



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Development Committee

Tuesday, August 25, 2020

4:00 PM

Council Briefing Room

Call to Order

Agenda Items

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

- 1 [20-10297](#) Minutes of the July 21, 2020, City Council Development Committee meeting
- 2 [20-10289](#) Heritage Towne Development Update - Update from developer on status of Heritage Towne project.
- 3 [20-10290](#) Hybrid Housing at Prairie Waters and SH-360 - Presentation from developer interested in rezoning a portion of PD-352 from Commercial-One to Multi-Family to develop a hybrid housing project.
- 4 [20-10291](#) Mixed Residential at Marshall and Belt Line - Presentation from developer interested in rezoning 30 acres at the northeast corner of Marshall and Belt Line for single family detached, single family townhouse, and multi-family uses. The property is currently zoned Single Family-Four and General Retail.
- 5 [20-10292](#) Hidden Tree Expansion - Presentation from developer intending to expand the proposed manufactured home development by about 5.5 acres. This would require the developer to rezone the 5.5 acres from Light Industrial, amend the boundaries of PD-380 and SUP-1057, amend the approved concept plan, and change the development standards of PD-380 to allow more than 300 units.

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 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

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A. the City Council Development Committee meeting agenda was prepared and posted August 21, 2020.

Mona Lisa Galicia, Deputy City Secretary

City Hall is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call Mona Lisa Galicia at 972-237-8018 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.



Legislation Details (With Text)

File #:	20-10297	Version:	1	Name:	Minutes of the July 21, 2020, City Council Development Committee meeting
Type:	Agenda Item	Status:		Status:	Agenda Ready - Committee
File created:	8/19/2020	In control:		In control:	City Council Development Committee
On agenda:	8/25/2020	Final action:		Final action:	
Title:	Minutes of the July 21, 2020, City Council Development Committee meeting				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza, Executive Assistant

Title

Minutes of the July 21, 2020, City Council Development Committee meeting

Presenter

Jeff Wooldridge, Chairman

Recommended Action

Approve



Legislation Details (With Text)

File #: 20-10289 **Version:** 1 **Name:** Heritage Towne Development Update – Update from developer on status of Heritage Towne project

Type: Agenda Item **Status:** Agenda Ready - Committee

File created: 8/18/2020 **In control:** City Council Development Committee

On agenda: 8/25/2020 **Final action:**

Title: Heritage Towne Development Update - Update from developer on status of Heritage Towne project.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza

Title

Heritage Towne Development Update - Update from developer on status of Heritage Towne project.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis



Legislation Details (With Text)

File #: 20-10290 **Version:** 1 **Name:** Hybrid Housing at Prairie Waters and SH-360
Type: Agenda Item **Status:** Agenda Ready - Committee
File created: 8/18/2020 **In control:** City Council Development Committee
On agenda: 8/25/2020 **Final action:**
Title: Hybrid Housing at Prairie Waters and SH-360 - Presentation from developer interested in rezoning a portion of PD-352 from Commercial-One to Multi-Family to develop a hybrid housing project.
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza

Title

Hybrid Housing at Prairie Waters and SH-360 - Presentation from developer interested in rezoning a portion of PD-352 from Commercial-One to Multi-Family to develop a hybrid housing project.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis



Legislation Details (With Text)

File #: 20-10291 **Version:** 1 **Name:** Mixed Residential at Marshall and Belt Line
Type: Agenda Item **Status:** Agenda Ready - Committee
File created: 8/18/2020 **In control:** City Council Development Committee
On agenda: 8/25/2020 **Final action:**
Title: Mixed Residential at Marshall and Belt Line - Presentation from developer interested in rezoning 30 acres at the northeast corner of Marshall and Belt Line for single family detached, single family townhouse, and multi-family uses. The property is currently zoned Single Family-Four and General Retail.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza

Title

Mixed Residential at Marshall and Belt Line - Presentation from developer interested in rezoning 30 acres at the northeast corner of Marshall and Belt Line for single family detached, single family townhouse, and multi-family uses. The property is currently zoned Single Family-Four and General Retail.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis



Legislation Details (With Text)

File #: 20-10292 **Version:** 1 **Name:** Hidden Tree Expansion
Type: Agenda Item **Status:** Agenda Ready - Committee
File created: 8/18/2020 **In control:** City Council
On agenda: 8/25/2020 **Final action:**
Title: Hidden Tree Expansion - Presentation from developer intending to expand the proposed manufactured home development by about 5.5 acres. This would require the developer to rezone the 5.5 acres from Light Industrial, amend the boundaries of PD-380 and SUP-1057, amend the approved concept plan, and change the development standards of PD-380 to allow more than 300 units.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza

Title

Hidden Tree Expansion - Presentation from developer intending to expand the proposed manufactured home development by about 5.5 acres. This would require the developer to rezone the 5.5 acres from Light Industrial, amend the boundaries of PD-380 and SUP-1057, amend the approved concept plan, and change the development standards of PD-380 to allow more than 300 units.

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis