



AGENDA

The meeting will be held at City Hall Council Chambers, 300 W. Main St, Grand Prairie, Texas, and the Chairman or presiding member will be physically present. Members may be participating remotely via video conference.

CALL TO ORDER

AGENDA ITEMS

1. Approval of Minutes of the February 15, 2022 City Council Development meeting
2. Discuss proposed text amendment to Article 9: Sign Standards to add portable illuminated signs as a permissible use
3. Proposed Street Name Change request to change SW 2nd Street, NW 2nd Street and Stadium Drive to Dolores Huerta Drive

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."

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

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 972-237-8035 or email GPCitySecretary@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 18, 2022.



Gloria Colvin, Deputy City Secretary



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 03/22/2022

REQUESTER: Monica Espinoza

PRESENTER: Mike Del Bosque, Chairman

TITLE: Approval of Minutes of the February 15, 2022 City Council
Development meeting

RECOMMENDED ACTION: Approve



**City Council Development Committee
Regular Meeting
February 15, 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 2:31 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
Tiffany Bull, Assistant City Attorney
Rashad Jackson, Planning Director
Esther Coleman, Housing Director
Marty Wieder, Economic Development Director
Savannah Ware, Chief City Planner
Jonathan Tooley, Senior Planner
Monica Espinoza, Executive Assistant

AGENDA ITEMS

- 1. Minutes of the February 15, 2022, City Council Development meeting**
Board Member King motioned to approve minutes, second by Board Member Lopez; 3-0
- 2. 2022 City Council Development Committee Amended Meeting Dates**
Board Member King motioned to approve item two, second by Board Member Lopez; 3-0
- 3. Resolution of Support or Resolution of No Objection for an Affordable Housing Development at 3200 Corn Valley**

Housing Director Esther Coleman stated back in 2019 City Council approved Resolution 5007 that required meeting certain criteria for these Tax Credit letters of support or recommendation. Based on the information she has; it does not meet the criteria approved back in 2019.

Planning Director Rashad Jackson gave a power point presentation. He stated city staff has received an inquiry from KGC Development to approve a resolution of support for an Affordable Housing development named Valley Village. Valley Village is a multifamily rental community on 5.75 acres at 3200 Corn Valley Road. KCG is proposing 1, 2 and 3 bed townhome units with a standalone clubhouse, planned greenspace, and outdoor amenities. Project details are attached. The property is currently zoned General Retail. The future land use plan calls for the property to develop as Commercial/Retail/Office.

Board Member King stated he is ready to take a firm stand on not making zoning changes.

Board Member Lopez motioned to submit the resolution to council for consideration item three, second by Board Member Del Bosque; 2-1 (King)

4. Resolution of Support or Resolution of No Objection for a Senior Tax Credit Housing Development at 2904 S Carrier Pkwy

Housing Director Esther Coleman stated based on the city’s guidelines and review, this request does meet the recommendation.

Planning Director Rashad Jackson gave a power point presentation. He stated city staff has received an inquiry from Blue Sky Communities to approve a resolution of support for a senior living tax credit development called South Carrier Estates. South Carrier Estates would be a mixed income community with approximately 114 apartment units. A 3-story complex would be developed on the 4.17 acre site. Project details are attached. The property is currently zoned PD-168 for Commercial/Office uses. The future land use map calls for the property to develop as Commercial/Retail/Office.

Board Member Del Bosque motioned to submit the resolution to council for consideration item four; 2-1 (King).

5. Resolution of Support or Resolution of No Objection for a Senior Living Tax Credit Housing Development at 1410 Duncan Perry Road

Housing Director Esther Coleman stated based on the city’s guidelines and review, this request does meet the recommendation.

Board Member Lopez stated in our community a lot of the senior citizens don’t have a retirement plan to be able to afford the proposed housing. Mrs. Coleman stated the rent reflects the market and wherever you go rent is extremely high and not affordable.

Planning Director Rashad Jackson gave a power point presentation. He stated city staff has received an inquiry from Saigebrook Development and O-SDA Industries to approve a resolution of support for a Senior Living Tax Credit Housing Development called Lapiz Flats. Lapiz Flats is a proposed 69 unit mixed-income community serving seniors at least 55 and older. The proposed

project is located at 1410 Duncan Perry Road on 2.4 acres. Project details are attached. The property is currently zoned PD-118 (General Retail & Multifamily-1). Records show the specific property, 1410 Duncan Perry, was the retail portion of PD-118 and intended to develop as such. The future land use plan calls for the property to develop as High Density Residential.

Megan Lasch from Saigebrook Development 5910 Courtyard Dr Austin TX., stepped forward representing this case, she stated rent is based on the income from the county, but these rents are \$500-\$600 lower than the average rent in Grand Prairie.

Board Member Del Bosque motioned to submit the resolution to council for consideration item five; 3-0.

6. Discuss proposed text amendment to Article 4 Permissible Uses to add a land use classification for Smoking Lounges

Senior Planner Jonathan Tooley presented the case report and gave a PowerPoint presentation, he stated staff has been asked to investigate adding a land use classification for Smoking Lounges. Staff will present some research from other cities on how they define and regulate such a use. We will discuss details of the use, ask for recommendations, and recommend the zoning district in which this use should be allowed.

Board Member Del Bosque discussed what uses would be allowed under this classification. Mr. Jackson stated ordinance wouldn't allow drink sales. Board Member Lopez inquired about the hours of operation. Mr. Jackson stated that is something that can be discussed and possibly adding a standard condition for hours of operation not to exceed a certain hour.

With no other business, the meeting was adjourned at 3:29 p.m.

Chairman Mike Del Bosque



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/22/2022

REQUESTER: Jonathan Tooley, Senior Planner

PRESENTER: Rashad Jackson, AICP – Planning and Development Director
Jonathan Tooley – Senior Planner

TITLE: Discuss proposed text amendment to Article 9: Sign Standards to add portable illuminated signs as a permissible use

APPLICANT: City of Grand Prairie

RECOMMENDED ACTION: Discussion

SUMMARY:

Discuss proposed text amendment to Article 9: Sign Standards to add portable illuminated signs as a permissible use.

PURPOSE OF REQUEST:

Staff has been asked to investigate adding portable illuminated signs as a permissible use. The city is entering into an agreement for a ride share program that will implement illuminated signs on the exterior of the vehicle. Article 9: Sign Standards currently only allow an exception for portable non-illuminated signs. Staff will present research on the use and facilitate discussion on the amendment.



CITY OF GRAND PRAIRIE
COMMUNICATION

MEETING DATE: 03/22/2022

REQUESTER: City of Grand Prairie

PRESENTER: Rashad Jackson, Planning & Development Director
Walter Shumac, Transportation Director

TITLE: Proposed Street Name Change request to change SW 2nd Street, NW 2nd Street and Stadium Drive to Dolores Huerta Drive

RECOMMENDED ACTION: Approve

ANALYSIS:

Proposed Street Name Change request to change SW 2nd Street, NW 2nd Street and Stadium Drive to Dolores Huerta Drive

BACKGROUND:

The City of Grand Prairie has proposed a street renaming in honor of Dolores Huerta. The proposed street to be renamed would be SW 2nd Street, NW 2nd Street and Stadium Drive.

TIMELINE:

- CCDC Meeting: March 22, 2022
- Buffer Notice Mailed – Minimum 10 days prior to City Council meeting
- City Council Meeting – April 19, 2022



Stadium Drive

Dolores Huerta Drive

NW 2nd Street

SW 2nd Street



Street Rename

SW 2nd Street, NW 2nd Street and Stadium Drive to Dolores Huerta Drive



City of Grand Prairie
Development Services

(972) 237-8255
www.gptx.org