



**City Council Development Committee
Regular Meeting Minutes
February 18, 2019
City Hall, City Council Briefing Room
317 College Street
Grand Prairie, Texas**

Chairman Jeff Wooldridge called a regular meeting of the City Council Development Committee to order at 4:00 p.m.

Committee Members Present

Chairman Jeff Wooldridge
Deputy Mayor Pro Tem Jeff Copeland

Committee Members Absent

Councilman Mike Del Bosque

1. Consider CCDC minutes of the January 14, 2019 meeting.

Minutes approved as presented.

2. Downtown Master Plan Presentation by Catalyst.

Marty Wieder, Director of Economic Development introduced Jason Claunch with Catalyst who would present staff with the proposed Downtown Master Plan.

Jason Claunch with Catalyst stated the Downtown Plan outlines the vision and strategic action that can catalyze and set the vision for Downtown Grand Prairie in motion. This plan builds upon the goals outlined in the 2018 Comprehensive Plan update and exiting character. Mr. Claunch gave a PowerPoint presentation to the committee.

Chairman Wooldridge asked if staff was working with the Railroad Commission on the maintenance and cleanup funding. Mr. Wieder stated Andrew Fortune is working with them on the cleanup and maintenance.

Councilman Copeland asked if these ideas would be shared with developers. Mr. Claunch stated they would be working with the developers in the future, but for now they are working on the 2 block radius first in order to create rooftops to bring in the restaurants, retail, etc.

After a brief discussion on this case Chairman Wooldridge stated the committee approved this request.

3. Matthew Rd. Estates Mobile Home Park Briefing.

Deputy City Manager Bill Crolley stated Fire Chief Fite would be speaking on an incident that has brought this discussion back to the table.

Chief Fite stated they received a medical call about two months ago, their fire trucks and emergency ambulance could not get down the street so they had to walk, this could have become very dangerous if someone is in need of medical attention or if there is a fire.

Mr. Crolley stated this discussion comes up about every 7 years since 2001. What to do with this area that is in need of roads and utilities. It would take about seven million dollars to improve the roads, plus there is no water and sewer the property was annexed into the city many years ago. There is a trust of three elderly individuals that control the right-of-way, and the residences do not have the money to do the improvements need for this area. Mr. Hart has asked that we look into this situation again and put together a plan. There have been discussions by the city to put down some Flex Base on the gravel roads, but we would need to send out notices to the property owners and let them know they would be responsible for the maintenance of the roads. There are several property owners who have rezoned their properties in order to build a residential home on the lot, but there has only been one home built at this time. Code Enforcement, constantly issue notices of violations on some of the properties.

Councilman Copeland asked if this property could be deannexed. Mr. Crolley stated we would still be responsible on providing emergency services to this area.

Councilman Copeland stated he is not sure he can trust the property owners to maintain the streets he would like to go ahead and spend the seven million to fix the problem, and would like to see a developer purchase this area for development. These lots are rare in the city being an acre to half an acre, there could be some nice home built in this area close to the lake.

Steve Collins, Code Enforcement Manager, stated they visit the area constantly issuing citations and work hard on trying to keep the area in order.

Mr. Crolley said we can look at other mobile home parks to see how they operate, we could send out notices to the property owners advising them of their water system that is not in good condition.

Councilman Copeland said we spend money getting other properties ready for development, why not spend the money and see if it would benefit the city to purchase these lots and get them ready for

development this could eliminate the problem, looking into doing something in a long term. He asked how many of the lots are owner occupied.

Mr. Jones replied about 80% of the lots are owner occupied. Mr. Copeland stated since they are owner occupied he would recommend that we do not allow anymore zoning for permanent structures, but go ahead and put down the Flex Base and have Code Enforcement clean up the area.

Chairman Wooldridge is in agreement with Councilman's Copelands recommendation, but asked that staff send out a letter to the property owners regarding the Flex Base.

4. Proposed revisions to the Floodplain Ordinance (UDC Article 15).

Stephanie Griffin Floodplain Administrator stated the text amendment is to Article 15, "Floodplain Management," of the Unified Development Code for the purpose of updating the FEMA map and flood study references and clarifying enforcement and penalties for noncompliance.

After a brief discussion on this case Chairman Wooldridge stated the committee approves the changes.

5. Ordinance amending the Code of Ordinances, Chapter 6, "Airports/Aviation," by deleting Section 6-14 "Airport Advisory Committee Created", Section 6-15 "Term of Office and Membership Requirements" and Section 6-16 "Meetings"

Mark Divita, CM Airport Director stated in the past ten years, the Airport Advisory Committee has met only three times. Airport matters previously directed to the Airport Advisory Committee are currently directed to committees of the City Council, so the continuation of the Airport Advisory Committee is no longer necessary. This ordinance dissolves the Committee and deletes the sections of the Code of Ordinances that relate to the Committee's appointment and operation.

After a brief discussion on this case Chairman Wooldridge stated the committee approved this request.

6. Appendix L of the 2015 ICC International Fire Code to allow the installation of the Firefighter Air Replenishment System (FARS) in commercial structures over 4 stories tall and/or over 500,000 square feet

Robert Fite, Fire Chief Appendix L of the 2015 Fire Code supports local fire departments in requiring the FARS installation on hi-rise and big box structures. The FARS is an stainless airline system that is added throughout the building, usually in conjunction with the standpipe system, that will allow the fire department to connect to an outside manifold and fill the system with compressed air. Subsequently, firefighters operating inside the structure who become low on air can fill their Self Contained Breathing Apparatus (SCBA) at remote fill stations near or around the standpipe connections. This greatly improves firefighter safety and accountability as well as our operational efficiency. Appendix L was recently approved in McKinney, Plano and Frisco by their City Councils and is being evaluated by most DFW cities experiencing growth in large structures. No financial consideration to the City. However,

there is a cost to the developer or construction firm. The FARS cost depends on how many connections and number of stories involved. One recent project in Texas of 1 million square feet and a total project cost of \$325 million, the installation of the FARS was \$218,000. The average cost per square foot is 18-22 cents. Other fire protection systems mandated by the Fire Code include Fire Alarms systems at \$4-\$7 per square foot and Fire Sprinkler systems at \$2-\$7 per square foot.

After a brief discussion on this case Chairman Wooldridge stated the committee approved this request.

7. Other Business:

With no other business, the meeting was adjourned at 5:30 p.m.

Chairman Jeff Wooldridge