

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 15th day of October 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
Jimmy Fechter	Member
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Traci Hutton	Member
David Hallberg	Alternate

constituting a quorum and the following City Staff:

Scott Williams	Development Services Director
Ron Stombaugh	Development Services Assistant Director
John Robertson	Engineering Manager
Albert L. 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

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

ITEM 1.

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

HL19-01	619 South Church Street
Z19-04, CU19-28, PD19-01	Jefferson Shady Brook
CU19-30	Crush It Sports

Chairman Oliver closed the Briefing Session at 7:19 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 2-5 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

Chairman Oliver called the Planning and Zoning Commission deliberation session to order at 9:38 p.m.

ITEM 6. HL19-01 – 619 SOUTH CHURCH STREET

First for the Commission to consider and make recommendation to City Council was historic landmark subdistrict application HL19-01 submitted by the City of Grapevine for property located at 619 South Church Street and platted as Lot 3C & 6, Block 14, City of Grapevine Addition. The applicant was requesting designation as a historical landmark sub-district. Such sub-district may include buildings, land, areas, or districts of historical, architectural, archaeological or cultural importance or value that merit protection, enhancement, and preservation in the interest of the culture, prosperity, education, and welfare of the people.

In the Commission's deliberation session, Monica Hotelling moved to approve historic landmark subdistrict HL19-01. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

ITEMS 7, 8, 9. Z19-04, CU19-28, PD19-01 - JEFFERSON SHADY BROOK

Next for the Commission to consider and make recommendation to the City Council was zone change application Z19-04, conditional use application CU19-28, planned development overlay application PD19-01 submitted by JPI Real Estate Acquisition LLC for property located at 431 Scribner Street and proposed to be platted as Lot 1, Block 1, Jefferson Shady Brook. The applicant was requesting to rezone approximately 12.21 acres from "R-MH" Manufactured Home District and 2.44 acres from "R-MF-2"

Multifamily District to "R-MF" Multifamily District for the development of a 362-unit multifamily project. The applicant was also seeking a conditional use permit to exceed density, reduce the front yard setback, increase height, and reduce parking. A planned development overlay was also being requested to deviate from, but not be limited to reducing the side yard setback, increasing the overall percentage of units between 600-750 square feet, increasing maximum building length, and decreasing building separation.

In the Commission's deliberation session, discussion was held regarding the high impact of the project. The Commission felt it was a good project, just the wrong location. B J Wilson moved to deny zone change application Z19-04. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

B J Wilson moved to deny conditional use application CU19-28. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

B J Wilson moved to deny planned development overlay application PD19-01. Dennis Luers seconded the motion, which prevailed by the following vote:

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

ITEM 10 – PRELIMINARY PLAT APPLICATION – LOT 1, BLOCK 1, JEFFERSON SHADY BROOK

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, Jefferson Shady Brook. The applicant was preliminary platting 14.65 acre for the development of a multifamily development.

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

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

ITEM 11. CONDITIONAL USE APPLICATION CU19-30 - CRUSH IT SPORTS

Next for the Commission to consider and make recommendation to the City Council was conditional use application CU19-30 submitted by Crush It Sports LLC for property located at 401 West State Highway 114 and platted as Lot 1, Block 6, Metroplace Second Installment. The applicant was requesting to amend the previously approved site plan of CU94-22 (Ord. 1994-80) for a planned commercial center with the possession, storage, retail sale, and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages), specifically to revise the building elevations, floor plan, allow outdoor speakers, outside dining, golf simulators and a 40-foot pole sign in conjunction with a restaurant.

In the Commission's deliberation session, Dennis Luers moved to approve conditional use application CU19-30. Gary Martin seconded the motion, which prevailed by the following vote:

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

ITEM 7. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the September 17, 2019, Planning and Zoning Public Hearing.

Dennis Luers moved to approve the September 17, 2019 Planning and Zoning Public Hearing minutes with the correction that Chairman Larry Oliver called the meetings to order. Gary Martin seconded the motion, which prevailed by the following vote:

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

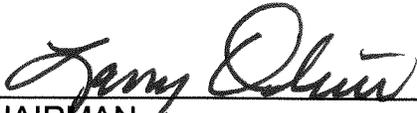
ADJOURNMENT

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 9:48 p.m. Dennis Luers 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 19TH DAY OF DECEMBER 2019.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN