



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final

City Council Development Committee

Monday, March 18, 2019

6:30 PM

Council Briefing Room

Call to Order

Chairman Wooldridge called the meeting to order at 6:35 p.m.

Present 2 - Council Member Jeff Wooldridge
Council Member Mike Del Bosque

Absent 1 - Council Member Jeff Copeland

Agenda Items

- 1** Minutes of the February 18, 2019 Council Development Committee meeting

Council Member Wooldridge moved to approve the minutes, Council Member Del Bosque seconded the motion. The motion carried unanimously.

- 2** Draft Policy Position on Development & Economic Development

Marty Wieder, Economic Development Director, reviewed the draft policy and stated that the city wishes to encourage development. The policy states that the city prefers large master-planned residential development.

Multi-Family development are proposed for sites already zoned for MF. It proposes wrap garages along major highways or corridors. Mr. Wieder said that buildings should be designed and constructed as envisioned by Omni Plan for I-30 and four-corners with Beltline. Smaller grocers with whole foods and fresh produce are encouraged. Some other components include code compliance and placing balconies and or porches on the street.

Council Member Del Bosque said some issues may be addressed after the local option election in May. Mr. Wieder said the policy would be going forward to the full Council.

Presented

- 3** Commercial Lease for J&G Aviation, LLC., for Suite 102 for a period of one (1) year beginning March 1, 2019 and ending February 29, 2020 for total minimum annual rent of \$2,504.04

Mark Divita, Airport Director, said this lease would allow J&G Aviation to rent admin space as an office in the terminal.

Presented

- 4** Revised Airport Rules and Regulations
- Mr. Divita said these policy changes were based on FAA regulations, updating legal content; addressing safety issues and tenant complaints. Mr. Divita then went through additions and deletions on the proposed policy.*
- Presented**
- 5** Award bid for the completion of one residential reconstruction project as part of the HOME Reconstruct Program to Johnson Construction in the amount of \$117,800
- Bill Hills, Housing and Neighborhood Services Director, stated this item is for one of the routine home constructs for elderly homeowners. He said the department usually constructs three or four a year and there are currently 30 on a waiting list. Mr. Hills said the HOME Allocation is \$460,000.*
- Presented**
- 6** Ordinance adopting the Housing Administration (Fund 3001) and Housing Choice Voucher (Fund 3002) operating budgets for calendar year 2019 and fiscal year 2018-2019; allocating and approving \$50,020 of the Housing Administrative Reserve Fund (3001) for the purchase of (2) two replacement vehicles
- Mr. Hills said this item is for the Section 8 program budget. The annual budget of \$27 million is to provide housing assistance. He said staffing costs for the program are under \$3 million.*
- Presented**
- 7** Authorize GHA Barnett, LLC Oil and Gas Lease Fourth Amendment for approximately 14.9044 acres of City land (Good Link Linear Park- Highway 161 and Lower Tarrant Road)
- Tiffany Bull, Assistant City Attorney, stated that the city currently has a gas lease with GHA Barnett, LLC, and they want to amend the lease to add a 15-acre tract. She said the city would receive a bonus of \$82,400. Council Member Del Bosque asked if the lease contained a "burnoff" provision. Ms. Bull said she would get an answer to that question prior to the March 19, 2019 Council meeting.*
- Presented**
- 8** Ordinance approving an agreement between the cities of Irving and Grand Prairie adjusting their common boundary line and jurisdictions along certain portions of MacArthur Boulevard
- David Jones, Chief City Planner, said this is the last of a series of boundary adjustment following the realignment and construction of Hunter Ferrell Road and MacArthur Blvd. The City will be responsible for maintenance of the Hunter Ferrell Bridge and the City of Irving will be responsible for the MacArthur bridge.*
- Presented**
- Enactment No: ORD 10612-2019

- 9 Discuss Kalterra mixed-use development on 56 acres NW of Hwy 161 and Forum

Tabled Indefinitely

- 10 Discuss proposed release of a portion of ETJ to the City of Venus, in an area generally located north of U.S. 67 and east of F.M. 157 on both sides of the Johnson-Ellis County Line.

Tabled Indefinitely

- 11 TA181002 - Text Amendment - Appendix F, Corridor Overlay District.
Amendment to Unified Development Code Appendix F, Corridor Overlay District Standards and related articles to update standards for commercial development within designated Corridor Overlay zones. The owner/applicant is the City of Grand Prairie. (On March 4, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Savannah Ware, Senior Planner, stated this text amendment had been approved unanimously by the Planning and Zoning Commission. The Planning and Zoning Commission recommended adding language that limits clustering of restaurants with drive-throughs. The Council Development Committee also recommended approval with a request that staff look into convenience stores with gas sales to minimize the size and maximum number of gas pumps. The Appendix will apply to new commercial development in overlay corridors and Beltline Overlay has been added. The amendment repeals Appendixes I, L, P, S, T and U.

Ms. Ware said the goal of the amendments to Appendix F of the Unified Development Code was to change the look in Overlay Districts. She said staff had visited several cities in north Texas and took hundreds of pictures to determine what features should be included in the amendment. She said Appendix F is intended to produce high quality places. Ms. Ware then stated that developers would be allowed to choose various menu items regarding open space/pedestrian linkages; design and building orientation; and items to create a healthy, smart and sustainable community. A public art component has also been built into the Appendix.

Ms. Ware said that Specific Use Permit evaluation criteria had been added as well as design requirements for restaurants with drive-throughs and limitations for clustering of restaurants with drive-throughs. Staff has also put together a design guidebook for developers to see images of the design requirements.

Council Member Wooldridge said he felt that the pumps at the 7-Eleven on SH303 were too close. He said staff needs to look at how many pumps are allowed. David Jones, Chief City Planner, said that 8-10 pumps is a typical size. Discussion then took place on clustering of restaurants with drive-throughs. Steve Norwood, Planning Director said there has been a change to fast casual restaurants such as Jason's or La Madeline rather than McDonald's.

Presented

Enactment No: ORD 10616-2019

- 12 Requesting modification of ordinance regarding private developments to fund material testing with the City of Grand Prairie
- Brent O'Neal, Engineering Department, stated that the current ordinance for material testing requires developers to fund these tests through escrow agreements and the city oversees the tests. He said this has become very burdensome on staff time, particularly with logging and accounting since every project has material testing. He said staff would like to request qualifications from labs to establish an approved vendor list to be selected by developers and the burden of billing would be on the developer.*

Presented

- 13 City Council Development Committee meeting schedule

Mr. Wooldridge stated that he could not meet at the current meeting time of 4:00 p.m. and requested a meeting time of 6:30 p.m. The committee normally meets on the third Monday at 4:00 p.m. so moving the meeting to the third Monday at 6:30 p.m. creates a staff conflict because the Zoning Board of Adjustments meets the third Monday at 7:00 p.m. The general consensus was to hold committee meetings on the second Monday of the month at 6:30 p.m.

Presented

Executive Session

There was no executive session.

Citizen Comments

There were no citizen comments.

Adjournment

Chairman Wooldridge adjourned the meeting at 7:33 p.m.

The foregoing minutes were approved at the April 8, 2019 meeting.

Catherine E. DiMaggio, City Secretary