



CITY OF GRAPEVINE, TEXAS  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
TUESDAY, OCTOBER 20, 2020

GRAPEVINE CITY HALL, SECOND FLOOR  
200 SOUTH MAIN STREET  
GRAPEVINE, TEXAS 76051

In accordance with Orders of the Office of the Governor of the State of Texas, the Grapevine City Council and Planning and Zoning Commission will conduct the meeting scheduled at 7:30 pm on October 20, 2020 in the Council Chambers at 200 South Main Street, by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). The Mayor, Members of City Council and Planning and Zoning Commission Members may attend this meeting in person.

**There will be no public access to the location described above. The meeting will be livestreamed on the City’s website at [www.grapevintexas.gov](http://www.grapevintexas.gov).**

This supplemental written notice, the meeting agenda, and the agenda packet are posted online at [www.grapevintexas.gov](http://www.grapevintexas.gov).

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. Starting at 5:00 pm on Monday, October 19, 2020, citizens can submit a Citizen Appearance request form from the City’s website at <https://www.grapevintexas.gov/89/Agendas-Minutes>. During the meeting, the names of those that have submitted a form will be called on to speak in the order the forms were received. The deadline to submit requests will be 5:00 pm on Tuesday, October 20, 2020.

**Written comments can also be submitted via email to Susan Batte at [sbatte@grapevintexas.gov](mailto:sbatte@grapevintexas.gov). All comments will be provided to City Council and the Planning and Zoning Commission and made part of the record.**

A recording of the telephonic meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

**CALL TO ORDER: 7:00 p.m. - Planning and Zoning Commission Conference Room**

**BRIEFING SESSION**

***The public toll-free dial-in number to participate in the briefing session telephonic meeting is 1-210-469-4097. The audio conference PIN is 978 580 154#.***

1. Planning and Zoning Commission to conduct a briefing session to discuss all items scheduled on tonight’s agenda. No action will be taken. Each item will be considered during the Regular Session which immediately follows the Joint Public Hearings.

**JOINT MEETING WITH CITY COUNCIL: 7:30 p.m. - City Council Chambers**

***The public toll-free dial-in number to participate in the joint telephonic meeting is 1-210-469-4097. The audio conference PIN is 772 742 806#.***

2. Invocation and Pledge of Allegiance: Commissioner Jim Fechter

**JOINT PUBLIC HEARINGS**

3. Zoning Change Application **Z20-03**, Conditional Use Permit **CU20-21**, Planned Development Overlay **PD20-031** (Elan Grapevine, The Preserve, Phase II) – City Council and Planning and Zoning Commission to conduct a public hearing relative to an application submitted by CRP-GREP Elan Grapevine Owner, LP requesting to rezone approximately 47 acres from “PCD” Planned Commerce Development District to “R-MF” Multifamily District for the development of a multifamily apartment complex. The applicant is also requesting a conditional use permit to increase the building height, reduce required parking, and front yard setback and a planned development overlay to deviate from, but not limited to, building separation. The subject property is located at 4501 State Highway 360.

**REGULAR SESSION: 7:30 p.m. (Immediately following Joint Public Hearings) –**  
Planning and Zoning Conference Room

***The public toll-free dial-in number to participate in the briefing session telephonic meeting is 1-210-469-4097. The audio conference PIN is 978 580 154#.***

**CITIZEN COMMENTS**

4. Any person who is not scheduled on the agenda may address the Commission under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the 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.

**NEW BUSINESS**

5. Zoning Change Application **Z20-03** (Elan Grapevine, The Preserve, Phase II) – Consider the application and make a recommendation to City Council.
6. Conditional Use Permit **CU20-21** (Elan Grapevine, The Preserve, Phase II) – Consider the application and make a recommendation to City Council.
7. Planned Development Overlay **PD20-031** (Elan Grapevine, The Preserve, Phase II) – Consider the application and make a recommendation to City Council.

8. Consider the minutes of the September 15, 2020 Regular Planning and Zoning Commission meetings.

NOTE: Following the adjournment of the Planning and Zoning Commission meeting, a representative will present the recommendations of the Planning and Zoning Commission to the City Council for consideration in the City Council Chambers.

ADJOURNMENT

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on October 16, 2020 by 5:00 p.m.

*Tara Brooks*

Tara Brooks, TRMC, CRM  
City Secretary

