



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Minutes - Final

### City Council

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Tuesday, August 15, 2017

4:30 PM

City Hall - Briefing Room  
317 College Street

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#### Call to Order

**Mayor Jensen called the meeting to order at 4:30 p.m.**

**Present** 9 - Mayor Ron Jensen  
Mayor Pro Tem Jeff Wooldridge  
Deputy Mayor Pro Tem Jeff Copeland  
Council Member Mike Del Bosque  
Council Member Jorja Clemson  
Council Member Richard Fregoe  
Council Member Greg Giessner  
Council Member Tony Shotwell  
Council Member Jim Swafford

#### Staff Presentations

**1** Update on Epic Fees - Presented by Rick Herold, Parks & Recreation Director

*Rick Herold, Parks, Arts and Recreation Director, announced that Amanda Almstead had been named the Epic Recreation Center Manager.*

*Mr. Herold presented a comparison of neighboring facilities rates and fees. He said the annual fee of \$995 allows a family to use both facilities. Council Member Fregoe asked about the Epic square footage. Mr. Herold said the Epic is 128,000 sq. ft. Deputy Mayor Pro Tem Copeland asked if there would be a package deal for the Epic and the Summit. Mr. Herold said because the membership fee at the Summit is such a bargain, he was not recommending a package deal. He said the Summit fees for those 65 and over is \$56 a year for Grand Prairie residents; and \$206 if between the ages of 50-65. Mayor Pro Tem Wooldridge asked if the \$995 fee was for Grand Prairie residents. Mr. Herold said that fee is only for Grand Prairie residents who pay with an automatic draft; if not, the fee would be higher. He said he wanted this facility to be for everyone no matter where they live. Council Member Shotwell asked if there was anything that is free. Mr. Herold said when you walk in the Epic there is an atrium with the library and café and a store. In addition, there will be performances in the evenings. Mr. Shotwell asked if Epic Water fees had been set. Mr. Herold said they have been set and are on line. He added that the first day the fees were online, 51 birthday parties were booked. Mr. Herold said he would provide the Epic Waters fees to Council. BJ Nichols, Park Board Chairman, said he thought rates should be a little higher because the Epic is giving more value than other similar facilities.*

**Presented**

2

Traffic Management System Improvements - Presented by Assistant Chief Christy Martinez and Walter Shumac, Transportation Director

*Assistant Chief Christy Martinez stated this system was a multi-department initiative focusing on the Entertainment District; Central Business District; SH161 Retail; and Joe Pool Lake. She said the UPS System which prevents intersections from going "dark" would be active at about 25 intersections. Walter Shumac, Transportation Director, went over signage improvements including mast arm dynamic messaging signs to be used at Beltline south of Lone Star Park; Lone Star Park east of Beltline; and Lake Ridge near Travis. He said staff is looking at large signs on Main Street from Great Southwest Parkway to Hensley with a \$550,000 NCTCOG Grant. There will also be complimentary static signs to direct people to various venues and lighted street signs at the Entertainment District on Beltline from Tarrant to Wildlife and on the SH161 Retail Corridor (303 to I-20). Five message boards to be deployed for traffic advisory will be utilized for the Grand Openings of the Epic and IKEA.*

*Chief Martinez said the total project cost is \$957,600 with 5% contingency plan but that amount did not include the NCTCOG Grant. She said Red Light Camera revenue can be used for pedestrian safety programs. Mayor Pro Tem Wooldridge said the lighted signs which were purchased by the PID look great at the Peninsula. He said other PIDs should be encouraged to look into these signs.*

*Deputy Mayor Pro Tem Copeland said the UPS Systems were incredibly important for any intersections off I-20 and I-30. Council Member Del Bosque asked if solar panels could be used for the lighted signs. Mr. Shumac said the signs are being placed at locations that already have power and added that solar panels have challenges.*

**Presented**

3

Summer Recreation Update - Mariana Espinoza, Senior Recreation Supervisor

*City Manager Tom Hart introduced Blake Garcia, a student at A&M who was visiting city departments. Mr. Garcia is the grandson of Council Member Clemson.*

*Mariana Espinoza, Senior Recreation Supervisor, updated Council on the summer recreation program. She said 10,000 children participated in the 11-week summer program. Ms. Espinoza went over some of the various programs offered through the summer recreation program and the various areas that were the focus of the activities including health and wellness, conservation, and social equity. Over 9,000 free meals were served to youth this summer.*

*Mayor Jensen invited everyone to "Cycling with the Mayor" Thursday night.*

**Presented**

## Agenda Review

*Mayor Pro Tem Wooldridge asked if there were any questions on Consent Agenda Items 5-18. Mr. Herold stated that Item 15 was for the construction of the canopy for the veterans center. He said staff is still looking at the possibility of a star over the pillars at the veterans center.*

*Mayor Jensen referred to Item 28 (Alcohol Variance for the Courtyard by Marriott at Grand Central Crossing). He said Grand Prairie ISD officials did not have any issues with this variance.*

## Executive Session

*Mayor Jensen convened a closed session at 5:18 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Jensen adjourned the closed session at 5:44 p.m.*

## Recess Meeting

**Mayor Jensen recessed the meeting at 5:44 p.m.**

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## 6:30 PM Council Chambers

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**Mayor Jensen reconvened the meeting at 6:30 p.m.**

**Charles Smith, Minister of Education, First Baptist Church, gave the invocation. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Del Bosque.**

## Presentations

*Mayor Jensen recognized Council Member Shotwell who had been recuperating from a number of surgeries. Mr. Shotwell said he was progressing slowly but surely. He thanked everyone for their thoughts and prayers, in particular Tom and Karen Cox and his fiancée, Tisha Slagle.*

### 4 Recognition of Jasmine Moore by Mayor Ron Jensen

*Deputy Mayor Pro Tem Copeland read a proclamation recognizing Jasmine Moore for her athletic accomplishments in the Junior Olympics and in State athletic events.*

**Presented**

## Consent Agenda

**Mayor Pro Tem Wooldridge moved, seconded by Deputy Pro Tem Copeland, to approve Items 5 through 18 on the Consent Agenda. The motion carried unanimously.**

### 5 Minutes of the August 1, 2017 Council Meeting

**Approved on the Consent Agenda**

### 6 Price agreement for Uptown Theater temporary bar and wait staff services from Abba Staffing up to \$10,000 annually for one year with the option to renew for four additional one-year periods totaling \$50,000 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**

- 7** Price agreement for all labor, supervision, materials, and equipment necessary for Utility Billing Printing and Mailing Services and Insert Printing Services from DATA PROSE, LLC (\$120,000 annually) through a Master Interlocal Agreement with City of Plano, Texas, with an initial term of six months with the option to renew for four additional one-year periods totaling \$540,000 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**

- 8** Price agreement for building maintenance, repair and operating supplies and construction materials, tools and equipment from Lowes (\$20,000) through a national inter-local agreement with National IPA (NIPA), HD Supply (\$30,000) through a national inter-local agreement with US Communities, Fastenal (\$170,000) through a national inter-local agreement with NIPA, W W Grainger (\$250,000) through a national inter-local agreement (NIPA), and Home Depot (\$280,000) through a national inter-local agreement with US Communities, at an estimated annual cost of \$750,000, for one year with the option to renew for four additional one-year periods totaling \$3,750,000 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**

- 9** Contract with Make It Ready for Sign and Lamp Post Replacements and Repairs in the amount of \$97,819 - Peninsula PID (Council Districts 4 and 6)

**Approved on the Consent Agenda**

- 10** Construction Manager at Risk (CMAR) Contract with Pogue Construction for pre-construction services for additions and renovations to Warmack Library in the amount of \$7,500 and approve a Construction Services Fee of 4.00% to be applied to the actual approved construction costs for the library additions and renovations

**Approved on the Consent Agenda**

- 11** Purchase of a 50' x 100' x 18' Metal Building from Nomalice, LLC in the amount of \$73,419.22  
**Approved on the Consent Agenda**
- 12** Lease with Eddlemon Brothers to provide food and beverage services at Prairie Lakes Golf Course for an initial term of five years with the option to renew for up to three (3) additional two-year periods (the City will receive 15% of gross food and beverage revenues)  
**Approved on the Consent Agenda**
- 13** Ordinance amending the FY 2016/2017 Capital Improvement Project Budget; Construction contract with Klutz Construction for the North Side Drainage Repairs and TW'B' culvert Replacement at the Grand Prairie Municipal Airport, in the amount of \$430,626.10, 5% contingency in the amount of \$21,531 and Material Testing with Team Consultants in the amount of \$7,338 for a total project cost of \$459,495.10  
**Adopted**  
Enactment No: ORD 10316-2017
- 14** Ordinance amending the Code of Ordinances, Chapter 23 "Streets, Alleys, Sidewalks, Easements and Other Public Ways," by adding Section 23-60 Pertaining to Deployment of Network Nodes in the City Right-of-Way and Adopting a Design Manual  
**Adopted**  
Enactment No: ORD 10317-2017
- 15** Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; Contract for construction of the canopy awning at the Veterans Event Center with Falkenberg Construction in the amount of \$63,587.37, through TXMAS Cooperative Agreement; contract with Insite Amenities in the amount of \$50,498.50 through BuyBoard ; include \$3,500 for geotechnical study and approve a 5% contingency in the amount of \$5,880  
**Adopted**  
Enactment No: ORD 10318-2017
- 16** Resolution authorizing the City Manager to enter into an Interlocal Agreement with Dallas County Governing Co-Sponsored and/or Co-Funded Road & Bridge Maintenance Projects  
**Adopted**  
Enactment No: RES 4902-2017
- 17** Resolution supporting a Municipal Setting Designation for a site located at

12700 Calloway Cemetery Road in Arlington, Texas

**Adopted**

Enactment No: RES 4903-2017

**18**

Resolution granting 380 Incentive Agreement with Bloomfield Homes granting a partial rebate on use tax revenue

**Adopted**

Enactment No: RES 4904-2017

### **Public Hearing Consent Agenda**

**Mayor Pro Tem Wooldridge moved, seconded by Council Member Swafford, to close the public hearing and table Items 19 and 20 on the Public Hearing Consent Agenda. The motion carried unanimously.**

**19**

SU170803/S170802 - Specific Use Permit/Site Plan - Race Trac (City Council District 2). A request to approve a Specific Use Permit and Site Plan authorizing the construction and operation of a convenience store with gasoline sales. The 2.847-acre property is located on the NWC of State Highway 161 and Mayfield Road, zoned Planned Development-266 (PD-266), and within the SH 161 Overlay District. The agent is David Bond, Spiars Engineering and the owner is John Weber, Weber & Company. (On August 7, 2017, the Planning and Zoning Commission tabled this case by a vote of 9-0).

**Tabled**

**20**

S170801 - Site Plan - West Polo Road Retail (City Council District 6). Consider a request to approve a Site Plan to construct a retail commercial development. The 3.416-acre property is zoned Planned Development-136 (PD-136) and addressed as 4700 S. Carrier Parkway. The agent is Daniel Dewey, JBI Partners, Inc. and the owner is William Pohl. (On August 7, 2017, the Planning and Zoning Commission tabled this case by a vote of 9-0).

**Tabled**

### **Public Hearing on Zoning Applications**

**21**

S170607 - Site Plan - Retail at Bush & Pioneer Centre (City Council District 2). A request to approve a Site Plan authorizing the construction of two buildings for retail and restaurant uses. The 3.796-acre property is zoned Planned Development-351 (PD-351) District, within the SH 161 Overlay District, and addressed as 1215 W. Pioneer Parkway. The agent is Kevin Wier, Spiars Engineering, Inc. and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development. (On August 7, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

*David Jones, Chief City Planner, reviewed Case S170607, a site plan for 21,000 sq. ft. with two retail buildings on the north side of the site. Mr. Jones said this site was within the SH161 Overlay Corridor and had met dimensional, screening and landscape requirements. He said the Planning and Zoning Commission made some material changes to come into compliance with the masonry requirements. The Planning and Zoning Commission added glass to the north elevation facing Pioneer Parkway which the applicant had done. There were no exceptions requested and the Planning and Zoning Commission and staff recommended approval.*

*Gerald Luecke, Hodges Architecture, 13642 Omega, Dallas, stated he was present to answer questions on the building design.*

*Not wishing to speak but recording support: Steve Cox, 7001 Preston Road.*

**Council Member Swafford moved, seconded by Council Member Clemson, to close the public hearing and approve Case S170607 as recommended by the Planning and Zoning Commission and staff. The motion carried unanimously.**

**Ayes:** 9 - Mayor Ron Jensen; Mayor Pro Tem Jeff Wooldridge; Deputy Mayor Pro Tem Jeff Copeland; Council Member Mike Del Bosque; Council Member Jorja Clemson; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Tony Shotwell and Council Member Jim Swafford

**22**

SU170602/S170602 - Specific Use Permit/Site Plan - Restaurant at Bush and Pioneer Centre (City Council District 2). A request to approve a Specific Use Permit and Site Plan authorizing the construction and operation of a restaurant with a drive-through. The 1.164-acre property is zoned Planned Development-351 (PD-351) District, within the SH 161 Overlay District, and addressed as 1220 Arkansas Lane. The agent is Kevin Wier, Spiars Engineering, Inc. and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development. (On August 7, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

*Mr. Jones reviewed Case SU170602/S170602 comprised of 4,493 sq. ft. with two tenant spaces and one with a drive thru. He said the case met density and screening requirements. The applicant requested one exception for covered walkways and windows on the northeast façade. Mr. Jones said the concrete/masonry was revised by the Planning and Zoning Commission and the staff and the Planning and Zoning Commission recommended approval.*

*Gerald Luecke, 13642 Omega, Dallas; and Steve Cox, 7001 Preston Road, Dallas, submitted speaker cards in support of this item.*

**Council Member Swafford moved, seconded by Council Member Giessner, to close the public hearing and approve Case SU170602/S170602. The motion carried unanimously.**

**Ayes:** 9 - Mayor Ron Jensen; Mayor Pro Tem Jeff Wooldridge; Deputy Mayor Pro Tem Jeff Copeland; Council Member Mike Del Bosque; Council Member Jorja Clemson; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Tony Shotwell and Council Member Jim Swafford

Enactment No: ORD 10319-2017

23

SU170801 - Specific Use Permit - Life Storage Phase 2 (City Council District 6). Approval of a Specific Use Permit/Site Plan to allow for amending an existing SUP for proposed expansion of an existing mini-warehouse self-storage facility. Proposed Phase 2 consists of 241 additional units. The 4.046 property is generally located south of W. Westchester Parkway and approximately 600 feet west of S. Carrier Parkway (335 W. Westchester Pkwy). The property is zoned Planned Development 173 (PD-173) with Specific Use Permit 645 (SUP-645). The agent/applicant is Tracy LaPiene, Ridinger Associates and the owner is Robert Fisher, SH 746-755 LLC. (On August 7, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

*Mr. Jones reviewed Case SU170801 for the expansion of existing storage. He said the applicant proposed consolidating all the buildings into one building. Mr. Jones showed the site plan and elevations which showed a brick façade on the west and south sides. He said this case met masonry requirements, however, the Planning and Zoning Commission asked for some changes for contrasting brick on the façade. Mr. Jones said the applicant would be saving the significant landscaping that is currently there.*

*Tracy LaPiene, 550 S. Edwards Lane, Lewisville, Civil Engineer, was present to answer questions.*

**Mayor Pro Tem Wooldridge moved, seconded by Council Member Clemson, to close the public hearing and approve Case SU170801 as recommended by the Planning and Zoning Commission. The motion carried unanimously.**

**Ayes:** 9 - Mayor Ron Jensen; Mayor Pro Tem Jeff Wooldridge; Deputy Mayor Pro Tem Jeff Copeland; Council Member Mike Del Bosque; Council Member Jorja Clemson; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Tony Shotwell and Council Member Jim Swafford

Enactment No: ORD 10320-2017

24

SU170804/S170806 - Specific Use Permit/Site Plan - Courtyard by Marriott at Grand Central Crossing (City Council District 2). A request to approve a Specific Use Permit and Site Plan authorizing the construction and operation of a hotel on 3.064 acres. The subject property, Lot 6, Block A of Grand Central Crossing Addition, is generally located on the SEC of State Highway 161 and Arkansas Lane. The property is zoned Planned Development-273A (PD-273A) District and within the SH 161 Overlay District. The applicant is Ray Francis, Grand Prairie Hotels, LLC. (On August 7, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

*Mr. Jones reviewed Case SU170804/S170806, for a 120-unit hotel with four stories. He said the case meets dimensional and density requirements with two exceptions. It also meets landscaping and screening requirements and will tie into the trail near the school to the south. The applicant requested an appeal for the stone accent requirement on the north and west facades and a second appeal for an exception to allow the use of metal panels on greater than 30 percent of the facade. The applicant also requested an appeal for building height for a height of 56 feet and Floor Area*



*Ratio appeal for 0.52 Mr. Jones said the Planning and Zoning Commission recommended the exceptions.*

*Steve Norwood, Planning Director, said when this case was first introduced, city staff and Council Member Swafford met with the HOA to the east and made them aware of this project and they were supportive.*

*Don Evenson, 700 Main Avenue, Fargo, ND, stated he represented the applicant and owner and was present to answer questions.*

*Council Member Swafford said it had been a pleasure to work with these owners and the neighbors to the east were supportive of this case.*

**Council Member Swafford moved, seconded by Council Member Fregoe, to close the public hearing and approve Case SU170804/S170806 as recommended by staff and the Planning and Zoning Commission. The motion carried unanimously.**

**Ayes:** 9 - Mayor Ron Jensen; Mayor Pro Tem Jeff Wooldridge; Deputy Mayor Pro Tem Jeff Copeland; Council Member Mike Del Bosque; Council Member Jorja Clemson; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Tony Shotwell and Council Member Jim Swafford

Enactment No: ORD 10321-2017

**25**

Z170801 - Planned Development Request - Lake Ridge Mixed Use (City Council District 6). A request to amend Planned Development-297B (PD-297B) District and adjust the district boundaries to include a 1.24-acre tract of land currently zoned Planned Development-297A (PD-297A) District. The amended planned development district, total 17.81 acres, includes multi-family, commercial, and mixed-use. The subject property is addressed as 7500 Lake Ridge Parkway and within the Lakeridge Overlay District. The agent is Robert Baldwin, Baldwin Associates, the applicant is Ben Luedtke, Peninsula Investment Limited Partnership, and the owner is Pool Joe PS Fund Ltd. (On August 7, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

*Mr. Jones reviewed Case Z170801, a request to amend PD-297B at England Parkway and Grand Peninsula for addition of a 1.24 acre tract for Commercial or Multi-Family use. The request also includes revised development standards for the multi-family development to increase the number of one-bedroom units from 50 to 60; increase the minimum living area from 650 to 700 sq. ft.; allow balconies to encroach into the required setback; and decrease the minimum buffer from 30 feet to 10 feet.*

*Council Member Shotwell asked for clarification on the small corner that can be developed as commercial, multi-family or mixed use. Rob Baldwin, 3804 Elm Street #B, Dallas, stated he was representing Hanover Properties. He stated that the small area was an irregular site and he would be agreeable to having both sites with the same zoning. Mr. Baldwin added this area was left off the original zoning. Council Member Shotwell asked Mr. Baldwin if multi-use was something the applicant was considering. Mr. Baldwin replied that it was.*

**Mayor Pro Tem Wooldridge moved, seconded by Council Member Fregoe, to close the public hearing and approve Case Z170801 to include the section on the southeast side as the same zoning as the adjacent larger tract. The motion**

carried unanimously.

**Ayes:** 9 - Mayor Ron Jensen; Mayor Pro Tem Jeff Wooldridge; Deputy Mayor Pro Tem Jeff Copeland; Council Member Mike Del Bosque; Council Member Jorja Clemson; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Tony Shotwell and Council Member Jim Swafford

Enactment No: ORD 10322-2017

26

Z170802/CP170801 - Planned Development Request/Concept Plan - Lake Ridge Townhouse Mixed Use (City Council District 4). A request to rezone 29.7 acres to a Planned Development District for residential and commercial uses. The proposed planned development includes 8.97 acres of townhomes, 16.18 acres of townhomes for active adults, and 4.55 acres for commercial uses. The subject property is generally located west of Lake Ridge Parkway on the north and south side of S. Grand Peninsula Drive, zoned Planned Development-298A (PD-298A) District, and within the Lakeridge Overlay District. The agent is Robert Baldwin, Baldwin Associates and the owner is Ben Luedtke, Peninsula Investment Limited Partnership. (On August 7, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

*Mr. Jones reviewed Case Z170802/CP170801 for an age restricted, gated community with retail/commercial components. The community would be comprised of 126 lots in the active adults community with walking trails and outdoor space and would have 2-car rear entry garages. The townhome component is comprised of 87 lots with wrought iron fencing with masonry columns. The homes would front England Parkway and Grand Peninsula. Mr. Jones said the Planning and Zoning Commission recommended approval, however, staff could not offer full support because of the inconsistency with the Future Lane Use Map.*

*Deputy Mayor Pro Tem Copeland said he was worried about ingress and egress onto Lake Ridge. Mr. Jones stated there was a median with a curb cut with a secondary emergency access.*

*Mayor Pro Tem Wooldridge asked if this was originally zoned Multi-Family. Mr. Jones replied that it was.*

*Rob Baldwin, 3904 Elm, Dallas, stated he was present to answer questions.*

*Mayor Pro Tem Wooldridge thanked Hanover Properties for meeting with residents.*

**Council Member Fregoe moved, seconded by Mayor Pro Tem Wooldridge, to close the public hearing and approve Case Z170802/CP170801 as recommended by the Planning and Zoning Commission. The motion carried unanimously.**

**Ayes:** 9 - Mayor Ron Jensen; Mayor Pro Tem Jeff Wooldridge; Deputy Mayor Pro Tem Jeff Copeland; Council Member Mike Del Bosque; Council Member Jorja Clemson; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Tony Shotwell and Council Member Jim Swafford

Enactment No: ORD 10323-2017

27

Z170804/CP170802 - Planned Development Request/Concept Plan - Great Southwest Crossing Mixed Use (City Council District 4). Consider approval of a Concept Plan for retail/restaurant buildings, apartments, and townhomes. Also, please consider a request to amend the requirements for Planned Development-45 (PD-45) District for a mixed use development. The subject property, addressed as 4100 S. Great Southwest Parkway, is located approximately 300 ft west of the intersection of S. Great Southwest Pkwy and W. Bardin Rd., zoned Planned Development-45 (PD-45) District, and within the Interstate 20 Overlay District. The applicant is Hamilton Peck, Hamilton Commercial LLC and the owner is Donald Silverman, GSW Bardin LLC. (On August 7, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

*Mr. Jones reviewed Case Z170804/CP170802 for a mixed use development on 11 ½ acres for three retail/restaurant buildings, two apartments buildings, a fitness center and 39 townhomes. He said there will be 230 apartments and 39 unit townhomes with amenity center and pool. The townhomes would be located on the southern and western borders. There will be a masonry wall along the southern and western border to buffer the townhomes from existing single family. The applicant requested a residential density that exceeded the 24 units per acre. Mr. Jones said the Planning and Zoning Commission recommended approval.*

*Deputy Mayor Pro Tem Copeland asked if the car wash was still there. Mr. Jones replied that the car wash was previously approved.*

*Council Member Fregoe stated this was a great concept and it sheltered the existing neighborhood*

**Council Member Fregoe moved, seconded by Council Member Del Bosque, to close the public hearing and approve Case Z170804/CP170802 as recommended by the Planning and Zoning Commission. The motion carried unanimously.**

**Ayes:** 9 - Mayor Ron Jensen; Mayor Pro Tem Jeff Wooldridge; Deputy Mayor Pro Tem Jeff Copeland; Council Member Mike Del Bosque; Council Member Jorja Clemson; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Tony Shotwell and Council Member Jim Swafford

Enactment No: ORD 10324-2017

28

AV170801 - Alcohol Variance - Courtyard by Marriott at Grand Central Crossing (City Council District 2). A request for a variance to the proximity requirement for the sale of alcohol for on premise consumption with 300 feet of a school facility. The subject property, Lot 6, Block A of Grand Central Crossing Addition, is generally located on the SEC of State Highway 161 and Arkansas Lane. The property is zoned Planned Development-273A (PD-273A) District and within the SH 161 Overlay District.

*Chad DuBose, 7527 Centenary Avenue, Dallas, submitted a speaker card in support of this item.*

**Council Member Swafford moved, seconded by Council Member Fregoe, to close the public hearing and approve Case AV170801. The motion carried unanimously.**

**Ayes:** 9 - Mayor Ron Jensen; Mayor Pro Tem Jeff Wooldridge; Deputy Mayor Pro Tem Jeff Copeland; Council Member Mike Del Bosque; Council Member Jorja Clemson; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Tony Shotwell and Council Member Jim Swafford

### **Items for Individual Consideration**

**29** Second public hearing seeking citizen comments on proposed tax rate of \$0.669998 per \$100 assessed valuation in accordance with the Texas Property Tax Code

*Mayor Jensen oped a public hearing to hear public input on the proposed tax rate of \$0.669998. There were no speakers. Mayor Jensen closed the public hearing.*

**Presented**

**30** Ordinance prohibiting drilling and mining or the reopening of any abandoned well or mine within the former site of the Great Southwest Golf Course located in Grand Prairie, Texas

**Council Member Swafford moved, seconded by Council Member Clemson, to approve Item 30. The motion carried unanimously.**

**Ayes:** 9 - Mayor Ron Jensen; Mayor Pro Tem Jeff Wooldridge; Deputy Mayor Pro Tem Jeff Copeland; Council Member Mike Del Bosque; Council Member Jorja Clemson; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Tony Shotwell and Council Member Jim Swafford

Enactment No: ORD 10325-2017

**31** Public hearing and resolution in support of a Texas Parks and Wildlife grant application for park property at the former site of the Great Southwest Golf Course (tabled at the August 1, 2017 meeting)

*Mr. Herold stated this grant was for the former Great Southwest Golf Course which will have an incredible passive park in that community. He said he was very optimistic that the city would receive this grant.*

*Council Member Swafford asked about the timeframe. Mr. Herold said staff would submit the grant by September 15 and would hear back in a few months, then in 8 – 12 months would start construction which would take about seven months. Council Member Clemson said District One would definitely benefit from this grant project.*

**Council Member Clemson moved, seconded by Council Member Shotwell, to close the public hearing and adopt a resolution in support of a Texas Parks and Wildlife grant. The motion carried unanimously.**

**Ayes:** 9 - Mayor Ron Jensen; Mayor Pro Tem Jeff Wooldridge; Deputy Mayor Pro Tem Jeff Copeland; Council Member Mike Del Bosque; Council Member Jorja Clemson; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Tony Shotwell and Council Member Jim Swafford

Enactment No: RES 4905-2017

32

Appoint members of the Crime Control and Prevention Board for two-year terms

**Mayor Jensen moved, seconded by Council Member Swafford, to reappoint Council Members Giessner, Shotwell and Swafford to the Crime Control and Prevention District Board with terms to expire September 1, 2019, and appoint Council Member Del Bosque (to replace Lila Thorn) with a term to expire September 1, 2019; appoint Council Member Clemson (to replace Mayor Pro Tem Wooldridge) with a term to expire September 1, 2018. The motion carried unanimously.**

**Ayes:** 9 - Mayor Ron Jensen; Mayor Pro Tem Jeff Wooldridge; Deputy Mayor Pro Tem Jeff Copeland; Council Member Mike Del Bosque; Council Member Jorja Clemson; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Tony Shotwell and Council Member Jim Swafford

33

Board and Commission Appointments

**Council Member Fregoe moved, seconded by Deputy Mayor Pro Tem Copeland, to appoint Michael Stringer to the Keep Grand Prairie Beautiful Commission.**

**Ayes:** 9 - Mayor Ron Jensen; Mayor Pro Tem Jeff Wooldridge; Deputy Mayor Pro Tem Jeff Copeland; Council Member Mike Del Bosque; Council Member Jorja Clemson; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Tony Shotwell and Council Member Jim Swafford

### Citizen Comments

*There were no citizen comments.*

### Adjournment

*Mayor Jensen announced that Baylor Orthopedic and Spine Center had donated \$250,000 to PlayGrand. He also invited everyone to Cycling with the Mayor on Thursday night at 6:30 p.m. along with an open house at the Skate Park.*

*Council Member Shotwell stated that former Park Board Member Manuel Flores had two strokes.*

**Mayor Jensen adjourned the meeting at 7:30 p.m.**

*The foregoing minutes were approved at the September 5, 2017 meeting.*

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*Catherine E. DiMaggio, City Secretary*