



# City of Grand Prairie

City Hall  
300 W. Main Street  
Grand Prairie, Texas

## Meeting Agenda

### City Council Development Committee

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Tuesday, June 2, 2020

4:30 PM

City Council Chambers

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#### 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      [20-10041](#)      Consider CCDC minutes of the May 19, 2020 meeting.  
  
                 **Attachments:** [05-19-2020 CCDC Draft Minutes.pdf](#)
  
- 2      [20-10030](#)      Discuss Davis Road and Sewer Extension for Mixed Use Zoning generally located on the east side S.H. 360 and north of S.H. 287 and located on the east side of Davis Road
  
- 3      [20-10015](#)      Developer Participation Agreement with Alluvium Development, Inc. for Upsizing of Roadway Improvements for Grandway Blvd. for a not to exceed amount of \$442,000  
  
                 **Attachments:** [WO 620.73.xlsx](#)

#### 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 May 29, 2020.*

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*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)

<b>File #:</b>	20-10041	<b>Version:</b>	1	<b>Name:</b>	CCDC minutes of the May 19, 2020 meeting.
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	5/28/2020	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	6/2/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Consider CCDC minutes of the May 19, 2020 meeting.				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">05-19-2020 CCDC Draft Minutes.pdf</a>				

Date	Ver.	Action By	Action	Result
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**From**  
Chris Hartmann

**Title**  
Consider CCDC minutes of the May 19, 2020 meeting.

**Presenter**  
Savannah Ware, AICP, Chief City Planner

**Recommended Action**  
Approve

**Analysis**



**City Council Development Committee  
Regular Meeting Minutes  
May 19th, 2020  
City Hall, City Council Chambers  
300 West Main 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 4:37 p.m.

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

Minutes approved.

- 2 Ordinance amending Chapter 17, "Offences and Miscellaneous Provisions," Article I, "In General," by adding Section 17-31 "Fishing from Waters in Residential Areas."**

Chairman Jeff Woodridge stated he was going to switch the order of the agenda, as there were citizens who wanted to comment on the ordinance for "Fishing from Water in Residential Areas." He stated this was a problem that need to be looked into and had attended HOA meetings to help facilitate the proper channels of correcting this issue.

Police Chief Daniel Scesney began his presentation stating that there is an issue with residents fishing in ponds in residential areas after hours, and creating disturbances to the nearby neighbors. He stated residents are finding trash and debris left in these areas that is affecting the quality of life of residents in these neighborhoods. Chief Scesney stated that the goal of the proposed ordinance is to restricting fishing from sunset to sunrise in the respected areas. He added that areas like Joe Pool Lake would be exempt from the revised ordinance.

Chairman Woodridge stated that it's tough to enforce the ordinance because some of the areas are public property. Chief Scesney emphasized the goal that this ordinance is to increase the quality of life to residents in these areas, especially after hours.

Chairman Woodridge asked if the City would be constructing signs about the ordinance and what type of citation will be issued. Chief Scesney stated that it would be a class C violation if caught, and that signage will be created. Chairman Woodridge also asked if there were methods that could also discourage parking on the grass around the ponds, and Chief Scesney expressed that there are ordinances in place to address this issue.

Councilman John Lopez asked if this ordinance would also apply to locations that only have a residential building and/or vacant lots that front the water. Chief Daniel Scesney confirmed that the ordinance also applies there as well. Councilman Lopez added if the ordinance is for the entire city or just certain areas. Chief Scesney implied that all areas would be subject to the ordinance.

Councilman Lopez asked if this ordinance goes far enough to provide the citizens with enough protection from additional disturbances like fireworks, camping, bonfires, etc. Chief Scesney said that there are ordinances to help control this, and this ordinance looks to help continue this trend of safety for the residents.

Councilman Del Bosque asked if this ordinance would include creeks that stem off the lakes to help control litter, and disruptive fishing activities, especially away from residential areas. Chief Scensey answered that true nature of this ordinance is to curb disruptive fishing in areas that are affecting citizens, not areas that remote and non-intrusive to others.

Chairman Woodridge recommended that when this ordinance is passed that it should be mailed to HOA's and other organizations to help get this information to the public.

Citizens comments:

The homeowner from 2727 Ferdinand came forward to express this their support for the ordinance. The owner stated that they love that people are enjoying the pond for fishing. They also stated their concerns for fishing after hours, especially when it is dark and unsafe. They fully support what was s aid from the committee members and Chief Scesney, but want the fishing to stop after dark.

Committed supports the ordinance.

### **3 Developer Participation Agreement with Aerofirma Corp. for Prairie Gate Phase II Development of Westcliff Road for a not to exceed amount of \$540,000**

Deputy City Manager Bill Crolley presented the project of rebuilding Westcliff Rd via a Developers Agreement with Aerofirma Corporation. He stated that the project will connect Fish Creek Rd with the service road of Interstate 20. The total project cost is just over \$1,000,000 and the City will pay for half

with Aerofirma paying the remaining balance. Mr. Crolley stated that there has been some discussion about adding additional water and sewer on Westcliff Rd, but is not currently needed. Any development to the East may require it at that time.

Chairman Woodridge asked if the City would be able to recuperate a portion of the funds for construction, and Mr. Crolley stated that the City will create a pro rata agreement later when the property to the east is developed. Mr. Crolley confirmed that the pro rata agreements last ten years.

Councilman Lopez asked if the tract to the east of Westcliff is zoned for apartments. Deputy City Manager Bill Crolley confirmed this. He also added that the City is still in talks with the developer about possible projects, but talks have cooled down since the start of the COVID-19 pandemic.

Committee supports the project.

**4. Ordinance amending Chapter 17, Offenses and Miscellaneous Provisions," Article I, "In General," by adding Section 17-32 "Parking Near Mailboxes During Specific Times."**

Police Chief Daniel Scesney offered his presentation on the proposed ordinance for restricting parking near mailboxes during specific times. Chief Scesney stated that this is another quality of life issue that needs to be addressed. Chief Scesney stated the postal person will not deliver mail if the mailbox is blocked from their access. He stated that the purpose of this ordinance is to prohibit parking within 5 ft of the mailbox between 8:00 A.M. to 5:00 P.M. Monday through Saturday.

Councilman Lopez asked if this ordinance will be in effect during holidays. Chief Scesney stated that the ordinance is written straight forward to specify which times it will be in effect. He confirmed that the City first tries to contact the homeowner to move their vehicle through voluntary compliance. This ordinance would be used if the owner chooses not to comply, giving officers a tool to use to make sure mail is deliverable.

The committee supports the ordinance.

**7. Other Business:**

With no other business, the meeting was adjourned at 5:08 p.m.

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Chairman Jeff Wooldridge



Legislation Details (With Text)

**File #:** 20-10030      **Version:** 1      **Name:** Davis Road and Sewer Extension  
**Type:** Agenda Item      **Status:** Agenda Ready - Committee  
**File created:** 5/26/2020      **In control:** City Manager's Office  
**On agenda:** 6/2/2020      **Final action:**  
**Title:** Discuss Davis Road and Sewer Extension for Mixed Use Zoning generally located on the east side S.H. 360 and north of S.H. 287 and located on the east side of Davis Road

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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**From**

Deputy City Secretary Mona Lisa Galicia

**Title**

Discuss Davis Road and Sewer Extension for Mixed Use Zoning generally located on the east side S.H. 360 and north of S.H. 287 and located on the east side of Davis Road

**Presenter**

Deputy City Manager Bill Crolley



Legislation Details (With Text)

**File #:** 20-10015      **Version:** 1      **Name:** Developer Participation Agreement with Alluvium Development, Inc. for Grandway Blvd.

**Type:** Agenda Item      **Status:** Consent Agenda

**File created:** 5/21/2020      **In control:** Engineering

**On agenda:** 6/16/2020      **Final action:**

**Title:** Developer Participation Agreement with Alluvium Development, Inc. for Upsizing of Roadway Improvements for Grandway Blvd. for a not to exceed amount of \$442,000

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [WO 620.73.pdf](#)

Date	Ver.	Action By	Action	Result
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**From**

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**Title**

Developer Participation Agreement with Alluvium Development, Inc. for Upsizing of Roadway Improvements for Grandway Blvd. for a not to exceed amount of \$442,000

**Presenter**

Gabe Johnson, Director of PublicWorks

**Recommended Action**

Approve

**Analysis**

Grandway Development is the retail/commercial development currently located between Lake Ridge Parkway and Coastal Blvd. in Grand Prairie. The proposed road will be built in conjunction with the Grandway Development. In an effort to attract retail/commercial developments at this location, developer Terrance Jobe of Alluvium Development, Inc., has proposed constructing the necessary roadway infrastructure to prepare the area for development and to serve other adjacent properties and provide service to additional properties.

This agreement is proposed for construction with the City and the Alluvium Development, Inc. including paving and drainage that will allow this area to be "Development Ready." This agreement covers the City Capital Improvement Project (CIP) portion that the Developer is constructing instead of the City constructing to take advantage of the other work done by the Developer. This is being done at a substantial savings to the City' CIP for this infrastructure.

Project will include design and construction of 9,280 feet of 8" 4000 psi reinforced concrete pavement 48 feet wide with 6" curb per City Specifications. It will also include 16,372 feet of 5' concrete sidewalk with barrier free ramps.

Estimated Total project cost will be \$1,995,343 for Grandway Blvd. from Lake Ridge Parkway to Coastal Blvd. Alluvium Development has agreed to enter into this development agreement with the City to get this much needed roadway upsizing completed for a 66/34 split between Alluvium Development, Inc. and the City of Grand Prairie. Alluvium Development, Inc. will also be constructing water, sewer, storm water, left hand turn lane and decel lane at 100% their expense.

All public participation in the cost of the Public Improvements associated with the project is dedicated to the extension of the improvements as per the Capital Improvements Plan, to increase necessary capacity for existing and in anticipation of other future development in the area as approved in the City's Capital Improvement Projects budget. Further, the City's participation shall be based on funds appropriated for this project in the Capital Projects Funds. The City's participation amount will remain applicable for a period not to exceed 24 months. If work on the Public Improvements has not been initiated within 24 months of the date this Agreement was executed and the Agreement has not been amended by the City Council to provide for an extension, then this Agreement shall be terminated and the City will have no further obligation under this Agreement.

This item will be reviewed by the Finance and Government Committee and the City Council Development Committee at their meetings held on June 5, 2020.

#### **Financial Consideration**

Funding for the Developer Participation Agreement for Alluvium Development, Inc. of Grandway Blvd, for a not to exceed amount of \$442,000, is available in the Street Capital Project Fund (400192) WO #02007303 (FY20 Developer Participation STRT)

**CITY OF GRAND PRAIRIE  
CAPITAL PROJECTS BUDGET SUMMARY**

Fund/Activity Account: 400192 / 02007303  
 Project Title: FY20 Developer Participation  
 Current Request: \$0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Construction 68540	\$1,000,000	\$1,000,000		\$1,000,000	\$1,000,000
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
<b>TOTAL</b>	<b>\$1,000,000</b>	<b>\$1,000,000</b>	<b>\$0</b>	<b>\$1,000,000</b>	<b>\$1,000,000</b>