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City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Development Committee

Tuesday, February 4, 2020

6:45 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 [20-9687](#) Consider CCDC minutes of the December 17, 2019 meeting.
Attachments: [12-17-19 CCDC Draft Minutes.pdf](#)
- 2 [20-9749](#) Presentation on TIRZ #1 & 3
- 3 [20-9726](#) Dollar Store Discussion
- 4 [20-9727](#) Airbnb Discussion
- 5 **20-9728** TA200201 - Text Amendment - Downtown Zoning
- 6 [20-9729](#) TA200202 - Text Amendment - Article 4: Permissible Uses and Article 30: Definitions. Amend the Unified Development Code to create definitions and regulations for tattoo studios and body piercing studios. The applicant is the City of Grand Prairie.

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.

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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 January 31, 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.



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Legislation Details (With Text)

File #:	20-9687	Version:	1	Name:	CCDC minutes of the December 17, 2019
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	1/2/2020	In control:		In control:	City Council Development Committee
On agenda:	2/4/2020	Final action:		Final action:	
Title:	Consider CCDC minutes of the December 17, 2019 meeting.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	12-17-19 CCDC Draft Minutes.pdf				

Date	Ver.	Action By	Action	Result
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From
Chris Hartmann

Title
Consider CCDC minutes of the December 17, 2019 meeting.

Presenter
David P. Jones, AICP, Chief City Planner

Recommended Action
Approve

Analysis

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**City Council Development Committee
Regular Meeting Minutes
December 17, 2019
City Hall, City Council Briefing Room
317 College Street
Grand Prairie, Texas**

Committee Members Present

Chairman Jeff Wooldridge
Councilman Mike Del Bosque
Councilman John Lopez

Committee Members Absent

Chairman Jeff Wooldridge called a regular meeting of the City Council Development Committee to order at 6:45 p.m.

- 1. Consider CCDC minutes of the November 4, 2019 meeting.**

Minutes approved.

- 2. Proposed changes to Chapter 13, Article XX Automotive Related Business Ordinance to include a permit process, addition of regulated entities, and technical requirements for parking plans and loading and unloading.**

Deputy City Manager Dye stated he would like to give Kudos to Cindy Mendez, Steve Collins and Tiffany Bull, for doing such a great job on this project.

Cindy Mendez, Environmental Quality Manager, stated its has been a few years since this ordinance has been looked at and they are bring some changes do to accountabilities, we need more compliance tools, we need to hold these type of business more accountable for not complying with the ordinances. She stated they met with Legal and were told if they issue a permit it would be much easier to be able to revoke it or suspend a permit, we do not have to worry so much about getting a conviction. This is also an opportunity to help Code Enforcement, especially with parking and loading and unloading at these businesses along Main Street. She said we are trying to clarify the ARB ordinance and the Zoning ordinance, as to how we can merit the two and make them work. She said some of the things are how to

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permit and what are the fees the fees are \$250 for an inspection, but would also be charging a one-time \$20 permit fee. Once they have a permit they do not have to reapply, but will be adding a late fee if they do not apply. This ordinance would also be to address the 100 year-floodplain, they would also have to obtain a bulk storage permit and would have to disclose what is being stored in the floodplain this is important that we protect our floodplain. Ms. Mendez stated the property owners would need to sign a notarized statement saying they understand what is happening on their property and they are still responsible for their property in-case the tenant does not comply. This ordinance is scheduled for City Council action on January 7th. She said anytime we look at suspending or revoking the permit we would send the owner a notice and an opportunity for an appeal if they are not happy with the city's decision, they can appeal to the District Court. They would also be sending out letter of this new ordinance and would be addressing this ordinance at their Compliance meeting, they would be given 90 days to come in and get a permit.

Steve Collins, Code Enforcement Manager, stated this would benefit their code officers when they go out and do inspections, this would help them and give them more structure. He said this would help with loading and unloading of vehicles in a safety prospective. This ordinance would also keep cleaner shops and help clean them up.

Councilman Lopez asked if these were also changes to the UDC. Mr. Collins stated these changes are already in the UDC. Councilman Lopez said would these changes also apply to Graff Chevrolet on Main Street, he does not want someone calling staying why can, Graff do this, but they cannot load and unload on Main Street.

David Jones stated these businesses also require a SUP therefore this would be a better way of tracking the use.

Councilman Del Bosque stated \$25 is not enough to charge it should be \$100 these businesses make a lot of money. Tiffany Bull stated the fee is for the administrative services that we provide.

Chairman Wooldridge stated the committee approves the changes to the ARB ordinance.

3 Discussion of by-laws for the Zoning Board of Adjustments in response to state law changes.

Chief City Planner David Jones stated in the most recent legislative session, the Texas Legislature passed a bill requiring that written by-laws governing the Zoning Board of Adjustments be approved by City Council prior to becoming effective. The by- laws govern the election of officers and conduct of the meeting, and are a supplement to the ZBA's enabling ordinance in Article 1 of the Unified Development Code. The proposed by-laws are attached for consideration and recommendation by the Committee. The by-laws are schedule for City Council adoption for January 21st.

Chairman Wooldridge stated the committee approves the changes to the ZBA Bylaws.

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4. Discussion of proposed amendments to Unified Development Code to revise and establish regulations on Tattoo and Piercing Studios.

Chief City Planner David Jones stated in response to recent interest by tattoo studio operators, staff has prepared a draft ordinance updating the city's existing tattoo regulations. Currently, tattoo studios are allowed only by SUP in the industrial districts or in form of permanent cosmetics as an ancillary personal service use. The proposed ordinance would expand tattoo studios to commercial districts, including the Central Area. In order to prevent proliferation or congregation of these uses, the ordinance would institute distance limitations similar to those put in place for alcoholic beverage service. The ordinance would prohibit loitering, would require all studios to close by midnight, and would require that operators obtain yearly continuing education in sanitary practices and CPR. The ordinance would also establish procedures for curing violations through a two-step administrative and Council review process. Because the use would only be authorized by SUP, Council would have the ultimate authority to revoke the permit. These regulations would also apply to body piercing studios, which include any piercing other than ears. Proposed regulations would appear in Articles 11 and 30 of the Unified Development Code.

Chairman Wooldridge asked if the SUP would still be required. Mr. Jones replied yes.

Councilman Del Bosque asked how many tattoo parlors have we missed by not being allowed, and is this what we are trying to attract in our downtown, why not allowed them throughout the entire city and look at them on a one by one basis, but make sure they have an upscale appearance. Mr. Jones replied there is quite a few that have inquired. Mr. Crolley stated we would like to start with downtown so we don't have them all over the city. Chairman Woolridge said he would like to visit them on a case by case basis.

Chairman Wooldridge stated the committee approves the changes to the ordinance.

5 Amendment to existing Ellis County Interlocal Agreement establishing platting procedures for property in the ETJ.

Chief City Planner David Jones stated this is the final version, in September 2004, the City of Grand Prairie entered into an Interlocal Agreement (ILA) with Ellis County regarding the processing of plats for land situated in the Ellis County portion of Grand Prairie's Extraterritorial Jurisdiction (ETJ). Although the agreement has served both entities well, along with developers who utilized the "one stop shop" for plat processing, recent state legislation has made it increasingly difficult for cities to annex areas within their ETJ. Because of this, Ellis County has proposed that the Interlocal Agreement be amended as follows:

1. The County would have exclusive platting authority for any areas in Grand Prairie's ETJ that are not located within the boundaries of any approved special taxing districts, such as freshwater districts. Any inspection and approval of infrastructure outside of any special district boundaries would be the County's responsibility.

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2. The City would have exclusive platting authority for any areas located within the boundaries of any approved special taxing district. This exclusive authority also extends to inspection and approval of infrastructure (water lines, sewer lines, roads, pavement, grading, drainage, etc.) located within the boundaries of the special district.

Chairman Wooldridge stated the committee approves state law the City has no zoning authority within the ETJ but does have the authority to administer subdivision regulations. In the current special districts within or partially within the ETJ, the City has a degree of zoning authority through development agreements with developers, although some of these areas have only recently begun to see activity after years of dormancy. There are no proposals at this time for new development in the ETJ outside of a special district, though the City's comprehensive plan envisions a mixture of commercial and residential development occurring in the future within the ETJ. Floodplain permitting would remain as-is under an existing separate ILA. At its August 6, 2019 meeting, the City Council Development Committee recommended approval on the condition that the existing Floodplain permitting regulations remain as is; and that in those areas of the ETJ where the City in the future may enter into a Developer's Agreement, the City will have platting jurisdiction over those developments. The final draft of the proposed Interlocal Agreement is attached for consideration. The ILA would be placed on the January 6, 2020 Council meeting agenda for approval.

There being no further discussion Chairman Wooldridge stated the committee approves the agreement with Ellis County.

6 Discuss proposed release of a portion of ETJ to the City of Venus, in an area generally located north of U.S. 67 and east of F.M. 157 on both sides of the Johnson-Ellis County Line.

Chief City Planner David Jones stated in May of 2018, the City of Venus approached Grand Prairie planning staff regarding the transfer/release of a portion of Grand Prairie's ETJ between US Hwy 287 and US Hwy 67 in Johnson County. The portion of ETJ is contiguous with developments currently under construction or planned within the City of Venus and its ETJ. The area proposed for transferal to City of Venus is within the Venus ISD and sits near the projected alignment for future southern phases of SH 360. The Future Land Use map designates the area as a mixture of Single- Family Residential, Open Space/Flood Plain, Industrial, and Commercial. The area is near to but does not have direct frontage on Hwy 67 or Hwy 287. Based on CCDC comment in July 2018, the City of Venus has adjusted the proposal to include only single- family lots currently proposed for development which the City of Venus will serve, leaving the projected SH 360 corridor within the Grand Prairie ETJ.

Chairperson Wooldridge asked if mobile home parks could also be included in a planned development. Mr. Jones stated we would still control everything that is built in the ETJ. Mr. Crolley said the part that is being release already have a development plan and it is all for single family. We would only control the platting of these properties. We would release it and they can develop it and service it, it would be there property.

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There being no further discussion Chairman Wooldridge stated the committee approves the request.

7 Resolution in support of the Lennox House application for Tax Credits.

The request was submitted by Bill Hills, Housing and Community Development Director. Deputy City Attorney Mark Dempsey stated he remembers there is a grant that needs to be submitted by January, it's a requirement for them to obtain this grant and the city is to donate \$500 to the Lennox House in order for them to obtain it.

Chairman Wooldridge stated the committee approves the resolution.

7. Other Business:

Councilman Del Bosque stated we should start looking on how to regulate medical marijuana, because it is coming, we need to be more pro-active.

Councilman Lopez stated since we are looking at the TIFs, he would like to be briefed on them. Mr. Marty Wieder stated they would be more than happy to brief them at their next meeting.

With no other business, the meeting was adjourned at 8:38 p.m.

Chairman Jeff Wooldridge



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Legislation Details (With Text)

File #: 20-9749 **Version:** 1 **Name:** Presentation on TIRZ 1 & 3
Type: Presentation **Status:** Agenda Ready - Committee
File created: 1/24/2020 **In control:** City Council Development Committee
On agenda: 2/4/2020 **Final action:**
Title: Presentation on TIRZ #1 & 3

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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From

Terrence R. Harbin Economic Development Coordinator

Title

Presentation on TIRZ #1 & 3

Presenter

Marty Wieder



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Legislation Details (With Text)

File #: 20-9726 **Version:** 1 **Name:** Dollar Store Discussion
Type: Agenda Item **Status:** Public Hearing
File created: 1/23/2020 **In control:** City Council Development Committee
On agenda: 2/4/2020 **Final action:**
Title: Dollar Store Discussion

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

Dollar Store Discussion

Presenter

David P. Jones, AICP, Chief City Planner

Recommended Action

Approve

Analysis

Body



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Legislation Details (With Text)

File #: 20-9727 **Version:** 1 **Name:** Airbnb Discussion
Type: Ordinance **Status:** Public Hearing
File created: 1/23/2020 **In control:** City Council Development Committee
On agenda: 2/4/2020 **Final action:**
Title: Airbnb Discussion

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

Airbnb Discussion

Presenter

David P. Jones, AICP, Chief City Planner

Recommended Action

Approve

Analysis

Body



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Legislation Details (With Text)

File #:	20-9729	Version:	1	Name:	TA200202 - Tattoo Ordinance
Type:	Ordinance	Status:		Status:	Public Hearing
File created:	1/23/2020	In control:		In control:	City Council Development Committee
On agenda:	2/4/2020	Final action:		Final action:	
Title:	TA200202 - Text Amendment - Article 4: Permissible Uses and Article 30: Definitions. Amend the Unified Development Code to create definitions and regulations for tattoo studios and body piercing studios. The applicant is the City of Grand Prairie.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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From

Chris Hartmann

Title

TA200202 - Text Amendment - Article 4: Permissible Uses and Article 30: Definitions. Amend the Unified Development Code to create definitions and regulations for tattoo studios and body piercing studios. The applicant is the City of Grand Prairie.

Presenter

David P. Jones, AICP, Chief City Planner

Recommended Action

Approve

Analysis

Body