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## **AGENDA**

*The meeting will be held at City Hall Council Briefing Room, 300 W. Main St, Grand Prairie, Texas, and a quorum of the committee or the presiding member will be physically present. Some members may participate remotely via video conference.*

### **CALL TO ORDER**

### **AGENDA ITEMS**

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

- [1.](#) Minutes from the February 21, 2023 City Council Development Committee meeting
- [2.](#) Proposed street name change request and review of possible locations for Selena Gomez Boulevard, and to build a monument for photo opportunities
- [3.](#) Text Amendment for Battery Energy Storage System

### **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. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond to Citizen Comments under state law.*

### **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](mailto: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 17, 2023.*



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*Chiquita Taylor, Assistant City Secretary*



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 03/21/2023

**PRESENTER:** Chairman, Mike Del Bosque

**TITLE:** Minutes from the February 21, 2023 City Council Development Committee meeting

**REVIEWING COMMITTEE:**

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**CITY OF GRAND PRAIRIE  
CITY COUNCIL DEVELOPMENT COMMITTEE  
COUNCIL BRIEFING ROOM  
TUESDAY, FEBRUARY 21, 2023 AT 1:30 PM**

## MINUTES

### CALL TO ORDER

*The meeting was called to order by Chairman, Mike Del Bosque at 1:30 p.m.*

### PRESENT

Chairman Mike Del Bosque  
Council Member John Lopez  
Council Member Jacquin Headen

### AGENDA ITEMS

#### 1. Atmos Update

*City Manager, Steve Dye introduced the team from Atmos. Brad Cook, VP of Operations for Atmos, apologized for the failure to maintain gas service in some areas during the ice event in January. The city lost a fire station during this cold weather event. Scott McCracken, Director of Operations for Atmos discussed the projects completed. Mr. Dye stated the Peninsula residents were not sure electric and gas utilities have kept up with development. Atmos has assured us this is corrected. Councilmember Lopez asked what day and time Atmos knew there was a problem during the December ice event. Atmos representatives admitted they did not properly prepare. They knew there would be issues about a day prior. Councilmember Lopez asked if Atmos had reevaluated the process. Mr. McCracken said one of the lessons learned was better communication with the city and emergency managers. Councilmember Lopez asked what Atmos would do differently in communication. Atmos representatives stated they would have employees on standby during the weather event as they did not have call centers staffed appropriately due to the holiday. They are aware that 911 was overloaded with the calls due to long holds at Atmos call centers. Atmos has identified Home Owner Association and Public Improvement District contacts for a communication process to receive a text or email notifications. The customer has to opt-in to the system to receive the notifications. There will be continuous process improvement. Chairman Del Bosque stated this is a failure for Atmos which is a ninety plus year old company. He stated with the level of experience all of these representatives have, there should have already been a contingency plan in place for this type of weather event. Atmos needs to step up as this has occurred more than once in this area. Atmos must do a better job for our citizens. Councilmember Headen stated she is receiving complaints from citizens regarding the billing as the bills have been abnormally high. Atmos representatives said there are options for citizens struggling to pay bills. Atmos communicates with customers with options if they are unable to pay bill. They have an energy assistance program, payment plans, and a senior program. The information about these programs is on the Atmos website. Other agencies are also available to assist customers. Councilmember Headen suggested we ask Amy Sprinkles, Communications and Marketing Director to add this information regarding options to pay gas bills to the city website. Atmos stated they will work on messaging for assistance with high gas bills. This*

*includes asking Atmos to investigate for a possible leak at the residence. Councilmember Lopez stated with the additional apartments being built in the Peninsula, this will cause a growth in the area of about two thousand residents. He asked if Atmos is addressing this growth. Atmos stated they are still working on this to ensure problems are addressed with the growth in the area.*

## **2. Global Gaming Solutions LLC Presentation**

*Item was tabled.*

## **3. Provident Development Update**

*Item was moved to Council Briefing*

## **4. Discussion of Food Trucks**

*Public Health and Environmental Quality Director, Cindy Mendez discussed the mobile food truck timeline. The city currently has only twenty food truck permits. Most permits issued are for special events which require a temporary permit. Temporary permits are fifty dollars. Last year there were over one hundred temporary permits issued. Ms. Mendez discussed the mobile food truck ordinance and proposed changes to the ordinance. Food Trucks are currently prohibited in Parks without authorization, city streets, and residential neighborhoods unless part of a block party. Duane Strawn, Parks, Arts, and Recreation Director discussed Park considerations in regard to food trucks. The city does not allow food trucks in parks where we have an existing contract with the sports associations. The Parks department will allow food trucks if there is infrastructure available to accommodate the food truck area. There will continue to be a permit process. Grand Lawn at Epic Central has an area for food trucks. Chairman Del Bosque asked if the city would allow food trucks when Epic Central is built out. Mr. Strawn said as special events are held, the city will discuss adding food trucks but will not have food trucks regularly as not to take business away from existing restaurants in Epic Central. Councilmember Lopez asked about the requirements for the permit process. Ms. Mendez stated the food truck must be inspected, have a letter from the commissary used, have a certified food manager and certified food handler, and valid driver's license. Badges are created for the truck employees and stickers for the truck. Councilmember Lopez asked if smokers on a truck parked at a parking lot considered a food truck. Ms. Mendez said this is not allowed under the food code to have smokers selling food. Councilmember Lopez asked if we allow the sale of alcohol for mobile trucks. Ms. Mendez said they must have a TABC license in order to sell alcohol. Chairman Del Bosque asked if mobile bars are allowed in the area. City Manager, Steve Dye asked that the prohibition of alcohol sales be added to the permit process. Councilmember Headen asked about the standards for food trailer and food trucks. Food trailers can get a permit for stationary use. Ms. Headen suggested communicating with Marketing to let the public know when there is a change in our ordinance with regard to mobile food trucks. Ms. Mendes stated information regarding changes to the ordinance will be provided to the commissaries to get the information out to customers that use their services. Councilmember Lopez asked that Ms. Mendez get with Amy Sprinkles, Communications and Marketing Director to put information regarding food trucks on the website.*

## **5. Private Card Room at 401 E. Palace Parkway**

*Rashad Jackson, Planning Director and Marty Wieder, Economic Development Director introduced Mike Thompson of Full Deck Social Club 2, LLC dba Steel Wheel Poker Club who presented this item.*

*Mr. Thompson stated the major concerns of City Council was how they will handle membership. The company vetted six background companies. The club wants anyone interested in playing poker to join the club which has an initiation fee. Mr. Thompson said they are looking for guidance from the city on how to keep the club safe. The club is proposing to offer provisional memberships as the background check takes time and some people would like to play immediately. This provisional membership would be good for a set number of days. Councilmember Lopez liked to guidelines around membership. Mr. Thompson stated the club would like to be a BYOB (bring your own bottle) establishment with a restaurant at the facility. Safety is the main concern for this business and inappropriate behavior will be dealt with. Mr. Thompson discussed the particulars of the business and the costs associated with membership. Councilmember Lopez stated the finish out will need to be upgraded as it was not overwhelming and will set the bar for future establishments. Councilmember Lopez asked why they chose Grand Prairie. Mr. Thompson stated the location in the metroplex in great with access off IH30 and Highway 161. He stated some other cities do not conduct business as well as Grand Prairie. Grand Prairie is asking tough questions and giving guidance to having a top notch club.*

*Mike Thompson  
5648 Northbrook Dr. Plano, TX 75093*

## **6. Minutes of the January 17, 2023 City Council Development Committee meeting**

*Councilmember Lopez motioned to approve item six; seconded by Councilmember Headen; 3-0.*

## **7. Discussion on electric vehicle charging stations**

*Savannah Ware, Chief City Planner and Brittany Musser, Planning Tech presented this item proposing a text amendment for public charging stations.*

*Councilmember Headen motioned to recommend and sending item seven to council; seconded by Councilmember Lopez; 3-0*

## **8. Utilities Undergrounding Ordinance**

*Rashad Jackson, Planning Director presented this item proposing updating the Unified Development Code standard that all utilities be put underground for all new construction as of the date of the ordinance. Councilmember Lopez asked that we ensure Oncor is on board with the utility location for new construction.*

*Councilmember Headen motioned to approve item eight; seconded by Councilmember Lopez; 3-0.*

## **9. Community Rating System (CRS) Modification Results**

*Noreen Housewright, Engineering Services Director discussed the Community Rating System program results from the Federal Emergency Management Agency. The City of Grand Prairie will be recognized as the second community in Texas and the seventh in the United States to earn a Class 4 rating. This is important as the residents get a discount on flood insurance, higher standards for new construction, flood warning systems and inundation maps. The rating is effective October 1 of this year. The discount is automatically applied to policies.*

**10. Review pending zone change request for a proposed Downtown Planned Development District (City Council District 5). Zoning Change from Central Area District to a Planned Development District for Central Area Uses and a Concept Plan**

*Rashad Jackson, Planning Director discussed the proposed zoning change.*

*Councilmember Lopez motioned to adopt zoning changes and approve item ten; seconded by Councilmember Headen; 3-0*

**11. Proposed street name change request to change Esplanade Drive, from Warrior Trail North to the current street end which is approximately 1000-feet, to Selena Gomez Boulevard, and to build a monument for photo opportunities**

*Jordan Bowens, Transportation Coordinator discussed Live Life Grand with a way to pay homage to entertainer Selena Gomez by naming a street and a monument in her honor. Deputy City Manager, Bill Hills originally presented this item to the IDEAS program and commended Jordan on the idea. Councilmember Lopez wanted to get clarification on the street proposed for renaming. Mr. Bowens stated one of the reasons this area was chosen is the area is safe and already has established parking. Councilmember Lopez suggested before we build a monument, we should get input from her family or her publicist. Councilmember Headen liked the location but wanted more input regarding the monument. Mr. Hills stated this is just an idea but stated the plan was to approach her family and staff later with more definite details after approval by Council.*

**12. Resolution Supporting the Abrogation of the Land Use Restrictions on Approximately 14 Acres of the 47.95 Acres of Property which was Deeded to the City of Grand Prairie by the National Parks Service (NPS) for Park, Recreation and Greenspace Related Uses so that such Property can be Re-Purposed for the Development of a Mixed-Use Affordable Housing Development**

*Deputy City Manager, Bill Hills stated this is a fourteen-acre property that will mostly remain as park land. The city is proposing building a neighborhood of affordable townhomes and single-family housing that will fit into the existing area. Councilmember Lopez asked if testing will be done for contamination. Mr. Hills stated testing will still be done.*

*Councilmember Lopez motioned to approve item twelve; seconded by Councilmember Headen; 3-0*

**EXECUTIVE SESSION**

*No executive session*

**CITIZEN COMMENTS**

*No citizen comments*

**ADJOURNMENT**

*Meeting adjourned at 3:29 p.m.*

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*Chairman, Mike Del Bosque*





**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 03/21/2023

**PRESENTER:** Jordan Bowens, Coordinator for Transportation and Mobility

**TITLE:** Proposed street name change request and review of possible locations for Selena Gomez Boulevard, and to build a monument for photo opportunities

**REVIEWING COMMITTEE:** (Reviewed by the City Council Development Committee on 03/21/2023)

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**PURPOSE OF REQUEST:**

Proposed street name change request and review of possible locations for Selena Gomez Boulevard, and to build a monument for photo opportunities

**TIMELINE:**

- CCDC Meeting: February 21, 2023
- CCDC Meeting: March 21, 2023
- City Council Meeting: April 4, 2023

**ATTACHMENTS / SUPPORTING DOCUMENTS:**

- 1- Presentation



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 03/21/2023

**REQUESTER:** Monica Espinoza, Administrative Supervisor

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

**TITLE:** Text Amendment for Battery Energy Storage System

**REVIEWING COMMITTEE:** City Council Development Committee

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**SUMMARY:**

Discussion on proposed text amendment for Battery Energy Storage Systems.

**PURPOSE OF REQUEST:**

Staff will present a proposed text amendment to allow Battery Energy Storage Systems as an accessory use and required development standards.