

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 August 2021 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
Monica Hotelling	Member
Jimmy Fechter	Member
Dennis Luers	Member
Traci Hutton	Member
David Hallberg	Alternate
Jason Parker	Alternate

With Beth Tiggelaar absent, constituting a quorum the following City Staff:

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, Dennis Luers, Traci Hutton, David Hallberg, Jason Parker and Gabe Griess.

Item 2. Election of Officers

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

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

Ayes: Hotelling, Fechter, Luers, Hutton, Hallberg and Parker
Nays: None
Abstain: Oliver

Traci Hutton moved to elect Monica Hotelling as Vice-Chairman by acclamation. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Fechter, Luers, Hutton, Hallberg and Parker
Nays: None
Abstain: Hotelling

Item 3.

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

Z21-05	FERGUSON PLACE
CU21-08	MAIN STREET BREAD BAKING COMPANY
CU21-20	CRACKER BARREL
CU21-19	TRINSIC RESIDENTIAL

Chairman Oliver closed the Briefing Session at 7:21 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 4-8 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 9:48 p.m.

Item 9. Citizen Comments

There was no one wishing to speak during citizen comments.

Item 10. Zone Change Request Z21-05 – Ferguson Place

First for the Commission to consider and make recommendation to City Council was zone change application Z21-05 submitted by Kosse Maykus for property located at 2587, 2531, 2523, 2521, 2529 Lonesome Dove Road and 1591 South Gravel Circle. The applicant was requesting to rezone 13.045 acres from R-20 Single Family Residential to R-7.5 Single Family Residential for the development of 29 single family detached residential lots and two open space lots.

In the Commission's deliberation session, Dennis Luers moved to approve zone change application Z21-05. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Luers, Hutton, Hallberg and Parker
Nays: None

Item 11. Conditional Use Application CU21-20 – Cracker Barrel

Next for the Commission to consider and make recommendation to City Council was conditional use application CU21-20 submitted by CBOCS, Texas, LLC for property located at 2700 Grapevine Mills Parkway and platted as Lot 1RA, Block A, Grapevine Vineyards. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU05-65 (Ord. 06-05) for a planned commercial center, specifically to allow the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with an existing restaurant.

In the Commission's deliberation session, David Hallberg moved to approve conditional use application CU21-10. Traci Hutton seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Luers, Hutton, Hallberg and Parker
Nays: None

Item 12. Conditional Use Application CU21-19 – Trinsic Residential

Next for the Commission to consider and make recommendation to City Council was conditional use application CU21-19 submitted by Trinsic Residential for property located at 809 South Dooley Street and proposed to be platted as Lot 1, Block 1, TRG Dooley. The applicant was requesting a conditional use permit to establish a Transit District Overlay to allow for a 248 unit multifamily complex.

In the Commission's deliberation session, Monica Hotelling moved to deny conditional use application CU21-19. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Luers, Hutton, Hallberg and Parker
Nays: None

Item 13. Preliminary Plat Application – Lot 1, Block 1, TRG Dooley

Next for the Commission to consider and make recommendation to City Council was the Statement of Findings and Preliminary Plat Application of Lot 1, Block 1, TRG Dooley. The applicant was preliminary platting 5.2225 acres for the development of proposed of a multifamily complex.

In the Commission's deliberation session, Traci Hutton moved to deny the Statement of Findings and Preliminary Plat of Lot 1, Block 1, TRG Dooley. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Luers, Hutton, Hallberg and Parker
Nays: None

Item 14. Final Plat Application – Lot 1, Block 1, TRG Dooley

Next for the Commission to consider and make recommendation to City Council was the Statement of Findings and Final Plat Application of Lot 1, Block 1, TRG Dooley. The applicant was final platting 5.2225 acres for the development of proposed of a multifamily complex.

In the Commission's deliberation session, Traci Hutton moved to deny the Statement of Findings and Final Plat of Lot 1, Block 1, TRG Dooley. Jason Parker seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Luers, Hutton, Hallberg and Parker
Nays: None

Item 15. Consider the minutes of the July 20, 2021 Planning and Zoning Commission Meeting

Next for the Commission to consider were the minutes of July 20, 2021, Planning and Zoning Public Hearing.

Traci Hutton moved to approve the minutes of July 20, 2021 as written. David Hallberg seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Hutton, Hallberg and Parker
Nays: None
Abstain: Fechter and Luers

Adjournment

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 9:54 p.m. Dennis Luers seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Luers, Hutton, Hallberg and Parker
Nays: None

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 21ST DAY OF SEPTEMBER, 2021.

APPROVED:


CHAIRMAN

ATTEST:

