



**City Council Development Committee
Regular Meeting Minutes
February 8, 2021
Zoom Virtual Meeting**

Committee Members Present

Chairman Jeff Wooldridge
Councilman Mike Del Bosque
Councilman John Lopez

Committee Members Absent

Staff Members Present

Bill Hills, Deputy City
Manager
Marty Wieder, Economic
Development Director
Terrence Harbin, Economic
Development Coordinator
Rashad Jackson, Planning
Director
Desiree Powell, Planning
Technician
Barron Fraker, System
Administrator

Chairman Jeff Wooldridge called a regular meeting of the City Council Development Committee to order at 6:16 p.m.

1. Grand Prairie “Music Friendly Community” Presentation – presented by Terrence Harbin

Terrence Harbin from Economic Development presented item. He stated that the Music Friendly Community program will foster a music industry in the City and will show that the City is serious about

attracting the industry. He identified the six steps necessary to complete for consideration of the Music Friendly Community designation as follows:

1. Hosting a Texas Music Office sponsored Music Friendly Community workshop and received ongoing
2. Establish a Music Office/Liaison within a division of city government (city office, economic development corporation, CVB/destination tourism office) that will be responsible for monthly reports concerning the progress of local music industry development programs.
3. Register with the Texas Music Office's Texas Music Industry Directory. The liaison's organization also signs a mutually agreed upon Memorandum of Understanding (MOU) that creates a working arrangement for the sharing of Music Directory data and establishes protocols for keeping the directory information up to date.
4. Demonstration of partnerships with the community's music-related 501c3 nonprofits to foster community development.
5. Collaboration with music education programs, including area college or university music schools.
6. Create an advisory board made up of local music community industry stakeholders.

Mr. Harbin also noted that this could encourage local artists in the music industry to serve as board members.

Chairman Woolridge asked Jason Smith at the fire house had be contacted or reached out to. Chairman Lopez also asked if contact had been with Grand Prairie Independent School District (GPISD). Marty Wieder, Economic Development Director, noted that he had not been able to discuss a collaboration with the Epic and their recording studio on-site. Mr. Wieder also added that Selena Gomez is a well-known artist who is from Grand Prairie which helps show the City's potential for the growth of local artists.

Recommended for approval with a 3-0 vote just focusing on creating the board which Mr. Harbin stated he is working on.

2. **Z201202/CP201201 - Zoning Change/Concept Plan - The Lofts at Grand Prairie (City Council District 4). Zoning Change and Concept Plan to rezone 26.3 acres from A to a Planned Development District for Multi-Family Use. Tract 6A A 43 TRS 6A & 6A01 & 6B, James C. Armstrong Survey, Abstract No. 43, City of Grand Prairie, Tarrant County, Texas, zoned A, and addressed as 931 N Day Miar Rd. (On January 11, 2021, the Planning and Zoning Commission recommended denial of this request by a vote of 7-1. The applicant has filed an appeal requesting that this item be forwarded to City Council for consideration on February 16, 2021.) – presented by Rashad Jackson**

Rashad Jackson, Planning Director, presented this item and explained that staff had not recommended approval of this item to the Planning & Zoning Commission (P&Z) as the future land use map designates the property for Mixed Use. The applicant does not wish to incorporate the Mixed Use designation into his proposed project. He stated that this is a direct conflict with the future land use map

adding to why staff did not recommend approval. Chairman Woolridge asked if there were any variances requested in which Mr. Jackson responded that there were several variances requested. He stated that the details of the variances are listed in the agenda packet. He also added that more than 20% of the surrounding property owners voted in opposition of the project so it needs City Council super majority to be approved.

Chairman Woolridge asked if Mixed Use is feasible on the lot with consideration of the existing gas well. Mr. Jackson note the lot does prose some development challenges but that the Mixed Use component could be incorporated with the surrounding properties.

Chairman Lopez asked for an overview of the site and stated that would difficult to develop site without access from 360. Mr. Jackson noted that P&Z asked the developer to position access to lot from Day Miar Road.

Chairman Lopez asked why surrounding property owners were in opposition of project. Chairman Lopez also added that the number of variances requested had been reduced. Mr. Jackson stated that owners want to develop single family homes.

Chairman Woolridge noted that he's concerned that the gas well is still active. Chairman Del Bosque asked if it made sense to build around the gas well.

Chairman Woolridge asked if the Prairie Waters project was a Mixed Use project. Mr. Jackson stated it was not but was part of a master plan development that is included in the overall Planned Development (PD). Mr. Wiedcr added that retail has to be developed as part of the master plan development agreement. Chairman Woolridge asked if there were possible connections to Loyd Park or if Parks had been involved and walkability.

Chairman Woolridge asked about access points. Mr. Jackson stated there will be two entry points on Day Miar and that there is individual access to the gas well.

Chairman Lopez asked if Environmental Services had signed off on the proposed project. Mr. Jackson stated they had. Chairman Del Bosque asked if the well is active and that the main concern is safety. He stated that if Environmental Services have signed off on it then he could support it. Chairman Woolridge agreed to recommend approval if all the necessary parties have signed off.

Chairman Del Bosque asked about safety of the amenities as the gas well is active and the possibility of potential gas leaks.

Recommended approval 3-0 vote. Chairman Lopez agreed and stated to have Cindy Mendez to be present at the City Council meeting. Desiree Powell added to also have Brett Huntsman present at meeting to address traffic issues along Day Miar.

3. Z210102/CP210102 - Zoning Change/Concept Plan – The Royalton at Grand Prairie Phase 2 (City Council District 2). Zoning Change and Concept Plan for a 204-unit multi-family development on 9.2 acres. Tract 2.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-294, within the SH-161 and IH-20 Corridor Overlay Districts, located at the southwest corner of SH 161 and Forum Dr, and addressed as 1705 S Forum Drive – presented by Rashad Jackson.

Rashad Jackson, Planning Director, presented this item. He stated this item had been tabled to allow the applicant to work with staff to incorporate a retail component that has lower level residential and multi-family on top. He noted that staff was unable to support approval of the proposed request. He suggested to use the hard corner of the lot to develop the retail component in which the applicant stated they would use one acre to develop such uses.

Chairman Woolridge asked what uses can be developed on an acre. Mr. Jackson stated that he proposed to the applicant to consider Neighborhood Service uses as they don't currently exist and could be viable as seen with the Kaltera project. He noted these types of uses as those that can be used and accessible to those living in the multi-family component and the existing neighborhoods.

Chairman Del Bosque also asked what use could work there in which Mr. Wieder added that the site is difficult to develop based on its location but had seen similar projects with ground floor dry cleaners or restaurants in Mansfield and Addison. He also noted that office/coworking use on the ground floor are becoming more popular that tenants can use. Chairman Lopez recommended having office spaces available that tenants can rent.

Recommended to stay with requirements in place for applicant to develop retail component as stated by staff.

4. Resolution of Support or Resolution of No Objection for a Senior Tax Credit Housing Development at 810 E. Tarrant – presented by Rashad Jackson.

Rashad Jackson, Planning Director, presented this item and stated the applicant withdrew their application as they were unable to meet the submittal deadline with the federal government.

The meeting was adjourned at 7:06 p.m.


Chairman Jeff Wooldridge