



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Development Committee

Monday, September 21, 2020

5:00 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 [20-10390](#) Minutes of the August 25, 2020, City Council Development Committee meeting

 Attachments: [08-25-2020 CCDC Draft Minutes.docx](#)

- 2 [20-10385](#) 2021 City Council Development Committee meeting schedule

 Attachments: [Proposed 2021 City Council Development Committee Meeting Schedule](#)

- 3 [20-10387](#) Accessory Structures - Review and discuss regulations for accessory structures, focusing on size, flexibility on required materials and administrative variances. Review of proposed Unified Development Code amendment language.

 Attachments: [Accessory Structure Review Chart - Benchmark Cities.pdf](#)

- 4 [20-10388](#) Hybrid Housing - Discuss hybrid housing product, design preferences and possible regulations.

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"*

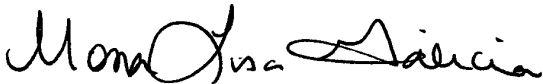
Citizen Comments

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 September 18, 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 #:	20-10390	Version:	1	Name:	Minutes of the August 25, 2020, City Council Development Committee meeting
Type:	Agenda Item	Status:		Status:	Agenda Ready - Committee
File created:	9/11/2020	In control:		In control:	City Council Development Committee
On agenda:	9/21/2020	Final action:		Final action:	
Title:	Minutes of the August 25, 2020, City Council Development Committee meeting				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	08-25-2020 CCDC Draft Minutes.pdf				

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza

Title

Minutes of the August 25, 2020, City Council Development Committee meeting

Presenter

Jeff Wooldridge, Chairman

Recommended Action

Approve

Analysis



**City Council Development Committee
Regular Meeting Minutes
August 25, 2020
Council Briefing Room
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 4:03 p.m.

1. Consider CCDC minutes of the July 21, 2020 meeting.

Minutes approved.

2. Heritage Towne Development Update – Update from developer on status of Heritage Towne project.

Deputy City Manager Bill Crolley gave brief induction as the developer is wanting to give the committee an update on the Heritage Towne project. He said that the City is looking at possible repairs and realignment of Davis Rd to provide better flow to the area. He stated that the City doesn't want to start this project until construction is nearing completion of the projects to avoid tearing up the new road top. Mr. Crolley introduced Rashad Jackson as the new Planning Director.

Rodney Debaun provided the committee with an update. He stated that they are having to run new sewer line to their development. They are oversizing the line for any future use by the City and new developments in the area. Mr. Crolley stated that a developer's agreement would be needed to participate in the program. Mr. Debaun provided a presentation of the infrastructure that will be put in by his development. He stated the road is in dire need of resurfacing and upgrades before construction is

complete. As part of his contribution to the city, he plans on donating some land to the City for a future fire station. Currently the City contracts their fire services for the area to Midlothian.

Chairman Jeff Woodridge asked what the future status of Davis Road was. Mr. Crolley stated that the current CIP does not have funds for this project, but something minor like a resurfacing and overlay shouldn't be a problem.

Mr. Crolley stated that future CIP should include provisions for updating David Road to something more substantial. The purpose of this update is to get it on the radar for improvements.

Councilman Del Bosque asked if the gun range should pose problems to this development and Mr. Crolley stated that it is far enough away that it should be fine for now.

3. Hybrid Housing at Prairie Water 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.

The developer Charlie gave an update of where the project area at Prairie Waters and SH-360 currently stands. The developer stated that they were not able to secure a grocery store to come into the tract. Since 2008, the developer has been looking for a commercial anchor for the site and have been unsuccessful. Charlie stated that one of the problems with the site is the limited amount of area that the grocery store would service due to the Corps of Engineer land. The developer tried a variety of options to get a theater in to the site, but the theater company required too much money up front. Charlie provided an economic breakdown from the taxes that the project will provide with a switch to a residential anchor or hybrid housing. He clearly stated that the property will bring in more revenue with this current configuration than with anything else that they have working. Charlie detailed that in 30 years that this project has the possibility of creating 72 million dollars of tax revenue.

Mr. Crolley asked for the economic breakdowns to be emailed to staff, and the developer agreed to. Mr. Crolley asked if the tax breakdowns were based on the concept presented, and Charlie stated it was. Charlie said he believes that this proposal is the best option moving forward due to not getting a large grocery store to anchor the site.

A representative from Taylor Morrison presented the staff with the proposed hybrid housing for the site. The developer stated that they have completed multiple projects like this including many in the Phoenix Arizona area, with a high-quality feel. The project will be gated and have top of the line technologies within the individual's units. The developer is aiming this project to young professionals and empty nesters looking to downsize. The project will include masonry and a clean modern look. The developer stated that they want to integrate the residential portion with the retail properties, with linkable passageways that creates cohesiveness with the entire tract.

Mr. Del Bosque asked what the square footage is for the two- and three-bedroom units. The representative stated the units will be 700-1000 square feet. Chairman Woodridge stated there might be some problems

switching General Retail to Multi-family. Mr. Lopez stated he wants staff to investigate the economic numbers more closely and get back with the committee. He wants to look more carefully if this project is the best idea for this corner, or if keeping it General Retail is the best option. Charlie stated that they are not wanting to pull retail off the table but want flexibility to add the residential should the retail not work out.

Charlie emphasized that retailers are looking to government for participation to help build the projects and with time this is gradually going to increase. He stated the movie theater wanted 3.5 million dollars City investment before moving forward. Mr. Del Bosque asked how big the movie theater would be. Charlie stated it would have been 70,000 square feet and 12 screens.

Charlie asked Taylor Morrison representative what the square footage of the three-bedroom unit was. They stated 700-1000 square feet. There will also be 70 percent two bedroom and 30 percent three bedroom. They stated this community is a great product and hope to allure people with the great connectivity to the retail. Charlie asked if they would be willing to change the exterior to City standards. Taylor Morrison representative stated that they could.

Mr. Del Bosque asked what kind of retail is being planned for the development. Charlie stated that they are looking to add office, a small grocery store, and sit-down restaurants. He said that future sit-down restaurants will be a small footprint. Mr. Del Bosque asked if they were trying to get independent unique restaurants rather than the standard chains. He stated that they were.

Charlie said that between what's across the street and with this development that there will be roughly 900 units of residential. He also said that one of the problems with this site is there's no through road and there is limited cross traffic. Big box stores are not interested in the limited area. He also believed that a large Walmart is not be best idea for the site. He stated it will create a large parking lot and an unwalkable tract.

Mr. Woodridge stated that the parking needs to be addressed and provide plenty of parking. The developer stated that the renter gets one covered parking space with their property. Charlie stated that it should be looked at to connect the walkability to Loyd Park across the street. They would create a linear park along Day Miar Rd.

4. 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.

The developer and his engineer gave an overview presentation of the proposed development at Marshall and Belt Line. The developer stated that the site is 30 acres and that they have a track record of providing quality properties within the City of Grand Prairie. He said that the project will consist of three different areas: residential, townhomes, multi-family. The developer gave a brief background to other properties that they have renovated in Dallas / Fort Worth Metroplex. They plan on have 35 lots single family, 90

lots townhomes, and 150 units of multi-family. They will provide amenities and try to partner with local organizations on building a cohesive development.

Brian Bridgewater stated that they are looking for feedback on how the City feels about this area, and ideas that might help create a better environment. Councilman John Lopez asked how much of the area is zoned General Retail, and Mr. Crolley answered that it was less than 8 acres.

Mr. Crolley advised the developer to look at the City's standard for development to get an idea of what the City requires. They recommend looking at keeping some of the area for retail or possible future commercial development as well.

Deputy City Manager Bill Crolley said that the images presented are what the developers are proposing, and the developer stated that they were, and were open to any recommendations to enhance the look to follow City standards. Mr. Del Bosque asked what amenities the property will offer. The developer stated they will have gym, standard break area, and conference room. Mr. Del Bosque asked if this project will have the same finish outs as some of the other projects. The developer stated that they will have the same cabinetry, but probably not granite counter tops.

Mr. Crolley asked if they have thought about reserving the hard corner for retail purposes. The developer stated that they are open to a mixed-use idea and asked if the City was as well. Mr. Crolley said the City is open to that idea.

Mr. Woodridge asked if they have picked up a packet showing the City requirements for multi-family and they stated they have. Mr. Crolley stated that they should reconsider the hard corner for retail. The area has limited opportunities and really needs retail in the area.

Mr. Woodridge asked if there were any issues with getting in and out of the property, and Mr. Bridgewater stated that they will need to research the area more.

5. 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.

The representative from Hidden Tree wanted to give an update about the project and what they are doing. He stated that this project was zoned for mobile homes and that the project has hit a snag. He said that they have acquired more land and want to add it to the current zoning that they have. He stated that the reason for this is because there is a large part of the property that is not usable due to floodplain restrictions. He stated they are here to figure out how to go about completing this process.

Mr. Woodridge asked if they are staying within the 4.5 homes per acres. The developer stated yes they will. Mr. Woodridge asked if they are doing a good job of cleaning up the property and the developer said yes.

The developer stated that they are interested in a two-story manufactured home style that will look great for the property, and asked if they City was interested in it. The Committee stated that they were.

Other Business:

With no other business, the meeting was adjourned at 6:10 p.m.

Chairman Jeff Wooldridge



Legislation Details (With Text)

File #:	20-10385	Version:	1	Name:	2021 CCDC Meeting Schedule
Type:	Agenda Item	Status:		Status:	Agenda Ready - Committee
File created:	9/10/2020	In control:		In control:	City Secretary
On agenda:	9/21/2020	Final action:		Final action:	
Title:	2021 City Council Development Committee meeting schedule				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Proposed 2021 City Council Development Committee Meeting Schedule				

Date	Ver.	Action By	Action	Result
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From
Mona Lisa Galicia

Title
2021 City Council Development Committee meeting schedule

Presenter
Chairman Jeff Wooldridge

Recommended Action
Approve

Proposed 2021 City Council Development Committee Meeting Schedule

January 11

February 8

March 8

April 8

May 10

June 14

July 12

August 9

September 13

October 11

November 8

December 13



Legislation Details (With Text)

File #:	20-10387	Version:	1	Name:	Accessory Structures
Type:	Agenda Item	Status:		Status:	Agenda Ready - Committee
File created:	9/11/2020	In control:		In control:	City Council Development Committee
On agenda:	9/21/2020	Final action:		Final action:	
Title:	Accessory Structures - Review and discuss regulations for accessory structures, focusing on size, flexibility on required materials and administrative variances. Review of proposed Unified Development Code amendment language.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Accessory Structure Review Chart - Benchmark Cities.pdf				

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza

Title

Accessory Structures - Review and discuss regulations for accessory structures, focusing on size, flexibility on required materials and administrative variances. Review of proposed Unified Development Code amendment language.

Presenter

Rashad Jackson, Planning and Development Director

Recommended Action

Review and Provide Direction

Analysis

At the 7-21-20 CCDC meeting, staff presented an overview on Unified Development Code (UDC) accessory building regulations. Staff recommended an amendment to the regulations to address the noted issues below. Staff was directed to review our current accessory building standards against other benchmark communities and draft possible revisions for review.

1. Changes in state law prohibit cities from requiring certain building materials. The City amended the UDC to comply with state law. The UDC recommends materials for buildings but requires specific materials for accessory structures.
2. Grand Prairie has several neighborhoods with half-acre or one-acre lots. These lots are much larger than the minimum lot area for most single-family residential districts. However, the requirements for accessory structures are the same for all single-family residential districts. For example, a detached garage cannot exceed

750 sq. ft. Whether it is on a 7,200 sq. ft. lot or a 21,780 sq. ft. lot.

3. The Planning Division receives a high volume of variance requests each month and the Zoning Board of Adjustments (ZBA) approves a majority of these requests each month. This means that citizens must seek a variance (at considerable time, effort, and expense) when the variance is usually granted. According to zoning best practices, a high number of variances and approval rate means that a city should evaluate the variance

ACCESSORY STRUCTURE REGULATION REVIEW

CITY	MAX HEIGHT	MAX LOT AREA	DESIGN / EXTERIOR MATERIALS
Garland	Up to 200sq.ft = 15' max height. Greater than 500sq.ft. = 25' height of main structure.	All accessory buildings on a lot may not exceed thirty percent of the floor area of the main building on the lot, except that this requirement does not limit the floor area of an Accessory Building to less than six hundred square feet	Less than 200sq.ft = may have metal exterior Greater than 500sq.ft. = must have an exterior finish that is similar to the main structure.
Fort Worth	Maximum allowable height: 10 feet. Allowance up to 12 feet should the setback be adjusted by a 2:1 ratio.	Less than 5,000 lot size = 120 sq. ft.; 5,000 to 9,999 lot size = 200 sq.ft.; 10,000 to 21,779 sq. ft. = 400 sq.ft.; 21,780 to 43,559 sq.ft. = 400 sq.ft.; 43,560 sq.ft. or larger lot = 2% of total lot area.	The Forth Worth regulations do not specifically call out a material requirement. The ordinance infers that any structure must abide by the underlying zoning requirements. Residential development in Fort Worth requires a minimum of 50% masonry for exterior walls.
Arlington	24 feet	The floor area of any detached accessory structure shall not exceed 50 percent of the floor area of the principal structure . The total combined floor area of all structures shall not exceed the maximum lot coverage for the zoning district in which it is located	All accessory structures shall be designed to be aesthetically compatible with the principal structure. Compatibility shall be measured in terms of building materials, building orientation, building placement, and building mass. Less than 200sq.ft = may have metal exterior 200 - 550sq.ft. = Any approved building material, except for metal 550 sq.ft. or larger = One hundred percent of the primary residential structure shall consist of the following masonry materials. (i) Stone or brick laid up unit by unit and set in mortar, (ii) Cultured stone, (iii) Exterior portland cement plaster (stucco) with three coats over metal lath or wire fabric lath, or (iv) An equivalent, permanent architecturally finished material with a minimum 30-year warranty period is also acceptable
Plano	10 feet	Percentage total for house, garage/carport, and all accessory buildings . PH (Patio Home) - Max 60% SF-A - Max 65% SFR-6,-7,-9 & 2F (Duplex) - Max 45% SF-20 - Max 20% (+ additional 10% for accessory) ED (Estate Development) - Max 20% (accessory)	Estate Residential - B. Accessory Buildings i. Accessory buildings in the ED district, except garages, must be located behind the main dwelling in the rear yard. ii. Accessory buildings shall be at least 50 feet from any side property line and 25 feet from the rear property line. iii. Accessory buildings must be at least 100 feet from dwellings on adjoining property. iv. The number of accessory buildings shall be limited to one, except that more than one may be granted by approval of a site plan. v. Accessory buildings must be designed and constructed so that they are in keeping with the general architecture of the development. vi. Accessory buildings with corrugated metal siding shall not be permitted, but flat metal siding with raised ribs or seams is acceptable. Corrugated metal roofing will be acceptable.

CITY	MAX HEIGHT	MAX LOT AREA	DESIGN / EXTERIOR MATERIALS
Frisco	Accessory structure yard requirements shall be the same as the principle structure	Accessory structure yard requirements shall be the same as the principle structure (i.e. - the accessory structure max size is included in the max lot coverage for the subject lot) Residential Estate - 20% (principle & accessory) All other single family detached districts - 30% - 45%	<p>A. <u>The exterior facades of all accessory structures, including detached garages, in all zoning districts shall be constructed of the same exterior construction material of the main building or structure. Metal or wood</u> may be used as an exterior construction material for an accessory structure or structure of one hundred twenty (120) square feet or less in a single family or two family district.</p> <p>B. Exceptions to Exterior Facades</p> <p>(1) Fiber cement siding may be used to fulfill masonry requirements for an accessory structure or structure of two hundred (200) square feet or less in a single family or two family district.</p> <p>(2) Exception shall be allowed to the 4.07.09. Exterior Construction of Main Buildings for accessory structures in the AG – Agricultural District.</p> <p>(3) Metal or wood may be used as an exterior construction material for an accessory structure or structure of one hundred twenty (120) square feet or less in a single family or two family district.</p> <p>(4) Fiber cement siding may be used to fulfill masonry requirements for structures accessory to an existing structure constructed entirely of wood or vinyl siding</p>
Allen	Maximum height allowed equal to principal structure.	Shall not exceed maximum lot coverage.	Accessory buildings shall be constructed of materials that complement the main structure. An attached accessory structure shall have a front yard not less than the main building. A detached accessory structure must be located in the rear yard or in the area of a side yard 20 feet behind the front building setback line.
Richardson	Buildings 150 sq. ft. or less (measured from the outside of the building) shall not exceed 12 feet in height. Buildings over 150 sq. ft shall not exceed 25 feet in height.	The area of all accessory structures on a lot may not exceed 8% of the lot area nor in any event have a floor area in excess of 40% of the size of the principal residential dwelling.	Accessory buildings of 150 square feet or less may be of nonmasonry construction or may be of all metal with baked-on or prepainted surface. For accessory buildings in excess of 150 square feet, including, but not limited to, detached garages or servants' quarters, each exterior wall shall be constructed of a minimum of 35 percent masonry construction.
Rockwall	Buildings 0-120 sq.ft. = 10 ft. maximum height Buildings 121-900 maximum sq. ft = 15 ft. maximum height	Maximum 30% of principle building floor area, except that the requirement shall not limit the accessory building floor area to less than 500 sq. ft.	Exterior covering must contain only materials found on the main structure. **The City of Rockwall allows conditional use permits for detached garages, accessory buildings exceeding the maximum permitted height or size requirements, or garages or accessory buildings not meeting the required materials requirements, used as an accessory to a residential use on the same lot.**
Irving	Ten (10) feet to the highest point of the roof with a minimum side and rear yard setback of five (5) feet. The maximum height may be increased by one (1) additional foot for each one (1) additional foot of side and rear setback to no more than twenty (20) feet with a minimum side and rear setback of fifteen (15) feet.	The footprint of any detached accessory building in an "R" district other than a detached garage shall not exceed a maximum of twenty-five (25) percent of the footprint of the main building or two hundred fifty (250) square feet, whichever is greater. (Additional) - An accessory building not exceeding one (1) story in height may occupy not more than sixty (60) percent of a minimum required rear yard. An accessory building exceeding one (1) story in height may not occupy more than forty (40) percent of a minimum required rear yard.	Building materials that constitute a finished, weather-proof exterior in accordance with the building code including, but not limited to, masonry, veneer, stucco, durable all-weather stone, and wood, vinyl or cementitious siding, but specifically excluding any type or metal exterior. A greenhouse in an "R" district may be constructed of glass or other transparent or translucent glazing material in accordance with the building code.

CITY	MAX HEIGHT	MAX LOT AREA	DESIGN / EXTERIOR MATERIALS
<p style="text-align: center;">Mansfield</p>	<p>1 story; detached garage shall not be higher than twenty (20) feet or the main residential building, whichever is less</p>	<p>2F - Max 120 sq. ft. SF-6/12 - Max 200 sq. ft. SF-7.5/12 - Max 200 sq. ft. SF-7.5/16 - Max 200 sq. ft. SF-7.5/18 - Max 200 sq. ft. SF-8.4/16 - Max 400 sq. ft. SF-8.4/18 - Max 400 sq. ft. SF-9.6/20 - Max 400 sq. ft. SF-12/22 - Max 400 sq. ft. A.SF-5AC/24 - Max 2% of the total area of the lot.</p>	<p>Attached or semi-attached accessory building shall be made structurally a part of and 1) have a common wall with the main residential building; or 2) have a continuous roof assembly and common attic with the main residential building.; detached garage shall be constructed of the predominant building material (i.e., brick, stone, siding, etc.) used on the main residential building.</p>
<p style="text-align: center;">Midlothian</p>	<p>Less than 1 acre = Shall not exceed the height of the principal dwelling measured from the ground to the roof peak. 1 acre to 2 acres = Shall not exceed the height of the principal dwelling measured from the ground to the roof peak. Greater than 2 acres = Not greater than 45 (forty-five) feet in height measured from the ground to the roof peak</p>	<p>Less than 1 acre = 50% of the first floor area of the principal dwelling or 4% of the lot area, whichever is less. A max of one allowed. 1 acre to 2 acres = 75% of the first floor area of the principal dwelling or 4% of the lot area whichever is less. A max of 2 allowed. Greater than 2 acres = No more than 4% of the lot area. Max # allowed subject to maximum lot coverage allowed in accordance with the zoning district in which the lot is located.</p>	<p>Less than 1 acre = Building materials shall be consistent with the principal dwelling unless screened on all sides, by a privacy fence or the principal building, and the roof plate is no higher than the shorter of two feet and six inches (2'6") over the fence height or ten feet and six inches (10'6"). Greater than 1 acre = Not required to be consistent with the principal dwelling.</p>



Legislation Details (With Text)

File #:	20-10388	Version:	1	Name:	Hybrid Housing
Type:	Agenda Item	Status:		Status:	Agenda Ready - Committee
File created:	9/11/2020	In control:		In control:	City Council Development Committee
On agenda:	9/21/2020	Final action:		Final action:	
Title:	Hybrid Housing - Discuss hybrid housing product, design preferences and possible regulations.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza

Title

Hybrid Housing - Discuss hybrid housing product, design preferences and possible regulations.

Presenter

Rashad Jackson, Planning and Development Director

Recommended Action

Review and Provide Direction

Analysis

Hybrid Housing, sometimes called single family homes for rent, combines elements of traditional single family and multi-family development. It typically includes a mix of attached and detached single-story units available for rent on a single lot. Maintenance of individual units, common areas, and landscaping is the responsibility of a single entity.

At the last CCDC meeting, staff and Council discussed possible opportunities to regulate this new housing trend. The UDC does not contain development standards specific to this housing type. This review is intended to dive further into the review of this housing product and devise regulations to address any noted concerns. Staff has prepared a review highlighting the general concerns addressed at the last meeting and during general discussions. Matters to be highlighted:

- Zoning - Planned Development Underlying Zoning
- Screening
- Parking / Garages

- Landscaping