

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 18<sup>th</sup> day of February 2020 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
Monica Hotelling	Member
Jimmy Fechter	Member
Beth Tiggelaar	Member
Traci Hutton	Alternate
David Hallberg	Alternate

constituting a quorum with B J Wilson, Gary Martin and Dennis Luers absent 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:

AM19-04                      AMENDMENT TO SECTION 42, SUPPLEMENTARY  
DISTRICT REGULATIONS

Chairman Oliver closed the Briefing Session at 7:04 p.m.

## JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 2-4 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 7:42 p.m.

### Item 5. Citizen Comments

There was no one wishing to speak during citizen comments.

### Item 6. Conditional Use Application CU19-36 – Tate Street Plaza

First for the Commission to consider and make recommendation to City Council was AM19-04 amendments to the Grapevine Comprehensive Zoning Ordinance, Section 42, Supplementary District Regulations.

Complaints have be received 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 8' 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.

Staff prepared draft amendments to Section 42, Supplementary District Regulations relative to play structures. The proposed amendments would establish minimum setback requirements for any play structure over 8' in height, requiring them to be placed in the rear yard, and to be a minimum of 6' from any property line.

In the Commission's deliberation session, Jimmy Fechter moved to approve AM19-04. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg  
Nays: None

Item 7. – Final Plat Application – Lot 1R, Block 1, Philippians 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, Philippians Addition. The applicant was final platting 7.415 acres to combine two lots into one.

In the Commission's deliberation session, Monica Hotelling moved to approve the Statement of Findings and Final Plat Application of Lot 1, Block 1, Philippians Addition. David Hallberg seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg  
Nays: None

Item 8. Consider the minutes of the January 21, 2020 Planning and Zoning Commission Meeting

Next for the Commission to consider were the minutes of the January 20, 2020, Planning and Zoning Public Hearing.

Monica Hotelling moved to approve the January 21, 2020 Planning and Zoning Public Hearing minutes. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg  
Nays: None

Item 9. Consider the minutes of the December 17, 2019 Planning and Zoning Commission Meeting

Next for the Commission to consider were the minutes of the December 17, 2019, which were tabled at the January 21, 2020 meeting.

Tracy Hutton moved to approve the December 17, 2019 Planning and Zoning Public Hearing minutes. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg  
Nays: None

Adjournment

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 7:45 p.m. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg  
Nays: None

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 17<sup>TH</sup> DAY OF MARCH 2020.

APPROVED:

  
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CHAIRMAN

ATTEST:

  
\_\_\_\_\_  
PLANNING TECHNICIAN