

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 20th day of February 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
Jimmy Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Robert Rainwater	Alternate

constituting a quorum with Monica Hotelling 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:

Z18-01, CU18-02, PD18-01 THE PRESERVE

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 2-3 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 8:13 p.m.

Jimmy Fechter left the meeting at this 8:13 p.m.

ITEMS 4, 5, 5, 6 - ZONE CHANGE APPLICATION Z18-01, CONDITIONAL USE APPLICATION CU18-02, PLANNED DEVELOPMENT OVERLAY PD18-01 – THE PRESERVE

First for the Commission to consider and make recommendation to City Council was zone change application Z18-01, conditional use application CU18-02 and planned development overlay PD18-01 submitted by Greystar GP II, LLC, for property located at 101 East Glade Road and proposed to be platted as Lot 1, Block A, Glade/360 Addition. The applicant was requesting to rezone 14.34 acres from “LI” Light Industrial District and 6.07 acres from “PCD” Planned Commerce Development District to “R-MF” Multi-Family District for the development of a 399 unit multi-family project. The applicant is also seeking a conditional use permit to exceed the height regulations, vary from the parking requirements, and allow for a reduction in the front yard setback relative to the flexible design standards in the “R-MF” Multi-Family District. A planned development overlay is also being requested to deviate from but not be limited to the building separation requirements in the “R-MF” Multifamily district.

The applicant intends to develop a 399 unit, gated, multi-family complex on approximately 20 acres. The project will consist of 399 units.

All of the structures in this project other than the clubhouse will be three stories and 39 feet in height. Total required parking for this project is 798 spaces; the applicant conducted a parking study which recommends a ratio of 1.60 spaces/unit (639 total spaces). The applicant is providing 685 spaces in the form of 347 surface spaces, 100 carport spaces, 140 garage spaces, and 90 tandem spaces. An additional eight spaces have been provided for people who wish to walk the on-site trail.

The applicant was seeking a planned development overlay to slightly reduce the building separation to 39 feet between buildings 4 and 8 and a separation of 46 feet between buildings 3 and 9 in order to provide a more efficient arrangement of the structures on the site relative to the existing topography.

Usable recreational open space will be provided by the applicant in the form of hiking trails, nature preserve areas, a dog park, and pool area is in excess of 200,000 square feet.

In the Commission's deliberation session, B J Wilson moved to approve zone change application Z18-01. Gary Martin seconded the motion, which prevailed by the following vote:

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

In the Commission's deliberation session, Dennis Luers moved to approve conditional use application CU18-02. Gary Martin seconded the motion, which prevailed by the following vote:

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

In the Commission's deliberation session, Gary Martin moved to approve planned development overlay application PD18-01. B J Wilson seconded the motion, which prevailed by the following vote:

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

ITEM 7. PRELIMINARY PLAT LOTS 1 AND 2, BLOCK 1, GLADE/360 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 and 2, Block 1, Glade/360 Addition. The applicant was preliminary platting 67.757 acres for the development of an apartment complex.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Preliminary Plat Application of Lots 1 and 2, Block 1, Glade/360 Addition. Gary Martin seconded the motion, which prevailed by the following vote:

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

ITEM 8. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the January 16, 2018, Planning and Zoning meeting.

Dennis Luers moved to approve the January 16, 2018 public hearing minutes. B J Wilson seconded the motion, which prevailed by the following vote:

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Ayes: Oliver, Wilson, Martin, Tiggelaar, Luers and Rainwater
Nays: None
Abstain: ~~Fechter~~ *JS*

ADJOURNMENT

With no further business to discuss, Gary Martin moved to adjourn the meeting at 8:18 p.m. Dennis Luers seconded the motion which prevailed by the following vote:

Ayes: Oliver, Wilson, ~~Fechter~~, Martin, Tiggelaar, Luers and Rainwater
Nays: None *JS*

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 20th DAY OF MARCH 2018.

APPROVED:

Gary Oliver

CHAIRMAN

ATTEST:

Susan Bette

PLANNING TECHNICIAN