

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 17th day of December 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
Jimmy Fechter	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Traci Hutton	Member

constituting a quorum with Monica Hotelling, Gary Martin and David Hallberg absent 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:

CU19-24	Faith Christian School
CU19-25	Faith Christian School
CU19-35	Faith Christian School
CU19-31	Napoli's Italian Kitchen and Market

CU19-33 Daylight Golf
PD19-01 411 Turner Street

Chairman Oliver closed the Briefing Session at 7:30 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 2-8 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 9. Citizen Comments

There was no one wishing to speak during citizen comments.

Item 10. Conditional Use Application CU19-24 Faith Christian School

First for the Commission to consider and make recommendation to City Council was conditional use application CU19-24 submitted by Faith Christian School for property located at 729 East Dallas Road and platted as Lot 1A, Block 1, Faith Christian School Addition. The applicant was requesting to amend the previously approved site plan of CU14-35 (Ord. 2014-52) for a non-profit educational institution, specifically to allow for a baseball field with stadium lighting and parking lot modifications.

In the Commission's deliberation session, Dennis Luers moved to approve conditional use application CU19-24. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Tiggelaar, Luers and Hutton
Nays: None

Item 11. Conditional Use Application CU19-25 Faith Christian School

Next for the Commission to consider and make recommendation to the City Council was conditional use application CU19-25 submitted by Faith Christian School for property located at 730 East Worth Street and platted as Lot 1R, Block 2, Faith Christian School

Addition. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU15-26 (Ord. 2015-12) for a non-profit educational institution, specifically to allow for a softball field and an outdoor educational (STEAM) classroom area.

In the Commission's deliberation session, Traci Hutton moved to approve conditional use application CU19-25. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Tiggelaar, Luers and Hutton
Nays: None

Item 12 – Conditional Use Application CU19-35 Faith Christian School – submitted by Faith Christian School for property located at 845 Dawn Lane and proposed to be platted as Lot 1R, Tract 3, Sunshine Harbor Industrial Addition. The applicant was requesting a conditional use permit to allow for a non-profit educational institution and also allow parking lot modifications and enhancements for Grapevine Faith Christian School events.

In the Commission's deliberation session, Traci Hutton moved to approve conditional use application CU19-35. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Tiggelaar, Luers and Hutton
Nays: None

Item 13. – Final Plat Application – Lot 1R, Tract 3 Sunshine Harbor Industrial 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 1R, Tract 3, Sunshine Harbor Industrial Addition. The applicant was final platting 1.825 acres into one lot.

In the Commission's deliberation session, Dennis Luers moved to approve the Statement of Findings and Final Plat Application of Lot 1R, Tract 3, Sunshine Harbor Industrial Addition. Traci Hutton seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Tiggelaar, Luers and Hutton
Nays: None

Item 14. Conditional Use Application CU19-31 Napoli's Italian Kitchen and Market

Next for the Commission to consider and make recommendation to the City Council was conditional use application CU19-31 submitted by James Kinzel for property located at

309, 309 Suite 100 and 311 South Main Street and platted as Lots 12 and 13, Block 19 and Lots 1 and 2, Block 20, City of Grapevine Addition. The applicant was requesting a conditional use permit to amend the previously approved site of CU10-15 (Ord. 2010-34) to allow access, indoor dining, and on-premise alcohol beverage sales (beer, wine, and mixed beverages) in conjunction with a restaurant at 309 South Main Street.

Discussion was held with Mr. Kinzel regarding designating some of the parking spaces as public parking. Mr. Kinzel indicated that he would be willing to discuss the issue with staff.

In the Commission's deliberation session, Jimmy Fechter moved to approve conditional use application CU19-31 with the understanding that there be a discussion with the owner to consider a contract for a joint use of the parking lot facility and work out the details. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Tiggelaar, Luers and Hutton
Nays: None

Item 15. Conditional Use Application CU19-33 Daylight Golf

Next for the Commission to consider and make recommendation to the City Council was conditional use application CU19-33 submitted by Daylight Golf for property located at 2505 East Grapevine Mills Circle and platted as Lot 1R, Block 3, Grapevine Mills Addition. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU09-24 (Ord. 2009-39), for a planned commercial center in excess of 1,000,000 square feet of gross leasable area with the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) specifically, to revise the building elevations and floor plan, allow outdoor speakers, outside dining and five golf simulators in conjunction with a restaurant.

In the Commission's deliberation session, Dennis Luers moved to approve conditional use application CU19-33. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Tiggelaar, Luers and Hutton
Nays: None

Item 16. Planned Development Overlay Application PD19-02 411 Turner Road

Next for the Commission to consider and make recommendation to the City Council was planned development overlay application PD19-02 submitted by Troy L Burchfield for property located at 411 Turner Road and proposed to be platted as Lot 1R and 2R, 411

Turner Road. The applicant was requesting a planned development overlay to deviate from but not be limited to the rear yard setback and lot depth.

In the Commission's deliberation session, Traci Hutton moved to approve planned development overlay PD19-02. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Tiggelaar, Luers and Hutton
Nays: None

Item 17. Final Plat Application – Lots 1R and 2R, Block 1, 411 Turner Road 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 1R and 2R, Block 1, 411 Turner Road Addition. The applicant was final platting 0.3177 acres for the development of two single family structures.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 1R and 2R, Block 1, 411 Turner Road Addition. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Tiggelaar, Luers and Hutton
Nays: None

Item 18. Final Plat Application – Lot 1R, Block 1, Glade Road Retail Center 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 1R, Block 1, Glade Road Retail Center Addition. The applicant was final platting 1.175 acres for the development of medical/retail site.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lot 1R, Block 1, Glade Road Retail Center Addition. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Tiggelaar, Luers and Hutton
Nays: None

Item 19. Consider the minutes of the November 19, 2019 Planning and Zoning Commission Meeting

Next for the Commission to consider were the minutes of the November 19, 2019, Planning and Zoning Public Hearing.

Dennis Luers moved to approve the November 19, 2019 Planning and Zoning Public Hearing minutes. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Tiggelaar, Luers and Hutton
Nays: None

Adjournment

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 8:45 p.m. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Fechter, Tiggelaar, Luers and Hutton
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