



# City of Grand Prairie

City Hall  
300 W. Main Street  
Grand Prairie, Texas

## Meeting Agenda

### City Council Development Committee

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Tuesday, July 21, 2020

4:00 PM

Video Conference

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Due to the imminent threat to public health and safety arising from the COVID-19 pandemic, this meeting of the Finance and Government Committee will be held via video conference. Members of the public may participate in the meeting remotely by webinar or telephone through the following:

**When:** Jul 21, 2020 04:00 PM Central Time (US and Canada)

**Topic:** City of Grand Prairie - City Council Development Committee

Please click the link below to join the webinar:

<https://gptx.zoom.us/j/95477219663?pwd=ZnUrVkRjMXcrSXZ4YloyQzhQZy82dz09>

Password: 069077

**Or iPhone one-tap :**

US: +13462487799,,95477219663#,,,0#,,069077# or  
+14086380968,,95477219663#,,,0#,,069077#

**Or Telephone:**

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782 or  
+1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592

Webinar ID: 954 7721 9663

Password: 069077

International numbers available: <https://gptx.zoom.us/j/95477219663>

All meeting participants will automatically be muted until it is their turn to speak. To be recognized to speak, use the "raise hand" feature in the Zoom meeting platform. Or, if you are joining by phone, you may press \*9 to raise your hand. Please call in only during discussion of the item on which you wish to speak. A maximum five (5) minutes is permitted per speaker. After speaking, remute your phone by pressing \*6.

## Call to Order

## Agenda Items

- 1      [20-10169](#)      Minutes of the June 2, 2020, City Council Development Committee meeting  
  
                 **Attachments:** [06-2-2020 CCDC Draft Minutes](#)
- 2      [20-10171](#)      Resolution ratifying and amending the Municipal Maintenance Agreement between the City of Grand Prairie and the State of Texas Department of Transportation, providing for the City to conduct all mowing and litter collection along TxDOT rights-of-way in Dallas County  
  
                 **Attachments:** [0840 A1 - Municipal Maintenance Agreement - Dallas County - Amendment.pdf](#)
- 3      [20-10172](#)      Resolution ratifying and amending the Municipal Maintenance Agreement between the City of Grand Prairie and the State of Texas Department of Transportation, providing for the City to conduct all mowing and litter collection along TxDOT rights-of-way in Tarrant County.  
  
                 **Attachments:** [0841 A1 - Municipal Maintenance Agreement - Ft Worth - Amendment.pdf](#)
- 4      [20-10103](#)      Republic Services Rate Increase  
  
                 **Attachments:** [Solid Waste and Recycling FY2021a](#)
- 5      [20-10166](#)      Residential Concept at SWC of Lake Ridge Pkwy and Camp Wisdom Rd - Applicant presentation of a residential development concept.  
  
                 **Attachments:** [Grand Prairie - Map and elevations.pdf](#)  
                                 [FD - Town Final Presentation for City 7-13-2020.pdf](#)
- 6      [20-10160](#)      Accessory Structures - Review and discuss regulations for accessory structures, focusing on required materials, flexibility for certain neighborhoods, and variances.
- 7      [20-10161](#)      New and Unlisted Uses - Discuss current procedures for handling new and unlisted uses and possible changes.
- 8      [20-10162](#)      Private Streets in Residential Developments
- 9      [20-10163](#)      Donation Boxes - Update on regulations for donation boxes.
- 10     [20-10164](#)      Hybrid Housing - Discuss hybrid housing product and standards.
- 11     [20-10165](#)      Development Along the 360 Corridor - Discuss future development in the 360 Corridor.
- 12     [20-10167](#)      Future items update: residential infill policies, zoning for food truck parks and temporary uses.

## 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**

### **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 July 17, 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)

**File #:** 20-10169      **Version:** 1      **Name:** Minutes of June 2, 2020 CCDC meeting  
**Type:** Agenda Item      **Status:** Agenda Ready - Committee  
**File created:** 7/14/2020      **In control:** City Council Development Committee  
**On agenda:** 7/21/2020      **Final action:**  
**Title:** Minutes of the June 2, 2020, City Council Development Committee meeting  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [06-2-2020 CCDC Draft Minutes](#)

Date	Ver.	Action By	Action	Result
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### From

Mona Lisa Galicia, Deputy City Secretary

### Title

Minutes of the June 2, 2020, City Council Development Committee meeting

### Presenter

Jeff Wooldridge, Chairman

### Recommended Action

Approve



## Legislation Details (With Text)

<b>File #:</b>	20-10171	<b>Version:</b>	1	<b>Name:</b>	TXDOT Dallas County Mowing Agreement
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Status:</b>	Agenda Ready - Committee
<b>File created:</b>	7/16/2020	<b>In control:</b>		<b>In control:</b>	City Council Development Committee
<b>On agenda:</b>	7/21/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Resolution ratifying and amending the Municipal Maintenance Agreement between the City of Grand Prairie and the State of Texas Department of Transportation, providing for the City to conduct all mowing and litter collection along TxDOT rights-of-way in Dallas County				

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [0840 A1 - Municipal Maintenance Agreement - Dallas County - Amendment.pdf](#)

Date	Ver.	Action By	Action	Result
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### From

Fred Bates, Jr.

### Title

Resolution ratifying and amending the Municipal Maintenance Agreement between the City of Grand Prairie and the State of Texas Department of Transportation, providing for the City to conduct all mowing and litter collection along TxDOT rights-of-way in Dallas County

### Presenter

Steve Collins, Code Compliance Manager

### Recommended Action

Approve

### Analysis

Since September 6, 1994 the Dallas District of Texas Department of Transportation has been responsible for the cleanup and mowing of approximately 296.64347 acres of roadside property within the City of Grand Prairie, along access state routes of IH 20 (Controlled Access from the East City Limit to the West City Limit) 114.427 acres and IH 30 (Controlled Access from the East City Limit to the West City Limit) 145.618 acres. The frequency with which TxDOT has been able to maintain these roadside acres is insufficient to provide for the cleanliness desired by the City. Amendment #1 to the Municipal Maintenance Agreement will allow the City to contract with a vendor to collect litter and conduct mowing along these roadways and provides for reimbursement to the City from the state for up to \$15.15 per acre per collection cycle, up to 12 events per year for the 5-year period and \$55.00 per acre, limited to three (3) per year for the 5-year period. This amendment will allow the coordination of litter and mowing cycles to reduce the chance of mowing taking place before litter has been picked up.

Council approved a similar amendment with regard to litter only on February 18, 2020. However, prior to that

agreement being signed by both parties, Dallas TxDOT agreed to reimburse for mowing as well. This agreement reflects the addition of mowing reimbursements.

#### **Financial Consideration**

The total cost of mowing along these roadways at a frequency of once per month is \$81,576.95 of which approximately \$48,946.17 is eligible for reimbursement annually from TxDOT under this agreement. If more frequent mowing is needed, the expense associated with this will be paid for by the City.

Funding is available in the approved FY 2019/2020 Code Compliance Budget 283310 61225 Contractual Services.

#### **Body**

### **A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, RATIFYING AND AMENDING THE MUNICIPAL MAINTENANCE AGREEMENT BETWEEN THE CITY OF GRAND PRAIRIE AND THE STATE OF TEXAS DEPARTMENT OF TRANSPORTATION, PROVIDING FOR THE CITY TO CONDUCT ALL LITTER COLLECTION AND MOWING ALONG TXDOT RIGHTS-OF-WAY IN DALLAS COUNTY**

**WHEREAS**, on the 6<sup>th</sup> day of September 1994, the Texas Department of Transportation, the "State," and the City of Grand Prairie, the "City" entered into a Municipal Maintenance Agreement intended to cover and provide for state participation in the maintenance of state routes within the City; and

**WHEREAS**, the State, under the aforementioned Agreement, provides litter clean up and mowing controlled access state routes of IH 20 (Controlled Access from the East City Limit to the West City Limit) 114.427 acres and IH 30 (Controlled Access from the East City Limit to the West City Limit) 145.618 acres within the City; and

**WHEREAS**, the State conducts this mowing and litter clean up through its mowing litter cleanup contractors; and

**WHEREAS**, the City desires to perform all mowing and litter control maintenance on the aforementioned controlled access state routes within the City; and

**WHEREAS**, the City and the State agree to amend the existing Municipal Maintenance Agreement

**NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:**

**SECTION 1.** In consideration of the premises and mutual covenants and agreements of the parties hereto to be by them respectively kept and performed, as hereinafter set forth, the City and State do mutually agree to the amendment as follows:

#### **SECTION 2. State's Responsibilities**

1. Reimburse the City for mowing and litter clean up within the right-of-way on controlled access highways. Reimbursement excludes the area from the back of the curb to the right-of-way and highway under construction. Reimbursement shall be limited to up to twelve litter collections

and three mowing cycles per year for a five-year commitment. The rate of reimbursement shall be based on the average 2019 mowing and litter cleanup costs for Dallas County. The average cost for litter cleanup is \$15.15/acre. The average cost for mowing is \$55.00/acre. Reimbursement may be further limited if the State adopts a statewide policy reducing the number of cycles to less than 3 per year for mowing and 12 per year for litter clean up.

If there is a State policy change to further reduce the State's mowing and litter cycles, the State shall notify the City, in writing, within sixty (60) days of this change. If the State fails to notify the City as required under this paragraph, the State shall be responsible for payments to the City in accordance with the previously agreed upon reimbursement cycle.

### City's Responsibilities (Controlled Access)

1. Perform mowing and litter clean up at the locations indicated as follows:

, Controlled access routes along access state routes of IH 20 (Controlled Access from the East City Limit to the West City Limit) 114.427 acres and IH 30 (Controlled Access from the East City Limit to the West City Limit) 145.618 acres.

2. Submit invoices and cancelled checks for mowing and litter cleanup cycles at intervals as established as above.
3. Reimbursement will not be made for sections of roadway under construction or if it is taken off the state system.

The City agrees that for litter cleanup and mowing, if performed by employees of the City, the City shall show proof of self-insurance. If litter cleanup and mowing is performed by a contractor(s) selected by the City through its selection process; the City shall require the contractor(s) to agree to indemnify and save harmless the state from all claims and liability due to the contractor(s) materials or activities of itself, its agent, or employees, performed under the agreement with the city that are caused or may result from error, omission, or negligent act. Prior to any mowing or litter cleanup by the City, such evidence of self-insurance or certificate of insurance shall be provided to the State.

### Termination

This Amendment is expressly made subject to the rights of TxDOT or the City to terminate this Amendment without cause or liability, excluding liability for services rendered prior to the date of termination, upon providing written notice to the other party. Except as otherwise provided in this paragraph or mutually agreed by the parties, termination without cause shall be effective thirty (30) days after the non-terminating party's receipt of written notice. TxDOT or the City may terminate this Amendment upon notice at any time for a violation of the terms of this Amendment. The termination of this Amendment does not affect any other provisions of the existing Municipal Maintenance Agreement between the parties. If the City has entered into a contract with a third party to perform any services under this Amendment, the Amendment will continue in effect until the current term of the contract has expired.

In all other respects, the Agreement shall remain in force and effect without change.

**SECTION 3.** The City Manager is hereby authorized to enter into a contract to effectuate the outlined

amendment.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,  
JULY 14, 2020.**



## Contract Coversheet

**Dept:\*** Solid Waste and Recycling

**Contract ID:** 0840 A1

**Contact Name:** Brandie Klein

**Contact Phone:\*** 8151

**Contact Email:\*** bklein@gptx.org

**Vendor Name:** Texas Department of Transportation - Dallas District

**Vendor Email:** katrina.baker@txdot.gov

**Project Name:** Municipal Maintenance Agreement - Dallas County

**Summary** Agreement for mowing and litter clean up ion specified locations.

**Permanent Retention\***

☐ Yes

☒ No

**Contract Amount**

\$ 0.00

**Total Contract Amount over all terms**

\$

**Account #**

**Work Order #**

**Implementation Date**

4/15/2020

**Termination Date**

4/15/2025

**Council Approval Date**

9/17/2019

### Contract Approvals

**Department Manager:**

*Patricia D. B. Redfearn*

**Date** 4/16/2020

**City Attorney Signature**

*Tiffany Bull*

**Date** 4/20/2020

**City Manager Signature**

*SC Dye*

**Date** 4/23/2020

**City Secretary Signature**

*HL Galicia*

**Date** 4/23/2020

[illegible]

**AMENDMENT #1 TO MUNICIPAL MAINTENANCE AGREEMENT**

**WHEREAS**, on the 6<sup>th</sup> day of September, 1994, the Texas Department of Transportation, the "State", and the City of Grand Prairie, the "City" entered into a Municipal Maintenance Agreement intended to cover and provide for State participation in the maintenance of state routes within the City; and

**WHEREAS**, the State, under the aforementioned Agreement, provides mowing and litter clean up maintenance of certain state highways and roadways within the City, including IH 20 and IH 30; and

**WHEREAS**, the State, conducts this mowing and litter clean up maintenance through its contractors; and

**WHEREAS**, the City desires to perform additional mowing and litter clean up maintenance on the aforementioned state routes; and

**WHEREAS**, the City and the State agree to amend the existing Municipal Maintenance Agreement.

## AGREEMENT

**NOW, THEREFORE**, in consideration of the premises and mutual covenants and agreements of the parties hereto to be by them respectively kept and performed, as hereinafter set forth, the City and State do mutually agree to the amendment as follows:

## State's Responsibilities

Reimburse the City for mowing and litter clean up within the right-of-way on controlled access highways. Reimbursement excludes the area from the back of the curb to the right-of-way and highway under construction.

Reimbursement shall be limited to 3 mowing cycles per year (in approximately May, August and November) The rate of reimbursement shall be up to current contract prices for mowing and litter costs for Dallas County. Reimbursement for mowing will be \$55/acre.

Reimbursement shall be limited to up to 12 litter cycles per year (on a monthly basis). The rate of reimbursement shall be up to current contract prices for litter costs for Dallas County. The current contract price is \$15.15/acre for litter clean up.

Reimbursement may be further limited if the State adopts a statewide policy reducing the number of mowing cycles to less than three per year or the number of litter cycles to less than 12 per year.

At the end of the third year, the State will re-evaluate the current prices for both mowing and litter clean up and enter into a new agreement with the City.

If there is a State policy change to further reduce the State's mowing or litter cycles, the State shall notify the City, in writing, within sixty (60) days of this change. If the State fails to notify the City as required under this paragraph, the State shall be responsible for payments to the City in accordance with the previously agreed upon reimbursement schedule.

### **City's Responsibilities**

1. Mow the locations indicated on the following table:

Facility	From	To	Acres
IH 20 (Controlled Access)	East City Limit	West City Limit	114.427
IH 30 (Controlled Access)	East City Limit	West City Limit	145.618

2. Perform litter clean up at the locations indicated on the following table:

Facility	From	To	Acres
IH 20 (Controlled Access)	East City Limit	West City Limit	114.427
IH 30 (Controlled Access)	East City Limit	West City Limit	145.618

3. Submit invoices and cancelled checks for mowing and litter clean up cycles at intervals as established above.
4. Reimbursement will not be made for sections of roadway that are under construction or if the roadway is taken off the state system.

The City agrees that for mowing and litter clean up, if performed by employees of the City, the City shall show proof of self-insurance. If mowing and/or litter clean- up is performed by a contractor(s) selected by the City through its selection process; the City shall require the contractor(s) to have in place, insurance as evidenced by the State's Certificate of Insurance form. The city will also require any contractor(s) to agree to indemnify and save harmless the state from all claims and liability due the contractor(s) materials or activities of itself, its agent, or employees, performed under the agreement with the city that are caused or may result from error, omission, or negligent act. Prior to any mowing or litter clean up by the City, such evidence of self-insurance or certificate of insurance shall be provided to the State.

## Termination

This Amendment is expressly made subject to the rights of TxDOT or the City to terminate this Amendment without cause or liability, excluding liability for services rendered prior to the date of termination, upon providing written notice to the other party. Except as otherwise provided in this paragraph or mutually agreed by the parties, termination without cause shall be effective thirty (30) days after the non-terminating party's receipt of written notice. TxDOT or the City may terminate this Amendment upon notice at any time for a violation of the terms of this Amendment. The termination of this Amendment does not affect any other provisions of the existing Municipal Maintenance Agreement between the parties. If the City has entered into a contract with a third party to perform any services under this Amendment, this Amendment will continue in effect until the current term of the contract has expired. In all other respects, the Agreement shall remain in force and effect without change.

**IN TESTIMONY WHEREOF**, the parties have hereto have caused this amendment to be executed in duplicate. The Amendment becomes effective when last executed.

### THE CITY OF GRAND PRAIRIE

By: SCD  
Steve Dye, Deputy City Manager  
Date: 4/23/2020

APPROVED AS TO FORM:  
Assistant

City Attorney

By: JH Bel  
Assistant City Attorney

Date: \_\_\_\_\_

### THE STATE OF TEXAS

Executed and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, and established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

APPROVED:

DocuSigned by:  
By: [Signature]  
Dallas District Engineer  
Texas Department of Transportation

Date: 4/29/2020



## Legislation Details (With Text)

<b>File #:</b>	20-10172	<b>Version:</b>	1	<b>Name:</b>	TXDOT Tarrant County Mowing Agreement
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Status:</b>	Agenda Ready - Committee
<b>File created:</b>	7/16/2020	<b>In control:</b>		<b>In control:</b>	City Council Development Committee
<b>On agenda:</b>	7/21/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Resolution ratifying and amending the Municipal Maintenance Agreement between the City of Grand Prairie and the State of Texas Department of Transportation, providing for the City to conduct all mowing and litter collection along TxDOT rights-of-way in Tarrant County.				

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [0841 A1 - Municipal Maintenance Agreement - Ft Worth - Amendment.pdf](#)

Date	Ver.	Action By	Action	Result
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### From

Fred Bates, Jr.

### Title

Resolution ratifying and amending the Municipal Maintenance Agreement between the City of Grand Prairie and the State of Texas Department of Transportation, providing for the City to conduct all mowing and litter collection along TxDOT rights-of-way in Tarrant County.

### Presenter

Steve Collins, Code Compliance Manager

### Recommended Action

Approve

### Analysis

Since February 28, 2007, the Fort Worth District of Texas Department of Transportation has been responsible for the cleanup of approximately 102.24 acres of roadside property within the City of Grand Prairie, along access state routes of State Hwy 360 N (from Avenue K North to the Fort Worth border), IH 30, and IH 20. The frequency with which TxDOT has been able to maintain these roadside acres is insufficient to provide for the cleanliness desired by the City. Amendment #1 to the Municipal Maintenance Agreement will allow the City to contract with a vendor to collect litter and conduct mowing along these roadways and provides for reimbursement to the City from the state for up to \$13.56 per acre per collection cycle, up to 12 events per year for the 5-year period and \$46.65 per acre per mowing cycle, up to three (3) events per year for the 5-year period. This amendment will allow the coordination of litter and mowing cycles to reduce the chance of mowing taking place before the litter has been picked up.

Council approved a similar amendment on February 18, 2020. However, prior to that agreement being signed by both parties, Fort Worth TxDOT agreed to reimburse for mowing as well. This agreement reflects the

addition of mowing reimbursements.

#### **Financial Consideration**

The actual cost of mowing along these roadways at a frequency of once per month is \$23,847.50 of which approximately \$14,308.50 is eligible for reimbursement annually from TxDOT under this agreement. If more frequent mowing is needed, the expense associated with this will be paid for by the City.

Funding is available in the approved FY 2019/2020 Code Compliance Budget 283310 61225 Contractual Services.

#### **Body**

### **A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, RATIFYING AND AMENDING THE MUNICIPAL MAINTENANCE AGREEMENT BETWEEN THE CITY OF GRAND PRAIRIE AND THE STATE OF TEXAS DEPARTMENT OF TRANSPORTATION, PROVIDING FOR THE CITY TO CONDUCT ALL LITTER COLLECTION AND MOWING ALONG TXDOT RIGHTS-OF-WAY IN TARRANT COUNTY**

**WHEREAS**, on the 28th day of February 2007, the Texas Department of Transportation, the "State," and the City of Grand Prairie, the "City" entered into a Municipal Maintenance Agreement intended to cover and provide for state participation in the maintenance of state routes within the City; and

**WHEREAS**, the State, under the aforementioned Agreement, provides mowing and litter clean up on controlled access state routes of IH0360 N (from Avenue K north to the Fort Worth border) 50.01 acres, IH0030 .57 acres, and IH0020 42.87 acres for 93.45 total acres within the City; and

**WHEREAS**, the State conducts this mowing and litter clean up through its mowing and litter cleanup contractors; and

**WHEREAS**, the City desires to perform all mowing and litter control maintenance on the aforementioned controlled access state routes within the City; and

**WHEREAS**, the City and the State agree to amend the existing Municipal Maintenance Agreement

### **NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:**

**SECTION 1.** In consideration of the premises and mutual covenants and agreements of the parties hereto to be by them respectively kept and performed, as hereinafter set forth, the City and State do mutually agree to the amendment as follows:

#### **SECTION 2.** State's Responsibilities

1. Reimburse the City for cleaning up litter within the outermost curbs of the frontage roads or the entire right-of-way line and the outermost curb or crown-line of the frontage road in undeveloped areas. Reimbursement shall be limited to twelve litter collections per year for a five-year commitment. The rate of reimbursement shall be based on the average 2019 litter

clean-up costs for Tarrant County. The average cost for litter cleanup is \$13.56/acre. Reimbursement may be further limited if the State adopts a statewide policy reducing the number of cycles to less than twelve per year.

2. Reimburse the City for full width mowing within the outermost curbs of the frontage roads or the entire right-of-way line and the outermost curb or crown-line of the frontage road in undeveloped areas. Reimbursement shall be limited to up to three (3) mowing cycles a year for a minimum of a five (5) year commitment. The rate of reimbursement shall be based on the full width mowing cost for Tarrant County. The 2019 rate for full width mowing is \$46.65/acre. Reimbursement may be further limited if the State adopts a statewide policy reducing the number of cycles to less than three (3) per year.

If there is a State policy change to further reduce the State's mowing or litter cycles, the State shall notify the City, in writing, within sixty (60) days of this change. If the State fails to notify the City as required under this paragraph, the State shall be responsible for payments to the City in accordance with the previously agreed upon reimbursement schedule.

### **City's Responsibilities (Controlled Access)**

1. Perform full width mowing and litter control at the locations indicated as follows:

Controlled access state routes of IH0360 N (from Avenue K north to the Fort Worth border) 50.01 acres, IH0030 .57 acres, and IH0020 42.87 acres for 93.45 total acres within the City.

Clean up litter and perform full width mowing within the outermost curbs of the frontage roads or the entire right-of-way width where no frontage roads exist, and between the right-of-way line and the outermost curb or crown-line of the frontage roads in undeveloped areas for a minimum of five (5) years.

2. Submit invoices and cancelled checks for mowing and litter cleanup cycles at intervals as established as above.
3. Reimbursement will not be made for litter pick up if the roadway is under construction or if it is taken off the state system.

The City agrees that for mowing and litter cleanup, if performed by employees of the City, the City shall show proof of self-insurance. If mowing and litter cleanup is performed by a contractor(s) selected by the City through its selection process; the City shall require the contractor(s) to have in place, insurance as evidenced by the State's Certificate of Insurance form. The city will also require any contractor(s) to agree to indemnify and save harmless the state from all claims and liability due to the contractor(s) materials or activities of itself, its agent, or employees, performed under the agreement with the city that are caused or may result from error, omission, or negligent act. Prior to any mowing or litter cleanup by the City, such evidence of self-insurance or certificate of insurance shall be provided to the State.

### **Termination**

This Amendment is expressly made subject to the rights of TxDOT or the City to terminate this Amendment without cause or liability, excluding liability for services rendered prior to the date of termination, upon providing written notice to the other party. Except as otherwise provided in

this paragraph or mutually agreed by the parties, termination without cause shall be effective thirty (30) days after the non-terminating party's receipt of written notice. TxDOT or the City may terminate this Amendment upon notice at any time for a violation of the terms of this Amendment. The termination of this Amendment does not affect any other provisions of the existing Municipal Maintenance Agreement between the parties. If the City has entered into a contract with a third party to perform any service under this Amendment, the Amendment will continue in effect until the current term of the contract has expired.

In all other respects, the Agreement shall remain in force and effect without change.

**SECTION 3.** The City Manager is hereby authorized to enter into a contract to effectuate the intent of the outlined amendment.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,  
JULY 14, 2020.**



## Contract Coversheet

**Dept:\*** Solid Waste and Recycling

**Contract ID:** 0841 A1

**Contact Name:** Brandie Klein

**Contact Phone:\*** 8151

**Contact Email:\*** bklein@gptx.org

**Vendor Name:** Texas Department of Transportation - Fort Worth District

**Vendor Email:** irene.dominguez@txdot.gov

**Project Name:** Municipal Maintenance Agreement - Ft Worth

**Summary** Agreement for mowing and litter clean up in specified locations.

**Permanent Retention\***

☐ Yes

☒ No

**Contract Amount**

\$ 0.00

**Total Contract Amount over all terms**

\$

**Account #**

**Work Order #**

**Implementation Date**

4/15/2020

**Termination Date**

4/15/2025

**Council Approval Date**

9/17/2019

### Contract Approvals

**Department Manager:**

*Patricia D. B. Redfeare*

**Date** 4/16/2020

**City Attorney Signature**

*Tiffany Bull*

**Date** 4/20/2020

**City Manager Signature**

*SC Dye*

**Date** 4/23/2020

**City Secretary Signature**

*HL Galicia*

**Date** 4/23/2020

STATE OF TEXAS           §

COUNTY OF TRAVIS       §

### **AMENDMENT #1 TO MUNICIPAL MAINTENANCE AGREEMENT**

**WHEREAS**, on the 28th day of February 2007, the Texas Department of Transportation, the "State", and the City of Grand Prairie, the "City" entered into a Municipal Maintenance Agreement intended to cover and provide for State participation in the maintenance of state routes within the City; and

**WHEREAS**, the State, under the aforementioned Agreement, provides mowing and litter clean up on controlled access state routes of IH0360 N (from Avenue K north to the Fort Worth border) 50.01 acres, IH0030 .57 acres, and IH0020 42.87 acres for 93.45 total acres within the City; and

**WHEREAS**, the State conducts this mowing and litter clean up through its litter clean up contractors; and

**WHEREAS**, the City desires to perform all mowing and litter clean up on the aforementioned controlled access state routes within the City; and

**WHEREAS**, the City and the State agree to amend the existing Municipal Maintenance Agreement.

### **AGREEMENT**

**NOW, THEREFORE**, in consideration of the premises and mutual covenants and agreements of the parties hereto to be by them respectively kept and performed, as hereinafter set forth, the City and State do mutually agree to the amendment as follows:

#### **State's Responsibilities**

1. Reimburse the City for cleaning up litter within the outermost curbs of the frontage roads or the entire right-of-way line and the outermost curb or crown line of the frontage roads in undeveloped areas. Reimbursement shall be limited to 12 litter collections per year for a five-year commitment. The rate of reimbursement shall be based on the average 2019 litter clean-up costs for Tarrant County. The average cost for litter clean-up is \$13.56/ acre. Reimbursement may be further limited if the State adopts a statewide policy reducing the number of litter cycles to less than twelve per year.
2. Reimburse the City for full width mowing within the outermost curbs of the frontage roads or the entire right-of-way line and the outermost curb or crown line of the frontage roads in undeveloped areas. Reimbursement shall be limited to three (3) mowing cycles a year for a minimum of a five (5) year commitment.

The rate of reimbursement shall be based on the full width mowing cost for Tarrant County. The 2019 rate for full width mowing is \$46.65/acre. Reimbursement may be further limited if the State adopts a Statewide policy reducing the number of mowing cycles to less than three (3) per year.

If there is a State policy change to further reduce the State's mowing or litter cycles, the State shall notify the City, in writing, within sixty (60) days of this change. If the State fails to notify the City as required under this paragraph, the State shall be responsible for payments to the City in accordance with the previously agreed upon reimbursement schedule.

### **City's Responsibilities (Controlled Access)**

1. Perform full width mowing and litter control at the locations indicated as follows:

Controlled access state routes of IH0360 N (from Avenue K north to the Fort Worth border) 50.01 acres, IH0030 .57 acres, and IH0020 42.87 acres for 93.45 total acres within the City. Clean up litter and perform full width mowing within the outermost curbs of the frontage roads or the entire right-of-way width where no frontage roads exist, and between the right-of-way line and the outermost curb or crown line of the frontage roads in undeveloped areas for a minimum of five (5) years.

2. Submit invoices and cancelled checks for mowing and litter clean up cycles at intervals as established above.
3. Reimbursement will not be made for litter pick up if the roadway is under construction or if it is taken off the state system.

The City agrees that for mowing and litter clean up, if performed by employees of the City, the City shall show proof of self-insurance. If mowing or litter clean-up is performed by a contractor(s) selected by the City through its selection process; the City shall require the contractor(s) to have in place, insurance as evidenced by the State's Certificate of Insurance form. The city will also require any contractor(s) to agree to indemnify and save harmless the state from all claims and liability due the contractor(s) materials or activities of itself, its agent, or employees, performed under the agreement with the city that are caused or may result from error, omission, or negligent act. Prior to any mowing or litter clean up by the City, such evidence of self-insurance or certificate of insurance shall be provided to the State.

## Termination

This Amendment is expressly made subject to the rights of TxDOT or the City to terminate this Amendment without cause or liability, excluding liability for services rendered prior to the date of termination, upon providing written notice to the other party. Except as otherwise provided in this paragraph or mutually agreed by the parties, termination without cause shall be effective thirty (30) days after the non-terminating party's receipt of written notice. TxDOT or the City may terminate this Amendment upon notice at any time for a violation of the terms of this Amendment. The termination of this Amendment does not affect any other provisions of the existing Municipal Maintenance Agreement between the parties. If the City has entered into a contract with a third party to perform any services under this Amendment, this Amendment will continue in effect until the current term of the contract has expired. In all other respects, the Agreement shall remain in force and effect without change.

**IN TESTIMONY WHEREOF**, the parties have hereto have caused this amendment to be executed in duplicate. The Amendment becomes effective when last executed.

### THE CITY OF GRAND PRAIRIE

By: SCD  
Steve Dye, Deputy City Manager

Date: 4/23/2020

APPROVED AS TO FORM:

Assistant

City Attorney

By: T.H. Bull  
Assistant City Attorney

Date: 04/20/2020

### THE STATE OF TEXAS

Executed and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, and established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

APPROVED:

DocuSigned by:  
By: Larry C. Bussell  
Fort Worth District Engineer  
Texas Department of Transportation

Date: 6/23/2020



## Legislation Details (With Text)

**File #:** 20-10103      **Version:** 1      **Name:** Republic Services Rate Increase  
**Type:** Agenda Item      **Status:** Agenda Ready - Committee  
**File created:** 6/19/2020      **In control:** Environmental Services  
**On agenda:** 7/14/2020      **Final action:**  
**Title:** Republic Services Rate Increase  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [Solid Waste and Recycling FY2021a](#)

Date	Ver.	Action By	Action	Result
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### From

Mona Lisa Galicia, Deputy City Secretary

### Title

Republic Services Rate Increase

### Presenter

Steve Dye, Deputy City Manager, and Dr. Patricia Redfearn, Solid Waste and Recycling Manager

Recommended Action

Approve



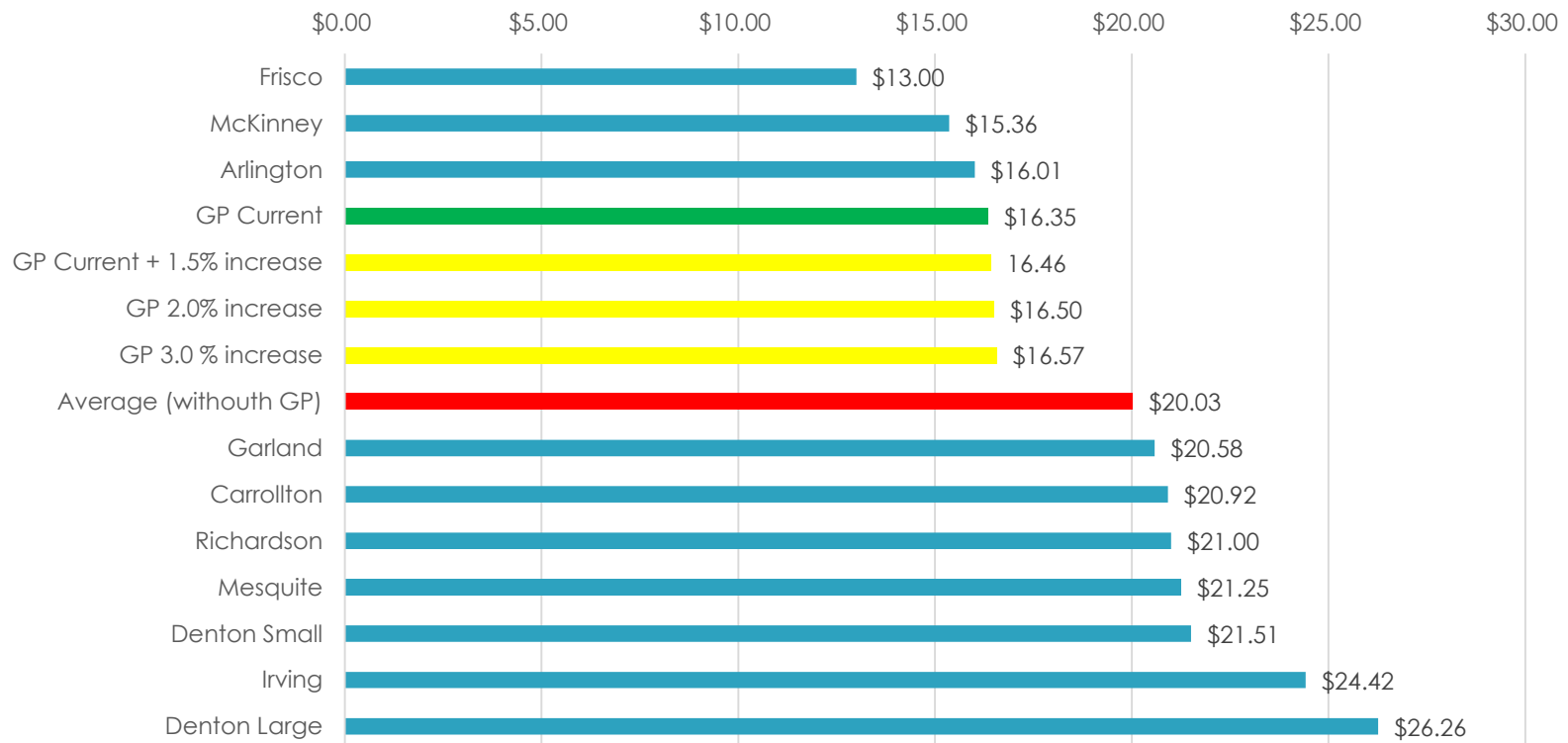
# Solid Waste and Recycling

For your Consideration

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# Comparison of Residential Rates FY 2021

Comparison Cities - Garbage Rate for FY 2021



\_\_\_\_\_

[illegible]



# Questions?

Solid Waste & Recycling

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## Legislation Details (With Text)

<b>File #:</b>	20-10166	<b>Version:</b>	1	<b>Name:</b>	Residential Concept at SWC of Lake Ridge Pkwy and Camp Wisdom Rd
<b>Type:</b>	Agenda Item	<b>Status:</b>			Agenda Ready - Committee
<b>File created:</b>	7/14/2020	<b>In control:</b>			City Council Development Committee
<b>On agenda:</b>	7/21/2020	<b>Final action:</b>			
<b>Title:</b>	Residential Concept at SWC of Lake Ridge Pkwy and Camp Wisdom Rd - Applicant presentation of a residential development concept.				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Grand Prairie - Map and elevations.pdf</a> <a href="#">FD - Town Final Presentation for City 7-13-2020.pdf</a>				

Date	Ver.	Action By	Action	Result
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### From

Monica Espinoza

### Title

Residential Concept at SWC of Lake Ridge Pkwy and Camp Wisdom Rd - Applicant presentation of a residential development concept.

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

Lisa Gage, Family Development, will present Family Development's TOWN product.





TOWN - PRAIRIE STYLE



town  
LUXURY LEASE HOMES



TIMES ARE CHANGING AND  
FAMILY DEVELOPMENT IS  
LEADING THE CHARGE!





# BABY BOOMERS

- There is no longer the need/desire for large homes and/or yards
- Desire/need to significantly lower costs & hassles of home ownership
- Desire for a great location



# MILLENNIALS

- Older groups (ages 26-32) have arrived at their nesting stage
- Inability/lack of desire to purchase a home
- Desire to be in an active area, close to employment and entertainment

# WHAT WE BELIEVE:

Having now been active in the home building business for nearly 35 years, we at Family Development have recognized a major shift in the way people want to live. On a general level, the superficial excesses of decades gone by have now been replaced by both the desire and the need to lead a much more practical and environmentally responsible lifestyle. Like their automobiles and electronics, people want smaller, more energy-efficient homes. Similarly, many people no longer want to live in areas where transportation solely by car is really the only option. Living in a home that is near all of the conveniences – preferably even walkable – is high on everyone’s list of priorities in their home choice. This new mentality is prevalent across all demographic groups – both young and old.

Most baby boomers have realized that owning a big home with a large yard was great when all of the kids were home and they entertained large groups, but now with the nest empty, it’s time to adopt a simpler way of life. A life where there is little to no maintenance hassles and costs. A life where leaving the home behind and traveling can be easier. Many of these baby boomers are also facing the economic realities that retirement can bring. More than ever, it is time to stretch each dollar. The dilemma facing this group is the fact that there is a lack of acceptable housing alternatives. Sure, there are apartment communities, but after having lived in a single-family home for years, the idea of “going back” to a garden-style apartment lifestyle is one that is very difficult to adopt.

With heavy student loan debt and more stringent loan guidelines, many millennials have discovered that buying a home in today’s market is seemingly out of their reach. The inability to qualify for a home mortgage has even led many millennials to adopt a “Why would I want to commit to a home now?” attitude towards the idea of owning a home. Regardless of whether it is a personal philosophy or an economic reality, this large group of the population has also grown very tired of the typical garden-style apartment lifestyle. Living with neighbors above and below is not acceptable any more. It is time for more independence; it’s time to grow up.

These significant changes in our population have led us to rise to the occasion and design the perfect solution. A living experience that will be the game-changer in the homebuilding industry. Small, manageable, townhomes with an attached 2-car garage that one can lease for a very reasonable amount in a vibrant community setting with active amenities all built in convenient locations.

A LIVING  
EXPERIENCE  
THAT WILL BE A  
GAME-CHANGER!

We are not the first to recognize this shift in the way many people want to live. There have been a couple apartment companies like NexMetro and Christopher Todd Communities in the Arizona and Texas markets that have blazed the trail with resounding success. Each of their communities has experienced complete lease-out at rates far more accelerated than the comparable apartment communities and their rent premiums over these competitors are as much as 30%. Family Development has joined this movement by building their Arise communities in Arizona and soon, Texas.

These single-level, luxury lease communities have been extremely successful, but they do present a couple challenges. From a consumer standpoint, with only covered parking stalls or a limited number of detached single-car garages offered, these hybrid communities do not provide the resident with the preferred type and amount of vehicle storage. From a business standpoint, with a maximum of 12 units to the acre, locating ideal sites for these communities is difficult due to the need for a minimum amount of land of approximately 14 acres.

Family Development has the answer – TOWN.

We are one of the first companies to design a 2 to 3-bedroom townhome product that offers nearly all of the benefits of single-family living, yet also includes the coveted 2-car attached garage that residents want. Furthermore, we are the first builder that has designed a community land plan that can yield up to 18 units to the acre with these two-story homes. This has allowed us to secure incredible locations that have been passed over because they were too small for the single-level hybrid product.

Starting with 114 homes in Surprise, Arizona and continuing throughout the state as well as Texas, each TOWN branded community will be located in an outstanding location that provides its residents with easy access to shopping, services and major employment centers.

The homes at TOWN all feature bright kitchens that open to large great rooms, two baths, a powder room and convenient indoor laundry rooms. With granite countertops, plentiful cabinets, handsome flooring and upgraded fixtures, all details are commensurate with single-family homes. Each home at TOWN also includes a private courtyard that is perfect for pets, barbecues and enjoying the outdoors along with a couple viewing decks.

The perfect amount of space, both inside and out, an attached 2-car garage in an ideal setting – all for a reasonable monthly lease payment!





THE TOWN TEAM

# DEVELOPER



Since its formation in 2003, Family Development has earned an excellent reputation as being a preferred residential homebuilder in California, Arizona and now, Texas. Throughout its history, the company has built homes with a total value of over 1 billion dollars in some of the most desirable communities in these states.



As a private builder, Family Development specializes in building communities that are heavily influenced by high design standards. That is, rather than competing with large public builders solely on price, Family Development has found its niche and success in building luxury communities where people appreciate the value of great design.

Having been involved in the new home industry since 1985, the Principals have seen a lot of trends come and go. But one movement that is not a trend, is the shift in the way many people are regarding home ownership. Today, more than ever, a large portion of the population is choosing to rent their residence, rather than own it, for many reasons that go beyond just affordability. Renting just makes a lot more sense for many people both young and old.

As design experts, Family Development feels that people who rent should be able to have luxury that exceeds most of today's rental options. And now...they can. Family Development has taken its expertise to the luxury lease arena by presenting two outstanding community brands – Arise and TOWN.

Family Development currently has communities in Hollywood, Palm Desert, La Quinta in California and Scottsdale, Arcadia, Phoenix and Litchfield Park in Arizona with many more locations being planned.

To learn more about their company visit their website - [www.familydevelopmenthomes.com](http://www.familydevelopmenthomes.com)

## ARCHITECT



Danielian Associates has artfully planned and designed trend-setting, forward-thinking homes and sustainable residential communities in 44 states and 15 countries worldwide since it was founded over 50 years ago. Each and every DA project connects places with people while uniquely reflecting the area's verve and vibrancy. Led by a new generation of architects, Danielian Associates is...Designing a Better World: One Community, Neighborhood and Home at a Time.

See what's new at Danielian, visit them at [www.danielian.com](http://www.danielian.com)

## PROPERTY MANAGEMENT



Founded in 1993, Greystar provides world-class service in the residential rental housing industry. Their innovative vertically integrated business model integrates the management, development and investment disciplines of the rental housing industry on international, regional and local levels. This unique approach and their commitment to hiring the best professionals have resulted in record growth, making the firm one of the most respected and trusted global real estate companies.

Over the years, Greystar has learned what's important to people when it comes to a place to call home. That's why they continually strive to provide beautiful living environments and innovative services that enhance the living experience. Greystar takes great pride in knowing that the communities they manage are inviting places for residents to celebrate life's important moments.

Visit Greystar at [www.greystar.com](http://www.greystar.com)

# THE DESIGN



- Private entry
- Individual balconies per plan
- Two-car attached garage
- Community walking/trails

## THE BRAND

TOWN - All the benefits without the burdens!

Most of today's luxury lease options force people to live a certain way. Yes, these other communities offer benefits, but only if you accept their burdens. Residents might find the right amount of space, but the majority of units force them to have a neighbor above or below them and then there's the long hallways and cumbersome elevators that residents and visitors have to navigate to find their units. These complexes often feature attractive community amenities, but residents have to give up their privacy to enjoy them. And parking and storage are always a hassle.

Wouldn't it be great to have all of the benefits without the burdens?

Welcome to TOWN.

Our TOWN communities provide the latest designs with the right amount of space. These are low-maintenance homes with no neighbors above or below them. Each unit lives like an individual home with lots of storage, multiple outdoor spaces and a private attached 2-car garage! And each community offers attractive amenities for all to enjoy!



# PLANNING WITH A PURPOSE



# INSPIRED ELEVATIONS

With locations planned throughout the West and Midwest, the elevations for each TOWN community are designed to specifically enhance the look of their surrounding neighborhoods.

## TEXAS



## ARIZONA



# FLOOR PLANS THAT FIT



2 BEDROOM + GREAT ROOM  
2.5 BATH  
LIVING AREA 1,200 SqFt  
GARAGE 431 SqFt

PLAN 1



FIRST FLOOR



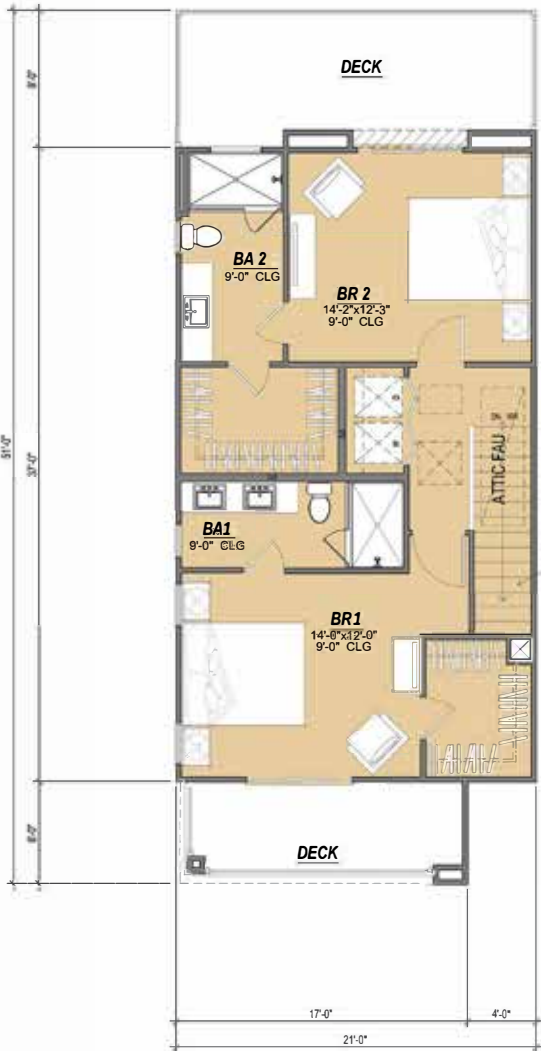
SECOND FLOOR

2 BEDROOM + GREAT ROOM  
2.5 BATH  
LIVING AREA 1,238 SqFt  
GARAGE 431 SqFt

PLAN 2



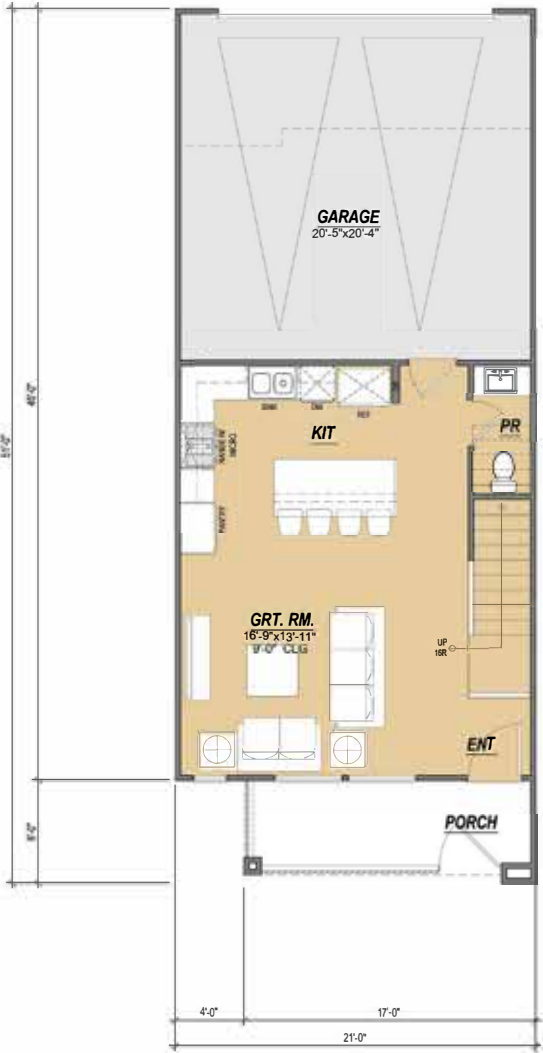
FIRST FLOOR



SECOND FLOOR

2 BEDROOM + GREAT ROOM  
2.5 BATH  
LIVING AREA 1,248 SqFt  
GARAGE 431 SqFt

PLAN 2Z



FIRST FLOOR



SECOND FLOOR

3 BEDROOM + GREAT ROOM

2.5 BATH

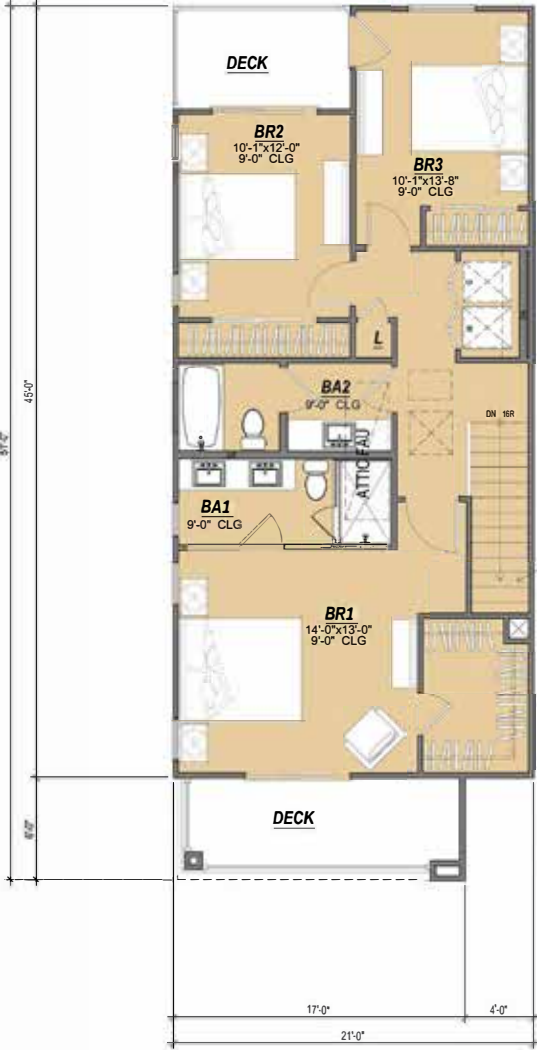
LIVING AREA 1,347 SqFt

GARAGE 431 SqFt

PLAN 3



FIRST FLOOR



SECOND FLOOR



CONTACT: RUDY HERERRA, PRINCIPAL  
(760) 900-8989 | [RUDY@FDGROUP.US](mailto:RUDY@FDGROUP.US)



The information contained in the foregoing design information package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Family Development Group, Inc. and should not be made available to any other person or entity without the written consent of Family Development Group, Inc. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of this any part of this presentation.



## Legislation Details (With Text)

<b>File #:</b>	20-10160	<b>Version:</b>	1	<b>Name:</b>	Accessory Structures
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Agenda Ready - Committee
<b>File created:</b>	7/14/2020	<b>In control:</b>		<b>In control:</b>	City Council Development Committee
<b>On agenda:</b>	7/21/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Accessory Structures - Review and discuss regulations for accessory structures, focusing on required materials, flexibility for certain neighborhoods, and variances.				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>					

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 required materials, flexibility for certain neighborhoods, and variances.

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

Accessory Structures - Review and discuss regulations for accessory structures in single family residential districts, focusing on required materials, flexibility for certain neighborhoods, and variances.

1. Changes in state law prohibit cities from requiring certain building materials. The City amended the Unified Development Code (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

process and zoning code.



## Legislation Details (With Text)

<b>File #:</b>	20-10161	<b>Version:</b>	1	<b>Name:</b>	New and Unlisted Uses
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Agenda Ready - Committee
<b>File created:</b>	7/14/2020	<b>In control:</b>		<b>In control:</b>	City Council Development Committee
<b>On agenda:</b>	7/21/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	New and Unlisted Uses - Discuss current procedures for handling new and unlisted uses and possible changes.				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>					

Date	Ver.	Action By	Action	Result
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### From

Monica Espinoza

### Title

New and Unlisted Uses - Discuss current procedures for handling new and unlisted uses and possible changes.

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

Discuss current procedures for handling new and unlisted uses and possible changes.



## Legislation Details (With Text)

**File #:** 20-10162      **Version:** 1      **Name:** Private Streets in Residential Developments  
**Type:** Agenda Item      **Status:** Agenda Ready - Committee  
**File created:** 7/14/2020      **In control:** City Council Development Committee  
**On agenda:** 7/21/2020      **Final action:**  
**Title:** Private Streets in Residential Developments  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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### From

Monica Espinoza

### Title

Private Streets in Residential Developments

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis



## Legislation Details (With Text)

**File #:** 20-10163      **Version:** 1      **Name:** Donation Boxes  
**Type:** Agenda Item      **Status:** Agenda Ready - Committee  
**File created:** 7/14/2020      **In control:** City Council Development Committee  
**On agenda:** 7/21/2020      **Final action:**  
**Title:** Donation Boxes - Update on regulations for donation boxes.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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### From

Monica Espinoza

### Title

Donation Boxes - Update on regulations for donation boxes.

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis



## Legislation Details (With Text)

**File #:** 20-10164      **Version:** 1      **Name:** Hybrid Housing  
**Type:** Agenda Item      **Status:** Agenda Ready - Committee  
**File created:** 7/14/2020      **In control:** City Council Development Committee  
**On agenda:** 7/21/2020      **Final action:**  
**Title:** Hybrid Housing - Discuss hybrid housing product and standards.  
**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 and standards.

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### 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.

The City of Grand Prairie has two hybrid housing projects - one has been completed and one is under construction. The UDC does not contain development standards specific to this housing type. Given the number of pre-application meetings staff has had with developers interested in hybrid housing, it is likely that the City will see more development requests for this type of product. This is the ideal time to assess existing projects, identify essential elements for success, and discuss what requirements are needed to produce high-quality projects.



## Legislation Details (With Text)

**File #:** 20-10165      **Version:** 1      **Name:** Development Along the 360 Corridor  
**Type:** Agenda Item      **Status:** Agenda Ready - Committee  
**File created:** 7/14/2020      **In control:** City Council Development Committee  
**On agenda:** 7/21/2020      **Final action:**  
**Title:** Development Along the 360 Corridor - Discuss future development in the 360 Corridor.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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### From

Monica Espinoza

### Title

Development Along the 360 Corridor - Discuss future development in the 360 Corridor.

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

The southern portion of the 360 Corridor contains a significant amount of undeveloped land. Over the past several months staff has had initial conversations or pre-application meetings with several developers interested in rezoning properties to allow for multi-family development.

The combined impact of these projects will drastically change the character of the corridor. Similarly, a single project will impact how the rest of the corridor develops. The purpose of this agenda item is to take a comprehensive look at future development in the 360 Corridor. The questions listed below are intended to facilitate the discussion.

- The Future Land Use Map (FLUM) designates this area for Commercial and Mixed Use. Is this an accurate and realistic reflection of the City's vision for this corridor?
- Which areas are appropriate for multi-family development and which areas should be reserved for commercial development?
- The City Council development policy states a preference for master-planned residential developments instead of individual, stand-alone or piecemeal projects. How can we apply this to the 360 Corridor to achieve a more cohesive plan for the area?

- How can we best leverage City resources in the form of capital improvements and Loyd Park to shape the development of this corridor?



## Legislation Details (With Text)

**File #:** 20-10167      **Version:** 1      **Name:** Future Items  
**Type:** Agenda Item      **Status:** Agenda Ready - Committee  
**File created:** 7/14/2020      **In control:** City Council Development Committee  
**On agenda:** 7/21/2020      **Final action:**  
**Title:** Future items update: residential infill policies, zoning for food truck parks and temporary uses.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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### From

Monica Espinoza

### Title

Future items update: residential infill policies, zoning for food truck parks and temporary uses.

### Presenter

Savannah Ware, AICP, Chief City Planner

### Recommended Action

Approve

### Analysis

As land uses evolve and new planning issues emerge, staff would like to bring items before CCDC for input, discussion, and direction. The purpose of this agenda item is to identify items that will likely appear before CCDC in the future.