

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 21st day of May 2019 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
Beth Tiggelaar	Member
Dennis Luers	Member
Robert Rainwater	Alternate

constituting a quorum with Jimmy Fechter, Gary Martin and Traci Hutton 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:

CU19-08	THE PIT
CU19-09	MCMILLIAN JAMES
CU19-10	STELLINI TRATTORIA
CU19-13	GREAT WOLF

Chairman Oliver closed the Briefing Session at 7:09 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 2-10 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 8:05 p.m.

ITEM 11. CONDITIONAL USE PERMIT CU19-08 THE PIT

First for the Commission to consider and make recommendation to the City Council was conditional use permit CU19-08 submitted by Matthew Holtman for property located at 3451 Foxfire Lane. The applicant was requesting a conditional use permit to allow for the development of a soccer field complex with stadium lighting and final plat of Lot 1, Block 1, Grapevine Soccer Complex.

The applicant's request to withdraw the conditional use application was accepted during the joint public hearing.

ITEM 12 – FINAL PLAT – LOT 1, BLOCK 1, GRAPEVINE SOCCER COMPLEX

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, Grapevine Soccer Complex. The applicant was final platting 18.929 acres for the development of a soccer complex.

In the Commission's deliberation session, Monica Hotelling moved to deny the Statement of Findings and Final Plat Application of Lot 1, Block 1, Grapevine Soccer Complex. B J Wilson seconded the motion, which prevailed by the following vote:

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

ITEM 13. CU19-09 – MCMILLIAN JAMES

Next for the Commission to consider and make recommendation to City Council was conditional use application CU19-09 submitted by Big Red Dog for property located at 1044 and 1046 Texan Trail and platted as Lots 5R and 6, Block 1, Grapevine Station

Addition. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU15-36 (Ord. 15-49) for a planned business park specifically to allow for the development of a 27,103 square foot office warehouse.

In the Commission's deliberation session, Dennis Luers moved to approve conditional use application CU19-09. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 14. CU19-10 – STELLINI TRATTORIA

Next for the Commission to consider and make recommendation to City Council was conditional use application CU19-10 submitted by NTX Pizza Concepts for property located at 400 East Dallas Road #100 and #200 and platted as Lot R1, Block 2, Hilltop Addition. The applicant was requesting a conditional use permit to amend the previously approved site plan of PD16-01 (Ord. 16-36) specifically to allow the possession, storage, retail sales, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, and the possession, storage, retail sales and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a market.

In the Commission's deliberation session, Dennis Luers moved to approve conditional use application CU19-09. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 15 & 16. CU19-13 & SU19-01 – GREAT WOLF LODGE

Next for the Commission to consider and make recommendation to City Council was conditional use application CU19-13 submitted by Great Wolf Lodge for property located at 100 Great Wolf Drive and platted as Lot 1R, Block 1R, Great Wolf of Grapevine. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU14-18 (Ord. 2014-28) for a planned commercial center in conjunction with a hotel and water park, specifically to allow for a gated entry and security guard building. The applicant is also requesting a special use permit to allow for paid parking in the "CC" Community Commercial District.

In the Commission's deliberation session, B J Wilson moved to approve conditional use application CU19-13 with the condition that the applicant shall disable the controlled

access device in the event that vehicular traffic is observed backing onto State Highway 26. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

In the Commission's deliberation session, B J Wilson moved to approve special use application SU19-01. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 17. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the April 16, 2019, Planning and Zoning Public Hearing.

B J Wilson moved to approve the April 16, 2019 Planning and Zoning Public Hearing minutes as written. Dennis Luers seconded the motion, which prevailed by the following vote:

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

ADJOURNMENT

With no further business to discuss, Dennis Luers moved to adjourn the meeting at 8:17 p.m. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE
CITY OF GRAPEVINE, TEXAS ON THIS THE 18TH DAY OF JUNE 2019.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN

