



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council Development Committee

Tuesday, May 19, 2020

4:30 PM

City Council Chambers

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 [20-9881](#) Consider CCDC minutes of the March 3, 2020 meeting.

 Attachments: [03-03-2020 CCDC Minutes.pdf](#)

- 2 [20-9935](#) Developer Participation Agreement with Aerofirma Corp. for Prairie Gate Phase II
 Development of Westcliff Road for a not to exceed amount of \$540,000

 Attachments: [WO 620.73.xlsx](#)

- 3 [20-9986](#) Ordinance amending Chapter 17, "Offences and Miscellaneous Provisions," Article I,
 "In General," by adding Section 17-31 "Fishing from Waters in Residential Areas."

- 4 [20-9987](#) Ordinance amending Chapter 17, Offenses and Miscellaneous Provisions," Article I,
 "In General," by adding Section 17-32 "Parking Near Mailboxes During Specific
 Times."

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 15, 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 #: 20-9881 **Version:** 1 **Name:** CCDC Minutes 03-03-2020
Type: Agenda Item **Status:** Consent Agenda
File created: 3/17/2020 **In control:** City Council Development Committee
On agenda: 5/12/2020 **Final action:**
Title: Consider CCDC minutes of the March 3, 2020 meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [03-03-2020 CCDC Minutes.pdf](#)

Date	Ver.	Action By	Action	Result
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From
Chris Hartmann

Title
Consider CCDC minutes of the March 3, 2020 meeting.

Presenter
Savannw Ware, AICP, Chief City Planner

Recommended Action
Approve

Analysis



**City Council Development Committee
Regular Meeting Minutes
March 3, 2020
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 7:05 p.m.

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

Minutes approved.

2. Presentation on TIRZ #1 & 3

Director Marty Wieder explained the status of TIF's #1 and #3, that are still in the City. Mr. Wieder stated that TIF #1 extends to the north and was extended last year, while TIF #3 remains in the southern portion of the City. Mr. Wieder reminded the committee that because we acted swiftly, we were able to continue receiving payments for TIF #1 past the end of year 2020 until December 2041. He stated that these TIF's help the city's economic development, by offering products like grants, which can help bridge gaps that might otherwise prevent economic development in the TIF. Marty said that TIF #1 boundaries were extended to include areas that were not originally forecasted in the 1999 TIF for development. He stated areas include Downtown Main Street, areas of East Jefferson, areas in the central part of the city like the Epic, and school district south of Interstate 20.

Chairman Woodridge brought up that he wasn't sure if we had talked about the school district addition in other meetings.

Director Wieder said that Tarrant County has also joined this TIF based on 50% of their values, and wanted all the money to be concentrated on the 360 frontage road by Riverside golf course. Director Wieder stated again that this money is going to help the city ability to help provide infrastructure and grants in the TIF area.

Deputy City Manager Steve Dye stated how the TIF also benefits the city and helps level the playing field in terms other cities and their mechanisms for helping provide money towards economic development.

Director Wieder presented how the TIF's are broken down into various subcategories and that one of the benefits found is that the city can recoup money that staff puts time into TIF projects.

Councilman Lopez asked if the money currently presented was for all the TIF's. Director Wieder stated this was just TIF #1. He also asked if redevelopment in East Jefferson area was included and Director Wieder stated yes. Deputy City Manager Dye stated that the City is staying involved in negotiations to help redevelop this area in the future.

Director Wieder showed council members the balance sheet for TIF #1 and current status. He also talked about a few different development ideas that are being floated for this TIF area.

Briefly, Director Wieder explained developments that are taking place in TIF #3. He said that the boundaries for this area were also extended to include some areas in Dallas county, and some properties on Camp Wisdom, and areas along 287 and 360. By doing this, it will help the city provide the upmost help in providing the best services for these area, including emergency responders.

Chairman Woodridge asked in Cedar Hill was included, and Director Wieder stated that they will have to opt out of TIF #3 because Texas law has changed. Director Wieder went on to explain different developments in the works in the TIF #3 and what's on the horizon. He emphasized how TIF's are going to help the area of HWY 360 and 287. Deputy City Manager Dye reminded the committee of the future of fire protection in the area and how ISO-ratings will be effected.

Deputy City Manager Steve Dye said how thankful he is for all the work that Director Wieder has put in toward the TIF projects, and ensuring the city is in good shape for the future.

3. Dollar Store Discussion

Chief City Planner David Jones stated staff is proposing for discussion several regulations regarding small format retail or grocery stores, often known as "dollar stores". These stores are typically less than 12,000 square feet and offer a selection of groceries and home goods that are more limited than a full-service grocery store. Typically, these stores have little or no fresh produce, no fresh meat, no bakery, and no pharmacy. Food items are typically canned or frozen. Due to their small format and low prices, these stores, with some exceptions, are built in neighborhood settings away from freeway interchanges and larger anchored developments or power centers.

In the past few years, several cities around the United States, including cities in the DFW area, have passed regulations that limit the ability of these stores to cluster near other such stores, and that require a minimum square footage of fresh produce (fruits and vegetables). In the coming months, staff expects to bring forward a formal proposal to add similar regulations to the Unified Development Code. At this stage, staff requests the Committee's input and feedback for discussion.

Chief City Planner David Jones said that our definition for dollar stores need to be updated to reflect accurately and updating regulations that should be enforcement toward this type of establishment. He gave a brief summary about the positive development that Dollar stores are having right now. He stated concerns of how their growth will have on other types of retail stores, and the neighborhoods in the vicinity of these stores. He explained what some of the other cities in the Metroplex are requiring of Dollar Stores in order to develop in their respected cities. Chief Planner David Jones recommended that the City do the same and follow similar guidelines. He also stated that on February 13, we hosted different Dollar Store operators to show the proposed changes and get valuable feedback on how this will affect their operations.

Deputy City Manager Steve Dye said that there are two discussion points that the committee needs to consider, the spacing between stores and fresh produce requirement. He also stated that current stores will be grandfathered in, unless they move locations. He said requirements that should be considered are spacing of 5000 Ft. between stores and 10 percent fresh produced.

Chairman Wooldridge stated the committee is agreeable to the updates.

4. Short-Term Rentals Discussion

Deputy City Attorney Mark Dempsey gave a summary of where we currently stand on short-term rentals. Mr. Dempsey gave some examples of where other cities stand on short-term rentals and what approaches they took toward to get there. Various cities are in court proceedings on their attempts to change laws on how to enforce short-term rentals. Deputy City Attorney Dempsey said he is keeping in communication with his contacts with other DFW cities. Mr. Dempsey mentioned that the City of Austin was being challenged on their ordinances, and that there was considerable push back. Mr. Dempsey stated that in the Grand Prairie, there are registrations that are happening, but may need to consider third party intervention to help find out where the short term rentals are, and verifying that they are in fact registering.

Deputy City Manager Steve Dye thanked Mark for his efforts in helping the city find a good footing on this issue. Mr. Dye stated we are watching what other cities are doing, and waiting. Mr. Dye said that in the meantime we are requiring short term rentals to register, and issuing citations to those who do have not registered. Mr. Dye stated that a zero tolerance policy has been implemented toward short-term rentals.

Chairman Woodridge asked who gets the tickets when they are issued. Mr. Dye explained that the property owner gets a ticket for failed registration and current occupants get citation if they are creating the disturbance. Chairman Woodridge stated that we need to hold property owners more accountable.

Chairman Woodridge reminded that we need to get more help from the state on resolving this issue and enforcing it effectively. Mr. Woodridge also gave his thanks for updating the committee.

5. TA200201 – Text Amendment – Downtown Zoning

Chief City Planner David Jones gave the committee a brief summary on the status of the downtown zoning change project. Mr. Jones stated that the city staff is reviewing zoning districts and how to proceed forward with a good plan. Mr. Jones explained that there has been a lot of development going on in the city, and that this has been pushed to the backburner for the moment.

Councilman Lopez asked if the new downtown zoning would allow for mixed use, and Mr. Jones said that it currently is.

The committee was satisfied with the update.

6. Text Amendment – to add “Commissary” to the UDC use Charts.

Chief City Planner David Jones stated staff has received a request to use an existing building on a property zoned General Retail for use as a food commissary. The commissary would serve a local gas station chain by providing prepared ingredients for final preparation and assembly at each location. Currently, "Food Commissary" or "Central Preparation Facility" does not appear in the Grand Prairie use charts. Attached are regulations found in neighboring cities which establish definitions and parameters for the operation of a food commissary. Staff requests that the Committee review the materials and provide guidance on amending the use charts to include this use.

Chief City Planner David Jones explained that the Planning Department met with Fuel City about their need for a commissary and that the term was not a part of the current City Unified Development Code. Mr. Jones said that they are looking at a property on MacArthur to use as their central food processing facility. Chief City Planner Jones expressed potential problems with the current definitions, and how that would affect parking and the required food regulations for the business to operate under. Mr. Jones stated that it was the staff’s recommendation to add “commissary” to the use charts and definitions of the Unified Development Code.

The committee was satisfied and agreeable with the terms.

7. Other Business:

With no other business, the meeting was adjourned at 8:12 p.m.

Chairman Jeff Wooldridge



Legislation Details (With Text)

File #:	20-9935	Version:	1	Name:	Developer Participation Agreement with Prairie Gate Ph II Development
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	4/22/2020	In control:		In control:	Engineering
On agenda:	5/19/2020	Final action:		Final action:	
Title:	Developer Participation Agreement with Aerofirma Corp. for Prairie Gate Phase II Development of Westcliff Road for a not to exceed amount of \$540,000				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	WO 620.73.pdf				

Date	Ver.	Action By	Action	Result
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From

max

Title

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

Presenter

Gabe Johnson, Director of PublicWorks

Recommended Action

Approve

Analysis

Prairie Gate Phase II Development is the retail/commercial development at Westcliff Road in Grand Prairie. This site is currently an asphalt road. In an effort to attract retail/commercial developments at this location, developer Rodney DeBaun of Aerofirma Corp., 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. Mr. DeBaun’s Prairie Gate Ph II Development will have approximately 10.5 acres of commercial/multi-family in the Development.

This agreement is proposed for construction with the City and the Prairie Gate Ph II Development including paving and drainage that will allow this area to be "Development Ready." This agreement covers the City 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, demolishing of existing asphalt road and concrete replacement with drainage for 935' of 37' back of curb new concrete street per City Specifications. It will also include 10' grass installed on East and WEst sides of the street.

Estimated Total project cost will be \$1,080,000 for Westcliff Road from Fish Creek Road to IH 20. Aerofirma has agreed to enter into this development agreement with the City to get this much needed road improvement completed for a 50/50 split between Aerofirma and the City of Grand Prairie.

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 at its meeting held on May 5, 2020.

Financial Consideration

Funding for the Developer Participation Agreement for Prairie Gate Phase II Development of Westcliff Road, for a not to exceed amount of \$540,000, 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
TOTAL	\$1,000,000	\$1,000,000	\$0	\$1,000,000	\$1,000,000



Legislation Details (With Text)

File #:	20-9986	Version:	1	Name:	Ordinance Amending Chapter 17- Fishing from Waters in Residential Areas
Type:	Ordinance	Status:		Status:	Agenda Ready - Committee
File created:	5/14/2020	In control:		In control:	Airport
On agenda:	6/2/2020	Final action:		Final action:	
Title:	Ordinance amending Chapter 17, "Offences and Miscellaneous Provisions," Article I, "In General," by adding Section 17-31 "Fishing from Waters in Residential Areas."				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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From

Fred Bates, Jr.

Title

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

Presenter

Steve Collins, Code Compliance Division Manager

Recommended Action

Approve

Analysis

The Code Compliance Division of the Police Department continues to review and evaluate the various ordinances in the City of Grand Prairie that provide for the safety and increased quality of life for all its citizens. The Code Compliance Division has learned that several neighborhoods in the City have begun to experience instances of unconstrained fishing in various waters near residential areas. These instances have occurred late at night and during times that have proved to exacerbate safety issues while interfering with property owners' quality of life.

The City Council Development Committee reviewed this item and recommended that it be forwarded to the City Council.

The Public Safety, Health, and Environment Committee reviewed this item on June 1st and recommended that it be forwarded to the City Council.

Financial Consideration

None

Body

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, AMENDING CHAPTER 17, “OFFENCES AND MISCELLANEOUS PROVISIONS” OF THE CODE OF ORDINANCES, THROUGH THE AMENDMENT OF ARTICLE I, IN GENERAL, SECTION 17-31 RELATIVE TO FISHING FROM CITY WATERS IN RESIDENTIAL AREAS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING A CUMULATIVE CLAUSE, A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, A PENALTY CLAUSE; AND TO BECOME EFFECTIVE UPON PASSAGE, APPROVAL, AND PUBLICATION.

WHEREAS, residential areas have less lighting than commercial areas;

WHEREAS, fishing in the dark poses additional safety risks than fishing during daylight hours; and

WHEREAS, fishing in residential areas late at night has interfered with property owners’ quiet enjoyment of their property;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1. That Section 17-31 of Chapter 17, “Offences and Miscellaneous Provisions, Article I, In General”, of the Code of Ordinances of the City of Grand Prairie, Texas, is hereby amended by adding the following:

“It is an offense to fish in, on, or from a city owned or maintained lake, pond, or other body of water, which is located in an area zoned for residential use, between sunset and sunrise.” This provision shall not apply to Project Lands, as that term is defined in Section 18-1 of the Grand Prairie Code of Ordinances, regardless of the applicable zoning.

SECTION 2. That a violation of any provision of this Ordinance shall be a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 3. That Chapter 17, “Offences and Miscellaneous Provisions, Article I, In General,” of the Code of Ordinances of the City of Grand Prairie, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

SECTION 4. That the terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 5. That this Ordinance shall be and become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this the 2nd day of June, 2020.

CITY OF GRAND PRAIRIE, TEXAS

Mayor

ATTEST:

City Secretary



Legislation Details (With Text)

File #: 20-9987 **Version:** 1 **Name:** Ordinance Amending Chapter 17 - Parking Near Mailboxes

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

File created: 5/14/2020 **In control:** Police

On agenda: 6/2/2020 **Final action:**

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

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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From

Fred Bates, Jr.

Title

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

Presenter

Steve Collins, Code Compliance Divisions Manager

Recommended Action

Approval

Analysis

The Code Compliance Division of the Police Department continues to review and evaluate the various ordinances in the City of Grand Prairie that provide for the safety and increased quality of life for all its citizens.

The Code Compliance Division has learned that several neighborhoods in the City have begun to experience instances where very important items, such as medication, meant for delivery by the United States Post Office have been impeded and met with delays due to vehicles being parked in front of mail boxes. Because the employees of the U. S. Post Office typically attempt to deliver mail between the hours of 8am and 5pm Monday through Saturday, staff seeks to create a 5 foot space between parked vehicles and the mailboxes for these deliveries.

The City Council Development Committee reviewed this item on recommended that it be forwarded to the City Council.

The Public Safety, Health, and Environment Committee reviewed this item on June 1st and recommended that it

be forwarded to the City Council.

Financial Consideration

None

Body

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, AMENDING CHAPTER 17, “OFFENCES AND MISCELLANEOUS PROVISIONS” OF THE CODE OF ORDINANCES, THROUGH THE AMENDMENT OF ARTICLE I, IN GENERAL, SECTION 17-31 RELATIVE TO FISHING FROM CITY WATERS IN RESIDENTIAL AREAS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING A CUMULATIVE CLAUSE, A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, A PENALTY CLAUSE; AND TO BECOME EFFECTIVE UPON PASSAGE, APPROVAL, AND PUBLICATION.

WHEREAS, residential areas have less lighting than commercial areas;

WHEREAS, fishing in the dark poses additional safety risks than fishing during daylight hours; and

WHEREAS, fishing in residential areas late at night has interfered with property owners’ quiet enjoyment their property;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION 1. That Section 17-31 of Chapter 17, “Offences and Miscellaneous Provisions, Article I, In General”, of the Code of Ordinances of the City of Grand Prairie, Texas, is hereby amended by adding the following:

“It is an offense to fish in, on, or from a city owned or maintained lake, pond, or other body of water, which is located in an area zoned for residential use, between sunset and sunrise.” This provision shall not apply to Project Lands, as that term is defined in Section 18-1 of the Grand Prairie Code of Ordinances, regardless of the applicable zoning.

SECTION 2. That a violation of any provision of this Ordinance shall be a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 3. That Chapter 17, “Offences and Miscellaneous Provisions, Article I, In General,” of the Code of Ordinances of the City of Grand Prairie, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

SECTION 4. That the terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 5. That this Ordinance shall be and become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this the 2nd day of June, 2020.

CITY OF GRAND PRAIRIE, TEXAS

Mayor

ATTEST:

City Secretary