

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 November 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
Dennis Luers	Member
Traci Hutton	Member
David Hallberg	Alternate

constituting a quorum and the following City Staff:

Scott Williams	Development Services Director
Ron Stombaugh	Development Services Assistant Director
John Robertson	Engineering Manager
Albert L. 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

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

Item 1.

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

Z19-05	VCT Capital Partners
CU19-29	Cross Creek Apartments
Z19-06	Summit Climbing Gym

HL19-02 212 East Texas Street

Chairman Oliver closed the Briefing Session at 7:16 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 2-6 of the Joint Public Hearings was 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 7:55 p.m.

Item 7. Citizen Comments

There was no one wishing to speak during citizen comments.

Item 8. Zone Change Application Z19-05 – VCT Capital Partners

First for the Commission to consider and make recommendation to City Council was zone change application Z19-05 submitted by VCT Capital Partner for property located at 2701 North Grapevine Mills Boulevard and proposed to be platted as Lot 2, Block 1, Mills Run Addition. The applicant was requesting to rezone 2.70 acres from R-MF-2” Multifamily District to “CC” Community Commercial District for the development of an office/retail building.

In the Commission’s deliberation session, Monica Hotelling moved to approve zone change application Z19-05. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

Item 9. Conditional Use Application CU19-29 – Cross Creek Apartments

Next for the Commission to consider and make recommendation to the City Council was conditional use application CU19-29 submitted by VCT Capital Partners for property located at 2701 North Grapevine Mills Boulevard and proposed to be platted as Lot 1R1, Block 1, Mills Run Addition. The applicant was requesting a conditional use permit

to amend the previously approved site plan of CU99-58 (Ord. 1999-173) specifically to allow for a 2.70 acre reduction of the subject site and to reduce the overall quantity of parking spaces for an existing multifamily development.

In the Commission's deliberation session, B J Wilson moved to approve conditional use application CU19-29. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

Item 10. – Final Plat Application – Lots 1R2 and 2, Block 1, Mills Run 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 1R1 and 2, Block 1, Mills Run Addition. The applicant was final platting 35.47 acres to subdivide the property into two lots.

In the Commission's deliberation session, Dennis Luers moved to approve the Statement of Findings and Final Plat Application of Lots 1R1 and 2, Block 1, Mills Run Addition. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

Item 11. Zone Change Application Z19-06 – Summit Climbing Gym

Next for the Commission to consider and make recommendation to the City Council was zone change application Z19-06 submitted by Timothy Carroll for property located at 3105 William D Tate Avenue and platted as Lot 2, Block 1, Classic Collision Addition. The applicant was requesting to rezone 2.976 acres from "PID" Planned Industrial Development District to "CC" Community Commercial District to allow for the development of an indoor climbing gym.

In the Commission's deliberation session, Dennis Luers moved to approve conditional use application CU19-30. Gary Martin seconded the motion, which prevailed by the following vote:

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

Item 12. Historic Landmark Subdistrict Application HL19-02 – 212 East Texas Street

Next for the Commission to consider and make recommendation to the City Council was historic landmark subdistrict HL19-02, submitted by City of Grapevine for property located at 212 East Texas Street and platted as Lot 1, Block 36, 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 HL19-02. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

Item 13. Final Plat Application - Lot 1, Block 1, Cate 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, Cate Addition. The applicant was final platting 0.878 acres for the development of a single family structure.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 1R1 and 2, Block 1, Mills Run Addition. Monica Hotelling 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 – Lots 1A1, 3A1, 3A2, 5AR1 And 5AR2, Block A, Grapevine Mills Crossing

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, 3A1, 3A2, 5AR1 And 5AR2, Block A, Grapevine Mills Crossing. The applicant was final platting 14.1108 acres for the development of retail/restaurant sites.

In the Commission's deliberation session, Monica Hotelling moved to approve the Statement of Findings and Final Plat Application of Lots 1A1, 3A1, 3A2, 5AR1 And 5AR2, Block A, Grapevine Mills Crossing. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

Item 15. Consider the minutes of the October 20, 2019 Planning and Zoning Commission Meeting

Next for the Commission to consider were the minutes of the October 20, 2019, Planning and Zoning Public Hearing.

B J Wilson moved to approve the October 20, 2019 Planning and Zoning Public Hearing minutes. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

Item 16. AM19-04 - Section 42, Supplementary District Regulations

Next for the Commission to consider was proposed amendments to Section 42, Supplementary District Regulations relative to play structures.

Staff received complaints regarding a large treehouse, built immediately adjacent to a neighboring residential property. This treehouse projects above the common fence, looking down into the neighbor's rear yard and pool area, and even an eight foot fence would not block it. Treehouses, swing structures, playhouses and similar play structures are exempt from building code requirements, and are not addressed by the Zoning Ordinance.

While there have been few complaints over the years, similar situations are likely to arise. The proposed amendments would establish minimum setback requirements for any play structure over eight feet in height, requiring them to be placed in the rear yard, and to be a minimum of six foot from any property line.

In the Commission deliberation session, discussion was held regarding the structure height should be measured from grade. B J Wilson moved to hold a public hearing regarding zoning ordinance amendment AM19-04. 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, Dennis Luers moved to adjourn the meeting at 8:12 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 17TH DAY OF DECEMBER 2019.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN