

AGENDA
CITY OF GRAPEVINE
QUARTERLY WORKSHOP
PLANNING & ZONING COMMISSION
THURSDAY, FEBRUARY 15, 2018 AT 6:00 P.M.
PLANNING AND ZONING CONFERENCE ROOM
SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

CALL TO ORDER

WORK SESSION

1. Discuss the Dallas Road Transit Corridor, and take any necessary action.

ADJOURNMENT

If you plan to attend this briefing session and you have a disability that requires special arrangements at the meeting, please contact the office of Development Services at (817) 410-3154 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

In accordance with Texas Government Code, Chapter 551.001 et. seq. Acts of the 1993 Texas Legislature, the Planning and Zoning Commission Briefing Session Agenda was prepared and posted on this the 12th day of February 2018 at 5:00 p.m.

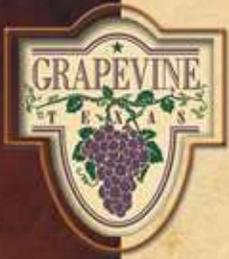


Scott Williams
Development Services Director

MEMO TO: PLANNING AND ZONING COMMISSION
FROM: SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR
MEETING DATE: FEBRUARY 15, 2018
SUBJECT: WORKSHOP — PRESENTATION FOR THE DALLAS ROAD
CORRIDOR PLANNING

At the February 6 workshop, ArchiTexas and Mesa Planning presented a scope of services for a planning study of the Dallas Road corridor. During the discussion, City Council and the Planning and Zoning Commission both said that it was important for them to develop a vision of how the corridor should develop, so that this information could be passed on to the planning team. There will most likely be additional joint workshops in the near future, but the forum of the Council Chambers does not lend itself to quality discussion. Therefore, it would be helpful if the Planning and Zoning Commissioners spent some time **thinking about their vision of the corridor**, and be prepared to discuss them at the workshop. This will not be a technical planning exercise, but more of a "big picture" discussion, so that the Planning and Zoning Commission can help provide direction to the planning consultants.

Staff will email a planning study that was brought to their attention recently by Tim Baldwin. This is just one example of what a Transit Oriented Development Plan could look like, but staff feels that the format of this one is particularly well arranged. We will also email links for some successful transit developments in the metroplex.

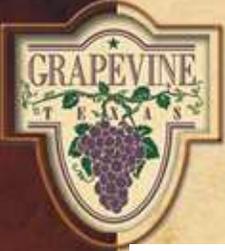


*Planning and Zoning
Commission*

*Transit Oriented
Development*

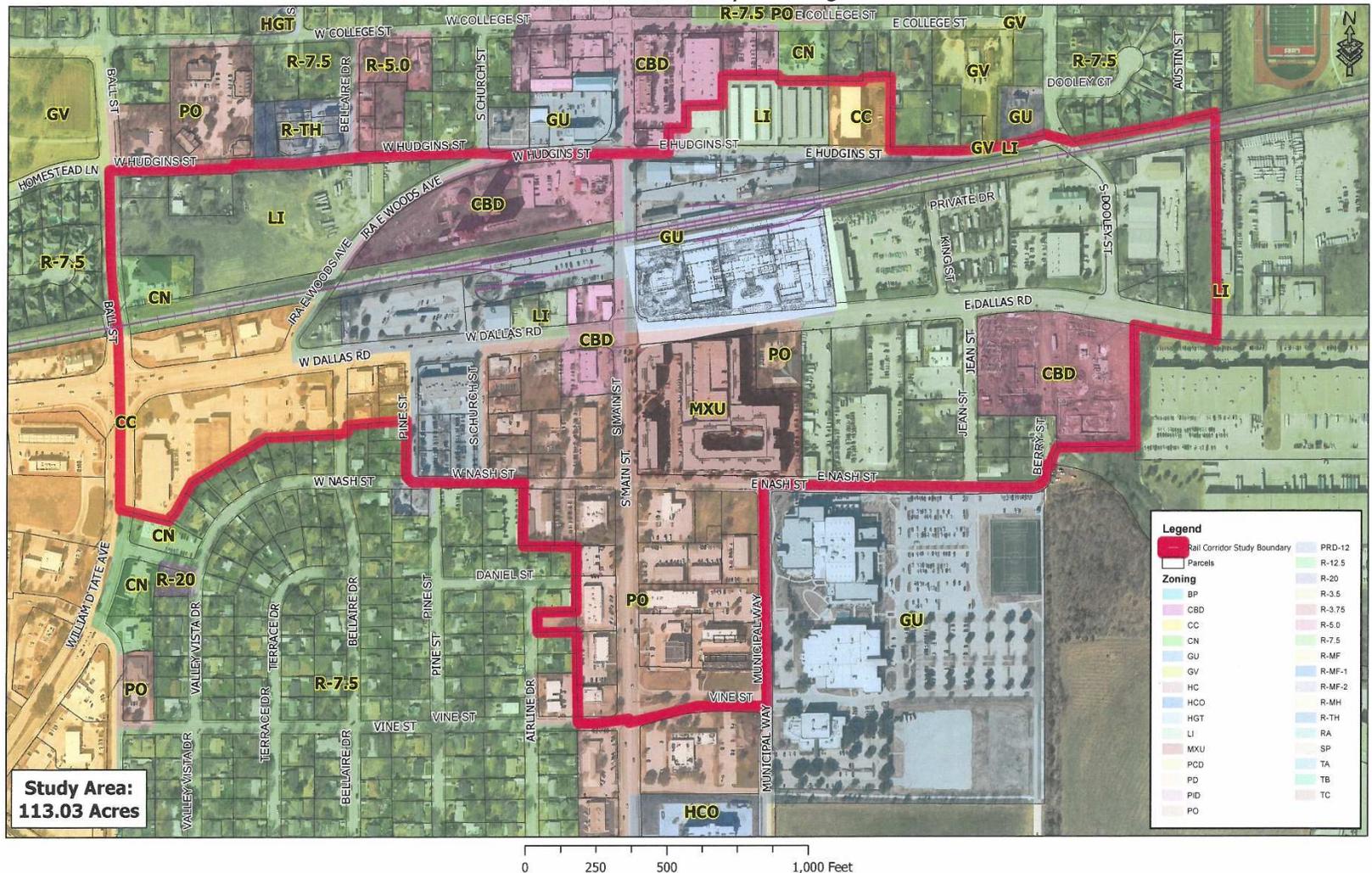
Visioning Workshop

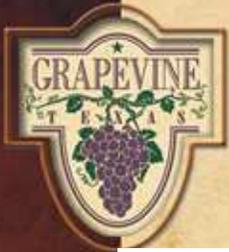
February 15, 2017



Boundary of Study Area as set by City Council and P&Z

Rail Corridor Study - Zoning

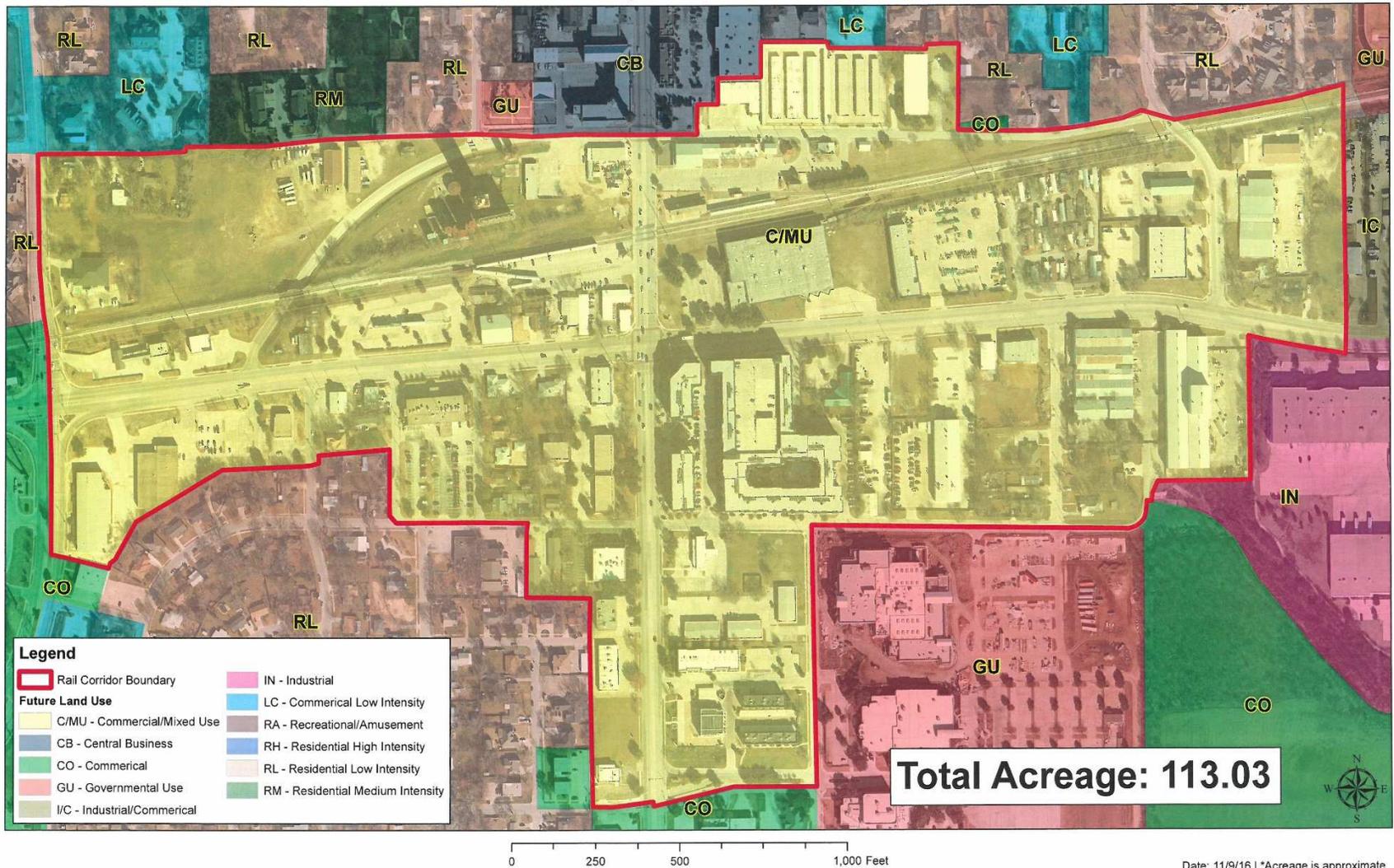


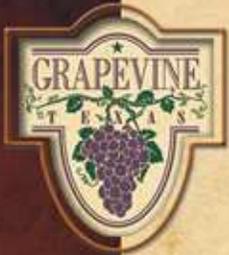


Boundary of C/MU

Future Land Use Designation as of 1/17/2017

Rail Corridor Study - Proposed Future Land Use

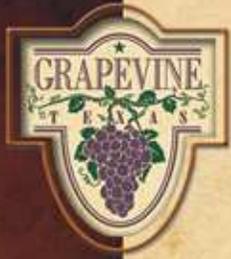




C/MU Uses as of 1/17/2017

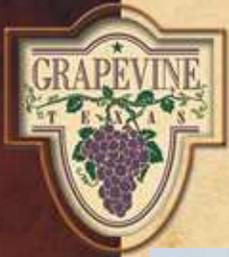
Commercial/Mixed Use

One or more of the following:	Two or more of the following: (residential uses are only appropriate when they are a component of a non-residential development)
“CC” Community Commercial	“R-TH” Townhouse
“GV” Grapevine Vintage	“R-MF” Multifamily
“CN” Neighborhood Commercial	“R-5.0” Zero-Lot-Line
“PO” Professional Office	“R-3.5” Two-Family
“HC” Highway Commercial	“R-3.75” Three and Four-Family
“HCO” Hotel/Corporate Office	“CC” Community Commercial
“PCD” Planned Commerce Development	“GV” Grapevine Vintage
“BP” Business Park	“CN” Neighborhood Commercial
“RA” Recreation/Amusement	“PO” Professional Office
“CBD” Central Business District	“HC” Highway Commercial
“CN” Neighborhood Commercial	“HCO” Hotel/Corporate Office
“PO” Professional Office	“PCD” Planned Commerce Development
“HC” Highway Commercial	“BP” Business Park
	“RA” Recreation/Amusement
	“CBD” Central Business District



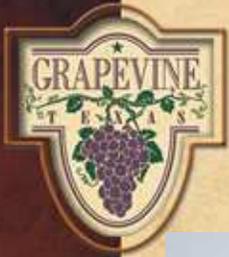
Redevelopment

Opportunities



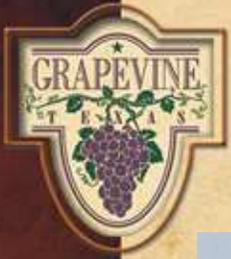
Sunbelt Rentals





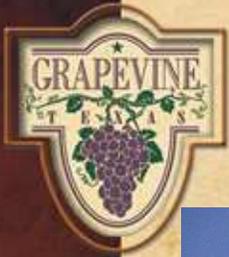
Police Building





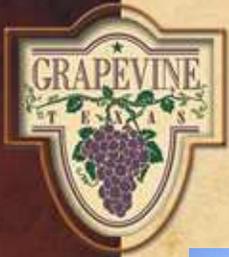
Frost Bank





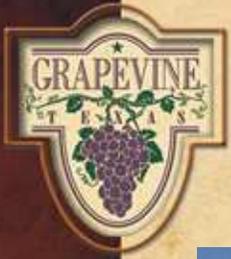
Grapevine Storage House





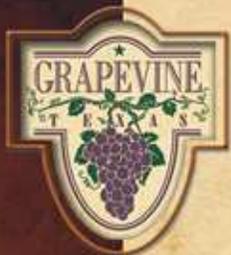
Johnson Excavation



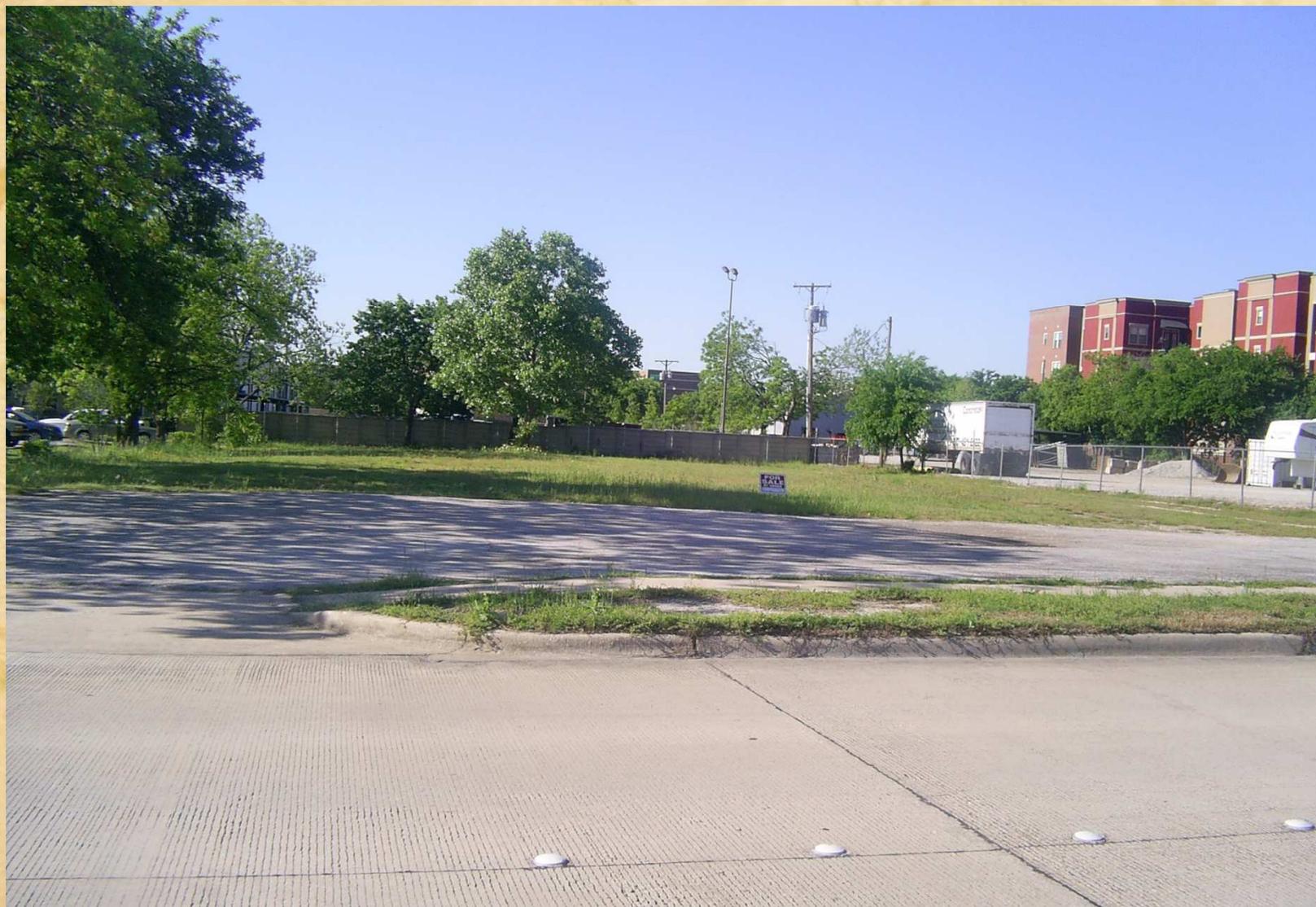


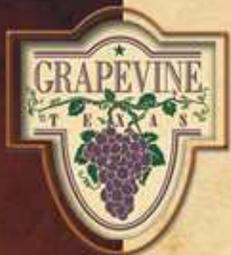
B & D Mills





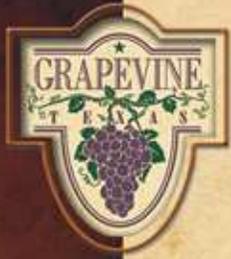
306 East Dallas Road



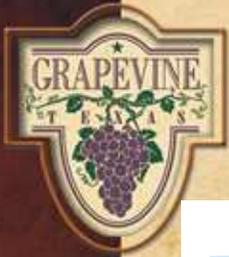


819 King Street



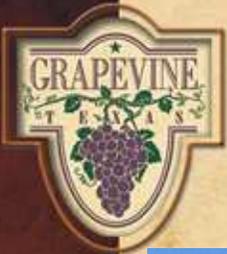


***Transit Oriented
Development
Contributing Sites***



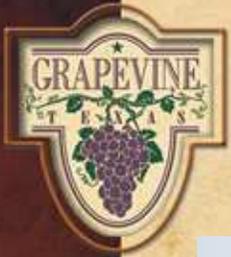
Grapevine Main/Hotel Vin





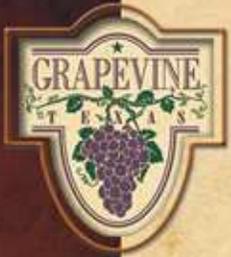
Resort 925 Main





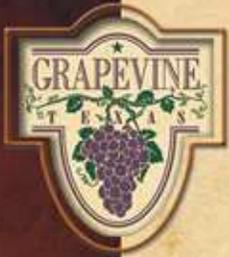
Aura Mixed Use





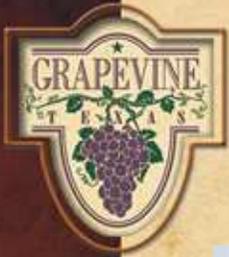
Grapevine Craft Brewery





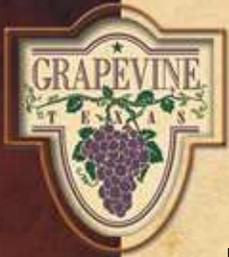
The REC





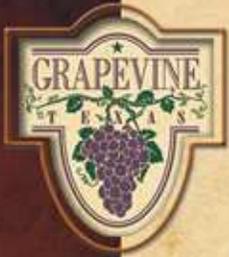
Library





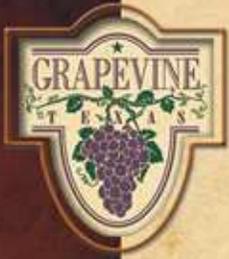
Convention Center





Daniel's Place

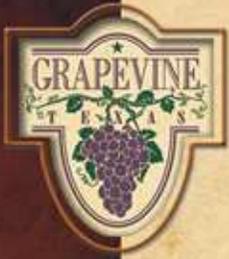




What is Transit Oriented Development

- Walkable-pedestrian is high priority
- Transit Status as prominent feature
- Public Square fronting Station
- Mix of uses (office, residential, retail, etc)
- Higher density
- Specialized retail to serve commuters

Source – Transit Oriented Development Institute



Successful Local Transit Oriented Development

- **Richardson Transit Oriented Development**

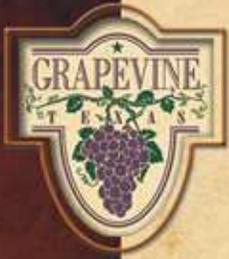
<http://www.cor.net/departments/development-services/comprehensive-planning/transit-oriented-development>

- **Richardson City Line**

<http://citylinedfw.com/>

<https://kdc.com/project-portfolio/cityline>

<http://www.cor.net/departments/development-services/comprehensive-planning/transit-oriented-development/cityline-bush-station-planning>



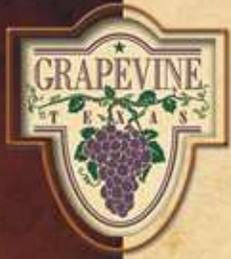
Successful Local Transit Oriented Development

- **Plano Downtown Plan**

<https://www.plano.gov/documentcenter/view/2977>

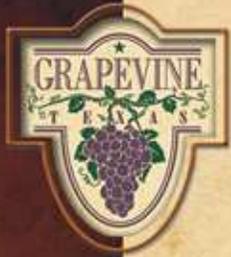
- **City of Carrollton**

<http://www.cityofcarrollton.com/business/carrollton-development/tod/transit-center-zoning-district>



Scope of Services Required From Consultant

- Land uses based on market study and community needs/desires
- Regulating Plan/Zoning Document
- Design Standards
- Implementation plan



**Council and Planning and Zoning
Commission must articulate their vision
before consultants can effectively begin
the planning process**

What is your vision?