



**City Council Development Committee
Regular Meeting
May 17, 2022
City Hall, Council Chambers
300 West Main St
Grand Prairie, Texas**

Deputy Mayor Pro Tem Mike Del Bosque called a regular meeting of the City Council Development Committee to order at 1:34 p.m.

Committee Members Present

Chairman Mike Del Bosque
Board Member Dennis King
Board Member John Lopez

Committee Members Absent

Staff Members Present

Bill Hills, Deputy City Manager
Megan Mahan City Attorney
Tiffany Bull, Assistant City Attorney
Marty Wieder, Economic Development Director
Gabe Johnson, Public Works Director
Rashad Jackson, Planning Director
Savannah Ware, Chief City Planner
Jonathan Tooley, Senior Planner
Christina Benante, Senior Planner
Monica Espinoza, Administrative Supervisor

AGENDA ITEMS

1. Approval of Minutes of the April 19, 2022, City Council Development meeting

Board Member King motioned to approve minutes, second by Board Member Lopez; 3-0

2. Grand Prairie Municipal Utility Reclamation District Presentation

Public Works Director Gabe Johnson presented a power point presentation about Grand Prairie Metropolitan Utility and Reclamation District, also known as GPMURD. He stated the purpose

is to maintain and operate the levee system and the supporting drainage facilities, which is governed by a board of five members. It was originally funded by a \$68.25 bond (\$16.5M issued to date).

3. Discussion/Update of the Entertainment District Planned Development Zoning Change and Concept Plan

Deputy City Manager Bill Hills stated the planned development process goes through the Planning and Zoning Commission then to City Council and if City Council wants, they will then send it to CCDC for review for informational purposes.

Senior Planner Jonathan Tooley gave a power point presentation. He stated the purpose of the request is to rezone the Lone Star Park area into one cohesive zoning district suited for entertainment uses. The current zoning is fragmented into several zoning areas, primarily Planned Developments and Light Industrial Districts, that do not address the existing entertainment uses in the area nor prepares for future development of additional entertainment related uses. This rezoning would consolidate the fragmented zoning into one Planned Development zoning district. Certain uses would be allowed by right, some prohibited and others requiring a Specific Use Permit within the Planned Development district. The goal is to have one Planned Development that can facilitate many entertainment and retail uses, centered around the track, cricket stadium, theater, and other future primary uses. This Planned Development contains high-quality design and parking standards yet provides maximum flexibility in density/dimensional standards to foster unique development. The Concept Plan depicts three subareas that will further regulate land uses. The purpose of the subareas is to give zoning context, cohesiveness, synergies, and eventually transitions between use areas. The intensive retail uses would be focused along Belt Line Road (red area), whereas the entertainment uses are within the interior core of the property (yellow area). The green area provides maximum land use possibilities but is also restricted by the floodplain. To complete all this, the City has hired Kendig Keast Collaborative to help draft the proposed Planned Development document. Furthermore, this area will be branded as the “Entertainment District”. On May 9, 2022, the Planning and Zoning Commission recommended approval by a vote of 8-0. The Development Review Committee (DRC) recommends approval.

Board Member Lopez inquired about permitted uses allowed within this planned development. Planning and Development Director Rashad Jackson stated anything within the boundary is regulated by this planned development and the allowed uses.

Board Member Del Bosque asked who the potential owner is. Mr. Hills stated Global Gaming.

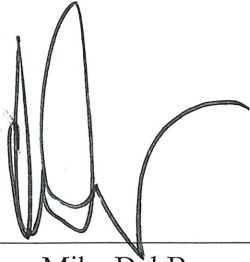
Other Business:

Board Member Del Bosque requested several items for the next meeting.

- Infrastructure plans from each department.
- Review lease agreement with AEG.

- Discussion in changing the ordinance for carports.

With no other business, the meeting was adjourned at 2:10 p.m.

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Chairman Mike Del Bosque