

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 20th day of October 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
Dennis Luers	Member
Traci Hutton	Member
David Hallberg	Alternate

constituting a quorum and the following City Staff:

Ron Stombaugh	Development Services Assistant Director
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:

Z20-03/CU20-21/PD20-03 THE PRESERVE, PHASE II

Chairman Oliver closed the Briefing Session at 7:09 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:32 p.m. in the City Council Chambers. Items 1-3 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 8:21 p.m.

Item 4. Citizen Comments

There was no one wishing to speak during citizen comments.

Item 5,6,7. Zone Change Application Z20-03, Conditional Use Application CU20-21, Planned Development Overlay Application PD20-03 – The Preserve, Phase II

First for the Commission to consider and make recommendation to City Council was submitted by CRP-GREP Elan Grapevine LP for property located at 4501 State Highway 360 and platted as Lot 2, Block A, Glade/360 Addition. The applicant was requesting a zone change application to rezone 47.35 acres from “PCD” Planned Commerce Development District to “R-MF” Multi-Family District for the development of a 324-unit multi-family project, a conditional use application to exceed the height regulations, vary from the parking requirements, and allow for a reduction in the front yard setback relative to the flexible design standards in the “R-MF” Multi-Family District and a planned development overlay application to deviate from the building separation requirements in the “R-MF” Multi-Family District.

The development will consist of 220, one bedroom units ranging from 705-1,117 square feet in size; 92, two bedroom units ranging from 1,100-1,332 s.f. in size; and four, three bedroom units 1,354 s.f. in size. Also as part of this project the applicant intended to develop eight, single story cottage-style apartments with accompanying garages; contained within two buildings of four units each, these three bedroom units will be 1,693 s.f. in size.

In the Commission's deliberation session, Monica Hotelling moved to approve zone change application Z20-03. Dennis Luers seconded the motion, which prevailed by the following vote:

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

In the Commission's deliberation session, B J Wilson moved to approve conditional use application CU20-21. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

In the Commission's deliberation session, Dennis Luers moved to approve planned development overlay PD20-03. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

Item 8. Consider the minutes of the September 15, 2020 Planning and Zoning Commission Meeting

Next for the Commission to consider were the minutes of September 15, 2020, Planning and Zoning Public Hearing.

Traci Hutton moved to approve the minutes of September 15, 2020. B J Wilson seconded the motion, which prevailed by the following vote:

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


Adjournment

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 8:24 p.m. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, 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 17TH DAY OF NOVEMBER 2020.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN