommendation to City Council was conditional use application CU19-02 submitted by Billingsley Company for property located at 3540, 3550 and 3580 North Grapevine Mills Boulevard and platted as Lots 1A1, 2A, 3A1, 5AR1A, 5AR2, Block A, Grapevine Mills Crossing. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU18-08 (Ord. 18-37) for a master site development plan specifically to amend the square footage and elevations of the previously approved retail space, provide for additional on-premise signage, and allow for gasoline sales, and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a convenience store.

In the Commission's deliberation session, B J Wilson moved to approve CU19-02. Gary Martin seconded the motion, which prevailed by the following vote:

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

ITEM 15. SPECIAL USE APPLICATION SU18-04 – ONCOR VINEYARD SWITCHING STATION

Next for the Commission to consider and make recommendation to City Council was special use application SU18-04 submitted by Oncor for property located at 1057 Texan Trail and platted as Lot 1, Block 1, Vineyard Switch Addition. The applicant was requesting a special use permit to allow the development of a public utility distribution facility and associated equipment.

In the Commission's deliberation session, B J Wilson moved to approve CU19-02. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Martin, Tiggelaar and Hutton
Nays: Fechter

ITEM 16. PRELIMINARY PLAT – AIRPORT CROSSING JV WELLS

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 and 2, Block 2, Airport Crossing JV Wells. The applicant was preliminary platting 41.02 acres for the development of a switch station.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Preliminary Plat Application of Lots 1 and 2, Block 2, Airport Crossing JV Wells. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Martin, Tiggelaar and Hutton
Nays: Fechter

ITEM 17. AM19-01 – SECTION 41B. TRANSIT DISTRICT OVERLAY TO THE GRAPEVINE COMPREHENSIVE ZONING ORDINANCE

Next for the Commission to consider and make recommendation to the City Council was the addition of Section 41B. Transit District Overlay to the Grapevine Comprehensive Zoning Ordinance.

As commuter rail became a reality, City Council authorized staff to create a zoning overlay which would be optional to the property owners.

The property owners will be able to develop their property as permitted by the Zoning Ordinance under their existing zoning, but that the overlay will contain enough incentives and benefits that they would choose to use it. The document focuses heavily on pedestrian elements, encourages diverse uses, and provides the opportunity for unique moderate to high density owner occupied residential products that are not available anywhere else in Grapevine. There are also extensive architectural standards that will ensure both pleasing and enduring buildings and shared parking areas

In the Commission's deliberation session, Monica Hotelling moved to approve AM19-01 with the addition of irrigation systems for landscape. Staff will also look at developing additional language for street vendors at a later date. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

ITEM 18. FINAL PLAT – LOTS 1-5, BLOCK 1R 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 1-5, Block 1R, Kimball

Glen. The applicant was final platting 1.426 acres for the development five single family residential lots.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 1-5, Block 1R, Kimball Glen. Gary Martin seconded the motion, which prevailed by the following vote:

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

ITEM 19. PRELIMINARY PLAT – LOTS 1-8, BLOCK 1, STATHAM ESTATES

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Preliminary Plat Application of Lots 1-8, Block 1, Statham Estates. The applicant was final platting 1.76 acres for the development eight single family residential lots.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Preliminary Plat Application of Lots 1-8, Block 1, Statham Estates. Gary Martin seconded the motion, which prevailed by the following vote:

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

ITEM 20. FINAL PLAT – LOTS 1-8, BLOCK 1, STATHAM ESTATES

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 1-8, Block 1, Statham Estates. The applicant was final platting 1.76 acres for the development eight single family residential lots.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 1-8, Block 1, Statham Estates. Gary Martin seconded the motion, which prevailed by the following vote:

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

ITEM 21. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the January 15, 2019, Planning and Zoning Public Hearing.

B J Wilson moved to approve the January 15, 2019 Planning and Zoning Public Hearing minutes as written. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

ADJOURNMENT

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 9:22 p.m. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 19TH DAY OF MARCH 2019.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN

