AGENDA
CITY OF GRAPEVINE
QUARTERLY WORKSHOP
PLANNING & ZONING COMMISSION
WEDNESDAY, OCTOBER 7, 2015 AT **6:00** P.M.
PLANNING & ZONING CONFERENCE ROOM
SECOND FLOOR
200 SOUTH MAIN STREET

DINNER

CALL TO ORDER

WORK SESSION

1. City Attorney to discuss public hearing/deliberation protocol.

2. Discussion of the State Highway 360 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 Workshop Agenda was prepared and posted on this the 2nd day of October 2015 at 5:00 p.m.

Scott Williams
Development Services Director

MEMO TO: MEMBERS OF THE PLANNING AND ZONING COMMISSION

FROM: SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR

MEETING DATE: OCTOBER 7, 2015

SUBJECT: WORKSHOP—DISCUSSION OF PUBLIC HEARING/ DELIBERATION PROTOCOL

RECOMMENDATION:

Planning and Zoning Commission to discuss public hearing/deliberation protocol, as well as items that may be considered when reviewing cases.

BACKGROUND INFORMATION:

Staff will have Cathy Cunningham from the City Attorney's Office attend this meeting to brief the Commission on the legal aspects of proper discussion protocol, including but not limited to the role of non-voting members, questioning of the applicant when the public hearing is closed, rules of order, etc. Staff will also ask the attorney to refresh the Commission on what questions should and should not be asked, and opinions that should and should not be voiced relative to a zoning case.

MEMO TO: MEMBERS OF THE PLANNING AND ZONING COMMISSION

FROM: SCOTT WILLIAMS, DEVELOPMENT SERVICES DIRECTOR

MEETING DATE: OCTOBER 7, 2015

SUBJECT: WORKSHOP—DISCUSSION OF THE STATE HIGHWAY 360 CORRIDOR

RECOMMENDATION:

Staff recommends the Commission discuss the State Highway 360 corridor, and take any necessary action.

BACKGROUND INFORMATION:

Zone Change Z15-04 and Conditional Use was heard by the Planning and Zoning Commission and City Council on September 21, 2015. The request was for 714 multi-family units located between State Highway 360 and DFW Airport, north of Glade Road. The case was denied 6-1 by the Commission and denied 6-1 by City Council.

Following the recommendation by Chairman Oliver, Mayor Tate stated that he felt the property under consideration was appropriate for multi-family development, lamented the fact that the State Hwy 360 corridor into Grapevine had never developed as intended, and requested that the Planning and Zoning Commission look at this corridor to determine if there were measures that could be taken to stimulate development in this area.

In preparation for discussion of land use strategies for the State Highway 360 corridor, staff has prepared aerial maps of the area, identified zoning for all developed and undeveloped properties, and provided an enlarged Master Land Use plan for the area.

Staff will be prepared to answer any technical questions, and will document any ideas or direction that the Commissioners wish to provide regarding any potential zoning or master plan amendments.

O:ZCU/2015/wk100715

Highway 360 Corridor
Current Land Use

PROSPECT PKWY
STONE MYERS PKWY
Gatehouse Dr
WESTPORT PKWY
311/13R RW
13R EMERGENCY RD
A EMERGENCY RD
A1 TW
A TW
A2 TW
BEAR RUN DR
NORTH PORT CT
FAIR FIELD DR
WEST PORT DR
STAFFORD RD
WATERFORD DR
HARTFORD RD
NEW HAVEN RD
HALL JOHNSON RD
VINEYARD CREEK DR
PRESTON PL
WINDSWEPT LN
GREENWOOD LN
COUNTRY LN
BRADFORD DR
KENWOOD DR
WOODGLEN DR
EASTWOODS DR
S SH 360
S SH 360 NB
SH 360 SB EXIT GLADE
SH 360 NB ENTER GLADE
S SH 360 SB
HUGHES RD
BRANCH HOLLOW LN
WESTBURY DR
POST OAK RD
WOODHILL CT
BLAIR MEADOW DR
ASHCROFT DR
ARBOR OAK DR
CHASEWOOD DR
COVENTRY DR
ANSWORTH CIR
GLADE LN
MERITAGE LN
GLENBROOK DR
KAITLYN LN
TREVOR TRL
TAYLOR LN
HILL VISTA DR
W GLADE RD
E GLADE RD
BLUEGRASS LN
CREPE MYRTLE DR
CLOVER LN
PENNY LN
TIMOTHY LN
KATHLEEN LN
HILLTOP DR
POST OAK DR
GRAY OAK DR
N EULESS MAIN ST
PEPPERCORN DR
CLAIREMONT LN
NUTMEG LN
HWY 360
SH 360 NB EXIT GLADE
ROSEMARY LN
ALMOND LN
GINGER LN
MINT LN
SAGE LN
BRITTANY DR
KNOLL TRL ST
GUSTINE DR

Legend

360 Corridor Parcels

- Bear Creek Park
- Developed Residential
- HC Beck Company
- Oncor Substation
- Pavestone
- Professional Office Building
- Southern Baptist of Texas Office
- Undeveloped Industrial
- Vacant Commercial
- Vacant Industrial
- Vacant Residential

Development Status

- Developed
- Undeveloped

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Highway 360 Corridor Zoning

1. HC Beck Company (PID)
2. Bear Creek Park (GU)
3. Undeveloped Industrial (PID)
4. Vacant Residential (R-7.5)
5. Professional Office Building (PO)
6. Developed Residential (R-7.5)
7. Vacant Commercial (PCD)
8. Professional Office Building (PCD)
9. Southern Baptist of Texas Office (PCD)
10. Professional Office Building (PCD)
11. Vacant Commercial (PCD)
12. Developed Residential (R-TH/R-5.0)
13. Developed Residential (R-5.0)
14. Vacant Industrial (LI)
15. Vacant Commercial (PCD)
16. Vacant Residential (R-7.5)
17. Vacant Industrial (PID)
18. Oncor Substation (PID)
19. Vacant Industrial (PID)
20. Pavestone (PID)

Legend

Grapevine City Limits

Development Status

- Developed
- Undeveloped

Zoning

- Business Park
- Governmental Use
- Light Industrial
- Neighborhood Commercial
- Planned Commerce Development
- Planned Industrial Development
- Professional Office
- Single Family > 5,000 S.F.
- Single Family > 7,500 S.F.
- Townhouse

Highway 360 Corridor
Future Land Use

1. HC Beck Company (Government Use)
2. Bear Creek Park (Government Use)
3. Undeveloped Industrial (Government Use)
4. Vacant Residential (Government Use)
5. Professional Office Building (Commercial)
6. Developed Residential (Residential)
7. Vacant Commercial (Commercial)
8. Professional Office Building (Commercial)
9. Southern Baptist of Texas Office (Commercial)
10. Professional Office Building (Commercial)
11. Vacant Commercial (Commercial)
12. Developed Residential (Residential)
13. Developed Residential (Commercial)
14. Vacant Industrial (Commercial)
15. Vacant Commercial (Commercial)
16. Vacant Residential (Commercial)
17. Vacant Industrial (Commercial)
18. Oncor Substation (Commercial)
19. Vacant Industrial (Commercial)
20. Pavestone (Industrial/Commercial)

Legend

- Grapevine City Limits

Development Status

- Developed
- Undeveloped

Future Land Use

- Central Business
- Commercial
- Commercial Low Density
- Governmental Use
- Industrial
- Industrial/Commercial
- Recreational/Amusement
- Residential High Density
- Residential Low Density
- Residential Medium Density