

AGENDA
CITY OF GRAPEVINE
QUARTERLY WORKSHOP
PLANNING & ZONING COMMISSION
THURSDAY, OCTOBER 12, 2017 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 Section 22, Multifamily District regarding Design Standards, 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 9th day of October 2017 at 5:00 p.m.



Ron Stombaugh
Development Services Assistant Director

Following is a summary of the format of the Multi-Family Design Standards, as well as some highlights of the document:

Format:

- Brief introduction, history, scope
- Description of the Character Districts, along with the special design considerations for each
- Specific Design standards for each district
- General standards for all districts

Important highlights of the Standards:

- Districts have different design criteria based on their surrounding natural environment, and nearby existing development
- Emphasis is placed on pedestrian features
- Importance is placed on streetscapes and buildings' relationship to the streets
- Working the architecture into the landscape, rather than severe grading and tree removal is emphasized
- Mixed-Use is encouraged where appropriate, and specific design considerations are included for any mixed use
- Applicants are required to present to the city an articulated design philosophy that incorporates sound and thoughtful aesthetic principals (while this sounds abstract, the consultants included some very specific language regarding design and compositional integrity)
- Equal treatment of all elevations in terms of design and materials is required (the architect can't just embellish the "street side")
- Stucco is only allowed as a secondary material (maximum 30%)
- Stucco is not allowed at all in the Central Transit District
- Synthetic stucco is prohibited
- Emphasis is placed on relief and articulation of exterior features