



CITY OF GRAPEVINE, TEXAS
PLANNING AND ZONING COMMISSION WORKSHOP MINUTES
WEDNESDAY, DECEMBER 13, 2023

GRAPEVINE CITY HALL
PLANNING AND ZONING CONFERENCE ROOM
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

2:30 PM Workshop

The Planning and Zoning Commission of the City of Grapevine, Texas met in Workshop Session on this the 13th day of December 2023 in the City Council Conference Room with the following members present-to-wit:

Larry Oliver	Chairman
Traci Hutton	Member
Dennis Luers	Member
Jason Parker	Member
Beth Tiggelaar	Member
David Hallberg	Member
Ben Johnson	Alternate
Mark Assaad	Alternate

With Monica Hotelling absent. Sharron Rogers present as council representative. The following City Staff were present:

Matthew Boyle	City Attorney
Erica Marohnic	Planning Services Director
Betsi Chatham	GIS Manager
Albert L. Triplett, Jr.	Planner II
Natasha Gale	Planner I

WORKSHOP: 2:30 p.m. – Planning and Zoning Conference Room

CALL TO ORDER - Chairman Oliver called the meeting to order at 2:30 p.m.

CITIZEN COMMENTS

1. Any person who is not scheduled on the agenda may address the City Council under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with staff. A member of the public may address the Commission regarding an item on the agenda either before or during the Commission's consideration of the item, upon being recognized by the Chairman or upon the consent of the Commission. In accordance with the Texas Open

Meetings Act, the Commission is restricted in discussing or taking action during Citizen Comments.

No one spoke during citizen comments.

WORKSHOP

2. Receive a report, hold a discussion, and provide staff direction regarding possible amendments to the Comprehensive Zoning Ordinance (Ordinance No. 82-73) same being Appendix "D" of the Code of Ordinances, as follows: create and amend definitions in Section 12, *Definitions*; and create zoning districts, Condominium District and Rowhouse District; and establish bulk, dimensional, and setback standards relative to condominiums and rowhouses, and Section 41B. Transit District Overlay.

The Commission discussed this item.

The Commission determined that they will work on amending the current definition of Condominium to clarify that it will include fee simple ownership of the ground and create a Condominium district; they will also create a definition, use, and district for Rowhouses; which they preferred to rename to Brownstones. The Commission was briefed on the draft zoning districts for Condominiums and Brownstones, asked questions, and provided feedback and revisions to the draft presented. Topics discussed included maximum density, minimum floor area, minimum lot width and depth, maximum height, and any limitations to height if adjacent to single-family homes, etc. The Commission also considered adding more landscaped open space and less density to these types of developments; 8 dus/acre instead of 9 dus/acre.

3. Hold a discussion and provide staff direction regarding possible amendments to the Comprehensive Master Plan (1974-1994, updated 1987), Ordinance No. 87-11 of the City of Grapevine, as follows: Map 2: Land Use Plan in Subsection E., *Future Land Use*, of Section IV., *Land Use*.

The Commission discussed this item.

Matthew C.G. Boyle, City Attorney advised the Commission members present that future land use maps (Map 2: Land Use Plan) are zoning regulators. Zoning change decisions should be consistent with the property's underlying future land use category.

The city's central business district (Zoned "CBD" and Central Business (CB) future land use category) is a priority and the future land use map is being discussed to show the separation of the central business area along S. Main Street from residential areas to the west, specifically along S.

Church Street. The discussion included the impact of changing the designation of commercial properties to residential in the future and the importance of creating more residential areas. The Commission considered parcel boundaries and lot boundaries, the overlay between zoning and future land use, and the potential impact on property owners.

Adjournment

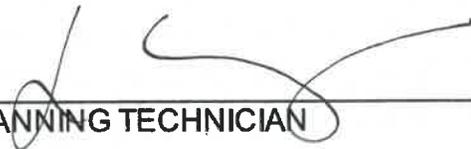
Meeting was adjourned at 4:28 p.m.

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 16TH DAY OF JANUARY 2024.

APPROVED:


VICE CHAIR

ATTEST:


PLANNING TECHNICIAN