

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 18th day of May 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
Jimmy Fechter	Member
Beth Tiggelaar	Member
Dennis Luers	Member
Traci Hutton	Member
David Hallberg	Alternate
Jason Parker	Alternate

With B J Wilson absent, 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:

CU20-26	BAYWEST DEVELOPMENT
CU21-06	SUMMIT CLIMBING GYM
CU21-07	MAIN STREET BAKERY

Chairman Oliver closed the Briefing Session at 7:13 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 2-9 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 8:45 p.m.

Item 10. Citizen Comments

There was no one wishing to speak during citizen comments.

Item 11. Conditional Use Application CU20-26 Baywest Development

First for the Commission to consider and make recommendation to City Council was conditional use application CU20-26 submitted by Landev Engineers for property located at 3200 Grapevine Mills Parkway and proposed to be platted as Lot 2RA1, Block A, Grapevine Vineyard. The applicant was requesting a conditional use permit to establish a master site development plan for the development of a multifamily complex.

In the Commission's deliberation session, discussion was held regarding density and the number of apartment units in the city. Also discussed was how the number of occupants would be good for the economy (retail and restaurants in the area). David Hallberg moved to approve conditional use application CU20-26. Dennis Luers seconded the motion, which prevailed by the following vote:

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

Item 12. Conditional Use Application CU21-06 Summit Climbing Gym

Next for the Commission to consider and make recommendation to City Council was conditional use application CU21-06 submitted by Spiars Engineering for property located at 3105 William D Tate Avenue and platted as Lot 2, Block 1, Classic Collision.

The applicant was requesting a conditional use permit to allow for outdoor entertainment (climbing gym) and outdoor speakers.

In the Commission's deliberation session, Dennis Luers moved to approve conditional use application CU21-06. Traci Hutton seconded the motion, which prevailed by the following vote:

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

Item 13. Conditional Use Application CU21-07 Main Street Bakery

Next for the Commission to consider and make recommendation to City Council was conditional use application CU21-07 submitted by Fabien Goury for property located at 316 South Main Street and platted as Lots 18 and 19A, Block 1, City of Grapevine. The applicant was requesting a conditional use permit to amend the previously approved site plan of CU16-01 (Ord. 2016-21) to allow the possession, storage, retail sales and on-premise consumption of alcoholic beverages (beer, wine, and mixed beverages) in conjunction with a restaurant, specifically to allow modifications to the floor plan and allow a walk-up window.

In the Commission's deliberation session, Traci Hutton moved to approve conditional use application CU21-07. Jimmy Fechter seconded the motion, which prevailed by the following vote:

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

Item 14. Consider the minutes of the March 16, 2021 Planning and Zoning Commission Meeting

Next for the Commission to consider were the minutes of March 16, 2021, Planning and Zoning Public Hearing.

Traci Hutton moved to approve the minutes of March 16, 2021 with the correction of the date in the first paragraph. David Hallberg seconded the motion, which prevailed by the following vote:

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

Adjournment

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 8:55 p.m. David Hallberg seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, 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 18TH DAY OF MAY 2021.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN