

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 15<sup>th</sup> day of May 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
Jimmy Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Robert Rainwater	Alternate

constituting a quorum 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:

CU18-12	GAYLORD TEXAN
CU18-13	RACETRAC
AM18-03	GRAPEVINE COMPREHENSIVE ZONING ORDINANCE
CU18-14	CLEAR CHANNEL OUTDOOR

Chairman Oliver closed the Briefing Session at 7:10 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 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 7:45 p.m.

ITEM 7. CONDITIONAL USE APPLICATION CU18-12 - GAYLORD TEXAN

First for the Commission to consider and make recommendation to City Council was conditional use application CU18-12 submitted by RHP Property GT LP for property located at 1501 Gaylord Trail and platted as Lot 1, Opryland Addition. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU16-07 (Ord. 2016-029) for a planned commercial center with a hotel and convention center, specifically to allow for additional ground parking in the convention center area.

In the Commission's deliberation session, B J Wilson moved to approve conditional use application CU18-12. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 8. CONDITIONAL USE APPLICATION CU18-13 RACETRAC

Next for the Commission to consider and make recommendation to City Council was conditional use application CU18-13 submitted by Spiars Engineering for property located at 3955 Grapevine Mills Parkway and platted as Lot 1, Block 1, RaceTrac. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU12-24 (Ord. 2012-30) for a planned commercial center with the possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer and wine only) outside dining, gasoline service and a monument sign, specifically to revise the exterior elevations in conjunction with a convenience store.

In the Commission's deliberation session, B J Wilson moved to approve conditional use application CU18-12. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 9. AM18-03 ZONING ORDINANCE AMENDMENTS TO SECTION 43, NON-CONFORMING USES AND STRUCTURES AND SECTION 60, SIGN STANDARDS

Next for the Commission to consider and make recommendation to the City Council was amendments to Section 43, Non-Conforming Uses and Structures and Section 60, Sign Standards.

**Section 43, Nonconforming Uses and Structures:**

This amendment was relative to an existing billboard structure fronting State Highway 114 which was the subject of a 2010 right-of-way acquisition by the State. Staff was directed to amend the appropriate sections of the Zoning Ordinance to allow for the potential conversion of this structure to a digital billboard with cabinet dimensions of 14 feet by 48 feet (672) square feet). This amendment clarifies a previous amendment and further limits its applicability.

**Section 60, Sign Standards:**

Section 60, Sign Standards was being amended to provide a narrowly defined set of criteria to regulate the conversion of existing billboard structures to digital billboard signs. Key specific criteria based on peer ordinances and industry standards include:

- The existing (in whole or in part) legal, nonconforming sign fronts on S.H. 114
- A 2010 right-of-way acquisition necessitates the alteration of the sign
- Converted billboard signs are permitted only along S.H. 114 and must be at least 9,000 feet from any other converted billboard.

In the Commission's deliberation session, Dennis Luers moved to approve the AM18-03. Monica Hotelling 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 CU18-14 – CLEAR CHANNEL OUTDOOR

Next for the Commission to consider and make recommendation to City Council was conditional use application CU18-14 submitted by Clear Channel Outdoor for property located at 900 East State Highway 114 and platted as Lot 2, DFW Industrial Park,

Phase 5. The applicant was requesting a conditional use permit to allow for a digital billboard sign.

In the Commission's deliberation session, B J Wilson moved to approve conditional use application CU18-14. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar and Luers  
Nays: Martin

ITEM 11. FINAL PLAT LOT 1, BLOCK 1, 411 TURNER 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, 411 Turner Addition. The applicant was final platting 0.32 acres for the development of a residential home.

In the Commission's deliberation session, Dennis Luers moved to approve the Statement of Findings and Final Plat Application of Lot 1, Block 1, 411 Turner Road Addition. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 12. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the April 17, 2018, Planning and Zoning Public Hearing.

B J Wilson moved to approve the April 17, 2018 Planning and Zoning Public Hearing minutes. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

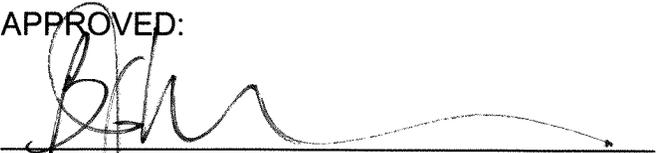
ADJOURNMENT

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 7:47 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 19<sup>TH</sup> DAY OF JUNE 2018.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN