

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 16<sup>th</sup> day of January 2018 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
Dennis Luers	Member
Robert Rainwater	Alternate

constituting a quorum with Jimmy Fechter and Beth Tiggelaar 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:

CU17-25	GRAPEVINE ANTIQUE MARKET
CU17-28	GRAPEVINE HONDA
CU17-29	1331 WEST WALL STREET
PD17-05	SHADY BROOK ADDITION
AM17-04	AMENDMENTS TO SECTION 52 AND SECTION 53

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 2-7 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 8:28 p.m.

ITEM 8. CONDITIONAL USE APPLICATION CU17-25 – GRAPEVINE ANTIQUE MARKET

First for the Commission to consider and make recommendation to City Council was conditional use application CU17-25 submitted by Jay Ho for property located at 1641 West Northwest Highway and platted as Lot 1, Block 1, Northwest Plaza. The applicant was requesting a conditional use permit to allow for retail sales of secondhand goods in an enclosed building where the size of the space exceeds 3,000 square feet.

The Grapevine Antique Market requested to expand into the adjacent retail space formerly occupied by Angel's Attic. This expansion would increase the antique market to over 35,000 square feet.

In the Commission's deliberation session, B J Wilson moved to approve conditional use application CU17-25. Dennis Luers seconded the motion, which prevailed by the following vote:

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

ITEM 9. CONDITIONAL USE APPLICATION CU17-28 – GRAPEVINE HONDA

Next for the Commission to consider and make recommendation to the City Council was conditional use application CU17-28, submitted by 121 GV Holdings for property located at 2301 William D Tate Avenue and proposed to be platted as Lot 2, Block 1, First Baptist Church of Grapevine. The applicant was requesting a conditional use permit to establish an automobile dealership with sales and service of new and used vehicles and a 40 foot pole sign.

The applicant proposed a dealership to be comprised of two structures—a 107,000 square foot two story primary structure containing the sales, service and administrative operations of the dealership and a single story, 11,000 customer car wash.

In the Commission's deliberation session, B J Wilson moved to approve conditional use application CU17-28. Gary Martin seconded the motion, which prevailed by the following vote:

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

ITEM 10. FINAL PLAT LOTS 1R AND 2, BLOCK 1, FIRST BAPTIST CHURCH OF 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 1R and 2, Block 1, First Baptist Church of Grapevine Addition. The applicant was final platting 26.905 acres for the development of a Honda dealership.

In the Commission's deliberation session, Monica Hotelling moved to approve the Statement of Findings and Final Plat Application of Lots 1R and 2, Block 1, First Baptist Church of Grapevine Addition. Dennis Luers seconded the motion, which prevailed by the following vote:

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

ITEM 11. CONDITIONAL USE APPLICATION CU17-29 – 1331 WEST WALL STREET

Next for the Commission to consider and make recommendation to City Council was conditional use application CU17-29 submitted by Eric Legge for property located at 1331 West Wall Street and platted as Lot 4, Block A, Shamrock Ventures. The applicant was requesting a conditional use permit to allow an owner or caretaker residential facilities having accommodations for and occupied by only one family within a single professional office building.

In the Commission's deliberation session, Gary Martin moved to approve conditional use application CU17-29 with the stipulation that only the current owner can serve as the owner/caretaker and this cannot be conveyed to a subsequent owner. Gary Martin seconded the motion, which prevailed by the following vote:

Ayes: Martin, Luers and Rainwater  
Nays: Wilson and Hotelling  
Abstain: Oliver

ITEM 12. PLANNED DEVELOPMENT OVERLAY APPLICATION PD17-05 – SHADY BROOK ADDITION

Next for the Commission to consider and make recommendation to the Council was planned development overlay application PD17-05 submitted by Kosse Maykus for property located at 993 Shady Brook Drive and proposed to be platted as Lots 1-34, Block A, Lots 1-10, Block B, and Lots 1X, 2X, 3X, 4X, Shady Brook Addition. The applicant was requesting a planned development overlay to deviate from but not be limited to the density requirements and area regulations relative to the "R-5.0" Zero Lot Line District.

In the Commission's deliberation session, B J Wilson moved to approve planned development overlay PD17-05. Dennis Luers seconded the motion, which prevailed by the following vote:

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

ITEM 13. PRELIMINARY PLAT LOTS 1-34, BLOCK A, LOTS 1-10, BLOCK B AND LOTS 1X, 2X, 3X AND 4X, SHADY BROOK ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Preliminary Plat Application of Lots 1-34, Block A, Lots 1-10, Block B, and Lots 1X, 2X, 3X and 4X, Shady Brook Addition. The applicant was preliminary platting 11.83 acres for a residential development.

In the Commission's deliberation session, Dennis Luers moved to approve the Statement of Findings and Preliminary Plat Application of Lots 1-34, Block A, Lots 1-10, Block B, and Lots 1X, 2X, 3X and 4X, Shady Brook Addition. B J Wilson seconded the motion, which prevailed by the following vote:

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

ITEM 14. AM17-04 – ZONING ORDINANCE AMENDMENTS TO SECTION 52, TREE PRESERVATION AND SECTION 53, LANDSCAPING REGULATIONS

Next for the Commission to consider and make recommendation to the Council was zoning ordinance amendments AM17-04.

The approved tree list adopted by the City of Grapevine allowed ornamental pear trees as acceptable trees to meet landscaping requirements. These trees often receive the greatest damage during wind and ice storms.

Another problematic tree is the Bald Cypress. These trees not only require tremendous amounts of water, but also have rampant and destructive root systems, making them a very poor choice as a general landscaping tree.

In the Commission's deliberation session, Dennis Luers moved to approve AM17-04. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 15. FINAL PLAT LOT 1, BLOCK 1, BALL SUNSET 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, Ball Sunset Addition. The applicant was final platting 0.386 for a residential lot.

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, Ball Sunset Addition. Gary Martin seconded the motion, which prevailed by the following vote:

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

ITEM 16. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the December 19, 2017, Planning and Zoning meeting.

Dennis Luers moved to approve the December 19, 2017 public hearing minutes. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ADJOURNMENT

With no further business to discuss, Gary Martin moved to adjourn the meeting at 8:41 p.m. Dennis Luers seconded the motion which prevailed by the following vote:

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

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE  
CITY OF GRAPEVINE, TEXAS ON THIS THE 20<sup>th</sup> DAY OF FEBRUARY 2018.

APPROVED:

  
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CHAIRMAN

ATTEST:

  
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PLANNING TECHNICIAN