

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 July 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
Beth Tiggelaar	Member
Traci Hutton	Member
David Hallberg	Alternate
Jason Parker	Alternate

With B J Wilson, Jimmy Fechter and Dennis Luers 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.

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

Z21-04	CITY OF GRAPEVINE
CU21-10	BUZZED BULL CREAMERY
CU21-11	LONDON WINERY
CU21-12	ROCK AND BREWS
CU21-13	VELVET TACO

CU21-14/PD21-02 CRAVE DELIVERY

Chairman Oliver closed the Briefing Session at 7:26 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 2-7 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 8:33 p.m.

Item 8. Citizen Comments

There was no one wishing to speak during citizen comments.

Item 9. Zone Change Request Z21-04 City of Grapevine

First for the Commission to consider and make recommendation to City Council was zone change application Z21-04 submitted by the City of Grapevine for property located at 2627 Briarwood Drive and platted as Lot 13, Block 11, Oak Creek Estates. The applicant was requesting to rezone 0.35 acres from GU Governmental Use to R-7.5 Single Family Residential to renovate a decommissioned fire station to a single family residence.

In the Commission's deliberation session, Monica Hotelling moved to approve zone change application Z21-04. David Hallberg seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Tiggelaar, Hutton, Hallberg and Parker
Nays: None

Item 10. Conditional Use Application CU21-10 – Buzzed Bull Creamery

Next for the Commission to consider and make recommendation to City Council was conditional use application CU21-10 submitted by Buzzed Bull Creamery for property located at 419 South Main Street and platted as Lot n ½ 2 and S 23'3, Block 18, City of

Grapevine. The applicant was requesting a conditional use permit to allow the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages available as a mix-in for frozen desserts in conjunction with an ice cream shop.

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, Tiggelaar, Hutton, Hallberg and Parker
Nays: None

Item 11. Conditional Use Application CU21-11 – Landon Winery

Next for the Commission to consider and make recommendation to City Council was conditional use application CU21-11 submitted by Landon Winery for property located at 415 South Main Street and platted as Lot 4, N 2 1/5'3, Block 18, City of Grapevine. The applicant was requesting a conditional use permit to amend to the previously approved site plan of CU14-38 (Ord. 2014-58) to allow for the possession, storage, retail sale and on- and off-premise consumption of alcoholic beverages (wine only), specifically to allow outdoor seating and an outdoor patio in conjunction with a winery.

In the Commission's deliberation session, Traci Hutton moved to approve conditional use application CU21-11. David Hallberg seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Tiggelaar, Hutton, Hallberg and Parker
Nays: None

Item 12. Conditional Use Application CU21-12 – Rock and Brews

Next for the Commission to consider and make recommendation to City Council was conditional use application CU21-12 submitted by ClayMoore Engineering for property located at 440 West State Highway 114 and proposed to be platted as Lots 1R3, 2 and 3, Block 1R, Payton-Wright. The applicant was requesting a conditional use permit to establish a planned commercial center and allow the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages), outdoor dining, outdoor speakers, and five 40-foot pole/pylon signs in conjunction with a restaurant.

In the Commission's deliberation session, discussion was held regarding the number of signs the applicant was requesting and outdoor speakers. Traci Hutton moved to approve conditional use application CU21-12 with the condition that the speakers on the east side of the building shall be eliminated and that the signs without elevations were

not considered with this request. David Hallberg seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Tiggelaar, Hutton, Hallberg and Parker
Nays: None

Item 13. Conditional Use Application CU21-13 – Velvet Taco

Next for the Commission to consider and make recommendation to City Council was conditional use application CU21-13 submitted by ClayMoore Engineering for property located at 440 West State Highway 114 and proposed to be platted as Lots 1R3, 2 and 3, Block 1R, Payton-Wright. The applicant was requesting a conditional use permit to allow within a planned commercial center, a restaurant with the possession, storage, retail sale, and on- and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages), drive-through service, outdoor dining, outdoor speakers, and one, 40-foot pylon sign.

In the Commission's deliberation session, discussion was held regarding the number of signs the applicant was requesting and outdoor speakers. Monica Hotelling moved to approve conditional use application CU21-13 with the condition that the pole sign be approved by the Site Plan Review Committee and that the signs without elevations were not considered with this request. Traci Hutton seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Tiggelaar, Hutton, Hallberg and Parker
Nays: None

Item 14. Final Plat Application – Lots 1R3, 2, 3, Block 1R, Payton -Wright

Next for the Commission to consider and make recommendation to City Council was the Statement of Findings and Final Plat Application of Lots 1R3, 2, 3, Block 1R, Payton-Wright. The applicant was final platting 7.0 acres for the development of proposed restaurants.

In the Commission's deliberation session, Traci Hutton moved to approve the Statement of Findings and Final Plat of Lots 1R3, 2, 3, Block 1R, Payton-Wright. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Tiggelaar, Hutton, Hallberg and Parker
Nays: None

Item 15 & 16. Conditional Use Application CU21-14 and Planned Development Overlay PD21-02 – Crave Delivery

Next for the Commission to consider and make recommendation to City Council was conditional use application CU21-14 and planned development overlay PD21-02 submitted by Kimley-Horn for property located at 2850 State Highway 121 and platted as Lot 2, Block 1, Northpoint. The applicant was requesting a conditional use permit to allow the possession, storage, retail sale, and off-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a commercial kitchen with delivery and pick-up service only. Planned development overlay PD21-02 is a request to allow for the overnight parking of delivery vehicles.

In the Commission's deliberation session, David Hallberg moved to approve conditional use application CU21-14. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Tiggelaar, Hutton, Hallberg and Parker
Nays: None

In the Commission's deliberation session, Monica Hotelling moved to approve planned development overlay PD21-02. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Tiggelaar, Hutton, Hallberg and Parker
Nays: None

Item 17. Consider the minutes of the June 15, 2021 Planning and Zoning Commission Meeting

Next for the Commission to consider were the minutes of June 15, 2021, Planning and Zoning Public Hearing.

Monica Hotelling moved to approve the minutes of June 15, 2021 with the correction that B J Wilson Abstained from the vote for the May 18, 2021 minutes. David Hallberg seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Tiggelaar, Hutton, Hallberg and Parker
Nays: None

Adjournment

With no further business to discuss, Jason Parker moved to adjourn the meeting at 8:48 p.m. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Tiggelaar, Hutton, Hallberg and Parker
Nays: None

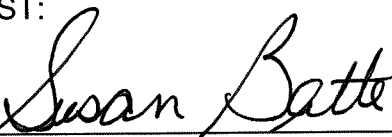
PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE
CITY OF GRAPEVINE, TEXAS ON THIS THE 17TH DAY OF AUGUST, 2021.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN