

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 19<sup>th</sup> day of March 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
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Robert Rainwater	Alternate
Traci Hutton	Alternate

constituting a quorum with 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

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:

CU19-01	THE NOVUS ACADEMY
Z19-01	222 LUCAS STREET
Z19-02	717 & 721 EAST WALL STREET
CU19-03	MAIN STREET BREAD BAKING COMPANY
HL18-04	409 EAST WORTH STREET

Chairman Oliver closed the Briefing Session at 7:17 p.m.

**JOINT PUBLIC HEARINGS**

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 2-7 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 8:50 p.m.

ITEM 8. CU19-01 – THE NOVUS ACADEMY

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

In the Commission's deliberation session, discussion was held regarding traffic spilling out onto the public roadways. Beth Tiggelaar moved to approve conditional use application CU19-01 with the condition that the applicant shall establish and maintain a plan that avoids queuing or stacking of vehicles on public roadways. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 9. Z19-01 – 222 LUCAS DRIVE

Next for the Commission to consider and make recommendation to City Council was zone change application Z19-01 submitted by Randy Popiel for property located at 222 Lucas Drive and is platted as Lot 2A, Block 2, W C Lucas. The applicant was requesting to rezone 0.583 acres from CC Community Commercial to R-7.5 Single Family District for the existing development to become compliant with the proposed residential zoning district.

In the Commission's deliberation session, Dennis Luers moved to approve zone change application Z19-01. Gary Martin seconded the motion, which prevailed by the following vote:

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

ITEM 10. Z19-02 – 717 AND 721 EAST WALL STREET

Next for the Commission to consider and make recommendation to City Council was zone change application Z19-02 submitted by David Smith for property located at 717 and 721 East Wall Street and legally described as Tract 51B1 and 51E2, Archibald Leonard Survey, Abstract 946. The applicant was requesting to rezone 0.49 acres from HC Highway Commercial to R-7.5 Single Family District for the development of two single family dwellings.

In the Commission's deliberation session, Dennis Luers moved to approve zone change application Z19-02. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 11. CONDITIONAL USE APPLICATION CU19-03 – MAIN STREET BREAD BAKING COMPANY

Next for the Commission to consider and make recommendation to City Council was conditional use application CU19-03 submitted by Main Street Bread Baking Company for property located at 316 Barton Street and platted as Lot 24R, Block 1, City of Grapevine. The applicant was requesting a conditional use permit to allow on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), outside dining and outdoor speakers in conjunction with an event space.

In the Commission's deliberation session, discussion was held regarding parking and outdoor speakers. B J Wilson moved to approve CU19-03 with the condition that the outdoor speakers be eliminated and that the applicant provide a minimum six foot screening wall on the south property lines, remove the storage buildings to provide on-site parking and base the occupancy of the building by the number of parking spaces provided on-site. Dennis Luers seconded the motion, which prevailed by the following vote:

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

ITEM 12. HISTORIC LANDMARK SUBDISTRICT HL18-04 – 409 EAST WORTH STREET

Next for the Commission to consider and make recommendation to City Council was historic landmark subdistrict HL18-04 submitted by Cindy Madden for property located at 409 East Worth Street and platted as Lot E60'4 W1'5 & 12' Alley, Block 34, City of Grapevine. The applicant was requesting designation as a historical landmark sub-district. Such sub-district may include buildings, land, areas, or districts of historical, architectural, archaeological or cultural importance or value that merit protection, enhancement, and preservation in the interest of the culture, prosperity, education, and welfare of the people.

In the Commission's deliberation session, Monica Hotelling moved to approve historic landmark subdistrict HL18-04. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

ITEM 13. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the February 19, 2019, Planning and Zoning Public Hearing.

Monica Hotelling moved to approve the February 19, 2019 Planning and Zoning Public Hearing minutes as written. Gary Martin seconded the motion, which prevailed by the following vote:

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

ADJOURNMENT

With no further business to discuss, Gary Martin moved to adjourn the meeting at 9:14 p.m. B J Wilson seconded the motion, which prevailed by the following vote:

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

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE  
CITY OF GRAPEVINE, TEXAS ON THIS THE 16<sup>TH</sup> DAY OF APRIL 2019.

APPROVED:

  
CHAIRMAN

ATTEST:

  
PLANNING TECHNICIAN