

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 19th day of January 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
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 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:

Z20-04/PD20-04 TILLERY COMMONS
CU20-25 FERRARI'S ITALIAN VILLA

Chairman Oliver closed the Briefing Session at 7:18 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:36 p.m. in the City Council Chambers. Items 2-4 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 7:42 p.m.

Item 5. Citizen Comments

There was no one wishing to speak during citizen comments.

Item 6 and 7. Zone Change Application Z20-04 and Planned Development Overlay Application PD20-04 – Tillery Commons

First for the Commission to consider and make recommendation to City Council was zone change application Z20-04 and Planned Development Overlay Application PD20-04 submitted by Hat Creek Development for property located at 301 North Dove Road and proposed to be platted as Lots 1-14 and 15X, Block 1 and Lots 1-7, Block 2, Tillery Commons. The applicant was requesting to rezone approximately 4.95 acres from PO Professional Office District to T-TH Townhouse District for the development of 21 detached townhomes. The applicant was also requesting a planned development overlay to deviate from the side yard requirements, allow for front entry garages on lots less than 40 feet in width, and allow all townhomes to be detached with no common wall.

Discussion was held regarding allowing the public to use the common areas, Mr. Maykus stated that the common areas would be accessible to the public.

In the Commission's deliberation session, Monica Hotelling moved to approve zone change application Z20-04. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

Monica Hotelling moved to approve planned development overlay application PD20-04 with the condition that there shall be no signs that indicate private drive/property. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

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

Item 8. Final Plat Application - Lots 1-14 and 15X, Block 1, Lots 1-7, Block 2, Tillery Commons

Next for the Commission to consider and make recommendation to City Council was the Statement of Findings and Final Plat Application of Lots 1-14 and 15X, Block 1, Lots 1-7, Block 2, Tillery Commons. The applicant was final platting 4.948 acres to construct 21 townhomes.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Final Plat of Lots 1-14 and 15X, Block 1, Lots 1-7, Block 2, Tillery Commons. Dennis Luers seconded the motion, which prevailed by the following vote:

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

Item 9. Conditional Use Application CU20-25 – Ferrari's Italian Villa and Sidecar Brewery

Next for the commission to consider and make recommendation to City Council was conditional use application CU20-25 submitted by Blake Architects for property located at 1200 William D Tate Avenue and platted as Lot 3R, Block 1, Towne Center Addition No. 2. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU15-37 (Ord. 2015-37) for a planned commercial center with the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages) a 20-foot pole sign, outdoor dining and outdoor speakers/monitors, specifically to revise the floor plan, revise the exterior elevations and allow for the addition of brewpub in conjunction with a restaurant.

In the Commissioner's deliberation session, Monica Hotelling moved to approve conditional use application CU20-25. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

Item 10. Consider the minutes of the December 15, 2020 Planning and Zoning Commission Meeting

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

Monica Hotelling moved to approve the minutes of December 15, 2020. Jimmy Fechter 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, Monica Hotelling moved to adjourn the meeting at 8:50 p.m. Beth Tiggelaar 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 23RD DAY OF FEBRUARY 2021.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN