



CITY OF GRAPEVINE, TEXAS
PLANNING AND ZONING COMMISSION WORKSHOP MINUTES
TUESDAY, OCTOBER 11, 2022

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

8:15 AM Workshop

The Planning and Zoning Commission of the City of Grapevine, Texas met in Workshop Session on this the 11th day of October 2022 in the City Council Conference Room with the following members present-to-wit:

Larry Oliver	Chairman
Monica Hotelling	Vice Chairperson
Traci Hutton	Member
Dennis Luers	Member
David Hallberg	Member
Jason Parker	Member
Mark Assaad	Alternate

With Beth Tiggelaar and Jeremiah Radandt absent, constituting a quorum. The following City Staff were present:

Matthew Boyle	City Attorney
Erica Marohnic (via Zoom)	Planning Services Director
Michael Rogers	GIS Analyst
Albert L. Triplett, Jr.	Planner II
Marium Zahir	Planner I
Natasha Gale	Planning Technician

WORKSHOP: 8:16 a.m. – Planning and Zoning Conference Room

CALL TO ORDER

1. **CITIZEN COMMENTS**

No one spoke during citizen comments.

2. Receive a report, hold a discussion, and provide staff direction regarding the various future land use category discrepancies located in the central section of the

city as previously discussed at a Commission workshop held on August 18 and a Commission subcommittee meeting held on September 7, and take any necessary action.

Larry Oliver led the meeting and Erica Marohnic and Michael Rogers answered questions the Commission had.

The Commission has requested that staff prepare a request to City Council for the November 15, 2022 meeting for the following items:

1. Split Residential Medium Density into two categories Residential Low-Medium Density and Residential Medium Density categories within the future land use (FLU) classification table and reallocate residential zoning districts based on density. Staff is to rename the new Residential Low-Medium Density designation.
 - Residential Low-Medium Density (RLM) would include the following zoning districts:
 - “R-5.0”, Zero Lot Line District,
 - “R-3.5”, Two-Family District,
 - “R-TH”, Townhouse District, and
 - “PRD-6”, Planned Residential Low Density District.
 - Residential Medium Density (RM) would include the following zoning districts:
 - “R-3.75”, Three-and-Four Family District,
 - “R-MH” Manufactured Home District (Mobile Home), and
 - “R-MODH”, Modular Home District.
2. Create both a Medium and High Intensity Commercial category within the FLU classification table with the intent of creating a buffer zone between residential and higher density commercial uses and to re-allocate commercial districts based on lot size.
 - Low Intensity Commercial (LC) would include the following zoning districts:
 - “LB”, Limited Business District,
 - “CN”, Neighborhood Commercial District, and
 - “PO”, Professional Office District.
 - Medium Intensity Commercial (MC) would include the following zoning districts:
 - “CC”, Community Commercial District,
 - “GV”, Grapevine Vintage District, and
 - “BP”, Business Park District.
 - High Intensity Commercial (HC) would include the following zoning district:
 - “HC”, Highway Commercial District,
 - “PCD”, Planned Commerce Development District,
 - “HCO”, Hotel Corporate Office District, and
 - “RA”, Recreation/Amusement District.

3. Eliminate the Industrial/ Commercial (IC) FLU designation as various uses with various intensities are grouped within this category.
4. Eliminate the Flood Plain designation.

Adjournment

Motion was made to adjourn the workshop at **8:57 a.m.**

Motion: Assaad

Second: Parker

Ayes: Oliver, Hotelling, Hutton, Hallberg, Luers, Parker, Assaad

Nays: None

Approved: 7-0

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 18TH DAY OF OCTOBER 2022.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN

