



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, March 19, 2019

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Mayor Pro Tem Copeland called the meeting to order at 4:30 p.m.

Present 8 - Mayor Pro Tem Jeff Copeland
Deputy Mayor Pro Tem Greg Giessner
Council Member Jorja Clemson
Council Member Mike Del Bosque
Council Member Richard Fregoe
Council Member Cole Humphreys
Council Member Jim Swafford
Council Member Jeff Wooldridge

Absent 1 - Mayor Ron Jensen

Staff Presentations

1 Catalyst Commercial - Main Street Plan - Presented by Jason Claunch, Catalyst Commercial

Jason Claunch, Catalyst Commercial, went over the vision and issues on Main Street. He went over constraints such as the Jefferson/Main Street Corridor. He went over the following components of the study: Market Study; Psychographics; Character Areas; Connectivity; Opportunity Areas; The "Grand" Vision; "Grand" Civic Plaza; Main Street Restaurant Row; Downtown Central; Eastern Downtown Gateway; Western Downtown Gateway; Main Street Scenarios; In Place Funding Mechanism (TIRZ 1); and the Turnback Schedule (Main Street).

Council Member Humphreys referred to branding and wayfinding and asked if the current progress downtown could be built on in branding. Mr. Claunch replied that it could be marketed and branded now. Mayor Pro Tem Copeland referred to the Main Street Scenarios and asked with so many trucks and SUVs was head-in parking possible. Mr. Claunch said the scenarios were just illustrative at this point. He said Scenario 2 would shrink the proposed median, and head-in parking was suggested in Scenario 1. Council Member Swafford referred to in-fill housing and asked if the rents would be market driven. Mr. Claunch said there was a demand for market rate housing and he had looked at housing across all income ranges. He said there are several types of housing that can be considered downtown. Chief Dye said there was a proposed resolution coming from the Housing and Neighborhood Services Department on tax credit properties and would probably not be for the downtown corridor.

Council Member Clemson asked if there were other areas where there will be large parking areas. Mr. Claunch said he had looked at several areas for parking areas. Marty Wieder, Economic Development Director, in the new downtown city campus there

is availability for a parking structure. Mayor Pro Tem Copeland asked if the turnback would have to happen for this to take place. Chief Dye replied if it does not, the final project will look very different from this vision.

Presented

2 Local Preference & Local Business Presence in Grand Prairie procurements -
Presented by Bryce Davis, Purchasing Manager

Bryce Davis, Purchasing Manager, explained the distinction between local preference and local business presence. Local preference may be given to suppliers doing business in the city for construction if the local bid is within 5% and the contract is less than \$100,000 and for commodities and services if the local bid is within 5% and the contract is less than \$500,000. Local preference is determined through a council resolution. Mr. Davis said local business presence allows municipalities to structure the Evaluation Criteria with locality in mind. Local business presence does not require a council resolution.

Council Member Wooldridge said this is a great program because it helps support city businesses. Council Member Swafford said the Finance and Government Committee had heard this presentation and appreciated Mr. Davis putting this program together.

Presented

3 Grand Prairie Police Explorer's Program - Presented by Assistant Police Chief
Daniel Scesney

This presentation was moved to the 6:30 portion of the meeting.

Chief Dye Accepted a \$10,000 donation from Rodney DeBaun for the Police Explorers Program. Ronnie Morris, Assistant Chief, said Mr. DeBaun had been a member of the Explorer Program for many years and has been a generous supporter. He said the Explorers learn a lot of job skills and learn to be civic-minded. Mr. DeBaun has made several monetary donations to the program to enable participants to take part in competitions all over the United States.

Presented

Agenda Review

Deputy Mayor Pro Tem Giessner asked if there were questions on the Consent Agenda. Council Member Swafford referred to Item 8 (Comprehensive Annual Financial Report). He thanked the Finance Department and the auditors for their work on this document. Bill Crolley, Deputy City Manager, referred to Item 11 (GHA Barnett oil and gas lease) and said the Council Development Committee had a question about a burnoff provision and Mr. Crolley said the original lease did contain the burnoff provision. Mr. Crolley stated that Item 23 on the Public Hearing Consent Agenda (Case S190301) had been withdrawn by the applicant. He added that Council should be aware that Chief Dye had included a letter of opposition to Item 31 (Alcohol Variance for Warrior Mart). Mayor Pro Tem Copeland noted that Council was upfront with the First Baptist Church and Grand Prairie ISD (Dubiski High School location) that there may be liquor by the glass in areas adjacent to those facilities.

Executive Session

There was no executive session.

Recess Meeting

Mayor Pro Tem Copeland recessed the meeting at 5:10 p.m.

6:30 PM Council Chambers

Mayor Pro Tem Copeland reconvened the meeting at 6:30 p.m.

Pastor Rodney Durr, Grand Prairie Family Church, gave the invocation. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Mike Del Bosque.

Presentations

- 4** Grand Prairie ISD LOVE Project - Presented by Judith Stone-Nunneley, Artist-in-Resident and Visual Arts Coordinator, and Amy Francis, Executive Director of Fine Arts, Grand Prairie ISD
- Judith Stone-Nunneley, Grand Prairie ISD Visual Arts Coordinator, stated that the school had received a \$10,000 grant for a program teaching tolerance, to fund a public arts project. She said there would be a closing celebration on March 26 at the Epic. Ms. Stone-Nunneley showed a film about the program and a slide of the art projects from the GPISD schools.*
- Presented**
- 5** DeMolay Month Proclamation - Presented to Joe Livingston
- Mr. Swafford read the proclamation for DeMolay Month. The proclamation was presented to Mr. Joe Livingston and several members of the local DeMolay.*
- Presented**
- 6** Texas Municipal Library Directors Association Achievement of Library Excellence Award for 2018 - Presented to Amy Sprinkles, Marketing, Communications and Libraries Director
- Amy Sprinkles, Marketing, Communications and Library Director, stated that the Achievement of Library Excellence Award from the Texas Municipal Library Directors Association was the culmination of a lot of hard work by the library staff gathering statistics about programming and patron usage of the library.*
- Presented**

Consent Agenda

Deputy Mayor Pro Tem Giessner moved, seconded by Council Member Fregoe, to approve Items 7 through 22 on the Consent Agenda. The motion carried unanimously.

- 7** Minutes of the March 5, 2019, City Council meeting
- Approved on the Consent Agenda**
- 8** City's Comprehensive Annual Financial Report for Fiscal Year Ending September 30, 2018 (this item was tabled at the March 5, 2019 meeting)
- Approved on the Consent Agenda**
- 9** Price agreement for EZ-IO Infusion System to Arrow International, a sole source provider, for \$35,000 for one year with the option to renew for four additional one-year periods totaling \$175,000 if all renewal options are exercised; and authorize the City Manager to execute any additional renewal options with aggregate price fluctuations up to \$50,000 so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term(s)
- Approved on the Consent Agenda**
- 10** Price agreement for testing and repair of cross connection control devices with 1-A Fire & Domestic Testing not to exceed \$50,000 annually for one year with the option to renew for four additional one year periods totaling \$250,000 if all extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms
- Approved on the Consent Agenda**
- 11** Authorize GHA Barnett, LLC Oil and Gas Lease Fourth Amendment for approximately 14.9044 acres of City land (Good Link Linear Park- Highway 161 and Lower Tarrant Road)
- Approved on the Consent Agenda**
- 12** Revised Airport Rules and Regulations
- Approved on the Consent Agenda**
- 13** Commercial Lease for J&G Aviation, LLC., for Suite 102 for a period of one (1) year beginning March 1, 2019 and ending February 29, 2020 for total minimum annual rent of \$2,504.04

Approved on the Consent Agenda

- 14** Award bid for the completion of one residential reconstruction project as part of the HOME Reconstruct Program to Johnson Construction in the amount of \$117,800

Approved on the Consent Agenda

- 15** Annual maintenance agreement with Mass Notification Services, a sole source provider in the amount of \$22,650 in year one and \$25,263 in years two through five for maintenance of the Outdoor Warning Siren network; this agreement will be for one year with four (4) one-year renewal options; and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

Approved on the Consent Agenda

- 16** Purchase of a Chevrolet 4500HD Silverado with Hippo Multi-power Hurricane System from Caldwell Country Chevrolet in the amount of \$136,475.20 through an interlocal agreement with BuyBoard

Approved on the Consent Agenda

- 17** Purchase traffic signal controller CPU module and related software thru Buy Board Cooperative Purchase Agreement from Iteris, in the amount of \$135,150

Approved on the Consent Agenda

- 18** Contract with Birkhoff, Hendricks and Carter, LLP in the amount of \$110,300, plus a 5% contingency of \$5,515 for a total of \$115,815 for the detailed design, bidding assistance and construction administration for a new material storage bunker building and additional concrete pavement at the existing Water Utilities Service Facility located at 620 Small Hill (at Beltline)

Approved on the Consent Agenda

- 19** Ordinance authorizing the abandonment of an un-needed utility easement located at 2341 Aggie Drive to Juan and Alma Gonzales for \$250; and authorize the City Manager to sign a quitclaim deed on behalf of the City

Juan Gonzalez, 2341 Aggie, and Tony Shotwell (former Council Member) submitted a speaker card in support of this item.

Adopted

Enactment No: ORD 10609-2019

- 20** Ordinance of the City of Grand Prairie, Texas, amending Ordinance 10545-2018 to define the number of authorized positions within the Fire Department in each

classification beginning March 20, 2019

Adopted

Enactment No: ORD 10610-2019

21

Ordinance granting an easement and right-of-way to Oncor Electric Delivery Company LLC for overhead and/or underground electric supply and communications facilities for the City Hall construction project (College Street, NW 3rd Street and NW 4th Street)

Adopted

Enactment No: ORD 10611-2019

22

Ordinance approving an agreement between the cities of Irving and Grand Prairie adjusting their common boundary line and jurisdictions along certain portions of MacArthur Boulevard

Adopted

Enactment No: ORD 10612-2019

Public Hearing Consent Agenda

Mayor Pro Tem Giessner moved, seconded by Council Member Humphreys, that Item 23 had been withdrawn and to approve items 24 through 26 on the Public Hearing Consent Agenda. The motion carried unanimously.

23

S190301 - Site Plan - Grand Central Crossing Amendment, 1215 Arkansas Lane (City Council District 2). Site Plan Amendment for an existing building at 1215 Arkansas Lane. Lot 2, Block A, Grand Central Crossing, City of Grand Prairie, Dallas County, Texas, approximately 0.989 zoned PD-237A, Planned Development District, within the Highway 161 Corridor Overlay. The applicant is Donald F. Sopranzi and the owner is Chad Dubose, Grand Central Crossing, LLC.

Withdrawn

Withdrawn

24

S141001C - Site Plan Amendment - International Leadership of Texas Amendment, 2851 Ragland Road (City Council District 4). Site Plan amendment request for a 27.822-acre school campus on one lot. 27.822 acre school campus lot out of the Walter Ferrell Survey, Abstract 537, City of Grand Prairie, Tarrant County, Texas, being Block 1, Lot 1, IL Texas GP Addition, zoned Planned Development-319 (PD-319 and Agricultural (A) District, and located in the SH 360 Overlay Corridor (SH-360) District generally located east of SH 360 and north of Ragland Rd, specifically addressed at 2851 Ragland Rd. The agent is Douglas Cooper, MMA, the applicant is Brian Huffaker, GC Grand Prairie Charter LLC, and the owner is Jerry McCreight. (On March 4, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Brian Huffaker, 855 W. Broad Street, Boise, ID, the applicant, submitted a speaker card in support of this case.

Approved

25

S190303 - Site Plan - Enviromatic Systems Office/Warehouse, 2325 W. Warrior Trail (City Council District 2). Site Plan for Enviromatic Systems, creating a site plan for an office/warehouse, located within Lot 2R1-B, Block 1, The Cornelius Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-58 and located at the address 2335 W. Warrior Trail. The agent is Louis Speyer and the owner is Sid Ellis, ERM Partnership. (On March 4, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Approved

26

TA190301 - Text Amendment - Article 15 Updates, "Floodplain Management", of the Unified Development Code for the purpose of updating the FEMA map and flood study references and clarifying enforcement and penalties for noncompliance. (On March 4, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Adopted

Enactment No: ORD 10613-2019

Public Hearing on Zoning Applications

27

CPA190201 - Comprehensive Plan Amendment - from Commercial to Mixed Use (City Council District 1). A Comprehensive Plan Amendment of Tract 6, Elizabeth Gray Survey, Abstract No. 517, City of Grand Prairie, Dallas County, Texas, zoned PD-12, Planned Development in the SH 161 Corridor Overlay and located at the northeast corner of SH 161 and Dickey Road. The owner/applicant is the City of Grand Prairie. (On March 4, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

David Jones, Chief City Planner, stated he would present Items 27 (Case CPA190201) and 28 (Case Z190202/CP190202) together. He said the site was a six-acre property close to McFalls Park and the Downtown corridor. He said CPA190201 would change the future land use to a mixed use. The current zoning allows residential at 26 units per acre and the applicant requested 62 units per acre. The parking structure has 100% garage parking for all units. The access road is between Dickey and SH161. He said the case has met many requirements of the Comprehensive Plan. Mr. Jones said this corridor had not seen much development in the last several years and would be a substantial improvement to the area. He said it is walkable to McFalls Park and downtown. The applicant would have to come back for site plan approval on the multi-family as well as the commercial. Mr. Jones said the case had met all Appendix W standards.

Mr. Jones went over the requested variances including a proposed maximum density of 65 units per acre; and a proposed floor area ratio in excess of .35:1 for commercial

development in PD-12 and 1.02:1 for mini-storage. He said changes recommended by the TIA over concerns of Level of Service which would be made worse with no mitigation to compensate are not feasible at this time. Mr. Jones said the nearest single-family residential is 1,000 ft. away.

Mr. Jones said the Development Review Committee recommended approval with the condition that the developer continue to explore other avenues for traffic mitigation and incorporate them into the site plan. The Planning and Zoning Commission voted 9-0 for the Comprehensive Plan Amendment and voted 6-3 voted to recommend denial of the zoning change.

Council Member Humphreys said from 35 to 65 unit density seemed like a large jump. Mr. Jones said the Planning and Zoning Commission had an issue with the density also. He said 35 is what is allowed in this corridor and based on the highest density approved in the past. In the analysis of the downtown area and the study from Jason Claunch, Catalyst, it says the density needs to be increased. Mayor Pro Tem Copeland asked if the downtown plan will make more requests of this density. Mr. Jones replied that it would and staff would look at this density. He said it would make a difference where it is located.

Council Member Swafford said he had read the TIA and got little out of it. He asked why the TIA did not make a recommendation to solve a problem that is already there on the northbound frontage road and the requested density will increase this problem. He said Dickey and SH161 is one of the most dangerous intersections in the city. Walter Shumac, Transportation Director, said it is a heavily congested area and changes have been made recently to signal timing on SH161. He said the numbers here are not enough to lower the Level of Service. Mr. Shumac said one of the things on the TIA was the signal timing and that is not something staff does not want to change at this time. Mr. Jones said the applicant is proposing to construct a decel lane on the northbound frontage road. Mr. Swafford expressed concern about those coming home southbound on SH161 having to make a U-turn and having to cross three lanes of traffic. Council Member Clemson asked to see the entrances to the development. Mr. Jones showed the two entrances from north and south to Dickey from the SH161 frontage road. Council Member Swafford asked if the driveways off the service road had been approved by TXDOT. Mr. Jones replied they had not. Council Member Del Bosque asked what is the distance taking the U-turn to the north entrance. Mr. Jones replied it was about 500 hundred feet. Council Member Del Bosque said coming south they could take the light rather than making a U-turn from the service road. Council Member Wooldridge said the applicant is proposing to put the garage structure in the back so everyone would pull in and go to the back of the development and most people would take Dickey.

Robert Dye, 12440 Wood View Circle, Dallas, 75234, stated he was the representative from Woodhaven Partners. He said there would be four stories and 272 units, and a 3-story climate controlled storage. He said people moving to Texas want to be near amenities and close to work. Mr. Dye said this would be the first truly wrap-style project in Grand Prairie. He said younger generations will want to be near the new culture being generated in these areas. He said the mitigation of the floodplain and other restrictions increase the density of this project.

Mayor Pro Tem Copeland asked Mr. Dye why they were putting a security gate for the residents and for the storage facility as well. Mr. Dye said they were looking at putting security gates and a code for access to the storage facility. Mayor Pro Tem Copeland referred to traffic concerns and asked what if the gate on the north side was an exit

only gate. Mr. Dye replied that was something they could consider. Council Member Swafford said that certainly would help the traffic problem if the only access was on Dickey Road. He asked what the square foot rent would be. Mr. Dye said it would be \$1.70 a sq. ft. Council Member asked if they had any other units with a density of 65 units per acre. Mr. Dye replied this would be the first one. Council Member Clemson asked what the density was in other wrapped projects. Mr. Dye replied that many are 90 units per acre. He added that land along the freeway is more expensive so developers were asking for higher density. Deputy Mayor Pro Tem Giessner noted that the 2-bedrooms are larger than the average 3-bedroom that are in the city now. Mr. Dye said that was to accommodate roommates. He said this type of project attracts millennials and compared to rents in other parts of the Metroplex such as Uptown, it is an attractive option.

Mayor Pro Tem Copeland stated when he first looked at the density he was not in favor of it, but he told Mr. Dye he had made some convincing arguments such as getting other projects downtown. Mayor Pro Tem Copeland asked Mr. Jones if this density would be the norm in this type of development. Mr. Jones replied if in three years we ask if it is only 65 units per acre we have done something right. Council Member Wooldridge stated this is a good looking project especially in this location. He asked Mr. Jones if Council would just be approving the zoning case, so could the zoning be tied to the Comprehensive Plan or limit how long the zoning would be in place. Mr. Jones said there were certain requirements in the ordinance that would require a future developer to do something similar or go back through the process.

Council Member Clemson said she respected Mr. Swafford's and staff's concerns and recommendations. She said this is a new concept for Grand Prairie and she was excited about the looks and possibilities.

Council Member Clemson moved, seconded by Deputy Mayor Pro Tem Giessner, to close the public hearing and approve Case CPA190201. The motion carried unanimously.

Ayes: 8 - Mayor Pro Tem Jeff Copeland; Deputy Mayor Pro Tem Greg Giessner; Council Member Jorja Clemson; Council Member Mike Del Bosque; Council Member Richard Fregoe; Council Member Cole Humphreys; Council Member Jim Swafford and Council Member Jeff Wooldridge

Enactment No: ORD 10614-2019

28

Z190202/CP190202 - Zoning Change and Concept Plan - Woodhaven Mixed Use Development (City Council District 1). Zoning Change and Concept Plan for Woodhaven Mixed Use, consisting of approximately 272 multi-family units and 80,000 square feet of commercial mini-storage on approximately 6.2 acres. Tract 6, Elizabeth Gray Survey, Abstract No. 517, City of Grand Prairie, Dallas County, Texas, zoned PD-12, Planned Development in the SH 161 Corridor Overlay and located at the northeast corner of SH 161 and Dickey Road. The applicant is Robert Dye and the owner is Christy Jordan. (On March 4, 2019, the Planning and Zoning Commission denied this request by a vote of 6-3 (a motion to recommend approval failed 3-5). This case is being appealed per Article 1 Section 1.11.5.9 of the Unified Development Code.

Council Member Clemson moved, seconded by Deputy Mayor Pro Tem Giessner, to close the public hearing and approve Case Z190202/CP190202.

The motion carried.

Nayes: 1 - Council Member Jim Swafford

Enactment No: ORD 10615-2019

29

SU190403 - Specific Use Permit - Batch Plant, 1199 Interstate 20 (City Council District 2). Specific Use Permit for a concrete batch plant (Fluor) and heavy equipment and storage yard on a portion of a 41.3 acre undeveloped tract. 41.3 acre tract out of the J.W.E. Wallace Survey, Abstract No. 1517 and B.E. Smith Survey, Abstract No. 1377, City of Grand Prairie, Dallas County, Texas. The southeast section of the tract for batch plant and heavy equipment and storage yard is zoned Planned Development-17 (PD-17) District and lies within the Interstate Hwy 20 (IH-20) Overlay Corridor District. The applicant is Lance Madden, Fluor Heavy Civil and the owner is Jon Krabbenschmidt. (The City Council tabled this case until the April 16, 2019 Council Meeting.)

Mr. Jones reviewed Case SU190403, for a Batch Plant for the I-20 frontage road project. He said the permit is set to expire May 2019. Fluor has requested a 2-year extension. Over the past year, in addition to supplying concrete for the I-20 frontage road project, concrete from this facility was used for the SH360 widening and one other project outside the city. The batch plant is approved for only one project. He said the applicant had agreed to use the plant only for the I-20 frontage road. Mr. Jones said staff was not aware of complaints from neighbors and staff recommends a six-month extension after which they would locate the batch plant to another location.

Council Member Humphreys asked Mr. Jones if the city did not want the batch plant at its current location. Mr. Jones said it is a highly visible area and once they are established they are difficult to get rid of. Council Member Humphreys asked how long the plant had been there. Mr. Jones replied since May 2018. Council Member Swafford said he appreciated staff trying to bring a resolution to this problem. He said they agreed to a year and there has been an extension. He said he did not want to shut down materials used for the SH360 extension.

John Stone, 1199 IH20, stated they had not started a third job and should have filed for this SUP earlier. The project manager gave them bad information on the amount needed for this project. August 2021 is the estimated end of the I-20 frontage road project.

Doug Nau, 1199 IH20, said this plant was only used for I-20 and SH360 and would not be used on the Duncanville project. He said the SH360 extension is scheduled to be finished in August 2020 and the I-20 frontage road in March 2021. Mr. Nau said he felt this was the best location to minimize the impact to traffic and access to I-20. He requested a 2-year extension. He said the concrete quantities given by the project manager did not take into account the phases of the project and opening and closing of portions of the roadway.

Deputy Mayor Pro Tem Giessner asked Mr. Nau what would be the delay if they had to move the plant. Mr. Nau said it would be at least a 6-months because of obtaining TCEQ permits and getting power to the sites.

Lance Madden, 1199 IH20, was present to answer questions.

Council Member Humphreys asked if the SH360 extension was under the same contract as I-20. Mr. Jones said that was correct. Council Member Humphreys asked if they were in violation of the permit. Mr. Jones said they would have to submit the SH360 project to continue. Council Member Swafford asked when the current permit expires. Mr. Jones replied it expires in May 2019. Council Member Swafford stated Council would have time to table this item and discuss it and bring it back before the permit expires.

Council Member Swafford moved, seconded by Deputy Mayor Pro Tem Swafford, to table Case SU190403 for 30 days. The motion carried unanimously.

Ayes: 8 - Mayor Pro Tem Jeff Copeland; Deputy Mayor Pro Tem Greg Giessner; Council Member Jorja Clemson; Council Member Mike Del Bosque; Council Member Richard Fregoe; Council Member Cole Humphreys; Council Member Jim Swafford and Council Member Jeff Wooldridge

30

TA181002 - Text Amendment - Appendix F, Corridor Overlay District. Amendment to Unified Development Code Appendix F, Corridor Overlay District Standards and related articles to update standards for commercial development within designated Corridor Overlay zones. The owner/applicant is the City of Grand Prairie. (On March 4, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Savannah Ware, Senior Planner, stated this text amendment had been approved unanimously by the Planning and Zoning Commission. The Planning and Zoning Commission recommended adding language that limits clustering of restaurants with drive-throughs. The Council Development Committee also recommended approval with a request that staff look into convenience stores with gas sales to minimize the size and maximum number of gas pumps. The Appendix will apply to new commercial development in overlay corridors and Beltline Overlay has been added. The amendment repeals Appendixes I, L, P, S, T and U.

Ms. Ware said the goal of the amendments to Appendix F of the Unified Development Code was to change the look in Overlay Districts. She said staff had visited several cities in north Texas and took hundreds of pictures to determine what features should be included in the amendment. She said Appendix F is intended to produce high quality places. Ms. Ware then stated that developers would be allowed to choose various menu items regarding open space/pedestrian linkages; design and building orientation; and items to create a healthy, smart and sustainable community. A public art component has also been built into the Appendix.

Ms. Ware said that Specific Use Permit evaluation criteria had been added as well as design requirements for restaurants with drive-throughs and limitations for clustering of restaurants with drive-throughs. Staff has also put together a design guidebook for developers to see images of the design requirements.

Bill Crolley, Deputy City Manager, stated that Ms. Ware and the Planning Department have done a lot of work on this amendment. Council Member Wooldridge noted that all those pictures that Ms. Ware showed were in the north Texas area and we want new developments to look like these.

Council Member Wooldridge moved, seconded by Council Member Fregoe, to close the public hearing and approve Case TA181002. The motion carried unanimously.

Ayes: 8 - Mayor Pro Tem Jeff Copeland; Deputy Mayor Pro Tem Greg Giessner; Council Member Jorja Clemson; Council Member Mike Del Bosque; Council Member Richard Fregoe; Council Member Cole Humphreys; Council Member Jim Swafford and Council Member Jeff Wooldridge

Enactment No: ORD 10616-2019

Items for Individual Consideration

31

AV190401 - Alcohol Variance - Warrior Mart (City Council District 3).
Variance request by Warrior Mart, located at 3202 Corn Valley Road, due to being within 300 ft. of South Grand Prairie High School property line. TR 22, ACS 0.3207, City of Grand Prairie, Dallas County, Texas.

Mr. Jones stated that the Warrior Mart was located across from South Grand Prairie High School. He said the Warrior Mart would like to sell beer and wine for off-premise consumption. He said the store is across from the school's ballfields. Mr. Jones said because of the immediate location across the street from the school ballfields staff was not in favor of this request and neither is the Grand Prairie ISD.

Yvette Kent, 3202 Corn Valley Road, stated she was representing the owner of Warrior Mart. She said she had looked at the proximity to the ballfield. She said in that area there are other convenience stores that service that neighborhood. Ms. Kent said this store is frequented by high school students and is less than 300 ft. from the ballfields. Ms. Kent went over hours that the ballfields are used and stated that the gates are locked at other times. She said the front of the school is approximately 2,360 ft. from the front entrance of the Warrior Mart. The middle school to the Azteca convenience store is over 1000 ft. Ms. Kent said parents have said their students go there and they are aware that they would sell beer there.

Daniel Brackeen, 410 Park Ridge, spoke in opposition to the variance. He said he had three daughters who graduated from South Grand Prairie High School and would not want that store to sell packaged alcohol.

Council Member Del Bosque moved, seconded by Council Member Wooldridge, to deny Alcohol Variance AV190401. The motion carried unanimously.

Ayes: 8 - Mayor Pro Tem Jeff Copeland; Deputy Mayor Pro Tem Greg Giessner; Council Member Jorja Clemson; Council Member Mike Del Bosque; Council Member Richard Fregoe; Council Member Cole Humphreys; Council Member Jim Swafford and Council Member Jeff Wooldridge

32

Resolution authorizing the use of the power of eminent domain for public use to acquire easement parcels required for construction of a new City water main from Robinson Road, east to Southeast 4th Street

Gabe Johnson, Public Works Director, stated this resolution would authorize condemnation for a water main from Robinson Road east to SE 4th Street.

Council Member Clemson moved, seconded by Deputy Mayor Pro Tem Giessner, that the City Council of the City of Grand Prairie, Texas, approve the proposed resolution and authorize the use of the power of eminent domain to acquite certain parcels of property for a permanent water main easement and

a temporary construction easement on property located at 1504 S. Carrier Parkway, the specific parcels being fully described by metes and bounds in Exhibit "A" to the resolution, for public use in connection with the construction of a new City water main project from Robinson Road, ease to Southeast 4th Sttreet. The motion carried unanimously.

Ayes: 8 - Mayor Pro Tem Jeff Copeland; Deputy Mayor Pro Tem Greg Giessner; Council Member Jorja Clemson; Council Member Mike Del Bosque; Council Member Richard Fregoe; Council Member Cole Humphreys; Council Member Jim Swafford and Council Member Jeff Wooldridge

Enactment No: RES 5004-2019

Citizen Comments

There were no citizen comments.

Adjournment

Mayor Pro Tem Copeland adjourned the meeting at 8:33 p.m.

The foregoing minutes were approved at the April 2, 2019 meeting.

Catherine E. DiMaggio, City Secretary