



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, September 18, 2018

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Present 9 - Mayor Ron Jensen
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

Staff Presentations

- 1** Grand Prairie Police Department Mental Health Unit Overview - Presented by Courtney L. Janes, Police Department Mental Health Coordinator
- Courtney Janes, Police Department Mental Health Coordinator, gave a presentation on the Mental Health Unit. The unit assists law enforcement officers in diverting persons with mental impairments from the criminal justice system into treatment services.*
- Steve Dye, Police Chief/Deputy City Manager, said when Council has a constituent who they feel needs their assistance, he asked that they please send him an email and he will have the mental health unit respond.*

Presented

- 2** "EpicFest 2018" Kick-Off - Presented by Erin Hart, Manager of Events for the Parks, Arts and Recreation Department
- Duane Strawn, Assistant Parks Manager, stated that EpicFest will be the first big event on the Grand Lawn at Epic Central. Erin Hart, Special Event Manager, said Epic Fest will take place on September 21, 2018, from 5:00-11:30 p.m.; on September 22, hours will be 10:00 a.m. – 11:30 p.m. and it is open to the public. Ms. Hart said on Saturday the even will feature Flight of the Monarch as well. Ms. Hart went over the events, performers and sponsors for the event.*

Presented

Agenda Review

Mayor Pro Tem Copeland asked if Council had any questions on Consent Agenda Items 6-29. There were no questions. Council Member Wooldridge asked about Item 25 (use of eminent domain on Seeton Road). Steve Norwood, Planning Director,

stated that some of the issue is related to drainage. There were no questions on Items 30 and 31 on the Public Hearing Consent Agenda.

Executive Session

Deputy Mayor Pro Tem Giessner convened a closed session at 5:11 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.071 "Consultation with Attorney" - Regulation of Alcohol. Mayor Jensen adjourned the closed session at 5:34 p.m.

Recess Meeting

Mayor Jensen recessed the meeting at 5:34 p.m.

6:30 PM Council Chambers

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

The Invocation was given by Jordan Villanueva, Pastor, Indian Hills Baptist Church. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Cole Humphreys.

Presentations

- 3** Check Presentation for PlayGrand from Wells Fargo Bank
- Marci Sherman introduced Gary Hudson, Regional President, Wells Fargo Bank, Greer Christian, Vice President, Community Relations Consultant, Wells Fargo Bank, and Tim Pinon, Relationship Manager, Wells Fargo Government Banking. They presented a check to the city for PlayGrand in the amount of \$25,000. Mayor Jensen announced that the groundbreaking is scheduled for November 3, 2018.*
- Presented**
- 4** Recognition of First Place Winners (GPHS Police Explorer Post 342) in the National "Crisis Negotiation" Competition - Presented by Steve Dye, Police Chief/Deputy City Manager
- Chief Dye introduced the GPHS Police Explorer Post and the group who won the First Place National Award in the "Crisis Negotiation" competition.*
- Presented**
- 5** Eagle Scout Presentation to Addison Anderson and Matthew Wolston- Presented by Mayor Ron Jensen
- Council Member Fregoe read appreciation certificate for Eagle Scouts Addison Anderson and Matthew Wolston. Mayor Jensen presented the certificate to the Eagle*

Scouts.

Presented

Consent Agenda

Mayor Pro Tem Copeland moved, seconded by Council Member Fregoe, to approve items 6 through 29 on the Consent Agenda. The motion carried unanimously.

6 Minutes of the September 4, 2018 Meeting

Approved on the Consent Agenda

7 Price agreement for Asphalt Releasing & Cleaning Agents from Professional Coating Technologies, Inc. at an annual cost of up to \$19,625 for one year with the option to renew for four additional one year periods totaling \$98,125 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 term(s)

Approved on the Consent Agenda

8 Price Agreement for a holiday show for Prairie Lights from Q Productions (up to \$55,000.00 annually) for one year with the option to renew for four (4) additional one year periods totaling \$275,000.00 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 Commercial Lease Agreement with Aviator Air, LLC for an annual rent of \$24,305 for five (5) years with the tenant's option to renew for two additional five (5) year terms; and authorize the City Manager or designee to execute any renewal options with the same terms

Approved on the Consent Agenda

10 Commercial Lease Agreement with Helijet Holdings, Inc. for Location 9 North B for a ten (10) year term with the option to renew for one (1) additional five (5) year term for a monthly rate of Five hundred Fifty Seven Dollars and 00/Cents (\$557.00) per month and a monthly trash fee of Fifteen Dollars and 00/Cents (\$15.00); and authorize the City Manager or designee to execute any renewal options with the same terms

Approved on the Consent Agenda

- 11 Commercial Lease Agreement with Helogistics, Inc. for Location 9 North A for a one (1) year term beginning October 1, 2018 and ending September 30, 2019 for a monthly rate of One Thousand One Hundred Thirty-Four Dollars and 00/Cents (\$1,134.00) per month and a monthly trash fee of Twenty Dollars and 00/Cents (\$20.00); and may elect to advertise on the electronic message board for a Fifty-Five Dollars (\$55.00) per month fee
- Approved on the Consent Agenda**
- 12 Emergency Mosquito Control Interlocal Agreement Renewal for one year with Dallas County at \$185.00 per hour of work
- Approved on the Consent Agenda**
- 13 Interlocal Agreement Renewal for Fiscal Year 2018/2019 with Dallas County for Health Services at an annual cost of \$38,854
- Approved on the Consent Agenda**
- 14 Trinity River Authority Laboratory Services contract for analysis of water and wastewater in an amount not to exceed \$273,000
- Approved on the Consent Agenda**
- 15 Interlocal Agreement Renewal with the City of Fort Worth for one year for the collection and disposal of household hazardous waste at the Environmental Collection Center at a cost of \$50.00 per household, based on utilization, and not to exceed a total cost of \$81,000 for FY 2019
- Approved on the Consent Agenda**
- 16 Agreement to allow Flex-N-Gate Texas, LLC (located at Matthew Road and Bardin Road) a scrap metal conveyor and building encroachment over a platted Utility Easement and Fire Lane
- Approved on the Consent Agenda**
- 17 Contract with Netsync Network Solutions for maintenance and service of Cisco Systems, Inc. SmartNet maintenance agreement which covers key City routers, switches, security appliances, firewalls and teleconference equipment for the annual amount of \$70,092.02 through a state inter-local agreement with the Department of Information Resources (DIR)
- Approved on the Consent Agenda**
- 18 Change Order/Amendment No. 3 in the net amount of \$115,139.15 with Tiseo Paving Company for Great Southwest Parkway Improvements
- Approved on the Consent Agenda**

- 19 Change Order/Amendment No. 1 to the Professional Engineering and Surveying Services contract with Salcedo Group, Inc. for preliminary design services to reconstruct Carrier Parkway from I-30 to SH 161 in the negative amount of \$192,939.27
- Approved on the Consent Agenda**
- 20 Five-year vision insurance agreement with Superior Vision Services, Inc. effective January 1, 2019 through December 31, 2023 for an estimated annual cost of \$139,147, and total 5-year contract cost of \$695,735, and authorize the City Manager to renew annually so long as the extension(s) are mutually agreed upon between the City and carrier, and do not increase by more than 25% or \$50,000 for all renewals combined, and are appropriated in the budget annually
- Approved on the Consent Agenda**
- 21 Authorize the City Manager to accept a Routine Airport Maintenance Program (RAMP) Grant from Texas Department of Transportation - Aviation Division (TxDOT-Aviation) for a 50% reimbursement for the total amount of \$100,000 (\$50,000 City/\$50,000 TxDOT-Aviation)
- Approved on the Consent Agenda**
- 22 Authorize settlement in lieu of proceeding further with condemnation in the condemnation suit styled City of Grand Prairie v. National Electrical Contractors Association, Inc., pending in Dallas County Court at Law, Cause No. CC-16-04234-D, for acquisition from National Electrical Contractors Association, Inc. of approximately 0.1569 acre parcel land for right-of-way located in Dallas County, Texas for the Tarrant Road Extension Project for a total settlement amount of \$162,440, plus closing costs and title expenses
- Approved on the Consent Agenda**
- 23 Resolution authorizing the City Manager to execute an interlocal cooperation agreement with Allen, Arlington, Cedar Hill, Cleburne, DeSoto, Duncanville, Farmers Branch, Frisco, Garland, Grapevine, Irving, Mesquite, Plano, and Richardson for Animal Control Services to assist in the event of an emergency or disaster for a one year term with automatic one year renewals unless terminated
- Adopted**
- Enactment No: RES 4967-2018
- 24 Resolution in support of a Justice Assistance Grant (JAG) application to the United States Department of Justice (DOJ), Bureau of Justice Assistance for \$38,540 in total funding with an agreement for \$11,562 to be allocated to funding Dallas County projects and \$1,888.46 to be allocated to the City of Dallas for fiscal administration fees and expenditures, leaving a net amount of \$25,089.54 to the

City of Grand Prairie

Adopted

Enactment No: RES 4968-2018

25

Resolution authorizing the use, by the power of eminent domain for public use to acquire right-of-way parcels located on Seeton Road from Grand Peninsula Drive to Day Mirar Road, Phase 2

Adopted

Enactment No: RES 4969-2018

26

Ordinance amending the FY 2017/2018 Capital Improvement Projects Budget; and authorizing the City Manager to enter into an interlocal agreement with Dallas County for aerial spraying for mosquitoes for a one year term

Adopted

Enactment No: ORD 10513-2018

27

Ordinance amending the Police Department's authorized positions in each classification for Fiscal Year 2019.

Adopted

Enactment No: ORD 10514-2018

28

Resolution of the City of Grand Prairie, Texas approving and authorizing publication of Notice of Intention to issue Combination Tax and Revenue Certificates of Obligation

Adopted

Enactment No: RES 4970-2018

29

Resolution declaring expectation to reimburse expenditures with proceeds from the issuance of future debt for fire-fighting facilities and equipment, library facilities, new construction and renovations to municipal facilities, and street improvements including related costs of rights of way and costs incidental to street improvements as outlined in the adopted CIP

Adopted

Enactment No: RES 4971-2018

Public Hearing Consent Agenda

Mayor Pro Tem Copeland moved, seconded by Council Member Fregoe, to close the public hearings and approve Items 30 and 31 on the Public Hearing Consent Agenda. The motion carried unanimously.

- 30** S180805 - Site Plan - Restaurant and Retail at Grand Central Crossing Lot 5 (City Council District 2). A Site Plan for Lot 5 of Grand Central Crossing, including a 10,863 sq. ft. building for retail and restaurant uses. Lot 5, Block A, Grand Central Crossing, Grand Prairie, Dallas County, Texas, zoned PD-273A, located within the SH 161 Overlay District, and addressed as 2860 S Hwy 161. The agent is Donald F. Sopranzi and the owner/applicant is Chad Debose, Grand Central Crossing LLC. (On September 10, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Adopted

- 31** S180902 - Site Plan - Luxury Living (City Council District 3). Site Plan for Luxury Living, a 154-unit, 62 years of age and older, multi-family development. Tract 5, J M Graves Survey, Abstract No. 512, City of Grand Prairie, Dallas County, Texas, zoned PD-374, and addressed as 2902 S Belt Line Rd. The applicant is Chase Debaun, AeroFirma Corp. (On September 10, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Leo Sierra, 909 Palos Verdes, submitted a speaker card in support of this case.

Mr. Sierra state that his backyard faces this property. Mr. Jones said the developer is required to put in a masonry screening wall. Mr. Sierra asked if there would be an easement because his house is on the corner and there is a line of trees and power lines on one side. Mr. Jones said each property owner is responsible for maintaining those areas. He said staff has asked that the developer meet with the homeowners.

Adopted

Public Hearing on Zoning Applications

- 32** SU180804/S180802 - Specific Use Permit/Site Plan - 7-Eleven (City Council District 1). Specific Use Permit and Site Plan for a Convenience Store with Gasoline Sales on 2.407 acres. BBB & C RR Co, ABST 202 PG 460, TR 1, City of Grand Prairie, Dallas County, Texas, Planned Development-221 (PD-221), within the Highway 161 Corridor Overlay District, and addressed as 3011 Hardrock Road. The applicant is Melanie Bagley and the owner is Mark Hobbs, Barnard & Audre Rapoport Foundation. (On September 10, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

David Jones, Chief City Planner, reviewed Case SU180804. He said the case meets density, parking and dimensional requirements. The applicant will need TXDOT approval for the driveway. Mr. Jones said the Planning and Zoning Commission had some discussion on the building elevations. He then showed the current proposal for the building elevations. Mr. Jones said the case meets landscape and screening requirements and overlay standards. The Planning and Zoning Commission recommended approval as did staff.

Council Member Wooldridge asked who is responsible for the green area next to the frontage road. Mr. Jones said TXDOT is responsible.

Melanie Bagley, 2348 2348 Arezzo Lane, Allen, said she had worked with staff for the last several months to bring the façade into compliance and was looking forward to being part of the community.

Mayor Pro Tem Copeland asked if the diesel side was for 18-wheelers or just automobiles. Ms. Bagley replied it could serve 18-wheelers and they would provide signage that will prohibit parking overnight of 18-wheelers. She said there are monitored cameras to the diesel pumps. Diesel sales will be approximately 10% of total sales.

Council Member Clemson moved, seconded by Mayor Pro Tem Copeland, to close the public hearing and approve Case SU180804/S180802 as recommended by the Planning and Zoning Commission. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; 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 10515-2018

33

S180901 - Site Plan - Harmony School of Science (City Council District 5). Consider a site plan amendment to an existing charter school on one lot on 5.31 acres. The purpose for the amendment is to add a new construction and reconfigure the site's circulation and parking arrangement. The 5.31 acre property is zoned Multifamily-1 (MF-1) District. The property is generally located on the southeast corner of NW 7th Street and W. Tarrant Road, more specifically addressed at 1102 NW 7th Street. The property is located in Interstate Highway 30 (IH-30) Overlay Corridor District. The agent is Chris Rogers, Pape-Dawson Engineers, Inc. and the owner is Yokin Akyildiz, Cosmos Foundation DBA Harmony Public Schools. (On September 10, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0, with one abstention).

Mr. Jones reviewed Case S180901, for the expansion of Harmony School with the I-30 Overlay District which requires a site plan. The expansion includes a 37,500 sq. ft addition. Mr. Jones presented the site layout and stated that the traffic circulation patterns will be changed. He said the site does comply with the 15% landscaping requirement, but does not comply with thirty-foot (30') landscape edge requirement of the I-30 Overlay Corridor District standard in certain locations and the applicant is providing 45 of the required 51 internal trees.

Council Member Humphreys stated with the adjacent schools, traffic around 3:00 p.m. will be considerable. Mr. Jones said staff had worked with the applicant to make sure they have adequate stacking for peak times.

Chris Rogers, 600 Harrold Street, Fort Worth, submitted a speaker card in support of this case and was present to answer questions.

Council Member Humphreys moved, seconded by Council Member Wooldridge, to close the public hearing and approve Case S180901. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; 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

34

S180903- Site Plan - 517 N. Carrier Parkway (City Council District 5). Site Plan for the refacing of an existing building at 517 N. Carrier Pkwy. Lots 3 and 4, Block S, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, approximately 0.75 acres zoned GR, General Retail, within the Highway 161 Corridor Overlay. Owner/applicant is Mike Del Bosque. (On September 10, 2018, the Planning and Zoning Commission recommended approval to allow 100% stucco on the building by a vote of 8-0 and recommended approval to allow 25% of the window with graphics by a vote of 5-3).

Council Member Del Bosque declared a conflict of interest and was absent from the Chambers during the discussion and vote on this case.

Mr. Jones reviewed Case S180903 for an existing building in an Overlay District which requires an SUP. He said an exception was requested for façade. The existing façade is brick and the overlay requires 25% stone. He said the applicant requested a change from 100% brick to 100% stucco. He said this building is an existing legally non-conforming and will still be legally non-conforming if approved. Mr. Jones said no exceptions were requested for landscaping. He pointed out that the tree planting list approves palms. He went over the window signage that was presented to the Planning and Zoning Commission and added that the sign code limits window coverage to 20% and the applicant originally requested 100% window coverage. The Planning and Zoning Commission approved 25% window coverage but the applicant is requesting 50% window coverage.

Isaac Del Bosque, 702 W. Warrior Trail, said his family has been in Grand Prairie for 50 years and contributes a lot to the community. He said in 2000, when the hospital closed down, many doctors left the community and as a result, there are not a lot of physicians on the north side of Grand Prairie. This facility brings preventive care with a number of disciplines. Mr. Del Bosque said he would like to use advertising on the windows to show the diversity of the physicians and the types of medical care they provide. He said the distance from the street to the windows is about 30 ft. and at 25% it would not be very visible to see the type of physicians.

Mayor Pro Tem Copeland thanked Mr. Del Bosque for recognizing the need for this in Grand Prairie. He said he wanted to see professional architectural renderings. He asked Mr. Del Bosque why he was asking for the stucco variance. Mr. Del Bosque said the look of stucco was preferable to the existing brick on the facade. He said there would be two different colors of stucco to break up the appearance. City Manager Tom Hart said the applicant told him the stucco would be light tan with white trim. Mayor Pro Tem Copeland said he would be supportive of all stucco but he wanted a rendering of what it will look like.

Council Member Wooldridge referred to the picture of the house shown by Mr. Jones and stated that it had a tile roof and other buildings have a 25% break up with stone. He said It was difficult to support this because the stone can make the building much more attractive. Council Member Wooldridge said he definitely wanted to see pictures

and the addition of a stone accent. He said he did not have an issue with window signage.

R. J. DiLena, 2514 Sunnyvale, said he was very supportive of this practice.

Mayor Pro Tem Copeland said he was in support of this stucco, but without a drawing or commitment for adding the stone, he could not support it. He said there is a reason for the 75/25 requirement and he would like to see an architectural rendering. Mr. Hart said he had met with the applicant and discussed color. He said the applicant could do 75% stucco and leave 25% brick. Mr. Hart said Council could ask for a commitment for a contrast in the building, but if you are comfortable with no stone and with just different colors and textures of stucco. Mr. Del Bosque assured the Council Member that when the building is complete, they would be very satisfied. Mr. Hart said the majority would be light tan with a white component. Mayor Pro Tem Copeland asked if there was a to finish the accent in a smoother finish so it looks like stone. Mr. Del Bosque said he was sure there would be a way to do that.

Council Member Wooldridge said he could not support this if it does not have the stone accent.

Council Member Swafford said Council had spent a lot of time with the Development Committee trying to come up with the quality we want to see on our buildings. He said this building is non-conforming and this is an opportunity to be conforming. He added that the applicant should be commended for bringing this building back to life, but he would like it to be conforming with the 75/25 stone.

Council Member Humphreys asked if the stucco would be tan with a white accent. Steve Norwood, Planning Director asked if the white accent would be above the windows. Mayor Pro Tem Copeland asked if the motion should say 25% white accent. Deputy Mayor Pro Tem Giessner commented that without pictures, Council could not see what this building will look like with the two different colors of stucco. Mayor Jensen asked if it could be part of the motion to stipulate the parts of the building that will be white and the parts that will be tan. Council Member Clemson said it may be too specific asking for white. She suggested two colors and perhaps a darker and light shade of the same color.

Mayor Pro Tem Copeland said he would like to get this done tonight and Mr Giessner's comments are legitimate, but said he would still like a drawing.

Mayor Jensen asked if a motion failed, would that be with or without prejudice. Megan Mahan, City Attorney, said it would be without prejudice.

Council Member Del Bosque declared a conflict of interest and was not present during discussion or voting on Case S180903.

Council Member Humphreys moved, seconded by Mayor Jensen, to approve the 100% application of stucco with a contrasting accent color for Case S180903. The motion carried as follows:

Ayes: Jensen, Clemson, Copeland, Fregoe, Humphreys

Nays: Giessner, Swafford, Wooldridge

Council Member Humphreys moved, seconded by Mayor Jensen, to close the public hearing and approve the variance for 50% window coverage for signage. The motion carried as follows:

Ayes: Jensen, Copeland, Giessner, Clemson, Fregoe, Humphreys, Swafford and Wooldridge

Nays: None

35

Z180701/CP180701 - Zoning Change/Concept Plan - SWBC at Grand Prairie (City Council District 2). A request to change from Planned Development-294B (PD-294B) to a Planned Development (PD) to allow construction of a multi-family development on approximately 12 acres. Frederick Dohme Abst 395 Pg 110, City of Grand Prairie, Dallas County, Texas, zoned Planned Development-294B (PD-294B), and located within the Highway 161 (Hwy 161) Corridor and Interstate 20 (I 20) Corridor Overlay. The applicant is Spencer Byington, SWBC and the owner is Rick O'Brien, Campbell-Mayfield Road LP. (On September 10, 2018, the Planning and Zoning Commission denied this request by a vote of 1-7. Motion for approval failed 1-7). (On September 18, 2018 the City Council recommended this case to the P&Z for consideration of the revised Concept Plan). (On October 1, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Mr. Jones reviewed Case Z180701/CP180701. He said the Planning and Zoning Commission made a motion to approve which failed 1-7, therefore, the Planning and Zoning Commission has forwarded the case to Council with a recommendation to deny. Mr. Jones said the developer agreed to do the second phase first. There would be 300 units and amenities would be the same. He said the front half along SH161 would be left open for retail and commercial. Mr. Jones said staff felt the rezoning requested meets the Future Land Use Map.

Council Member Wooldridge asked if the whole thing would be zoned including the vacant area. Mr. Jones said the front half would be left retail and commercial so if in the future if they wanted MF, they would have to come back with a zoning case.

Deputy Mayor Pro Tem Giessner the whole 21-acre tract is included in the zoning, but if we approve the rezoning for the whole parcel, he can build MF. Mr. Jones said if Council decided to approve, they could stipulate only the part in the concept plan be zoned for MF. Deputy Mayor Pro Tem Giessner commented that Council had approved a lot of Multi-Family in last six months. Mr. Norwood said about 6500 units had been approved in the last year or so. He said he was cognizant of concerns taking lands zoned retail/commercial and zoning it MF, but this is not in a great area for retail/commercial. Mr. Norwood said nine acres is a big tract for retail/commercial.

Council Member Swafford said this is not the case that was presented to the Planning and Zoning Commission and according to our rules, if this case was not heard by the Planning and Zoning Commission, it needs to be referred back to them. Mr. Jones said if Council was not comfortable with approving the case, it could be referred back to Planning and Commission. Mr. Norwood said one of the options the Planning and Zoning Commission considered what to do the Multi-Family on the back and leave the front for retail/commercial. Mayor Jensen said the case should be taken back to the Planning and Zoning Commission.

Terry Gwin, Dallas, submitted a speaker card in support of this item.

Referred back to the Planning and Zoning Commission.

36

CPA180901 - Comprehensive Plan Amendment - Amend the 2010 Comprehensive Plan's Future Land Use Map from Mixed Use to Light Industrial. Three tracts situated in the John C. Read Survey, Abstract No 1183, City of Grand Prairie, Dallas County, Texas. 2.87 acres zoned Single Family-1 (SF-1) District generally located north of Josephine Lane and approximately 564 feet west of Gilber Road, addressed at 106 & 110 Josephine Lane. (On September 10, 2018, the Planning and Zoning Commission recommended denial of this request by a vote of 8-0).

Mr. Jones said the Future Land Use designation is mixed use and the Development Review Committee recommended Mixed Use as the appropriate designation. He said the Planning and Zoning Commission recommended to adopt staff's recommendation. This would leave an island of industrial use in the middle of mixed use.

Council Member Giessner moved, seconded by Council Member Clemson, to close the public hearing and deny Case CPA180901. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; 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

37

Z180902 - Zoning Change - 106 & 110 Josephine Lane (City Council District 1). Zoning Change request from Single Family-1 (SF-1) District to Light Industrial (LI) District on 2.87 acres. Being two tracts of land situated in the J.C. Read Survey, Abstract No. 1183 Pg 846, City of Grand Prairie, Dallas County, Texas, zoned Single Family-1 (SF-1) District, generally located north of Josephine Road, approximately 564 feet west of Gilbert Road; more specifically addressed at 106 & 110 Josephine Lane. The property is within the State Highway 161 (SH 161) Overlay Corridor District. The owner is Clinton & Dorcas Weir. (On September 10, 2018, the Planning and Zoning Commission recommended conditional approval of this request by a vote of 8-0).

Mr. Jones said staff recommended a zoning change to a PD because it retains the current residential uses and adds commercial and industrial uses and the Planning and Zoning Commission agreed with this recommendation.

Dorcas Weir and Clinton Weir, 298 Josephine, submitted speaker cards in support of this case and were present to answer questions.

Council Member Clemson moved, seconded by Deputy Mayor Pro Tem Giessner, to close the public hearing and approve Case Z180902. The motion carried.

Ayes: 8 - Mayor Ron Jensen; 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 Jim Swafford and Council Member Jeff Wooldridge

Nays: 1 - Council Member Cole Humphreys

Enactment No: ORD 10516-2018

38

TA180601 - Text Amendment - Article 9, Sign Standards. Amendment to the Unified Development Code, Article 9, "Sign Standards". An Amendment to the Unified Development Code to replace existing standards for signage with new standards governing temporary and permanent signage on residential and non-residential property, defining prohibited signage, murals, billboards, and accent lighting on businesses. (On September 10, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-1).

Mr. Jones stated the City Attorney has asked for more time to review this text amendment.

Raymond Rodriguez, 2410 Dove Loop Road, Grapevine, submitted a speaker card in support of this case.

Deputy Mayor Pro Tem Giessner moved, seconded by Council Member Swafford, to table Case TA180601. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; 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

39

P180902 - Minor Subdivision Plat - Lots 1 & 2, Block A, Pittman Addition (City Council District 6). Final Plat to create two residential lots on 1.672 acres out of the W.H. Beeman Survey, Abstract No. 126, City of Grand Prairie, Dallas County, Texas. Zoned SF-1, Single Family Residential District and addressed as 1729 Vicky Lane. The applicant is Terri Pittman and the owner is Charles McClellan. (On September 10, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Mr. Jones reviewed Case P180902, and said the applicant has requested variances on Vicky Lane to split the property. The applicant has requested these variances: 1) Variance to allow an accessory building/private stable as an accessory structure on a lot with no primary structure (if the plat is filed, a subsequent owner who wishes to use the stables as a primary use will be required to secure a Specific Use Permit); 2) Variance to exceed the maximum permissible size for an accessory structure (450 square feet); and 3) Variance to allow a structure over a front building line. Mr. Jones said the Development Review Committee recommended approval that accessory buildings are not to be enlarged or altered to increase their non-conformity.

Mayor Pro Tem Copeland asked why the applicant was requesting this. Mr. Jones said they wish to sell off the west portion of the property. Mayor Pro Tem Copeland asked if someone could purchase this property and not building a residence on it. Mr. Jones said yes, and that was the reason for the variance. Deputy Mayor Pro Tem Giessner said if someone bought the west side lot, it could be left as is and they would not have to build anything.

Council Member Wooldridge moved, seconded by Council Member Fregoe, to approve P180902. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; 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

40

AV180801 - Alcohol Variance - Grand Central Crossing Lot 5 (City Council District 2). Variance to the proximity requirement for the sale of alcoholic beverages within 300 feet of a public school to allow a restaurant to sell alcoholic beverages. Lot 5, Block A, Grand Central Crossing, Grand Prairie, Dallas County, Texas, zoned PD-273A, within the SH 161 Overlay District, and addressed as 2860 S HWY 161. The owner/applicant is Chad Debose, Grand Central Crossing LLC. (Tabled at the August 21, 2018 Council Meeting)

Chad DuBose, 7218 Colgate Avenue, Dallas, submitted a speaker card in support of this variance.

Don Sopranzi, 10260 N. Central, Dallas, submitted a speaker card in support of this variance and was present to answer questions.

Council Member Swafford moved, seconded by Council Member Clemson, to approve AV180801. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; 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

Items for Individual Consideration

41

Ordinance Amending the FY 2017/2018 Operating Budgets

Council Member Swafford moved, seconded by Deputy Mayor Pro Tem Giessner, to adopt an ordinance amending the FY2017/18 Operating Budgets. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; 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 10517-2018

42

Second Public Hearing on the FY 2018/2019 Operating Budgets and Ordinance adopting the FY 2018/2019 City Operating Budgets

Tom Hart, City Manager, said Council had received presentations on this proposed budget and this is second hearing. Council Member Swafford said the Finance and Government Committee had reviewed the budget and Council had a budget worksession to go over the budget in detail. He thanked the Budget staff for their hard work on the budget.

Mayor Jensen opened a public hearing and there were no citizens who wished to speak.

Council Member Swafford moved, seconded by Council Member Humphreys, to close the public hearing and adopt an ordinance adopting the FY2018/19 Operating Budgets. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; 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

43

Second Public Hearing on the FY 2018/2019 Capital Improvement Projects Budgets and Ordinance adopting the FY 2018/2019 Capital Improvement Projects Budget

Mayor Jensen opened a public hearing and there were no citizens who wished to speak.

Council Member Swafford moved, seconded by Council Member Clemson, to close the public hearing and adopt the FY 2018/19 Capital Improvement Projects Budget. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; 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

44

Public hearing and an ordinance amending the Code of Ordinances, Chapter 26, "Utilities and Services" relating to fees for stormwater utilities

Mayor Jensen opened a public hearing and there were no citizens who wished to speak.

Council Member Swafford moved, seconded by Deputy Mayor Pro Tem Giessner, to close the public hearing and adopt an ordinance adopting stormwater utility fees. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; 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 10518-2018

45

Resolution authorizing the City Manager to negotiate and acquire right-of-way for the FY 2018/2019 Capital Improvement Projects

Council Member Swafford moved, seconded by Council Member Fregoe, to adopt a resolution authorizing the City Manager to negotiate and acquire right-of-way. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; 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 4972-2018

46

Resolution Accepting the FY 2020/2023 Capital Improvements Plan

Council Member Clemson moved, seconded by Council Member Swafford to accept the FY2020/2023 Capital Improvements Plan. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; 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 4973-2018

47

Ordinance adopting and levying the ad valorem tax for the Fiscal Year (FY) 2018-19 at a rate of \$.669998 per \$100 of assessed value on all taxable property within the corporate limits of the city on January 1, 2018, not exempt by law; providing revenues for payment of current municipal expenses for interest and sinking fund on outstanding City of Grand Prairie debt; providing for enforcement of collections; providing for a severability clause; and providing an effective date.

Mayor Jensen stated that the tax rate is not changing but the tax rate adoption statement must be read in a prescribed way because the tax rate is over the "Effective Tax Rate."

Council Member Swafford moved, seconded by Deputy Mayor Pro Tem Giessner, that the property tax rate be increased by adoption of a tax rate of 0.669998, which is effectively a 7.58 percent increase in the tax rate. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; 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

48

Ordinance approving the 2018 tax roll resulting in a tax levy in the amount of \$91,323,455 based on the Certified Appraisal Rolls approved by the Dallas, Tarrant, and Ellis County Appraisal Districts.

Council Member Swafford moved, seconded by Council Member Fregoe, to approve the 2018 tax roll. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; 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

49 Ordinance amending the Code of Ordinance, Chapter 26, "Utilities and Services" relating to fees for water and wastewater services

Council Member Swafford moved, seconded by Council Member Clemson, to adopt the ordinance adopting water and wastewater rates. The motion carried unanimously.

Enactment No: ORD 10519-2018

50 Second reading and adoption of an ordinance modifying the solid waste collection franchise agreement with Republic Waste Services of Texas Ltd., dba Republic Services of Arlington to include a \$0.25 rate increase to residential service, per household, per month, a 7.25% increase to commercial service and a 3.5% increase to roll-off customers

Approved on First Reading

51 Second reading and adoption of an ordinance of the City of Grand Prairie, Texas, amending the Utilities and Services Chapter of the Code of Ordinance of the City of Grand Prairie, Texas by amendment of Article VI relating to the regulation of garbage collection and disposal within the city, making this amendment cumulative, repealing all ordinances in conflict herewith; and to become effective upon its passage, approval and publication

Approved on First Reading

52 Public hearing and ordinance adopting the 20-Year Any Age Service retirement eligibility provision of the Texas Municipal Retirement System effective January 1, 2019

Mayor Jensen stated that Grand Prairie is one of only two cities in the Metroplex that requires 25 years of service to retire and with passage of this ordinance employees are eligible for 20-year any age retirement. Mayor Jensen opened a public hearing and there were no citizens wishing to speak.

Council Member Clemson moved, seconded by Council Member Swafford, to close the public hearing and adopt the 20-year Any Age Service Retirement. The motion carried unanimously.

Enactment No: ORD 10520-2018

Mayor Jensen opened public hearings for Items 53 through 68 (Public Improvement Districts Service Plans, Assessment Roll and Rate; 5-year Service Plan, Assessment roll and rate; and Advisory Board Membership.

Mayor Pro Tem Copeland moved, seconded by Council Member Del Bosque, to close the public hearings and approve Public Improvement District Items 53 through 68. The motion carried unanimously.

53

Westchester PID (City Council District 6)

- a. Public Hearing - Service Plan - Assessment Roll and Rate;
- b. Adoption of the Westchester PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;
- d. PID Advisory Board Membership

Gary LaGray, 4508 Westbriar Lane, President of the Westchester PID, spoke in favor of this item.

Adopted

Enactment No: ORD 10521-2018

54

Whispering Oaks PID (City Council District 2)

- a. Public Hearing - Service Plan - Assessment Roll and Rate;
- b. Adoption of the Whispering Oaks PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;
- d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10522-2018

55

Fairway Bend PID (City Council District 1).

- a. Public Hearing - Service Plan - Assessment Roll and Rate;
- b. Adoption of the Fairway Bend PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;
- d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10523-2018

56

Brookfield PID (City Council District 2)

- a. Public Hearing - Service Plan - Assessment Roll and Rate
- b. Adoption of the Brookfield PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate
- d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10524-2018

- 57** Forum Estates PID (City Council District 4)
- a. Public Hearing - Service Plan - Assessment Roll and Rate;
 - b. Adoption of the Forum Estates PID 5-year Service Plan;
 - c. Ordinance approving the assessment roll and rate;
 - d. PID Advisory Board Membership
- Adopted**
- Enactment No: ORD 10525-2018
- 58** Walingford Village PID (City Council District 3)
- a. Public Hearing - Service Plan - Assessment Roll and Rate;
 - b. Adoption of the Walingford Village PID 5-year Service Plan;
 - c. Ordinance approving the assessment roll and rate;
 - d. PID Advisory Board Membership
- Adopted**
- Enactment No: ORD 10526-2018
- 59** Lake Parks PID (City Council Districts 4 and 6)
- a. Public Hearing - Service Plan - Assessment Roll and Rate;
 - b. Adoption of the Lake Parks PID 5-year Service Plan;
 - c. Ordinance approving the assessment roll and rate;
 - d. PID Advisory Board Membership
- Adopted**
- Enactment No: ORD 10527-2018
- 60** Peninsula PID (City Council Districts 4 and 6)
- a. Public Hearing - Service Plan - Assessment Roll and Rate;
 - b. Adoption of the Peninsula PID 5-year Service Plan;
 - c. Ordinance approving the assessment roll and rate;
 - d. PID Advisory Board Membership
- Adopted**
- Enactment No: ORD 10528-2018
- 61** High Hawk PID (City Council District 6)
- a. Public Hearing - Service Plan - Assessment Roll and Rate;
 - b. Adoption of the High Hawk PID 5-year Service Plan;
 - c. Ordinance approving the assessment roll and rate;
 - d. PID Advisory Board Membership
- Adopted**
- Enactment No: ORD 10529-2018

- 62** Silverado Springs PID (City Council District 2)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Silverado Springs PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Advisory Board Membership
Adopted
Enactment No: ORD 10530-2018
- 63** Monterrey Park PID (City Council District 3)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Monterrey Park PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Advisory Board Membership
Adopted
Enactment No: ORD 10531-2018
- 64** Country Club Park PID (City Council District 2)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Country Club Park PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Advisory Board Membership
Adopted
Enactment No: ORD 10532-2018
- 65** Parkview PID (City Council District 1)
a. Public Hearing - Service Plan - Assessment Roll and Rate;
b. Adoption of the Parkview PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate;
d. PID Advisory Board Membership
Adopted
Enactment No: ORD 10533-2018
- 66** Southwest Village PID (City Council District 1).
a. Public Hearing - Service Plan - Assessment Roll and Rate
b. Adoption of the Southwest Village PID 5-year Service Plan;
c. Ordinance approving the assessment roll and rate
d. PID Advisory Board Membership
Adopted
Enactment No: ORD 10534-2018
- 67** Oak Hollow/Sheffield Village PID (City Council Districts 4 and 6)

- a. Public Hearing - Service Plan - Assessment Roll and Rate;
- b. Adoption of the Oak Hollow/Sheffield Village PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;
- d. PID Board Membership

Adopted

Enactment No: ORD 10535-2018

68

Lone Star Meadows PID (City Council District 2)

- a. Public Hearing - Service Plan - Assessment Roll and Rate;
- b. Adoption of the Lone Star Meadows PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;
- d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10536-2018

69

Public Hearing and adoption of the FY 2018/2019 Crime Control and Prevention District (CCPD) Budget

Council Member Swafford moved, seconded by Council Member Wooldridge, to close the public hearing and approve the FY2018-19 Crime Control and Prevention District Budget. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; 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

70

Ordinance approving a Negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2018 Rate Review Mechanism filings

Mark Dempsey, Deputy City Attorney, gave a brief overview of the Atmos Negotiated Settlement. He stated the ordinance represents a negotiated settlement that approved a rate increase but the ratepayer is not going to see an increase because this will be offset by the reduction in taxes that are being collected by the reduction in the corporate tax rate of 35% to 21%. Mayor Jensen said most cities are part of a large consortium that negotiates these rates. Council Member Wooldridge asked if this was the negotiated settlement that was turned down by Council the last time it came before them. (NOTE: when this came before Council the last time, the Council simply took no action.)

Council Member Swafford moved, seconded by Council Member Fregoe, to approve the Negotiated Settlement with Atmos Energy Corp., Mid-Tex Division. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; 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 10537-2018

Citizen Comments

There were no citizen comments.

Adjournment

Mayor Jensen adjourned the meeting at 8:25 p.m.

The foregoing minutes were approved at the October 16, 2018 meeting.

Catherine E. DiMaggio, City Secretary