



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, November 20, 2018

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

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

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** Master Thoroughfare Plan and Comprehensive Plan - Presented by Wendy Shabay, Tiffany McLeod and Kevin Jacques, Freese and Nichols

Tiffany McLeod, Urban Planner, Freese and Nichols, state they began in June 2017 to get public input. The draft was presented in May and November to the Planning and Zoning Commission. There were 4,792 attendees at meetings and 1,781 participants in surveys. Key issues were identified from this input including: more destination retail/commercial and entertainment options; more housing options, multi-modal transportation; increase in traffic and congestion with development activity; more sit-down dining and healthy food choices; and timing of infrastructure needs for southern area of the City of Grand Prairie

Edmund Haas, Principal, Transportation Planning Manager, Freese and Nichols, said those issues were used to determine guiding principles for the Comprehensive Plan. Mr. Haas then went over key elements of the plan. The update to the Future Land Use Plan was incorporated into the Master Transportation Plan. Strategies focused on community health and wellness; leveraging technologies to improve municipal operations; sustainable design, mobility; maintaining existing neighborhoods and balancing land uses; focused land uses and strategies for I-30, SH161 and southern areas of the city.

Kevin St. Jakes, Freese and Nichols went over the two elements of the Master Transportation Plan. He said the Thoroughfare Plan is in the Comprehensive Plan. The Master Transportation Plan goes into how things are designed. It contains performance measures. Roundabouts were designated as an alternative to a traffic signal;. Mr. Jakes said the plan contains design criteria and standards and traffic impact analysis guidelines.

Council Member Humphreys asked how the plan changed from the first survey to the second survey. Mr. St. Jakes said mostly it reinforced what they heard from the first survey. There were really no surprises. Council Member Fregoe asked if the plan took driverless vehicles into consideration. Ms. McLeod said they were addressed in the Smart Community chapter and how that would impact infrastructure and some developments (i.e. how much parking would be required in the future). Mayor Jensen said he felt roundabouts do help traffic flow in certain circumstances.

Presented

Agenda Review

Mayor Pro Tem Copeland asked if there were any questions on the Consent Agenda. He said there was an amendment required to Item 6 (Price agreement for electronics recycling) to remove United Electronic Recycling as the secondary vendor.)

Mayor Jensen recognized members of the Teen Council who were present. He explained to the students how the agendas are prepared and the legal requirements for posting the agenda and what can be discussed and acted upon during the meeting.

Executive Session

Mayor Jensen convened a closed session at 4:59 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.071 "Consultation with Attorney" and Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Jensen adjourned the executive session at 5:50 p.m.

Recess Meeting

Mayor Jensen recessed the meeting at 4:59 p.m.

6:30 PM Council Chambers

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

Council Member Jorja Clemson 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

2

2018 City Christmas Ornament - Presented by First Lady Rebecca Jensen

First Lady Jensen presented the 2018 Christmas ornaments which were handmade. Proceeds of the sale of the ornaments will benefit local charities.

Presented

3 Recognition of Jasmine Moore, Lake Ridge High School Track and Field Star

Mayor Jensen read the accomplishments of Jasmine Moore, a student at Mansfield Lake Ridge High School, including: 7 times TX UIL (University Interscholastic League) State Champion; 4 times New Balance Champion; 4 National High School Class Records; 3 times relay champion; and #1 ranked Triple and Long Jumper. Mayor Jensen presented Ms. Moore with a gift from the city.

Mayor Jensen then recognized students from the Mayor's Teen Council who were present.

Presented

Consent Agenda

Mayor Pro Tem Copeland moved, seconded by Council Member Fregoe, to approve Items 4 through 15 on the Consent Agenda with an amendment to Item 6 (Electronics Recycling Contract) to remove the secondary vendor, United Electronics Recycling, The motion carried unanimously.

4 Minutes of the October 30, 2018 Special Meeting and the November 6, 2018 meeting

Approved on the Consent Agenda

5 Price Agreement for security system equipment, installation, and monitoring from Videotronic, Inc. DBA VTI Security in the estimated annual amount not to exceed \$700,000.00 through a National Interlocal Agreement with the State of Minnesota for an initial one-year term with the option to renew for one additional one-year period totaling \$1,400,000, 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

6 Price Agreement for electronics recycling from American Recycling of Lincoln, Nebraska (up to \$15,395.75 annually) for one year with the option to renew for four additional one year periods totaling \$76,978.75 if all extensions are exercised; award a secondary to United Electronic Recycling of Farmers Branch, Texas (up to \$37,299.80 annually) to be used only if the primary is unable to fulfill the needs of the department for one year with the option to renew four additional one-year periods totaling \$186,499 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

Adopted As Amended

- 7 Price agreement for glass and associated hardware installation, modification, repair and replacement with Glass Doctor of North Texas in the amount of \$60,000 annually, with the option to renew for four additional one year periods totaling \$300,000 if all extensions are exercised, and authorize 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 miscellaneous laboratory testing services from Armstrong Forensic (up to \$100,000 annually); and DNA laboratory testing services from Pure Gold (up to \$50,000 annually) for one year with the option to renew for four additional one year periods totaling \$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 Commercial Lease for J&G Aviation, LLC., for Location 9 North C for a period of three (3) years beginning December 1, 2018 and ending November 30, 2021 for total minimum annual rent of \$13,848

Approved on the Consent Agenda

- 10 Lease Option Renewal with Larry Tippit for Timeless Hangars, Inc. for 24 South B for a one (1) year term beginning January 1, 2019, and ending December 31, 2019 and an annual rent of Eight hundred Thirty Seven dollars and Ninety Nine cents \$837.99

Approved on the Consent Agenda

- 11 Construction Contract with Tiseo Paving Company in the amount of \$399,625 for construction of the right turn lane from eastbound IH-20 frontage Road to southbound Lake Ridge Parkway; Material testing with TEAM Consultants in the amount of \$18,668; 5% contract contingency in the amount of \$19,981; In-house engineering in the amount of \$19,981; for a total project cost of \$458,255

Approved on the Consent Agenda

- 12 Change order/ Amendment No.5 with McMahon Contracting in the net total amount of \$22,194.80 for Palace Parkway from Belt Line Road to IH-30 Access Road

Approved on the Consent Agenda

- 13** Ratification of a non-binding MOU with East Avenue Development, LLC for the development of a hotel and ancillary project elements at Epic Central

Approved on the Consent Agenda

- 14** Resolution authorizing the City Manager to request State Highway 180 (Main Street) from FM 1382 (Belt Line Road) to SH 161 to be removed from the State Highway System and assume operation and maintenance responsibility for this same section of roadway in Grand Prairie

Adopted

Enactment No: RES 4982-2018

- 15** Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and Harris County, Texas

Adopted

Enactment No: RES 4983-2018

Public Hearing Consent Agenda

Mayor Pro Tem Copeland moved, seconded by Council Member Swafford, to close the public hearings and approve Items 16, 17, and 18 on the Public Hearing Consent Agenda. The motion carried unanimously.

- 16** P181001 - Final Plat - Saldivar Addition Revised (City Council District 3). Final Plat for Lots 1-R1 & 1-R2, Block 1, Saldivar Addition, for a Replat to split the property into two pieces. Lot 1, Block 1, Saldivar Addition, City of Grand Prairie, Dallas County, Texas. Zoned General Retail District and addressed as 2510 SE 14th St. The applicant is Luke Keeton, Keeton Surveying Co. and the owner is Juan Salinas. (On November 5, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Approved

- 17** S181102 - Site Plan - Wolff Multifamily, Phase 1, Forum Drive & Sara Jane Parkway (City Council District 2). Site Plan for Wolff Multi-Family Phase 1, a 336-unit multi-family development on 14.228 acres. Tract 2, C D Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, zoned PD-377, within the SH 161 Corridor Overlay and the I-20 Corridor Overlay, and generally located on the southwest corner of Forum Dr and Sara Jane Pkwy. The applicant is William Winkelmann, Winkelmann & Associates and the owner is Jeffrey Moten, KIW Grand Prairie Venture. (On November 5, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Approved

- 18** S181104 - Site Plan - Penny Paws Animal Clinic, 2325 W. Warrior Trail (City Council District 2). Site Plan for a proposed animal clinic. Lot 2, Block 1, Cornelius Addition, City of Grand Prairie, Tarrant County, Texas, and zoned Planned Development-58 (PD-58) and located at the address 2325 W. Warrior Trail. The applicant is Rick Davis and the owner is Rob Franklin. (On November 5, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Approved**Public Hearing on Zoning Applications**

- 19** SU181002/S181002 - Specific Use Permit/Site Plan - 901 W. Oakdale Road Industrial Building (City Council District 1). Specific Use Permit and Site Plan for a two-story 221,335 square foot Transfer and Storage Terminal and Warehouse with Outside Storage at 901 W. Oakdale Road. 12.58 acres out of the John R Baugh, Abstract 137, Page 65, City of Grand Prairie, Dallas County, Texas, located at the southeast corner of W. Oakdale Road and Hardrock Road. Zoned Planned Development -39 (PD-39) District within the State Highway-161 (SH-161) Corridor Overlay. The agent is Mark Potter, Pritchard Associates and the owner is Jeffrey Cornwell, Airgas USA. (On October 1, 2018, the Planning and Zoning Commission tabled this request by a vote of 7-1). (On November 5, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 6-1).

David Jones, Chief City Planner, reviewed Case SU181002/S181002, for a Transfer and Storage Terminal and Warehouse with 221,000 sq. ft. Mr. Jones said there were no requested variances to the building or landscaping. He said there had been investigations on the site where there is a deed restricted landfill site. By November 30, staff will receive the results of this site investigation. Mr. Jones said the applicant will need to do an off site sanitary sewer extension within the TXDOT right-of-way. He said the Planning and Zoning Commission voted 6-1 for approval with these conditions. Mr. Jones said the applicant was present to answer questions.

Council Member Humphreys asked if Council had reviewed this case before. Mr. Jones said they had not. Council Member Clemson asked if staff was okay with the Planning and Zoning recommendations. Mr. Jones replied yes.

Brad Cooper, 3819 Maple Avenue, Dallas, TX, 75219, was present for questions. Tyler Riek, 3819 Maple Avenue, Dallas, Texas, submitted a speaker in support of this case.

Council Member Clemson moved, seconded by Council Member Humphreys, to close the public hearing and approve Case SU181002/S181002. 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 10563-2018

20

Z181101 CP181101 - Zoning Change/Concept Plan - Lake Ridge Commons, 7200 Lake Ridge Parkway (City Council District 4). Zoning Change and Concept Plan for Lake Ridge Commons, a mixed use development on 91.113 acres, including single family detached, single family townhouse, multi-family, and commercial uses. Tract 1, William Linn Survey, Abstract No. 926, City of Grand Prairie, Tarrant County, Texas; Tract 1, William Linn Survey, Abstract No. 1725, Tract 2, A.B.F. Kerr Survey, Abstract No. 717, City of Grand Prairie, Dallas County, Texas. Zoned A, within the Lakeridge Overlay District, generally located on the west side of Lake Ridge Pkwy, south of Hanger Lowe Rd. The applicant is Jonathan Jobe, Alluvium Development and the owner is Bobby Waddle, Waddle Partners, LTD. (On November 5, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Mr. Jones reviewed Case Z181101/CP181101 for a mixed use development which has some existing floodplain controlled by the Army Corp of Engineers and two existing gas wells. Mr. Jones said the developer has planned the development around these factors. Grandway Drive will connect to Lake Ridge Parkway. Mr. Jones said in the first phase, the access drive off Hangar Lowe to the existing gas well would have to be rerouted off Greenway Drive to screen it from Single Family. The second phase is single family and it meets the standards of single family attached with one variance to the screening requirement. He said the developer is proposing to do wrought iron with masonry columns and a hedge row but this was not presented to the Planning and Zoning Commission so that would need to be part of the council motion. Mr. Jones said this is an integrated community to be able to walk within various components of the development. He showed a conceptual plan of the mixed use. The townhome exterior design meets design requirements. The third element is commercial vertical mixed use. The residential component conforms to density requirements but there is a requested variance for covered parking. Mr. Jones showed conceptual elevations but stated the developer would come back with actual engineering plans. The open space/floodplain will be restricted from actual development. Mr. Jones said the Development Review Committee had met with the developer several times and recommended approval of the variances and concrete walls.

Felix Wong, 2604 Aberdeen Drive, Arlington, TX, stated this was not an easy site to design because of the floodplain and the surrounding streets. He said the current taxable value of the property is \$9,700. Mr. Wong said he hopes to have 50,000 sq. ft. of retail for neighborhood services. He said he has proposed three stories with two levels of condos above retail. Council Member Wooldridge noted that Mr. Wong had taken this proposal to the HOA's.

Bobby Waddle, 1015 S. Cockrell Hill Road, DeSoto, TX, submitted a speaker card in support of this case.

Council Member Fregoe moved, seconded by Council Member Wooldridge, to

close the public hearing and approve Case Z181101/CP181101, with the inclusion of the wrought iron fencing and hedge row. 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 10564-2018

21

SU181102/S181103 - Specific Use Permit/Site Plan - McDonald's Redevelopment, 3902 S. Great Southwest Parkway (City Council District 4). Specific Use Permit and Site Plan request to update and rebuild an existing McDonald's. Lot 1A, Block A, Southwest 20 Addition, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development-32 (PD-32) within Interstate 20 Corridor Overlay (I 20) and addressed 3902 S. Great Southwest Pkwy. The applicant is Clay Cristy, Clay Moore Engineering. (On November 5, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Mr. Jones reviewed Case SU181102/S181103 for the McDonald's at Great Southwest Parkway and Outlet Parkway. The existing restaurant is a little over 7000 sq. ft. and the company has plans to demolish it and would be building a 6200 sq ft. facility. The existing drive on Outlet Parkway will be removed. Mr. Jones said the elevations conform on the east and north sides. The west elevation and south elevation are short of covered walkways, windows and accent materials. He said staff worked with the applicant to ensure 25% of accent material. The sign ordinance recently passed defines an abandoned sign and since this building is being demolished, there will be time before the new building is finished so the existing pole signs will remain during this time. The applicant requested both pole signs remain as they are. Mr. Jones said the staff recommended the sign along I-20 stay but the on site pole sign be demolished and a monument sign be put up in its place. He said a 30' landscape buffer is required but working with the existing parking on site the applicant is unable to gain more space for landscaping and staff is okay with maintaining the existing buffer. The Planning and Zoning Commission approved per staff's recommendation.

Matt Moore, 1903 Central Drive, Bedford, TX, Claymore Engineering, said this site is 25 years old and McDonald's normally reinvests in the site. This will be a \$3 million investment. Mr. Moore said the Overlay District and sign code had been amended recently, so the sign did not meet the overlay district requirements. Mr. Moore said the access off Outlet Parkway/Sara Jane would be removed. He added that signage drives sales and corporate wants both pole signs to remain. The operator and corporate do not want to give up the pole sign and may not do the project if they are unable to keep both pole signs.

Patrick Piehl, 511 E. John Carpenter Frwy., McDonald's Corp., was present to answer questions. He said the corporate office had discussed the signs. Mayor Pro Tem Copeland asked if there would be an entrance off Sara Jane (Outlet Parkway) and one off Great Southwest Parkway. Mr. Piehl replied that was correct. Mayor Pro Tem Copeland said if traffic is diverted around the store and if the only entrance is off Great Southwest Parkway and if cars pull in to get to the drive-thru, there will be traffic

congestion. He said most traffic would come in off Great Southwest Parkway. Mr. Moore said the existing drive on Great Southwest Parkway is 32' wide. He said the big change is Sara Jane (Outlet Parkway) where there were two accesses originally on Sara Jane. Mayor Pro Tem Copeland said he was worried about traffic coming out of the drive through and pulling in.

Council Member Del Bosque said he felt both of the signs should remain because it's part of "Americana."

Council Member Fregoe asked about the size of the building. Mr. Moore said it would be 6,251 sq. ft. Mr. Fregoe asked if there would be an entrance or exit on Outlet Parkway. Mr. Piehl said there would be just one on Outlet Parkway that would be both ingress and egress. Mr. Fregoe suggested only an exit on Outlet and only allow entry on Great Southwest Parkway. He said he thought that the pole signs should be allowed to remain. Council Member Wooldridge asked if they could add some masonry at the bottom instead of just a pole. Mayor Pro Tem Copeland asked Walter Shumac, Transportation Director, to address the ingress and egress. Mr. Shumac said there was not a good way to fix it without reconfiguring but he was pleased that one of the Outlet entrances would be closed. Mayor Pro Tem Copeland said he agreed with Mayor Jensen on the monument and pole signs and that he did not like to be threatened. He asked if there could be a compromise; for instance, dressing up the pole sign. Steve Norwood, Planning Director, said that would be subjective. Council Member Del Bosque suggested matching the building stone for 6-8 ft. on the pole sign.

Council Member Fregoe state this location desperately needed an upgrade but he was sorry the applicant could not do better with ingress and egress.

Council Member Fregoe moved, seconded by Mayor Pro Tem Copeland, to approve Case SU181102/S181103 with the stipulation that pole signs can remain and for the sign on the main property to add brick/masonry for 6-8 ft. The motion carried unanimously.

Enactment No: ORD 10565-2018

Items for Individual Consideration

22

USP180201 - Unified Signage Plan - 2503 W. Interstate 20 (City Council District 4). Unified Signage Plan for multiple on-site changeable outdoor advertising signs within the Great Southwest Crossing shopping center. Lot 3, Block 1, I-20/Great Southwest Addition, City of Grand Prairie, Tarrant County, Texas, 18.522 acres zoned Planned Development 33 (PD-33) District within the Interstate 20 Overlay Corridor District and generally located at the southeast corner of IH 20 and Great Southwest Parkway. The agent is Brian Guenzel, the applicant is Raymond Rodriguez, and the owner is James Nakagawa, BRE RC GREAT SW TX LP. (On February 5, 2018, the Planning and Zoning Commission denied this request by a vote of 5-1 and Council tabled this item on February 20, 2018).

Mr. Jones reviewed Case USP180201, a unified signage plan at Great Southwest Crossing Shopping Center Kroger Store. He said Kroger originally requested four kiosk signs and Council tabled the request to allow time to incorporate this type of sign into the sign code. Mr. Jones said there would be changeable copy on the signs

visible from within the parking lot. He showed the UDC Article 9, Section 511 Parking Lot Kiosk Sign requirements which must come to Council for approval. There is a 300' setback requirement and they have complied with this requirement. Mr. Jones said staff recommended approval as presented.

Council Member Wooldridge said the Development Committee had discussed these type signs at great length and discussed changing colors of signs. The applicant, Mr. Raymond Rodriguez, said roadside communication did not apply to these signs. Mr. Jones said the sign code eliminated many content-based regulations, so with these signs it could be jeopardizing for the city to restrict the content.

Council Member Wooldridge moved, seconded by Council Member Clemson, to table USP 180201 and refer back to the Development Committee. 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

23

Board Appointments

Mayor Pro Tem Copeland moved, seconded by Council Member Swafford, to reappoint Michelle Steppe to the Animal Shelter Advisory Board; and reappoint Vernon Proctor to the Dallas County Flood Control District No. 1. 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

Citizen Comments

There were no citizen comments.

Adjournment

Mayor Jensen adjourned the meeting at 7:32 p.m.

The foregoing minutes were approved at the December 11, 2018 meeting.

Catherine E. DiMaggio, City Secretary