

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 May 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
B J Wilson	Vice-Chairman
Monica Hotelling	Member
Jimmy Fechter	Member
Gary Martin	Member (via phone)
Beth Tiggelaar	Member
Dennis Luers	Member
Traci Hutton	Alternate (via phone)
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 7:02 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:

Z20-02	212 EAST TEXAS STREET
CU20-08	GRAPEVINE STATION NORTH

CU20-09            HOUSETINTERS  
CU20-10           RIVERWALK VETERINARY CLINIC  
HL20-01           306 EAST NORTHWEST HIGHWAY

Chairman Oliver closed the Briefing Session at 7:13 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 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 7:51 p.m.

#### Item 8. Citizen Comments

There was no one wishing to speak during citizen comments.

#### Item 9. Zone Change Application Z20-02 – City of Grapevine

First for the Commission to consider and make recommendation to City Council was zone change application Z20-02 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 to rezone 0.192 acres from CBD Central Business District to R-7.5 Single Family District for an existing structure.

In the Commission's deliberation session, Dennis Luers moved to approve zone change application Z20-02. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

#### Item 10. – Conditional Use Application CU20-08 – Grapevine Station North

Next for the Commission to consider and make recommendation to City Council was conditional use application CU20-08 submitted by City of Grapevine for property located at 833 and 927 East Northwest Highway and platted as Lots 2R, 3R, 4-7, Block 1,

Opryland Second Addition. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU18-19 (Ord. 2018-64) for a planned commercial center, specifically to allow the development of two professional office buildings totaling 15,069 square feet.

In the Commission's deliberation session, Monica Hotelling moved to approve conditional use application CU20-08. B J Wilson seconded the motion, which prevailed by the following vote:

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

Item 11. Conditional Use Application CU20-09 HouseTinters

Next for the Commission to consider and make recommendation to City Council was conditional use application CU20-08 submitted by Stephen Watts for property located at 1201 Minters Chapel Road #302 and platted as Lot 1, Block 2, DFW Air Freight Centre Addition. The applicant was requesting a conditional use permit to allow automotive window tinting and the application of paint protective film in the "LI" Light Industrial District.

The applicant intended to utilize a 2,880 s.f. lease space on the subject property primarily for the application of window film (tinting) on homes and businesses. At some point in the future the applicant intends to offer the tinting service to automotive vehicles along with the application of a film product to the exterior of vehicles where paint may be damaged by road debris.

In the Commission's deliberation session, Dennis Luers moved to approve conditional use application CU20-08. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

Item 12. Conditional Use Application CU20-10 – Riverwalk Veterinary Clinic

Next for the Commission to consider and make recommendation to City Council was conditional use application CU20-10 submitted by Spiars Engineering for property located at 3985 Grapevine Mills Parkway and proposed to be platted as Lot 3, Block 1, RaceTrac Grapevine Addition. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU19-34 (Ord. 2020-15) for a planned commercial center, specifically to allow a veterinary clinic.

The applicant intended to develop a 13,004 square foot, single story, veterinary building to provide full service veterinary care, grooming, indoor day boarding and an outdoor play area for dogs will be provided. Overnight stays will not be offered. Operating hours are from 6:00 a.m. to 8:00 p.m. Southbound and northbound Grapevine Mills Parkway provides access into a single driveway located southeast of the site.

In the Commission's deliberation session, B J Wilson moved to approve conditional use application CU20-10. 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 – Lots 1AR, 3R, 4, Block 1 RaceTrac Grapevine 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 1AR, 3R, 4, Block 1, RaceTrac Grapevine Addition. The applicant was final platting 30.02 acres to replat the property into three lots.

In the Commission's deliberation session, Dennis Luers moved to approve the Statement of Findings and Final Plat Application of Lots 1Ar, 3R, 4, Block 1, RaceTrac Grapevine 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. Historic Landmark Subdistrict HL20-01 – 306 East Northwest Highway

Next for the Commission to consider and make recommendation to City Council was historic landmark subdistrict HL20-01 submitted by Lemoine Wright for property located at 306 East Northwest Highway and legally described as Tract 49H, Abstract 943, Archibald F Leonard Survey.

In the Commission's deliberation session, Monica Hotelling moved to approve historic landmark subdistrict HL20-01. Dennis Luers seconded the motion, which prevailed by the following vote:

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

Item 15. Final Plat Application – Lot 1, Block 1, 3324 Hall Johnson 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, 3324 Hall Johnson Addition. The applicant was final platting 1.907 acres to plat a tract of land.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lot 1, Block 1, 3324 Hall Johnson Addition. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

Item 16. Consider the minutes of the March 17, 2020 Planning and Zoning Commission Meeting

Next for the Commission to consider were the minutes of the March 17, 2020, Planning and Zoning Public Hearing.

B J Wilson moved to approve the March 17, 2020 public hearing minutes with the correction that B J Wilson abstained from the February 18, 2020 minutes. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

Adjournment

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 7:52 p.m. David Hallberg seconded the motion, which prevailed by the following vote:

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

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE  
CITY OF GRAPEVINE, TEXAS ON THIS THE 21<sup>ST</sup> DAY OF JULY 2020.

APPROVED:

  
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CHAIRMAN

ATTEST:

  
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PLANNING TECHNICIAN