

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 January 2020 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	Alternate
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:

CU19-36	TATE STREET PLAZA
CU19-37	PROPOSED CHICK-FIL-A

CU19-38 EXISTING CHICK-FIL-A
CU19-41 GRAPEVINE HONDA
CU19-42/PD19-03 BREW AND BATTER

Chairman Oliver closed the Briefing Session at 7:120 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 was 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 7:55 p.m.

Item 8. Citizen Comments

There was no one wishing to speak during citizen comments.

Item 9. Conditional Use Application CU19-36 – Tate Street Plaza

First for the Commission to consider and make recommendation to City Council was conditional use application CU19-36 submitted by Burger Engineering LLC for property located at 1231 William D Tate Avenue and proposed to be platted as Lot 3, Block 1, Tate Street Plaza No. 2. The applicant was requesting to amend the previously approved site plan of CU12-10 (Ord. 2012-17) for a planned commercial center, specifically to adjust the property lines.

In the Commission's deliberation session, Dennis Luers moved to approve conditional use application CU19-36. B J Wilson seconded the motion, which prevailed by the following vote:

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

Item 10. – Final Pat Application – Lots 1-3, Block 1 Tate Street Plaza No. 2

Next for the Commission to consider and make recommendation to the City Council was

the Statement of Findings and Final Plat Application of Lots 1-3, Block 1, Tate Street Plaza No. 2. The applicant was final platting 4.01 acres to subdivide into three lots.

In the Commission's deliberation session, Gary Martin moved to approve the Statement of Findings and Final Plat Application of Lots 1-3, Block 1, Tate Street Plaza No. 2. Jimmy Fechter 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 CU19-37 Proposed Chick-Fil-A

Next for the Commission to consider and make recommendation to the City Council was conditional use application CU19-37 submitted by Burger Engineering LLC for property located at 1235 William D Tate Avenue and proposed to be platted as Lot 2, Block 1, Tate Street Plaza No. 2. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU93-03 (Ord. 1993-22) for a planned commercial center, specifically to adjust the property lines to allow for the development of a restaurant with outside dining and drive through service.

In the Commission's deliberation session, Beth Tiggelaar moved to approve conditional use application CU19-37. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

Item 12 – Conditional Use Application CU19-38 Existing Chick-Fil-A

Next for the Commission to consider and make recommendation to the City Council was conditional use application CU19-38 submitted by Burger Engineering for property located at 1245 William D Tate Avenue and proposed to be platted as Lot 1, Block 1, Tate Street Plaza No. 2. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU99-74 (Ord. 1995-185) for a planned commercial center, specifically to allow for a drive-through, in conjunction with a restaurant.

In the Commission's deliberation session, Monica Hotelling moved to approve conditional use application CU19-38. Dennis Luers seconded the motion, which prevailed by the following vote:

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

Item 13. – Conditional Use Application CU19-41 Grapevine Honda

Next for the Commission to consider and make recommendation to the City Council was conditional use application CU19-41 submitted by Cool Breeze Consultants LLC for property located at 2301 William D Tate Avenue and platted as Lot 2, Block 1, First Baptist Church of Grapevine Addition. The applicant was requesting a conditional use permit to establish an automobile dealership with sales and service of new and used vehicles and a 40 foot pole sign.

In the Commission's deliberation session, Monica Hotelling moved to approve conditional use application CU19-38. Dennis Luers seconded the motion, which prevailed by the following vote:

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

Item 14 and 15. Conditional Use Application CU19-42 and PD19-03 Brew and Batter

Next for the Commission to consider and make recommendation to the City Council was conditional use application CU19-42 and planned development overlay application PD19-03 submitted by Ashton Dierolf and Tracey Dierolf for property located at 106 East Texas Street and legally described as Tracts 59 & 60A, abstract 422, William Dooley Survey. The applicant was requesting a conditional use permit to allow for a restaurant in the "CBD" Central Business District. A planned development overlay was also being request to deviate from, but not be limited to a reduction in the masonry requirements from 70% to 0% in the Central Business District.

In the Commission's deliberation session, Dennis Luers moved to approve conditional use application CU19-42. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

In the Commission's deliberation session, Gary Martin moved to approve planned development overlay application PD19-03. Dennis Luers seconded the motion, which prevailed by the following vote:

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

Item 16. Final Plat Application – Lot 1, Block 1, Southland 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, Southland Addition. The applicant was final platting 6.686 acres for the development of a office building.

In the Commission's deliberation session, Dennis Luers moved to approve the Statement of Findings and Final Plat Application of Lot 1, Block 1, Southland Addition. B J Wilson seconded the motion, which prevailed by the following vote:

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

Item 17. Final Plat Application – Lots 1 and 2, Block 1, GHH 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, GHH Addition. The applicant was final platting 0.532 acres for the development of two residential lots.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 1 and 2, Block 1, GHH Addition. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

Item 18. Consider the minutes of the December 17, 2019 Planning and Zoning Commission Meeting

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

Discussion was held regarding the language of the Napolis' condition of approval.

Larry Oliver moved to table the December 17, 2019 Planning and Zoning Public Hearing minutes. B J Wilson seconded the motion, which prevailed by the following vote:

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

Adjournment

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 8:02 p.m. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

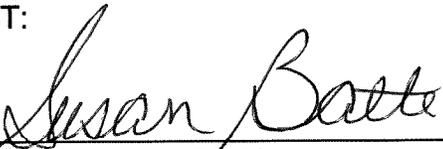
PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 18TH DAY OF FEBRUARY 2020.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN