



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Development Committee

Tuesday, November 3, 2020

3:30 PM

City Council Chambers

Call to Order

Agenda Items

Citizens may speak for up to five minutes on any item on the agenda by completing and submitting a speaker card.

- 1 [20-10532](#) Minutes of the October 13, 2020, City Council Development Committee meeting
Attachments: [10-13-2020 CCDC Draft Minutes.pdf](#)
- 2 [20-10511](#) 2020-21 Comprehensive Plan Update and Future Land Use Map Revisions
- 3 [20-10512](#) Development Process Guide
- 4 [20-10533](#) Discuss Donation Boxes
- 5 [20-10538](#) Gas Well Ordinance Updates - Presented by Cindy Mendez, Environmental Quality Manager

Executive Session

The City Council Development Committee may conduct a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A. to discuss the following:

1. *Section 551.071 "Consultation with Attorney"*
2. *Section 551.072 "Deliberation Regarding Real Property"*
3. *Section 551.074 "Personnel Matters"*
4. *Section 551.087 "Deliberations Regarding Economic Development Negotiations"*

Citizen Comments

Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card.

Adjournment

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A. the City Council Development Committee meeting agenda was prepared and posted October 30, 2020.

Mona Lisa Galicia, Deputy City Secretary

City Hall is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call Mona Lisa Galicia at 972-237-8018 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.



Legislation Details (With Text)

File #:	20-10532	Version:	1	Name:	Minutes of the October 13, 2020, City Council Development Committee meeting
Type:	Agenda Item	Status:			Agenda Ready - Committee
File created:	10/23/2020	In control:			City Council Development Committee
On agenda:	11/3/2020	Final action:			
Title:	Minutes of the October 13, 2020, City Council Development Committee meeting				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	10-13-2020 CCDC Draft Minutes.pdf				

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

From

Monica Espinoza, Executive Assistant

Title

Minutes of the October 13, 2020, City Council Development Committee meeting

Presenter

Jeff Wooldridge, Chairman

Recommended Action

Approve

Analysis



**City Council Development Committee
Regular Meeting Minutes
October 13, 2020
Council Briefing Room
300 West Main Street
Grand Prairie, Texas**

Committee Members Present

Chairman Jeff Wooldridge
Councilman Mike Del Bosque
Councilman John Lopez

Committee Members Absent

Chairman Jeff Wooldridge called a regular meeting of the City Council Development Committee to order at 3:33 p.m.

1. Consider CCDC minutes of the September 21, 2020 meeting.

Minutes approved.

2. Proposed zone change and City of Mansfield city limit boundary realignment request.

Planning Director, Rashad Jackson gave a presentation.

Chairman Jeff Woolridge opened discussion and asked Director Rashad Jackson if project would also need to be approved by Mansfield and Mr. Rashad stated yes.

Approve 3-0

3. Proposed Master Thoroughfare Plan Amendment and associated development review of Cottages at Dechman.

Planning Director, Rashad Jackson gave a presentation and introduced the Cottages at Dechman is a proposed hybrid housing development located at the northwest corner of Dechman Drive and the IH - 20 frontage road. The project will consist of 150 one-and two-bedroom rental homes. Access to the

property will be via a full-access driveway to Dechman Drive. The City of Grand Prairie's 2015 *Transportation Thoroughfare Plan* shows a collector roadway between Dechman Drive and the IH - 20 westbound frontage road that would run through the rear of this property. The proposed site plan does not show this collector. The applicant has proposed a revision to the thoroughfare plan to remove this proposed collector. The City of Grand Prairie requires analysis of any Thoroughfare Plan amendment by the CCDC. The proposed amendment would eliminate a collector roadway directly north of the subject property. The review will examine the effects of the proposed hybrid housing development and thoroughfare revision on Dechman Drive.

Transportation Planner, Brett Huntsman introduced the Master Thoroughfare Plan (MTP) identifies an unnamed Collector which creates an additional connection from Fish Creek Rd./ Dechman Dr. to the Interstate 20 WB Frontage Road. This segment is located along the border of the Dallas County floodway and a vacant lot within PD-20. The Collector is being addressed due to developer interest in the vacant lot. The roadway is not necessary for the site's operation and, therefore, is not being considered for construction by the developer. Moreover, the developer is not wishing to dedicate the required 70' right-of-way necessary to build the roadway. City staff recommends removing this section from the MTP. As required by the Unified Development Code, the developer of the vacant lot has provided a traffic impact analysis (TIA) identifying operations of the site and nearby intersections at buildout of the property. The TIA found that there would be no significant impact to the existing roadways and intersections following construction of the new development without the unnamed Collector. Data was collected for the TIA included detoured traffic from the ongoing I-20 frontage road construction. Once the intersections of the I-20 Frontage and Carrier Parkway are completed, traffic volumes are anticipated to be reduced. The recommendation of the TIA is that the roadway be removed from the MTP and that the project moves forward. City staff agrees with the recommendation. Staff does not believe that the unnamed Collector would create additional development potential in the area. The parcel on the opposite side of the proposed development is Dallas County-owned floodway. There would be a considerable cost to acquire and develop this land with potentially significant impact to the existing floodway.

Councilman Mike Del Bosque suggested to applicant to consider putting sidewalks for kids to be able to walk to school. Applicant stated he would consider the suggestion and go back to the drawing board to add them. Mr. Del Bosque stated he would like for the applicant to bring a better product for the City.

4. Liquor Stores Update - Presented by Bill Hills, Deputy City Manager, and Rashad Jackson, Planning and Development Director.

Deputy City Manager, Bill Hills discussed a 2019 ordinance passed by the City Council which laid specific regulations and requirements for Liquor Stores to abide by. He went on to state he is seeking guidance from City Council because there have been a few stores not following the ordinance. Mr. Jackson suggested to come up with a distance requirement of so many amounts of feet from another liquor stores and for the applicant to meet 100% of the ordinance.

Councilman Del Bosque suggested to set a regulation of how many can be built within so many miles.

5. Community Revitalization Update - Presented by Andrew Fortune, Assistant to the City Manager.

Assistant to the City Manager, Andrew Fortune introduced adding free little pantry and library boxes throughout the city to offer items for those in need. The first box location would be at Fire House Gastro Park and the pilot box location would be next to the library on Main St. Estimated cost per unit is \$300 and they would be completed and installed by November 2020.

Mr. Del Bosque stated he is concerned the homeless will abuse it. Mr. Fortune stated they would constantly look after them and make sure that doesn't happen.

Mr. Wooldridge stated he thinks it is a good idea and Mr. Del Bosque agreed and suggested for the boxes to be inspected once a week to start off.

Other Business:

With no other business, the meeting was adjourned at 4:19 p.m.

Chairman Jeff Wooldridge



Legislation Details (With Text)

File #:	20-10511	Version:	1	Name:	2020 - 21 Comprehensive Plan Update - Discuss upcoming comprehensive plan update and future land use map adjustments.
Type:	Agenda Item	Status:		Status:	Agenda Ready - Committee
File created:	10/22/2020	In control:		In control:	City Council Development Committee
On agenda:	11/3/2020	Final action:		Final action:	
Title:	2020-21 Comprehensive Plan Update and Future Land Use Map Revisions				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

From

Rashad Jackson, AICP

Title

2020-21 Comprehensive Plan Update and Future Land Use Map Revisions

Presenter

Rashad Jackson, AICP

Recommended Action

Approve

Analysis

The last Comprehensive Plan Update was completed in 2018 by planning consultant Freese and Nichols. Since that time the city has seen significant development changes throughout the community (SH 161 & Hwy 360 South). In response, the city manager's office has tasked the Planning Division with project management of a focused update for the comprehensive plan. The update will focus primarily on a revision to the future land use map in response to current development and future development requests. A general clean-up of the future land use map will be included to address areas that are developing in conflict to the existing map in order to provide better direction for staff & Council review.

Areas to be addressed:

- Retail analysis of major thoroughfares.
- Housing stock review to find opportunities for housing stock diversification.
- Future land use map analysis of the southern sector to provide guidance for Hwy 360 & Hwy 287 development. The map is deficient in this area and needs to be reviewed.
- Overall future land use map analysis for problem areas. Review of areas where the map is not matching current or proposed development.

Financial Consideration

The last comprehensive plan update was completed in 2018 for approximately \$300,000.



Legislation Details (With Text)

File #: 20-10512 **Version:** 1 **Name:** Development Guide Presentation
Type: Agenda Item **Status:** Agenda Ready - Committee
File created: 10/22/2020 **In control:** City Council Development Committee
On agenda: 11/3/2020 **Final action:**
Title: Development Process Guide

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

From

Rashad Jackson, AICP

Title

Development Process Guide

Presenter

Rashad Jackson, AICP

Recommended Action

Approve

Analysis

Development staff are working on a draft development guide that will assist with providing general development process information. The guide will include overall process information for the following Departments. The guide will be expanded upon as needed.

- Planning & Development
- Engineering & Public Works
- Transportation

Financial Consideration

N/A



Legislation Details (With Text)

File #: 20-10533 **Version:** 1 **Name:** Discuss Donation Boxes
Type: Agenda Item **Status:** Agenda Ready - Committee
File created: 10/23/2020 **In control:** City Council Development Committee
On agenda: 11/3/2020 **Final action:**
Title: Discuss Donation Boxes

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

From

Monica Espinoza, Executive Assistant

Title

Discuss Donation Boxes

Presenter

Tiffany Bull, Assistant City Attorney

Recommended Action

Approve



Legislation Details (With Text)

File #: 20-10538 **Version:** 1 **Name:** Gas Well Ordinance Updates
Type: Presentation **Status:** Agenda Ready - Committee
File created: 10/26/2020 **In control:** Environmental Services
On agenda: 11/2/2020 **Final action:**
Title: Gas Well Ordinance Updates - Presented by Cindy Mendez, Environmental Quality Manager
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title
Gas Well Ordinance Updates - Presented by Cindy Mendez, Environmental Quality Manager