

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 October 2021 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

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|------------------|---------------|
| Larry Oliver | Chairman |
| Monica Hotelling | Vice Chairman |
| Jimmy Fechter | Member |
| Beth Tiggelaar | Member |
| Traci Hutton | Member |
| David Hallberg | Member |
| Jason Parker | Alternate |
| Gabe Griess | Alternate |

With Dennis Luers absent, constituting a quorum the following City Staff:

| | |
|-------------------------|----------------------------|
| Erica Marohnic | Planning Services Director |
| Albert L. Triplett, Jr. | Planner II |
| Natasha Gale | Planning Technician |

Call to Order

Larry Oliver called the meeting to order 7:00 p.m.

BRIEFING SESSION

Item 1.

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

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|----------|--------------------|
| CU21-16 | SONIC |
| CU21- 24 | CLASSIC CHEVROLET |
| CU21- 25 | DUTCH BROS. COFFEE |

Larry Oliver closed the Briefing Session at 7:16 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:35 p.m. in the City Council Chambers. Item 3-11 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

Mayor Tate called the Planning and Zoning Commission deliberation session to order at 7:35 p.m.

Invocation and Pledge of Allegiance: Commissioner Monica Hotelling

Item 3. Citizen Comments

There was no one wishing to speak during citizen comments.

Item 4. Conditional Use Application CU21-16 – Sonic

Next for the Commission to consider and make recommendation to City Council was conditional use application CU21-16 submitted by SRI Operating Company for property located at 3115 Ira E. Woods Avenue and platted as Lot 2R, Block 1, Mustang Square. The applicant is requesting a conditional use permit to allow a 1,283 square foot restaurant with a drive through, outside dining, outdoor speakers and a 20-foot pole sign.

In the Commission's deliberation session, Jason Parker moved to approve conditional use application CU21-16 with condition that the pole sign be removed and a monument sign be placed instead. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Hutton, Parker, Griess, Hallberg, Tiggelaar, Fechter

Nays: None

Item 5. Conditional Use Application CU21-24 – Classic Chevrolet

Next for the Commission to consider and make recommendation to City Council was conditional use application CU21-24 submitted by Speed Fab Crete for property located at 2501 William D. Tate Avenue, Building F and platted as Lot 1R2, Block 1R1, Classic Hummer. The applicant is requesting a conditional use permit to amend the previously approved site plan for a planned commercial center, specifically to allow a 17,680

square foot expansion to the existing parts distribution building.

In the Commission's deliberation session, David Hallberg moved to approve conditional use application CU21-24. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Hutton, Parker, Griess, Hallberg, Tiggelaar, Fechter

Nays: None

Item 6. Conditional Use Application CU21-25 – Dutch Bros. Coffee

Next for the Commission to consider and make recommendation to City Council was conditional use application CU21-25 submitted by Nunnally Studio Architects for property located at 801 East Northwest Highway and proposed to be platted as Lot 4R-2, Block 1, Opryland Second Addition. The applicant is requesting a conditional use permit to amend the previously approved site plan for a planned commercial center, to allow a 950 square foot restaurant with a drive through, outside dining and outdoor speakers.

In the Commission's deliberation session, Traci Hutton moved to approve conditional use application CU21-25. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Hutton, Parker, Griess, Hallberg, Tiggelaar, Fechter

Nays: None

Item 7. Final Plat Application – Lots 4R1 and 4R2 Block 1 Opryland Second Addition

Next for the Commission to consider and make recommendation to City Council was the Statement of Findings and Final Plat Application of Lots 4R1 and 4R2, Block 1, Opryland Second Addition. The applicant is final platting 0.71 acre for the development of a restaurant in a planned commercial center.

In the Commission's deliberation session, Traci Hutton moved to approve the Final Plat of Lots 4R1 and 4R2, Block 1, Opryland Second Addition. David Hallberg seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Hutton, Parker, Griess, Hallberg, Tiggelaar, Fechter

Nays: None

Item 8. Consider the minutes of the September 21, 2021 Planning and Zoning Commission Meeting

Next for the Commission to consider were the minutes of September 21, 2021, Planning and Zoning Public Hearing.

Traci Hutton moved to approve the minutes of September 21, 2021. Beth Tiggelaar seconded the motion, which prevailed by the following vote:

Ayes: Hutton, Tiggelaar, Hotelling, Parker
Nays: None
Abstention: Fechter, Hallberg, Oliver

Adjournment

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 8:06 p.m. Monica Hutton seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Hutton, Parker, Griess, Hallberg, Tiggelaar, Fechter
Nays: None

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 16th DAY OF NOVEMBER 2021.

APPROVED:



Commission Member

ATTEST:



Planning Technician