



**CITY OF GRAND PRAIRIE  
CITY COUNCIL DEVELOPMENT COMMITTEE  
CITY COUNCIL CHAMBERS, 300 W. MAIN STREET  
TUESDAY, MARCH 09, 2021 AT 6:30 PM**

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## **AGENDA**

The meeting will be held at City Hall Council Chambers, 300 W. Main St, Grand Prairie, Texas. Some or all of the council members may participate remotely via video conference.

### **CALL TO ORDER**

### **AGENDA ITEMS**

1. Approval of Minutes of the January 12, 2021 City Council Development meeting
2. Approval of Minutes of the February 08, 2021 City Council Development meeting
3. Review and Amend 2021 City Council Development Committee Meeting Schedule
4. Discuss sign regulations for Balloons, Inflatable Devices or Inflatable Characters

### **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.*

### **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 any of 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."*

### **ADJOURNMENT**

*The Grand Prairie City Hall is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972 237 8018 or email Jennifer Stubbs (jstubbs@gptx.org) at least three (3) business days prior to the scheduled meeting to request an accommodation.*

### *Certification*

*In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the City Council Development Committee agenda was prepared and posted March 5, 2021.*

*Jennifer Stubbs*

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*Jennifer Stubbs, Deputy City Secretary*



**City Council Development Committee  
Regular Meeting Minutes  
January 12, 2021  
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**

**Staff Members Present**

Bill Hills, Deputy City  
Manager  
Marty Wieder, Economic  
Development Director  
Stewart McGregor, Business  
Manager, Retail, Office &  
Hospitality Recruitment  
Terrence Harbin, Economic  
Development Coordinator  
Dr. Patricia Redfearn, Solid  
Waste/Landfill Manager  
Brett Huntsman,  
Transportation Planner  
Savannah Ware, Chief City  
Planner  
Esther Coleman,  
Neighborhood Services  
Director  
Rashad Jackson, Planning  
Director

Chairman Jeff Wooldridge called a regular meeting of the City Council Development Committee to order at 6:15 p.m.

**1. Consider CCDC minutes of the November 3, 2020 meeting.**

Minutes approved.

**2. Review and amend 2021 City Council Development Committee Meeting Schedule**

Schedule approved.

**3. Master Thoroughfare Plan Amendment to reclassify Westchester Parkway from Dechman Dr. to the City Limit (East); and to reclassify Westcliff Rd. from I-20 EB Frontage to E. Bardin Rd.**

Brett Huntsman with Transportation presented this item to the committee and stated the proposed amendments to the Master Thoroughfare Plan. The first amendment is for Westchester Parkway as a proposed section of the roadway as the current plan shows it to be a divided four (4) lane road. Mr. Huntsman proposed to reduce to a four (4) lane undivided road. He stated that the current curvature in the roadway would make constructing this road difficult. He noted that this issue was brought up by an engineer working on a potential development. The proposed development is a church/fast food restaurant in which the site was designed with a 70 ft. right-of-way instead of the required 100 ft. right-of-way. Mr. Huntsman explained this as an engineering oversight and could cause issues in the future which is the reason for recommendation to reduce the road.

Chairman Wooldridge noted that this change would it make uniform. He also asked if the City owns the right-of-way? Mr. Huntsman responded that we don't but would acquire it as properties develop.

Chairman Woolridge stated to move forward with approval.

Regarding Westcliff Road, it currently runs to the frontage road and is currently a minor arterial. Mr. Huntsman proposed to reclassify and upgrade this road to increase the capacity for north-south traffic.

Chairman Lopez asked what is the current zoning. Mr. Huntsman stated he wasn't sure but is owned by World's Fair. Chairman Wooldridge asked if anyone had expressed interest in developing the area; Mr. Huntsman stated there was some interest in the parcels around World's Fair lots.

Chairman Lopez asked if there is a plan or timeline for Westcliff construction. Mr. Huntsman stated not at this time.

Both items receive support of 3-0.

**4. Discussion of Litter Receptacles at Drive-Thru Food Establishments – Presented by Dr. Patricia Redfearn, Solid Waste and Recycling Manguer**

Dr. Patricia Redfearn presented the requirements for litter receptacles at fast food restaurants and stated there is more solid waste coming into the landfill. Dr. Redfearn stated the Solid Waste division is involved in litter collection all throughout the Grand Prairie community, as well as, litter collection in the Texas Department of Transportation (TxDOT) right-of-way, they fund an illegal dumping fund for Code Enforcement, employ Keep Grand Prairie Beautiful, and provide litter for festivals. She noted that there are two (2) permanent litter crews and a special clean up crew for properties and are providing neighborhood containers along with signage to discourage littering. Dr. Redfearn stated that people want to find and be a part of a clean community. She mentioned that the City picks up roadside litter but that the amount of litter is increasing instead of diminishing.

She surveyed various professional and volunteer groups that pick up litter and 30%-50% of what is being collected is coming from fast food restaurants. The Keep Grand Prairie Beautiful Commission voted on December 8, 2020 to recommend that City Council require fast food restaurants to have litter receptacles. She also noted that the Litter Crews supervisor collects at least a full 55 gallon bag of litter per day, most which come from Whataburger, Burger King, McDonald's, Quik Trip, and 7-11. Additionally, volunteers have collected nine tons of litter throughout Grand Prairie. After surveying nine other cities, eight said they do not require fast food restaurants to have a litter receptacle and no one else has this requirement in place.

From a legal standpoint, Dr. Redfearn stated this could probably be done but there would have to be a very good reason for doing so and being able to tie it into public health. She added that this could be justified by saying fast food restaurants generate a lot of litter from their drive-throughs. By doing so it is likely some businesses will have objections to provide them. She asked if there is any interest in this proposal.

Chairman Wooldridge added it's a great idea but doesn't think we could go back and require existing restaurants to comply. Dr. Redfearn agreed noting it would be a tough task. Steve Dye added that it may be possible through Clean Prairie.

Chairman Del Bosque noted the Sonic on Pioneer always has a full trashcan and sees people throwing their trash out as their waiting for drinks. He stated it's difficult because of the way the building is designed. Chairman Wooldridge added that Don Juan's has a trash can before you get to the window. He also asked how successful are the trash cans at the intersections in which Dr. Redfearn replied that they are emptied every week.

Steve Dye added that Code Enforcement could be utilized and that it would be the business' responsibility to take care of trash. Chairman Lopez stated that having a dedicated trash can on entry/exit may be difficult to require. Dye added that this could be an advancement of Clean Prairie initiative in

which a variance could be requested. He stated to default on requiring it and back off when appropriate on requiring them. Chairman Wooldridge added the Development Review Committee could use this to make things better.

Chairman Del Bosque asked about the adopt a stream program due to the amount of trash and stated a lot of it is recyclable. He also asked if trash cans and recycling can be placed out there. Dr. Redfearn stated that additional conversations could be had about it.

**5. Discuss and review current status of multifamily development and multifamily zoning.**

Planning Director Rashad Jackson presented this item to have a discussion about the multi-family developments and the preferred direction of where we want to go. He stated that there has been an increase in multi-family development interest so the goal of this discussion is to give staff direction and review development status. Mr. Jackson reviewed the numbers of multi-family activity and noted that there isn't a set way to determine what the City's apartment capacity is. He further added that staff is trying to find a way to determine if there is too much or not enough multi-family. He also stated that staff is relaying the information about the policy City Council has in place to developers regarding rezoning for multi-family development but there are some that still want to proceed. Additionally, Mr. Jackson stated that we need to verify what is existing as the numbers are from 2013 and there are about 14,000 that have been vested.

Chairman Del Bosque asked how we work with when the land has rights and that they hear negative things about the apartments coming in. Mr. Jackson replied that additional standards could require a mixed use component and that a lot of the properties are infill. He noted that some are suitable because they are intended to be a buffer.

Chairman Lopez stated that some of the multi-family does make sense in instances of attracting grocery stores and understands that not everyone can afford to buy a house. He asked how can we ensure people aren't being pushed out like in Trinity Groves and gentrification. He added that we need affordable housing.

Bill Hills stated that they are working with a consultant on a resolution that gives people opportunity to do tax credit rehab. He noted that they are trying to attract developers that do acquisition/rehab properties and it's an initiative with the housing department. He added that this is very important to our revitalization efforts.

Chairman Lopez added that Dallas sets aside a certain percentage for low income. Mr. Hills added that there are a number of senior facilities that are tax credit apartments.

Mr. Hills stated that acquisition and rehab is what's going to keep existing citizens here. He added that we need to be just as aggressive in retention as we are with attracting new people.

**6. Ordinance Amending Article VII “Guidelines for Filming in the City of Grand Prairie, Texas”, is hereby added to Chapter 17, “Offenses and Miscellaneous Provision” of the Grand Prairie Code of Ordinances.**

Marty Wieder and Terrence Harbin from Economic Development presented an overview of the Texas Film Friendly program. Mr. Harbin stated this allows Grand Prairie to market to be open to filming in the city and stated that there are three steps to doing so. First is a training workshop then passing film guidelines and submitting photos of filming locations. He proposed to amend Chapter 17 in the code of ordinances to add those guidelines for filming. Additionally, he stated the potential economic impact and job creation this could bring from the permitting fees of film crews and provided examples of other cities that are “film friendly” in Texas. Mr. Wieder added that many cities to the south of Grand Prairie have already gone through the process.

Proposal is supported to move forward.

**7. Resolution of Support or Resolution of No Objection for a Senior Tax Credit Housing Development at 1217 S. Carrier Parkway.**

Planning Director, Rashad Jackson presented this item to determine if the City would submit a letter of support or no letter of objection for three tax credit projects. All three are within five miles of one another and staff feels like we can provide a letter of support for just one of the projects and a letter of no objection to the others. Mr. Jackson stated that one of the proposed projects does require a zoning change and that the applicant had not submitted any concept plans. Esther Coleman, Neighborhood Services Director, lead the discussion regarding tax credit requests. She stated that in August 2019 City Council passed a resolution policy to review tax credit proposals and that Council would either provide a letter of support or a letter of no objection. She read the policy to determine if any of the proposed projects meet the City’s criteria.

Ms. Coleman stated that project at 1217 S. Carrier Parkway would be new construction and not require a zoning change. This project would house seniors 55 and older in which she added that there currently nine or 10 these facilities existing. Additionally, she stated that the City would be able to support the project at 1217 S. Carrier Parkway because it would not require a zoning change but submitting a letter of support does not mean the City is obligated to approve any zoning change.

Chairman Lopez stated that when they compete at the state level it’s not automatic. Mr. Hills added that there is a points system and letters of support are worth more points.

Two of these projects would have to request a zoning change and if we submit a letter of support then Council would be committed to that particular project, they are concerned it could create a difficult situation if they have to come forward for the zoning. Mr. Hills added that a letter of no opposition or no letter for those requiring a zoning change.

Tony Shotwell spoke and stated this project may need to go up to the next multi-family zoning district to achieve the desired number of units. He also stated that the project may have to come back with some promise to develop the retail component. And that the development will actually be 62 and older not 55 and older.

There is an existing church site on a portion of the property and the portion for the proposed project is already zoned for multi-family. Chairman Wooldridge and Chairman Del Bosque would support the site at 1217 S. Carrier Parkway.

Approval of 3-0 for a letter of support for item 7. A letter of support will be sent.

**8. Resolution of Support or Resolution of No Objection for a Senior Tax Credit Housing Development at 2800 S. Carrier Parkway.**

Planning Director, Rashad Jackson presented this item with a similar proposal as stated in item 7. This property is zoned General Retail (GR) and would go against City Council's multi-family policy. Due to this staff felt that this proposal would receive a letter of no objection stating that the likelihood of this property developing as General Retail (GR) or Neighborhood Services (NS) is limited given its proximity to the Walmart shopping center. Mr. Jackson further stated that is a situation where infill development could be an opportunity.

Chairman Wooldridge asked if a they write a letter of no objection or nothing at all. Then added to say nothing at all and see what happens.

Chairman Del Bosque stated that he didn't think it'd be a good fit for that property and pointed out the existing neighborhoods around that property.

Bill Hills confirmed that the proposal for 1217 S. Carrier Parkway would receive a letter of support and the other proposals would not.

Motion of 3-0 to deny this item. No letter will be sent.

**9. Resolution of Support or Resolution of No Objection for a Senior Tax Credit Housing Development at 2200 N. Carrier Parkway Arbor Park Senior Living.**

As stated in items 7 and 8 the letter of support would be provided for the tax credit housing project at 1217 S. Carrier Parkway

Motion of 3-0 to deny this item. No letter will be sent.

The meeting was adjourned at 7:35 p.m.



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Chairman Jeff Wooldridge



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 03/08/2021

**REQUESTER:** Desiree Powell, Planning Technician

**PRESENTER:** Jeff Wooldridge, Council Member

**TITLE:** Approval of Minutes of the January 12, 2021 City Council  
Development meeting

**RECOMMENDED ACTION:** Approve

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**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. Wieder 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.

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Chairman Jeff Wooldridge



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 03/08/2021

**REQUESTER:** Desiree Powell, Planning Technician

**PRESENTER:** Jeff Wooldridge, Council Member

**TITLE:** Approval of Minutes of the February 08, 2021 City Council  
Development meeting

**RECOMMENDED ACTION:** Approve

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# **Proposed 2021 City Council Development Committee Meeting Schedule**

January 11

February 8

March 9

April 13

May 11

June 15

July 6

August 10

September 14

October 5

November 9

December 7





**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 3/9/2021

**REQUESTER:** Savannah Ware, AICP

**PRESENTER:** Savannah Ware, AICP, Chief City Planner

**TITLE:** Discuss sign regulations for Balloons, Inflatable Devices or Inflatable Characters

**RECOMMENDED ACTION:** Item for Discussion

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