

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 August 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
Beth Tiggelaar	Member
Dennis Luers	Member
Traci Hutton	Member
David Hallberg	Alternate

constituting a quorum with Jimmy Fechter 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:

CU20-01/PD20-02	DOVE ROAD COUNTRY STORE
CU20-14	GRAPEVINE VOLKSWAGEN
CU20-15	MARRIOTT COURTYARD/TOWNPLACE SUITES/HILTON GARDEN INN

CU20-16

WINE FUSION

Chairman Oliver closed the Briefing Session at 7:28 p.m.

### **JOINT PUBLIC HEARINGS**

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 2-6 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 9:15 p.m.

#### Item 7. Citizen Comments

There was no one wishing to speak during citizen comments.

#### Item 8 & 9. Conditional Use Application CU20-01/Planned Development Overlay Application PD20-02 – Dove Road Country Store

First for the Commission to consider and make recommendation to City Council was conditional use application CU20-01, submitted by Richard King for property located at 1414 North Dove Road and platted as Lot 17R, Shamrock Shores Estates. The application was requesting a conditional use permit to allow the possession, storage, retail sales, and off-premise consumption of alcoholic beverages (beer and wine only) in conjunction with a convenience store with gasoline sales. The applicant was also requesting a planned development overlay to deviate from the front yard setback requirement and elimination of landscaped buffering.

In the Commission's deliberation session, Monica Hotelling moved to approve conditional use application CU20-01. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

In the Commission's deliberation session, Monica Hotelling moved to approve planned development overlay application PD20-02. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

Item 10. Conditional Use Application CU20-14 – Grapevine Volkswagen

Next for the Commission to consider and make recommendation to City Council was conditional use application CU20-14, submitted by Principle Auto for property located at 2351 William D Tate Avenue and platted as Lot 1RA. Block 1, First Baptist Church of Grapevine Addition. The application 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, Dennis Luers moved to approve conditional use application CU20-14. Traci Hutton seconded the motion, which prevailed by the following vote:

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

Item 11. – Conditional Use Application CU20-15 – Marriott Courtyard/Towneplace Suites/Hilton Garden Inn

Next for the Commission to consider and make recommendation to City Council was conditional use application CU20-15 submitted by Grapevine Metro Hotel GP LLC for property located at 2200 Bass Pro Court and platted as Lot 1R1, Block 1, Silver Lake Crossings. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU19-16 (Ord. 19-37) for a master site development plan specifically to allow additional surface parking for the existing Marriott Courtyard/TownePlace Suites/Hilton Garden Inn hotel complex.

In the Commission's deliberation session, discussion was held regarding changing the parking lot from a temporary parking lot to a permanent parking lot and if the applicant will still build the parking garage along with the Renaissance Hotel. Traci Hutton moved to approve conditional use application CU20-15 with the condition that 13 additional spaces are provided with landscape and concrete surface according to Code. This shall be approved by the Site Plan Review Committee. Dennis Luers seconded the motion, which prevailed by the following vote:

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

Items 12. Conditional Use Application CU20-16 – Wine Fusion Winery

Next for the Commission to consider and make recommendation to City Council was conditional use application CU20-16 submitted by Wine Fusion Winery for property located at 603 South Main Street #304 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 CU15-18 (Ord. 2015-28) for a winery, specifically to allow the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) and outdoor dining in conjunction with a restaurant.

In the Commission's deliberation session, discussion was held regarding the hours of operation of the restaurant and parking issues. Dennis Luers moved to approve conditional use application CU20-16 with the condition that the hours of operation may be Monday thru Friday 3pm-12am and Saturday and Sunday 10am-12am. Traci Hutton seconded the motion, which prevailed by the following vote:

Ayes: Wilson, Hotelling, Tiggelaar, Luers, Hutton and Hallberg  
Nays: Oliver

Item 13. Final Plat Application – Lot 1, Block 1, Miller Residence

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, Miller Residence. The applicant was final platting 0.7774 acres for a residential lot.

In the Commission's deliberation session, B J Wilson moved to approved Statement of Findings and Final Plat Application of Lot 1, Block 1, Miller Residence. Monica Hotelling seconded the motion, which prevailed by the following vote:

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

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

Next for the Commission to consider were the minutes of the July 14, 2020, Planning and Zoning Public Hearing.

Monica Hotelling moved to table the minutes due to the date being incorrect on the minutes. Should have read July 21, 2020. Dennis Luers seconded the motion, which prevailed by the following vote:

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

Adjournment

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

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

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

APPROVED:

  
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CHAIRMAN

ATTEST:

  
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PLANNING TECHNICIAN