

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 18<sup>th</sup> day of June 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
Gary Martin	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Robert Rainwater	Alternate
Traci Hutton	Alternate

constituting a quorum with Jimmy Fechter absent and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
John Robertson	Engineering Manager
Albert 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**

#### ITEM 2.

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

Z19-03	815 RUTH WALL ROAD
CU19-15	WESTGATE PLAZA
CU19-16	SILVER LAKE CROSSINGS
CU19-17	C J'S SOUTHERN KITCHEN
CU 19-19	MASON & DIXIE

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 1, 3-8 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 8:30 p.m.

#### ITEM 9. ZONE CHANGE REQUEST Z19-03 - 815 RUTH WALL ROAD

First for the Commission to consider and make recommendation to the City Council was zone change request Z19-03 submitted by VPG Investments for property located at 815 Ruth Wall Road. The applicant was requesting to rezone approximately 1.231 acres from CN Neighborhood Commercial District to R-5.0 Zero-Lot-Line District for the development of four, single family residential lots.

In the Commission's deliberation session, Dennis Luers moved to approve zone change request Z19-03. B J Wilson seconded the motion, which prevailed by the following vote:

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

#### ITEM 10. CONDITIONAL USE APPLICATION CU19-15 – WESTGATE PLAZA

Next for the Commission to consider and make recommendation to City Council was conditional use application CU19-15 submitted by Homeyer Engineering for property located at 2301 Westgate Plaza and platted as Block 3, Westgate Plaza. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU17-14 (Ord. 2017-46) for a planned commercial center, specifically to allow for the development of two medical office buildings, the southernmost structure will be 6,635 square feet in size and the second structure to the north will be 5,070 square feet in size.

In the Commission's deliberation session, Monica Hotelling moved to approve conditional use application CU19-15. Dennis Luers seconded the motion, which prevailed by the following vote:

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

ITEM 11. CONDITIONAL USE APPLICATION CU19-16 – SILVER LAKE CROSSINGS

Next for the Commission to consider and make recommendation to City Council was conditional use application CU19-16 submitted by Grapevine Equity Partners LLC for property located at 2200, 2225, 2250 Bass Pro Court and 1701, 1775, 1785 State Highway 26 and platted as Lots 1 and 2, Block 1, Silver Lake Crossings and Lots 1A1, 1A2, 1A3, and 2A, Block 1, The Bluffs at Grapevine. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU17-05 (Ord. 17-23) for a master site development plan specifically to allow for a multi-brand hotel complex (Renaissance, Element, and A.C. Hotel) with on-premise alcohol beverage sales (beer, wine, and mixed beverages), outdoor dining, and outdoor speakers, minor site plan and elevation changes to the previously approved Hilton Garden Inn, and minor site plan and elevation changes to the previously approved office building.

In the Commission's deliberation session, B J Wilson moved to approve conditional use application CU19-16. Gary Martin seconded the motion, which prevailed by the following vote:

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

ITEM 12 – FINAL PLAT – LOTS 2 AND 3, BLOCK 1, SILVER LAKE CROSSINGS 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 2 and 3, Block 1, Silver Lake Crossings. The applicant was final platting 21.6 acres for the development of a hotel.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 2 and 3, Block 1, Silver Lake Crossings. Gary Martin seconded the motion, which prevailed by the following vote:

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

ITEM 13. CONDITIONAL USE APPLICATION CU19-17 – C J'S SOUTHERN KITCHEN

Next for the Commission to consider and make recommendation to City Council was conditional use application CU19-17 submitted by C J's Southern Kitchen for property located at 1449 West State Highway 114 and platted as Lot 10, Block 1, Towne Center No. 2. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU99-06 (Ord. 1999-34) for a planned commercial center to allow the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverage) in conjunction with a restaurant, specifically to revise the floor plan and add outside dining and outdoor speakers.

In the Commission's deliberation session, Dennis Luers moved to approve conditional use application CU19-17. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ITEM 14. CONDITIONAL USE APPLICATION CU19-19 MASON & DIXIE

Next for the Commission to consider and make recommendation to City Council was conditional use application CU19-19 submitted by Mason & Dixie for property located at 603 South Main Street and platted as Lot C, Block 15, Original Town of Grapevine. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU18-17 (Ord. 2018-062) to establish a restaurant in the "CBD" Central Business District, specifically to allow the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer and wine only) and outside dining.

In the Commission's deliberation session, Monica Hotelling moved to approve conditional use application CU19-19 with the condition that the two southern most tables/chairs be removed. Traci Hutton seconded the motion, which prevailed by the following vote:

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

ITEM 15. CONSIDERATION OF MINUTES

Next for the Commission to consider were the minutes of the May 21, 2019, Planning and Zoning Public Hearing.

B J Wilson moved to approve the May 21, 2019 Planning and Zoning Public Hearing minutes as written. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

ADJOURNMENT

With no further business to discuss, Dennis Luers moved to adjourn the meeting at 8:43 p.m. Gary Martin seconded the motion, which prevailed by the following vote:

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

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 16<sup>TH</sup> DAY OF JULY 2019.

APPROVED:

  
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CHAIRMAN

ATTEST:

  
\_\_\_\_\_  
PLANNING TECHNICIAN