



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, May 30, 2017

5:00 PM

City Hall - Briefing Room
317 College Street

Call to Order

Mayor Jensen called the meeting to order at 5:00 p.m.

Present 9 - Mayor Ron Jensen
Mayor Pro Tem Jeff Wooldridge
Deputy Mayor Pro Tem Jeff Copeland
Council Member Jorja Clemson
Council Member Richard Fregoe
Council Member Greg Giessner
Council Member Tony Shotwell
Council Member Jim Swafford
Council Member Mike Del Bosque

Items for Discussion

- 1 Overview of the City with color-coded zoning maps for Single-Family and Multi-Family Tracts

Bill Crolley, Assistant City Manager, showed maps of Single Family Zoning Districts, along with Mixed Use and Multi-Family. Steve Norwood, Planning Director, stated there were about 40 parcels of undeveloped multi-family.

Mayor Jensen stated there was probably enough multi-family zoning.
- 2 Infill Tracts (map of tracts ten acres or greater)

Mr. Crolley showed a map indicating infill tracts of ten acres or more. He stated that some tracts are in the floodplain and that there are not many parcels left in the city over 10 acres. Mr. Crolley added that drill sites may restrict the ability to build on some parcels.
- 3 Fences, Streets and Curbs in Neighborhoods

Council Member Giessner said he would like a discussion on fencing under redevelopment also. Council Member Copeland said the biggest eyesores are wooden fences particularly on major thoroughfares (Carrier Parkway for instance). Mayor Jensen said he liked the idea of wrought iron on the front fences. Mr. Hart said that would be any fence that can be seen from the street. Mr. Hart said he thought Council was open to urban type developments and some creativity: i.e. less front yards; and different building materials. He said parking on the street is still an issue. City Attorney Don Postell said there are some political and legal issues with prohibiting parking on the street. Council Member Giessner said rear entry J-Swings allow more parking and keeps cars off the street. Council Member Copeland said if

building is allowed close to the street, this allows more parking on the street.

4 Various Building Materials for Single and Multi-family Developments

Mr. Crolley presented a chart of building materials allowed in other cities. Mr. Norwood said most cities consider stucco and Hardy board as masonry and Grand Prairie does not. Mayor Jensen said we want the right grade of stucco.

5 Various Residential Options and Styles

Mr. Norwood stated that in the first quarter of 2017, there were over 50,000 apartment units under construction in the Metroplex with an average rental of \$1100/month. Mr. Crolley showed some multi-family projects in the city some with stucco then showed examples in other cities. Council Member Copeland said the Council Development Committee had meetings with developers to see what they would like to see as far as retail on the bottom and residential on top, but heard from them that the retail on the bottom is not being supported so may some of that retail may need to be converted to to residential. He said he was not opposed to converting failed retail to residential. Council Member Shotwell said it depends on the location as far as the number of rooftops to support retail.

Mr. Crolley said there is a lot of interest in multi-family. He showed various concepts of the relationship to street and various architecture and materials. Council Member Giessner said that walkability is important to retail sustainability. Mayor Jensen said many multi-family units are under the old development standards. Discussion took place between PD's and zoning. Mr. Norwood said many PD's are vague and they must come back to the Planning and Zoning Commission and Council for review and approval..

Mayor Jensen said since there is a lot of developable land, Grand Prairie can afford to be picky.

Mr. Hart said there seemed to be a consensus on the acceptance of various building materials including the right grade of stucco and Hardy Board.

6 Sustainability Discussion

Mr. Hart said he is currently having some work done by a consultant on the land in the south part of the city. He said we may or may not want some of this land in the city. Mr. Hart said much of this property will be residential and he went over the impact to the city and the school district.

Mr. Crolley said there needs to be a balance and an economic review of how developments will work long term. Mayor Jensen said a determination must be made to see if there will be enough residential lots to support retail. Mr. Hart said building quality is important for sustainability and fencing is the first thing that turns a neighborhood around.

Mr. Hart said there needs to be a railroad at grade crossing in the southern sector for the Windsor Hills development. Mayor Jensen said he did not want Grand Prairie to have all the residential and Mansfield get all the retail. Mr. Crolley said the northeast corner has retail. Council Member Shotwell said sustainability is not just financial. There may be a saturation point on various types of developments and so they may not be sustainable. Mayor Jensen said we need to see what it would take to make Windsor Hills sustainable. Ron McCuller, Public Works Director, said the city has contracts with Midlothian and a water contract with Mansfield and have built a

transmission line from Mansfield under SH360 and we are about to build a transmission line down to SH287. The line from the Midlothian water treatment plant goes north to south of Tangle Ridge. There is a plan for a line to go south along the city limits of Grand Prairie and Midlothian. Prairie Ridge is obligated to put that line in for the Provident sanitary sewer system for a lift station.

7 Overview of Comprehensive Plan/Future Land Use Plan

Mr. Crolley introduced Kevin St. Jacques with Freese & Nichols, who will be updating the Master Transportation Plan, the Land Use/Comprehensive Plan Update and looking at Special Study Areas. He said they would be doing some stakeholder interviews and holding some public meetings to get citizen input.

8 Miscellaneous Development Issues

Chief Dye stated that the Cedar Hill marina had shut down after the flooding and may be demolished. This has resulted in larger crowds at the lake and the Police Department would be employing extra staffing.

Council Member Copeland said the State Park is still open but it is not getting many campers because services are not available. As a result, Loyd Park is getting more tent campers.

Deputy Mayor Pro Tem Wooldridge asked if the city could require power lines to be placed underground. Mr. Hart replied yes, but the city has to pay for it. Mr. Crolley said he would be meeting in mid-June with Oncor. He said what is currently on the books is once it is onsite utilities must be underground, but not getting to the development. Mayor Jensen asked if the city could talk to Oncor ahead of time to do underground if the city wants it even if the city has to pay for it. He said we need to discuss this with Buddy Bridges. Council Member Giessner said we all have a desire to improve the aesthetics of Grand Prairie and other cities manage to get this done. Mr. Hart said Addison just put 1.2 miles of utilities underground and it cost \$1.2 million.

Mr. Hart said he would like input on the Historic Organization Building, at 1516 Main Street.

9 Board and Commission Appointment Process

Mayor Jensen said this discussion would not apply to the Sports Corporation or the Housing Finance Corporation. He said some Council Members keep appointees serving more than six years and others do not. Deputy Mayor Pro Tem Wooldridge said there may be a need for some alternates on the Planning and Zoning Commission. Mayor Jensen said if members are not showing up, they should be replaced. Council Member Shotwell asked about rules on attendance. Mayor Pro Tem Clemson said she could understand reasons for continuing leadership but also there is a need for new blood on boards. She added that it puts those who have removed people after six years in an uncomfortable position when others appoint for more than six years. Mayor said we could separate those who have served six or more years when making appointments. Mayor Pro Tem Clemson pointed out that the Airport Advisory Committee only meets occasionally. Council Member Copeland said he would like to see mandatory meetings. Mayor Jensen said Council can tell staff liaisons to meet quarterly or more as needed. Council Member Shotwell asked Ms. DiMaggio to give a copy to everyone of attendance reports for their appointees.

Mayor Jensen said that currently there is an option for six years with the option of

one more term with a majority vote. Council Member Giessner said he likes it the way it is currently, but in instances where it is really needed he would ask for a super majority to keep an appointee on a board for more than six years. Mayor Jensen said it seemed there is a consensus to leave the board appointment policy as it is.

Council Member Shotwell said an Epic Advisory Board may not be a bad idea.

Executive Session

There was no executive session.

Adjournment

Mr. Hart said he would like to have a CIP worksession in the summer and after that another worksession on residential and commercial redevelopment.

Mayor Jensen adjourned the meeting at 7:41 p.m.

The foregoing minutes were approved at the June 20, 2017 meeting

Catherine E. DiMaggio, City Secretary