



CITY OF GRAPEVINE, TEXAS
PLANNING AND ZONING COMMISSION
WORKSHOP MINUTES
TUESDAY, FEBRUARY 20, 2024

GRAPEVINE CITY HALL, COUNCIL CHAMBERS
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

5:45 p.m. Special Meeting – Planning and Zoning Conference Room
7:00 p.m. Briefing Session – Planning and Zoning Conference Room
7:30 p.m. Joint Regular Meeting – City Council Chambers

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 20TH day of February 2024 in the Planning and Zoning Conference Room with the following members present-to-wit:

Monica Hotelling	Vice Chair
Dennis Luers	Member
Beth Tiggelaar	Member
David Hallberg	Member
Jason Parker	Member
Traci Hutton	Member
Mark Assaad	Alternate
Ben Johnson	Alternate

With Larry Oliver absent, constituting a quorum. Sharron Rogers was present as a Council representative. The following City Staff were present:

Matthew Boyle	City Attorney
Erica Marohnic	Planning Services Director
Albert Triplett	Planner II
Natasha Gale	Planner I
Lindsay Carey	Planning Technician

SPECIAL MEETING CALL TO ORDER: 5:45 p.m. - Planning and Zoning Commission Conference Room

WORKSHOP

1. 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: amend Subsection A.3, Noise Regulation of

Section 55, Performance Standards by adding an exception for whole-home emergency generators during testing periods.

The Commission discussed this item.

The Commission directed staff to draft language for residential standby generators with conditions for testing limits.

2. 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 Brownstone District; establish bulk, dimensional, and setback standards relative to condominiums and brownstones, and Section 41B, Transit District Overlay.

The Commission discussed this item.

The Commission directed staff to review language on efficiency units and living and work spaces.

3. Hold a discussion and provide staff direction with proposed amendments to the Comprehensive Master Plan (1974-1994, updated 1987) of the City of Grapevine Ordinance (87-11).

The Commission discussed this item.

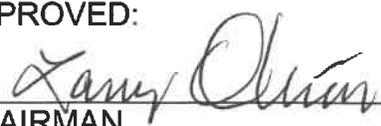
Staff presented an updated assessment area map and a table for the Central Northeast assessment area. The Commission discussed potential changes to the Central Northwest assessment area.

Adjournment

Motion was made to adjourn the meeting at **7:00 p.m.**

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 19th DAY OF MARCH 2024.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN