

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 July 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
Beth Tiggelaar	Member
Traci Hutton	Alternate
David Hallberg	Alternate

constituting a quorum with Dennis Luers 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. Oath of Office

Oath of office was given to new and returning Planning and Zoning Commissioners, Larry Oliver, Jimmy Fechter, Traci Hutton and David Hallberg.

Item 2. Election of Officers

The Commission considered the Election of Officers for the Planning and Zoning Commission.

Monica Hotelling moved to elect Larry Oliver as Chairman by acclamation. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Wilson, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg
Nays: None
Abstain: Oliver

Monica Hotelling moved to elect B J Wilson as Vice-Chairman by acclamation. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg
Nays: None
Abstain: Wilson

Item 3.

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

PD20-01 1708 DUNN STREET
CU20-05 GRAPEVINE GOLF CLUB HOUSE
Z20-01/CU20-12 EL SUPER EXPRESS

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 4-7 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 7:45 p.m.

Item 8. Citizen Comments

There was no one wishing to speak during citizen comments.

Item 9. Planned Development Overlay PD20-01 – 1708 Dunn Street

First for the Commission to consider and make recommendation to City Council was planned development overlay application PD20-01 submitted by Ronny Nordling for property located at 1708 Dunn Street and proposed to be platted as Lots 1-8, Block A, Pecan Ridge Addition. The applicant was requesting a planned development overlay on the subject property to deviate from a reduction in front yard setback, reduction in right-of-way width and reduced lot depth for one lot in the proposed subdivision.

In the Commission's deliberation session, B J Wilson moved to accept the applicant's request to withdraw planned development overlay application PD20-01. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg
Nays: None

Item 10. Preliminary Plat Application – Lots 1-8 , Block 1, Pecan Ridge Addition

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Preliminary Plat Application of Lots 1-8, Block 1, Pecan Ridge Addition. The applicant was final platting 2.0185 acres divide the property into eight residential lots.

In the Commission's deliberation session, B J Wilson moved to accept the applicant's request to withdraw the Statement of Findings and Preliminary Plat Application of Lots 1-8, Block 1, Pecan Ridge Addition. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg
Nays: None

Item 11. – Conditional Use Application CU20-05 – Grapevine Golf Course Clubhouse

Next for the Commission to consider and make recommendation to City Council was conditional use application CU20-05 submitted by City of Grapevine for property located at 3800 Fairway Drive and legally described as Tracts 1, 1A, 3, 4, 4A, 4A1, and 4B, Abstract 179, Stephens Burnley Survey. The applicant was requesting a conditional use permit to permit to allow the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) outside dining and outdoor speakers in conjunction with a golf course clubhouse.

In the Commission's deliberation session, Traci Hutton moved to approve conditional use application CU20-05. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg
Nays: None

Items 12 & 13. Zone Change Application Z20-01 and Conditional Use Application CU20-12 - El Super Express

Next for the Commission to consider and make recommendation to City Council was zone change application Z20-01 and conditional use application CU20-12 submitted by Rafael Mora Deniz for property located at 2151 Ira E Woods Avenue and proposed to be platted as Lot 4R, Block 1, DFW Business Park. The applicant was requesting to rezone 1.116 acres from "LI" Light Industrial District to "CC" Community Commercial District for a convenience store. The applicant was also requesting a conditional use permit to amend the previously approved site plan of CU95-34 (Ord.1996-09) to allow the possession, retail sale, storage and off-premise consumption of alcoholic beverages (beer and wine only), specifically to allow outside dining in conjunction with a convenience store.

In the Commission's deliberation session, Monica Hotelling moved to approve zone change application Z20-01. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg
Nays: None

Traci Hutton moved to approve conditional use application CU20-12. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg
Nays: None

Item 14. Consider the minutes of the May 19, 2020 Planning and Zoning Commission Meeting

Next for the Commission to consider were the minutes of the May 19, 2020, Planning and Zoning Public Hearing.

Monica Hotelling moved to approve the May 19, 2020 public hearing minutes as written. David Hallberg seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg
Nays: None

Adjournment

With no further business to discuss, Beth Tiggelaar moved to adjourn the meeting at 7:50 p.m. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg
Nays: None

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 15TH DAY OF SEPTEMBER 2020.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN