

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 20<sup>th</sup> day of August 2019 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

B J Wilson	Vice-Chairman
Monica Hotelling	Member
Jimmy Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Traci Hutton	Alternate
David Hallberg	Alternate

constituting a quorum with Larry Oliver absent and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
Scott Dyer	Deputy Director of Public Works
Albert L. Triplett, Jr.	Planner II
Susan Batte	Planning Technician

### CALL TO ORDER

Vice-Chairman Wilson called the meeting to order at 7:00 p.m.

### **BRIEFING SESSION**

Vice-Chairman Wilson announced the Planning and Zoning Commission would conduct a work session relative to the following cases:

#### ITEM 1. OATH OF OFFICE

Oath of office was given to returning Planning and Zoning Commissioners, Beth Tiggelaar and Traci Hutton.

#### ITEM 2.

Vice-Chairman Wilson announced the Planning and Zoning Commission would conduct a work session relative to the following cases:

CU19-21            KUBOTA  
CU19-22            WAFFLE HOUSE

Vice-Chairman Wilson closed the Briefing Session at 7:06 p.m.

### **JOINT PUBLIC HEARINGS**

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 3-5 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**

Vice-Chairman Wilson called the Planning and Zoning Commission deliberation session to order at 7:39 p.m.

#### **ITEM 6. CONDITIONAL USE APPLICATION CU19-21, KUBOTA**

First for the Commission to consider and make recommendation to City Council was conditional use application CU19-21 submitted by Goodwin and Marshall for property located at 1000 Kubota Drive and platted as Lot 1, Block 1, Kubota Addition. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU15-38 (Ord. 2015-55) to exceed the height maximum of 50 feet in the "CC" Community Commercial District, specifically to allow for additional parking.

In the Commission's deliberation session, Gary Martin moved to approve conditional use application CU19-21. Dennis Luers seconded the motion, which prevailed by the following vote:

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

#### **ITEM 7. CONDITIONAL USE APPLICATION CU19-22, WAFFLE HOUSE**

Next for the Commission to consider and make recommendation to City Council was conditional use application CU19-22 submitted by Waffle House for property located at 2805 Bass Pro Drive and platted as Lot 1B, Block 1, Bethel Center Addition. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU15-33 (Ord. 2015-47) for a planned commercial center specifically to allow for a 20-foot pole sign in conjunction with a restaurant.

In the Commission's deliberation session, Dennis Luers moved to approve conditional use application CU19-22. Gary Martin seconded the motion, which prevailed by the following vote:

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

ITEM 8. PRELIMINARY PLAT, LOT2 AND 3, BLOCK A, FOXFIRE CROSSING

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Preliminary Plat Application of Lots 2 and 3, Block A, Foxfire Crossing Addition. The applicant was final platting 1 acre for the development of two residential lots.

In the Commission's deliberation session, Gary Martin moved to approve the Statement of Findings and Preliminary Plat Application of Lots 2 and 3, Block A, Foxfire Crossing Addition. Traci Hutton seconded the motion, which prevailed by the following vote:

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

ITEM 9. FINAL PLAT, LOT2 AND 3, BLOCK A, FOXFIRE CROSSING

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 2 and 3, Block A, Foxfire Crossing Addition. The applicant was final platting 1 acre for the development of two residential lots.

In the Commission's deliberation session, Gary Martin moved to approve the Statement of Findings and Final Plat Application of Lots 2 and 3, Block A, Foxfire Crossing Addition. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 10. CONSIDERATION OF MINUTES

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

Monica Hotelling moved to approve the July 16, 2019 Planning and Zoning Public Hearing minutes as written. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

ADJOURNMENT

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 7:42 p.m. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Wilson, Fechter, Hotelling, 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 17<sup>TH</sup> DAY OF SEPTEMBER 2019.

APPROVED:

  
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CHAIRMAN

ATTEST:

  
\_\_\_\_\_  
PLANNING TECHNICIAN