

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 18th day of December 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
Monica Hotelling	Member
Jimmy Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Robert Rainwater	Alternate
Traci Hutton	Alternate

constituting a quorum with B J Wilson absent and the following City Staff:

Scott Williams	Development Services Director
Ron Stombaugh	Development Services Assistant Director
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:

CU18-25	ENCLAVE II
EA18-01	STAND ROCK HOTEL AND WATERPARK
Z18-06	312 WEST WALL STREET
CU18-29	CINEMARK

Chairman Oliver closed the Briefing Session at 7:22 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 9:00 p.m.

ITEM 8. CONDITIONAL USE APPLICATION CU18-25 ENCLAVE II

First for the Commission to consider and make recommendation to City Council was conditional use application CU18-25 submitted by HIS Real Estates Holdings LLC for property located at 2103 Anderson Gibson Road and proposed to be platted as Lots 1-2, Block 1, Carter Addition. The applicant was requesting a conditional use permit to establish a master site development plan to include but not be limited to the development of a 303 room co-branded hotel along with the development of 275 multifamily units. The master site development plan allows the ability to consider multiple requests through one application on tracts of land five acres in size or larger along with the ability to consider additional uses, including residential uses, without the need for separate zone change request.

In the Commission's deliberation session, Dennis Luers moved to approve conditional use application CU18-25. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

ITEM 9. PRELIMINARY PLAT – LOTS 1 AND 2, BLOCK 1, CARTER 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, Carter Addition. The applicant was preliminary platting 20.07 acres for the development of a hotel and multifamily structures.

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

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

ITEM 10. FINAL PLAT – LOTS 1 AND 2, BLOCK 1, CARTER 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 1 and 2, Block 1, Carter Addition. The applicant was final platting 20.07 acres for the development of a hotel and multifamily structures.

In the Commission's deliberation session, Dennis Luers moved to approve the Statement of Findings and Final Plat Application of Lots 1 and 2, Block 1, Carter Addition. Gary Martin seconded the motion, which prevailed by the following vote:

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

ITEM 11. ENTERTAINMENT AND ATTRACTIONS OVERLAY EA18-01 STAND ROCK HOTEL AND WATERPARK

Next for the Commission to consider and make recommendation to City Council was entertainment and attraction overlay application EA18-01 submitted by Stand Rock Grapevine for property located at 3509 North Grapevine Mills Boulevard and proposed to be platted as Lot 1, Block 1, Stand Rock Addition. The applicant was requesting an entertainment and attractions overlay to include but not be limited to a hotel and water park with on-premise alcohol beverage sales (beer, wine, and mixed beverages), skill and coin operated machines in excess of eight machines, building height in excess of 50 feet and three pylon-type signs.

The hotel portion of the project will consist of 495 rooms and the timeshare portion will consist 166 units. Maximum height for this multi-level structure will be twelve stories (approximately 156 feet). Relative to the hotel rooms, sizes vary from a minimum of 420 s.f. to a maximum of 1,550 s.f. Timeshare units range in size from 416 s.f. for a studio unit to 2,143 s.f. for a four bedroom unit.

In the Commission's deliberation session, discussion was held regarding the size of the pylon sign and the exit only drive on Grapevine Mills Boulevard. Monica Hotelling moved to approve entertainment and attractions overlay application EA18-01. Traci Hutton seconded the motion, which prevailed by the following vote:

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

ITEM 12. PRELIMINARY PLAT – LOT 1, BLOCK 1, STANDROCK ADDITION

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Preliminary Plat Application of Lot 1, Block 1, Standrock Addition. The applicant was preliminary platting 38.46 acres for the development of a hotel and waterpark.

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

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

ITEM 13. FINAL PLAT – LOT 1, BLOCK 1, STANDROCK 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, Standrock Addition. The applicant was final platting 33.37 acres for the development of a hotel and waterpark.

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

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

ITEM 14. CONDITIONAL USE APPLICATION CU18-29 CINEMARK

Next for the Commission to consider and make recommendation to City Council was conditional use application CU18-29 submitted by Tinseltown Grapevine for property located at 911 West State Highway 114 and platted as Lot 1, Block 1, Cinemark Addition. The applicant was requesting a conditional use permit to amend the previously approved site plan of SU94-02 (Ord. 1994-84) to allow maximum of forty-five skill or coin operated machines, specifically to allow the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) in conjunction with a movie theatre.

In the Commission's deliberation session, Jimmy Fechter moved to approve conditional use application CU18-29. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 15. FINAL PLAT – LOTS 1 AND 2, BLOCK 36, ORIGINAL TOWN OF GRAPEVINE

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 and 2, Block 36, Original Town of Grapevine. The applicant was final platting 0.667 acres for the development of two lots.

In the Commission's deliberation session, Monica Hotelling moved to approve the Statement of Findings and Final Plat Application of Lots 1 and 2, Block 1, Original Town of Grapevine Addition. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

ITEM 16. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the November 20, 2018, Planning and Zoning Public Hearing.

Jimmy Fechter moved to approve the November 20, 2018 Planning and Zoning Public Hearing minutes with the correction that Item 5, Beth Tiggelaar abstained. Dennis Luers seconded the motion, which prevailed by the following vote:

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

ADJOURNMENT

With no further business to discuss, Monica Hotelling moved to adjourn the meeting at 9:13 p.m. Gary Martin seconded the motion, which prevailed by the following vote:

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

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE
CITY OF GRAPEVINE, TEXAS ON THIS THE 15TH DAY OF JANUARY 2019.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN