



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, November 21, 2017

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Mayor Jensen called the meeting to order at 6:30 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 Discussion of Historical Building Renovations with Input from Historical Organization Members

Stephanie Moreno, President, Grand Prairie Historical Organization, stated that the land the building sits on is part of Dalworth Park. The Jaycees built the building in 1950. In 2000 Grand Prairie moved in with a vision to have a museum. The Historical Organization opened the museum in October 2017. Ms. Moreno stated that one option for the Historical Organization was to move to the Copeland Home, but there is a difference between a home and a museum. There would be no space for the collection to be integrated into this home. Another option would be the library but there is no space for the collection. The third option would be in 2019 when the City Hall is renovated to house the collection there but there would be no space to display the collection until that time. A Main Street storefront would not have the land that the current building has and the organization wants to keep this site as a city park and wants to keep the museum there.

Council Member Giessner asked where the organization met before 2000. Ms. Moreno replied they met at the Soroptimist home. Council Member Del Bosque asked if this could be combined with the Fire Station One project. Mayor Jensen asked Ms. Moreno if the current plan for FS1 (restaurant) does not work out, would this be an option for the organization. Ms. Moreno said she would have to ask the membership. Council Member Shotwell said this is a great vision, but it costs money. Ms. Moreno said the museum is already open and running. Council Member Shotwell stated if Council grants the funds to renovate, it would need to be available for other uses. Council Member Shotwell pointed out that the contract says the organization is to maintain the building and asked if there were funds set aside for that. Ms. Moreno said in 2000 that was written in to the contract but the organization was then getting

hotel/motel tax but they do not receive those funds anymore. Council Member Shotwell asked if the organization had a fund. Ms. Moreno said there was currently \$33,000 in the fund. Deputy Mayor Pro Tem Copeland asked Ms. Moreno if the problem with the Copeland Home was just a matter of space. Ms. Moreno said that it was a matter of space and it is a home and not conducive for a museum. Deputy Mayor Pro Tem Copeland asked if the city could make space available at a lesser price would that be amenable, or is the organization only set on utilizing the current building. Council Member Shotwell said no one has ever said the city would sell the park land and it would take an election to do so. Tom Hart, City Manager, said the intention was to tear it down and rent it.

Council Member Clemson asked Ms. Moreno about the capacity of the Ruthe Jackson meeting room. Ms. Moreno said it holds about 75 people with chairs only and with tables and chairs it holds 40 to 50. Council Member Clemson asked how many could meet in the rooms in the Copeland House. Ms. Moreno said perhaps two or three in each room. Council Member Clemson said she appreciates all that the Historical Organization does to preserve the city's history and she felt it would be wise to keep the building at this time and that eventually she would like a full-time person and to be open more hours. She said she would like the building to be renovated.

Mayor Pro Tem Wooldridge asked if the Council decided to renovate the building, where would the organization meet in the meantime. Amy Sprinkles, Marketing Director, said the roof is the critical need and once it is done, the renovation could take place room by room. She said there is asbestos in the walls and floors. She pointed out that if the renovations exceed \$50,000 it triggers ADA requirements

Mayor Jensen, said the estimate for renovation is somewhere between \$300-400,000 and they would have to vacate during renovation because of asbestos. Council Member Fregoe asked Mr. Hart about tearing the building down and renting it. Mr. Hart said one option would be parking for the Anderson Building. Council Member Shotwell said the owners of the Anderson Building bought the Grand Prairie audio building. Mr. Hart said he was comfortable with any way this works out but it would need to be renovated properly. He added there was not a bad decision either way. He recommended putting it on the agenda for consideration.

Deputy Mayor Pro Tem Copeland asked how the organization would get funding from the Hotel/Motel tax. Mayor Jensen said the organizations can apply and and if eligible would be considered by they do not automatically get it. Ms. Sprinkles said they could get 15%. Mayor Jensen said as more hotels are built, there would be more money available. Deputy Mayor Pro Tem Copeland asked if it could be backdated to 2000. Ms. Sprinkles said the amount they received was not 15%. She said funds have been budgeted over the years for maintenance. Council Member Shotwell said there are more historical entities than the Historical Organization (i.e. Copeland and Bowles Homes). Deputy Mayor Pro Tem Copeland asked Ms. Moreno if the organization would spend \$33,000 on the project. Ms. Moreno said she would need to check with the membership, but she would be willing. Mayor Pro Tem Wooldridge asked if the city could pay for the roof, then the organization would be in charge of maintenance. Mr. Hart said he would want to do all of the renovation. Mayor Jensen stated that whatever Council makes as a motion and approved is what will be done. Council Member Swafford said he would like to see what we will spend as a certain amount in the motion. Mayor Pro Tem Wooldridge asked how much it would cost to tear down. Ms. Sprinkles said it would cost \$50,000.

Deputy Mayor Pro Tem Copeland asked if the organization would apply for HO apply for

Hotel/Motel tax. Ms. Moreno said she would. Deputy Mayor Pro Tem Copeland said if the project is estimated to cost \$300,000 and the organization's portion is \$30,000 a year, would the organization forego the hotel/motel tax for that. Council Member Shotwell said he would add if Council decides to tear it down it is a moot point. He said they need a guarantee that the building will be used for other entities. Mayor Jensen said that can be made part of the motion. Deputy Mayor Pro Tem Copeland said he wanted his suggestion as part of the motion. Ms. Moreno said someone wanted to know why the city's bid was so much more. Ms. Sprinkles said the City Attorney has said the organization cannot make the repairs since it is a city-owned building.

Mr. Hart announced that Marty Wieder, Economic Development Director, would be chairing the North Texas Economic Development Association. He also announced that city had receive a 5 rating from FEMA which would result in a discount on home insurance. Mr. Hart recognized Lynn McGinley, who was retiring from the Chamber of Commerce at the end of December.

Presented

2 Library STEAM Programming - Presented by Amy Sprinkles, Library/Marketing Director, and Mia Harris

Caitlin Milligan gave a presentation on some of the programming involving STEM in early childhood learning. She said that STEMP jobs will soon be growing at twice the rate as they are currently. Mia Harris gave examples of incorporating STEM into programs for various ages.

Presented

3 Parks, Arts and Recreation Marketing Update - Presented by Kelly Eddlemon and Brandon Huether

Kelly Eddlemon, Parks, Arts and Recreation Department, said his job is to let people know what great things the department is doing. He gave a re-cap of the marketing plan including website, social media; signage; print and media buys. He said the department had recently received a Texas Recreation and Parks award for the marketing of Prairie Lights. The Parks Department maintains 11 different websites with 21 URLs.

Brandon Heuther stated the "Life is Grand" brochure is produced three times a year and is distributed to 62,000 households. He said there will be a special edition for The Epic/Epic Waters. Mr. Eddlemon that in the past funding was scarce so they were not able to continue distributing to all households and there was a significant drop off in recreation center participation. Mr. Heuther said the department has 15 Facebook accounts; three Twitter accounts; two Instagram accounts; and one YouTube account.

Council Member Clemson asked when Epic Waters would open. Mayor Jensen said staff is estimating January 2018.

Presented

Agenda Review

Mayor Pro Tem Wooldridge said the Consent Agenda items are number 7 through 23. He asked if anyone had questions. Council Member Shotwell asked if Item 15

(Change Order 10 for Lee Lewis Construction) had been reviewed by the Finance and Government Committee. Council Member Giessner stated that it had and some items were being value engineered out and the committee recommended approval. Mr. Shotwell referred to Item 21 (Main Street and Jefferson area storm drain project) and asked if the change order would change the timeline. Romin Khavari, City Engineer, said the project was ahead of schedule and would be finished toward the end of the year and this change order would not extend the timeline. He said that contractually, this extends the time, but they say they will finish earlier.

Mayor Pro Tem Wooldridge said Items 24, 25, and 26 will be tabled; and Items 27, 28, 29 were to be considered for approval.

Executive Session

Mayor Jensen convened a closed session at 5:40 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Jensen adjourned the closed session at 6:00 p.m.

Recess Meeting

Mayor Jensen recessed the meeting at 6:00 p.m.

6:30 PM Council Chambers

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

The Invocation was given by Gwen Massey, Vice-Chair, Baha'I Local Spiritual Assembly of Grand Prairie. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Tony Shotwell.

Presentations

- 4** Annual Cowboy Cops Check Presentation to Special Olympics - Presented by Chief Steve Dye
- Police Chief Steve Dye presented a \$20,544 check from the Cowboy Cops Rodeo to Special Olympics representative.*
- Presented**
- 5** Proclamation Recognizing Hector Montoya - Presented by Mayor Ron Jensen
- Council Member Del Bosque read a proclamation honoring Hector Montoya for his project of distributing 10,000 smoke detectors. Mayor Jensen presented the proclamation.*
- Presented**

- 6 Honoring The Summit Ceramic Club Texas State Fair Ribbon Winners - Presented by Mayor Ron Jensen

Mayor Jensen recognized members of the Summit Ceramic Club for winning Texas State Fair ribbons. Mayor Jensen also recognized the Wood Carvers who were present.

Presented

Consent Agenda

Mayor Pro Tem Wooldridge moved, seconded by Council Member Fregoe, to approve Consent Agenda Items 7 through 23 and close the public hearings and table Items 24 through 26 on the Public Hearing Consent Agenda and approve Items 27, 28, and 29 on the Public Hearing Consent Agenda. The motion carried unanimously.

- 7 Minutes of the August 25, 2017 Special Council Meeting (Budget Workshop); Minutes of the November 1, 2017 Special Council Meeting; Minutes of the November 7, 2017 Council Meeting

Approved on the Consent Agenda

- 8 Price agreement amendment and renewal #1 for Security Systems Monitoring, with Dallas Security Systems, Inc., at an estimated annual cost not to exceed \$48,505.92 and for a total cost not to exceed \$242,529.60 if all four one-year renewal options are exercised; this action would amend the current contract establishing four (4) additional one-year renewals as well as executing renewal #1 extending the contract through December 31, 2018; and authorize the City Manager to execute any additional 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

- 9 Price agreement for PHPM-50 from Professional Coating Technologies, Inc. DBA Fastphalt through a master inter-local agreement with the City of Mesquite at an estimated annual cost of \$30,000 for one year with the option to renew for ----two (2) additional one year periods totaling \$90,000.00 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

- 10 Price agreement for 2018 ½ ton extended cab pickups and 2018 ½ ton crew cab

short box pickups from Grapevine DCJ, LLC (up to \$378,312.00 annually) for a one year term

Approved on the Consent Agenda

- 11** Price agreement for one year only to purchase 2018 police pursuit vehicles (PPV) CC15706 2WD Tahoes from Freedom Chevrolet not to exceed \$871,765

Approved on the Consent Agenda

- 12** Price agreement renewal #3 for large water meter testing and repair services with UWS, Inc. in the estimated annual amount not to exceed \$24,950 for a total contract value not to exceed \$74,850.00 if all renewal options are exercised

Approved on the Consent Agenda

- 13** Purchase of the following for Parks and Recreation: one (1) 2018 Toro Sand Pro 5040 (\$20,963.07), one (1) 2018 Toro GM3280-D 2WD (\$21,000.33) and one (1) 2018 Toro GM4000-D (\$63,594.52); and, one (1) 2018 Toro LCE 74960 (\$9,995.29) for Airport all from Professional Turf Products for a combined total of \$115,553.21 through a national, interlocal agreement with Buyboard

Approved on the Consent Agenda

- 14** Contract Change Order/Amendment #8 with Itron, Inc. for the City-Wide Automated Metering System installations in the amount of \$1,959,158 (this item was tabled at the October 17, 2017 Council Meeting)

Approved on the Consent Agenda

- 15** Change Order/Amendment No. 10 with Lee Lewis Construction, Inc. in the amount of \$797,413 for mechanical louver revisions, basement areaway wall adjustments, door changes from wood to fiberglass, door hardware adjustments to coordinate with planned operations, structural concrete pier depth reconciliation, removal of shower doors, glazing type changes in glass doors, elimination of mechanical room glazing, addition of door access into lazy river wave generation room, expansion of synthetic turf to include outdoor Epic Fit space, basketball wood flooring revision, exterior video board addition and lock modification for locker room patron lockers

Approved on the Consent Agenda

- 16** Change Order No.1 to the Interlocal Price Agreement with awarding entity (City of Arlington) to Reynold Asphalt in the amount of \$75,000; future renewals are also requested to be increased to a total annual amount of \$375,000

Approved on the Consent Agenda

- 17** Purchase of security equipment and installation for Prairie Paws Adoption Center Renovation from Knight Security in the amount of \$143,224.38 through a national interlocal agreement with Department of Information Resources (DIR)

Approved on the Consent Agenda

- 18** Change Order/Amendment No. 3 with Insight Research for Planning Services/Economic Analysis services in the amount of \$15,000

Approved on the Consent Agenda

- 19** Professional Services Contract with Halff Associates, Inc. for the engineering design and construction services for the addition of a right turn lane from eastbound IH-20 frontage road to southbound Lake Ridge Parkway in the amount of \$87,310

Approved on the Consent Agenda

- 20** Amendment/Change Order No. 4 with McMahon Contracting, L.P. for Drainage Improvements (#Y1118): Section 1-Cottonwood Creek Culvert Improvements at Great Southwest Parkway; Section 2 Oakdale Road Culvert Improvements in the total amount of \$122,667.95

Approved on the Consent Agenda

- 21** Ordinance amending the FY 2017/2018 Capital Improvement Projects Budget; Change Order/Amendment No. 2 in the net amount of \$333,965.05 with Texas Standard Construction for the Main Street and Jefferson Area Storm Drain Improvements project

Adopted

Enactment No: ORD 10390-2017

- 22** Ordinance amending the FY 2017/2018 Capital Improvement Projects Budget; Construction Contract with McMahon Contracting, L.P. in the amount of \$4,134,454.19 for Fish Creek Road from Beltline Road to IH-20 ; Material testing with Team Consultants, Inc. in the amount of \$87,190; 5% contingency in the amount of \$206,723; In-house engineering in the amount of \$103,361; street lighting estimated at \$25,000 for a total project cost of \$4,556,728.19

Adopted

Enactment No: ORD 10391-2017

- 23** Ordinance authorizing the City Manager to execute an Easement Abandonment Quitclaim at 7500 Lake Ridge Parkway to HPC Lake Ridge Residential Ltd

Adopted

Enactment No: ORD 10392-2017

Public Hearing Consent Agenda

- 24** S171104 - Site Plan - Mira Lagos Townhomes North (City Council District 4). A residential townhome development on 16.19 acres. Tracts 2.3, 2.7, 3.1, 3.2, 3.3, 4.1, B B B & C RR Survey, Abstract 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, within the Lakeridge Overlay District, and located west of Lake Ridge Parkway on the north side of S. Grand Peninsula Drive. The applicant is Ben Luedtke, Mira Lagos East Investors Group, Ltd.
City Council Action: December 12, 2017
Tabled
- 25** SU171102 - Specific Use Permit - All Storage (City Council District 2). Specific Use Permit request for Mini-Storage uses on an existing min-storage facility. Lot 1R, Block A, Enterprise Commercial Park Addition, City of Grand Prairie, Dallas County, Texas and addressed as 1102 W Pioneer Parkway. Zoning is C, Commercial District. The applicant is Coy Quine, Quine Associates, and the owner is Mark McDowell, Pioneer Drive-Thru Self Storage, Ltd.
City Council Action: December 12, 2017
Tabled
- 26** SU171002/S171002 - Specific Use Permit/Site Plan - QuikTrip, QT 953 Addition Revised, Block A, Lot 1R (City Council District 1). A request to approve a Specific Use Permit and Site Plan to allow for more parking to an existing convenience store with gasoline sales. The 2.58 acre property is zone PD-217, Planned Development-217 District and lies within the Belt Line Corridor Overlay District. The property is generally located on the East side of N. Belt Line Rd. The property is address as 1110 N. Belt Line Rd. The owner/applicant is John Pimentel, QuikTrip. The property is address as 1110 N. Belt Line Rd. The owner/applicant is John Pimentel, QuikTrip. (On November 6, 2017, the Planning and Zoning Commission tabled this case by a vote of 9-0).
Tabled
- 27** S171103 - Site Plan - Zaza Auto (City Council District 5). A request to approve a site plan for three (3) major auto repair shops on one lot on 0.818 acres. Two of the proposed shops are single story, single tenant, 3,200 square feet; with the third single story shop being 1,800 square feet. The 0.818 acre property is located in the William C. May Survey, Abstract No. 891, being Idlewild Heights Addition, Block 4, Lot 15 and Lots 40-43. The property is generally located west of Camden Drive and approximately 558 feet south of E. Jefferson Street (more specifically addressed at 365 Camden Drive). The property is zoned Heavy Industrial (HI) District and is within the Central Business District Corridor, Section 4 (CBD-4) District. The agent is Joe Ezzell, Ezzell & Associates, the applicant is Timothy

Mankin, Peiser & Mankin Surveying, LLC, and the owner is Hassan Alizaza. (On November 6, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Hassan Alizaza, 365 Condor, was present to answer questions.

Approved

28

Z171101/CP171101 - Zoning Change/Concept Plan - Ramirez Residence, Jacob Watson Survey, ABST 1632 (City Council District 4). Rezoning of 2.85 acres from A, Agriculture District to a Planned Development District for the purpose of creating two single-family residential lots including a barn conversion to a home. Tracts 1A and 1B, Joab Watson Survey, Abstract No. 1632, City of Grand Prairie, Tarrant County, Texas. Generally located northwest of the intersection of Broad St. and Day Miar Rd. and addressed as 4665 E. Broad St. Zoned Agriculture (A) District. The applicant is Bryan Connally, CBG Surveying and the owner is John Ramirez. (On November 6, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Adopted

Enactment No: ORD 10394-2017

29

TA171101 - Text Amendment - Infant Changing Stations - Article 11: Performance Standards within the Unified Development Code - to add a section requiring infant changing stations at all full-service restaurants. The owner/applicant is The City of Grand Prairie. (On November 6, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Adopted

Enactment No: ORD 10393-2017

Public Hearing on Zoning Applications

30

S171101 - Site Plan - Carrier Parkway Offices (City Council District 5). Site Plan for three office single-story medical office buildings totaling 20,000 square feet on a 2.56 acre tract. Tract 6.23, Elizabeth Gray Survey, Abstract No. 517, in the City of Grand Prairie, Dallas County, Texas and generally located northwest of the intersection of S. Carrier Parkway and Bennie Lane. Zoned PD-12, Planned Development. The agent is Walter Nelson, Walter Nelson and Associates and the owner/applicant is Fray Webster, Bramata. (On November 6, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

David Jones, Chief City Planner, reviewed Case S17101, a site plan for three office buildings. Mr. Jones said two buildings would be identical and a third larger building would be 10,000 sq. ft. The applicant requested variances for a 15' buffer rather than the required 20' buffer from the rear yard setback; and a variance from the required 50% window requirement for the smaller buildings. The applicant requested 24%

window coverage. Mr. Jones said buildings that were recently approved in this area have these typical articulations. The applicant is maintaining a 30% landscaping buffer from Carrier. Mr. Jones said the Planning and Zoning Commission recommended approval with the variances as did staff.

Walter Nelson, 3012 Hobble Court, submitted a speaker card in support of this item.

Council Member Shotwell moved, seconded by Council Member Clemson, to close the public hearing and approve Case S171101. 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

31

SU171101 - Specific Use Permit - 2911 S. Great Southwest Parkway (City Council District 2). Specific Use Permit for Transfer and Storage Terminal use in conjunction with a proposed 270,400 square foot office/warehouse building. Tracts 1B02 and 1B04, Jose Gill Survey, Abstract No. 567, City of Grand Prairie, Tarrant County, Texas, generally located east of S. Great Southwest Parkway and approximately 623 feet north of W. Warrior Trail. Zoned LI, Light Industrial district. The agent is Dan Gallagher, the applicant is Chris Jackson, Stream Realty Acquisition LLC, and the owner is Concetta Nolan. (On November 6, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Mr. Jones reviewed Case SU171101 for transfer and storage terminal uses. 271,000 spec industrial building in industrial zoning. Mr. Jones said the applicant has requested trucking uses and outside storage of trailers which is allowed in light industrial zoning. If it is within 300' of residential, it requires an SUP. The Planning and Zoning Commission they had some concerns about noise with a 24-hour operation and made a recommendation for approval based on meeting with the adjacent HOA to discuss implications of this operation and the applicant met with the President of the Silverado Springs PID and staff made a phone call to let the president of Silverado Springs PID welcoming any questions he may have and there has been no further communication from the Silverado Springs PID. The applicant was requested to limit the 24-hour operation to the southern side, however, the applicant has responded that to make the operation viable they would need 24-hour operation on both sides. The third recommendation from the Planning and Zoning Commission was for a higher wall with sound reflecting capabilities. Mr. Jones said the applicant has proposed to fulfill that request. The final Planning and Zoning Commission recommendation was to add berms and taller foliage on the north side of the property. There is an existing pipeline easement to the east the building that may complicate doing grading work for the berms but the applicant has agreed to discuss this with the pipeline company and install more trees to help with noise issues. Mr. Jones said staff recommended approval subject to what the applicant has agreed to do.

Council Member Swafford asked for clarification from Mr. Jones on the following recommendations: that the PID did not have objections to this project; the 24-hour operation recommendation from the Planning and Zoning Commission is not being considered; and the wall with sound reflecting capabilities and terms and taller foliage

are still open. Mr. Jones said the requirement is for a 7' wall and the applicant has agreed to that and the applicant said they would go higher if requested. Council Member Swafford asked Mr. Jones if the 7' wall would meet what the Planning and Zoning Commission intended for it to do. Mr. Jones said that it would. Mr. Swafford asked if the type of wall should be included in the motion. Mr. Jones said that it should. Council Member Swafford referred to the recommendation for the berms and taller foliage on the north side and that the applicant would need to meet with the pipeline company to discuss this. He asked Mr. Jones if there should not be more direction than that. Mr. Jones said it could be approved with a condition. Mr. Swafford suggested including in the motion for the applicant to negotiate with the pipeline company to satisfy requirements that would be approved by staff.

Deputy Mayor Pro Tem Copeland asked what the traffic flow would be on Great Southwest Parkway. Mr. Jones said the applicant was proposing to install a left turn lane as part of their improvements. Mr. Copeland asked if someone is southbound on Great Southwest Parkway, it would be a left turn to access this development. Mr. Jones said that was correct. Mr. Copeland asked if there would be a way to not allow them a left turn going south onto Great Southwest Parkway or a right turn only going south onto Great Southwest Parkway to Arkansas to access SH360. Mr. Jones said that would have to be discussed with the applicant.

Dan Gallagher, 13455 Noel Road, Suite 700, Dallas, TX 75240, said they are dedicating 10' of right-of-way and in speaking with the city's Transportation Engineer, Daon Stephens, he was not concerned about the capacity of that road, but would refer to the applicant to answer specific questions about traffic. Deputy Mayor Pro Tem Copeland asked Mr. Gallagher how the applicant's construction schedule tie in to the city's construction timeline. Walter Shumac, Transportation Director, said this project will be in front of the city's construction project. He pointed out that the city's project does not go as far north as this site. Mr. Copeland expressed concerns about truck traffic headed to I-20 and asked if there would be a way to divert traffic to Arkansas Lane or SH303. Mayor Jensen asked if the no left turn was made part of the motion would that stop this project. He said they could still go north and turn onto Arkansas or SH303 to go to I-20.

Albert Jerrell, Stream Realty Partners, 2001 Ross Avenue, Suite 400, Dallas, said the company would prefer not to have restrictions on right and left turns because that could hinder operations.

Mayor Jensen said once additional lanes are added to Great Southwest Parkway there will be times the trucks will not be able to turn left. Deputy Mayor Pro Tem Copeland said his concern was that the truck driver will get tired of waiting and would ease on out in a left turn onto northbound traffic and block all traffic. Mr. Copeland asked if there would be direct ingress and egress directly on Great Southwest Parkway. Mr. Jerrell said the only access is from and onto Great Southwest Parkway. He said there are two entrances; one on the north and one on the south side of the building. Mr. Copeland asked if they make their access from and onto Warrior Trail. Mr. Jerrell said they would have to acquire property because they are not located on the corner. Deputy Mayor Pro Tem asked if this was a warehouse facility. Mr. Jerrell said it was a distribution facility, light assembly and storage. He said there would be truck bays on the north and south side of the building.

Council Member Giessner asked Mr. Shumac asked if the city required a Traffic Impact Analysis. Mr. Shumac said this operation did not meet the requirements for a TIA. Mr. Giessner noted that most drivers would want to get to I-20 the quickest way.

Council Member Shotwell asked if a truck leaves this facility and tries to make a left turn going south, it would require the median cuts to be made wide to allow the turn. Mr. Shotwell noted that at SH161 and Main and at SH161 and Jefferson that many times trucks making the turns hit other vehicles. Mr. Shumac said he could not answer that at the moment, but engineers use truck templates to show the scale and this would be looked at on the civil plan.

Council Member Swafford clarified that this was not a zoning case, it was an SUP. He said the only reason it required an SUP is because it is within 300' of a residential area. Mr. Swafford said he wanted to clarify that before he made a motion because he would not be including any construction that is not normally required on Great Southwest Parkway.

Council Member Swafford moved, seconded by Council Member Del Bosque, to close the public hearing and approve Case SU171101 with the following recommendations from staff: for a 7' masonry wall adjacent to the residential area; berms and foliage to be approved by staff. The motion carried.

Ayes: 7 - Mayor Ron Jensen; Mayor Pro Tem Jeff Wooldridge; Council Member Mike Del Bosque; Council Member Jorja Clemson; Council Member Richard Fregoe; Council Member Greg Giessner and Council Member Jim Swafford

Nays: 2 - Deputy Mayor Pro Tem Jeff Copeland and Council Member Tony Shotwell

Enactment No: ORD 10395-2017

32

SU171103 - Specific Use Permit - NaturoMulch, John Spoon Survey Abst 1326 (City Council District 1). Specific Use Permit authorizing the construction of one building for office commercial use and to allow sales of playground mulch and other landscaping materials with Outdoor Storage on 3.385 acres. Tracts 17 and 22, John Spoon Survey, Abstract No. 1326, City of Grand Prairie, Dallas County, Texas generally located on the north side of W. Shady Grove Road approximately 1,800 feet east of SH 161 and addressed as 690 and 706 W. Shady Grove Road. Zoned Light Industrial (LI) District, within the SH 161 Overlay District. The agent is Luis Salcedo, Salcedo Group Inc., the owner/applicant is Omprakash Goyal. (On November 6, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Mr. Jones reviewed Case Su171103, for outdoor storage in an industrial district on 3.385 acres. He said the intended use is the sale, storage and distribution of mulch and groundcover, and sale of playground and landscaping equipment with some display areas and a small office building. The landscaping plan meets requirements. The sales office conforms with requirements of the SH161 Overlay District. The applicant has proposed some storage bins for their material which will be visible from the street. Outdoor storage in an overlay district requires a masonry wall and staff has worked with the applicant to ensure that the bins resemble a screening wall, and what the applicant has proposed meets that requirement. There is also a covered storage area comprised of stone and masonry. The operating hours would be Monday through Saturday between 7:00 a.m. to 6:00 p.m. Mr. Jones said the applicant requested an appeal for gravel in place of concrete in the area adjacent to the inventory bins. He said staff and the Planning and Zoning Commission recommended approval with the condition that asphalt drive aisles, parking spaces, and fire lane be shown as concrete.

Council Member Shotwell asked for clarification on what area would be travel and what would be concrete. Mr. Jones said pointed out the areas that would be asphalt, gravel and concrete. Mr. Shotwell said he had concerns about the maintenance of the gravel area and asked if there was any stipulation in the ordinance for such maintenance. Mr. Jones said since this is an SUP they would be subject to inspections by Code Enforcement and can be made a condition in the ordinance.

Luis M. Salcedo, 110 SW 2nd Street, was present to answer questions.

Council Member Clemson moved, seconded by Council Member Shotwell, to close the public hearing and approve Case SU171103 with the addition to the ordinance for the requirement of maintenance of the gravel with appropriate Code inspections. 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 10396-2017

33

SU171104/S171102 - Specific Use Permit/Site Plan - Mayberry Gardens (City Council District 6). Specific Use Permit and Site Plan authorizing the construction and operation of an assisted living facility on 4.85 acres. Lot 2, Block 1, Westchester Town Center Phase Three A, City of Grand Prairie, Dallas County, Texas, zoned PD-136C, and located at 540 E. Polo Road. The agent is Steven Homeyer, Homeyer Engineering, the applicant is Wes Staub, Mayberry Gardens, and the owner is Jason Yagci, Charter School Solutions. (On November 6, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Mr. Jones reviewed Case SU171104/S171102 for an assisted living facility with six buildings and up to 16 residents each. Buildings are designed to look like residential homes and will be staffed with a manager at all times. One unit would be certified as an Alzheimer's and dementia home that would be gated. The landscaping and screening plan meets all requirements with one exception for the masonry screening wall on Polo and the applicant has requested to do a wrought iron wall with masonry columns. Mr. Jones went over staff recommendations including that the fence be moved back from Polo because of some visibility issues and the applicant has agreed to make that change. The second recommendation was for kitchens to be constructed to commercial standards but staff agreed that if the patient population was kept to 16 that would not be necessary. The final recommendation was that the Alzheimer's and dementia home be constructed to institutional standards but unless there are bedridden patients they can build to the same standard as the other buildings. Staff's revised recommendations are that the number of residents in each residential building not exceed 16; the operator must not house a resident who is bedridden or who requires more than limited verbal of physical assistance to evacuate the building; and the operator must comply with licensing standards for assisted living facilities. Mr. Jones clarified this SUP runs with the land, not the operator.

Council Member Swafford asked Mr. Jones what the final recommendation was for the kitchens. Mr. Jones said that the kitchens will be constructed to the standard they are proposed so long as the resident level remains at 16. Mr. Jones clarified the

recommendations that were made to the Planning and Zoning Commission and subsequent staff recommendations after reviewing the applicant's plan more thoroughly.

Adrian, Hewitt, 3272 N. Garland Avenue, Garland, TX; Steven Homeyer, PO Box 294527 Lewisville, TX; and Wes Staub, 3272 N. Garland Avenue, Garland, TX, submitted speaker cards in support of this item.

Mayor Pro Tem Wooldridge moved, seconded by Council Member Clemson, to close the public hearing and approve Case SU171104/S171102 as per staff's revised recommendations.

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 10397-2017

34

Z171102 - Zoning Change - Cedar Ridge subdivision -Tracts, 3B, 3B01, 3D, 3E, 3F Caroline M. Adams Survey, Abstract No. 38, City of Grand Prairie, Tarrant County, Texas (City Council District 6). Zoning Change from Agricultural to PD, Planned Development for the development of 44 single-story and two-story homes. The 14.38-acre property is zoned Agriculture (A) District, within the Lake Ridge Overlay District, addressed as 1221, 1227, 1231 Day Miar Rd. and generally located at the intersection of Day Miar and E. Seeton Rd. The applicant is Collier Bailey, Skorburg Company. (On November 6, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Mr. Jones reviewed Case Z171102 for a zoning change for 44 single-family homes on 14.38 acres. Mr. Jones showed the proposed layout of the lots at Day Miar Road and Seeton Road. He said there would be seven open space lots maintained by the HOA. He said this is similar in density to adjacent developments. The applicant requested an exception to the minimum side yard setback of six feet to five feet. The applicant will provide 30% non-front entry garages with minimum lot width of 65 feet and a minimum lot depth of 110 feet. Mr. Jones said staff and the Planning and Zoning Commission recommended approval.

Council Member Shotwell asked what the average size of lots would be. Mr. Jones replied he was exactly sure what the average was but he would estimate it would be between 7500 and 8500. Council Member Swafford asked if the reduced side yard setback allowed them to develop more lots. Mr. Jones said he did not believe it allowed them more lots but allowed more room for J-swing garages or a larger house.

Collier Bailey, 3214 Westchester Street, Suite 710, Dallas, TX 75225, was present to answer questions. Mayor Pro Tem Wooldridge asked Mr. Bailey about the seven lots that would be the responsibility of the HOA. Mr. Bailey said at both entrances there are two open space lots and one near the cul-de-sac and at the curve where the mail kiosk will be.

John Arnold, 3214 Westchester Street, Suite 710, Dallas, TX 75225, submitted a speaker card in support of this item.

Mayor Pro Tem Wooldridge moved, seconded by Council Member Swafford, to close the public hearing and approve Case Z171102 as presented by 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

Enactment No: 10400-2017

35

SU141101B/S141101B - Specific Use Permit Renewal - 1629 E. Main St (City Council District 5). A request to extend the deadline for improvements related to Specific Use Permit No. 973A and Ordinance No. 10196-2016. The property is described as Lot 1, Block 2, D.W. Klein Addition, located at 1629 E Main St and zoned Light Industrial (LI) District within Central Business District, No. 3. The owner and applicant is Hamid Moussavi. (On October 2, 2017, the Planning and Zoning Commission recommended denial of the request for an extension, by a vote of 8-0). (This item was tabled at the October 17, 2017 City Council meeting).

Mr. Jones reviewed Case SU1411001B/S141101B which was initially approved in 2015. He said the applicant had been operating since 2000 but has had some Code violations. The SUP was approved to legalize some operations that were taking place. A condition of the SUP was that some improvements be made to the property including constructing a concrete fire lane to the back of the property in the first phase to take place over 180 days. To make way for the fire lane, the existing buildings had to be demolished and rebuilt. Phase two was to take place over two years and that involved straightening out the fire lane and straightening out the access from E. Main Street. Mr. Jones showed the area that was to be paved by September 2017. The applicant informed staff he would not be able to meet that deadline and has requested a two-year extension. Mr. Jones said over the course of the last few years there have been more code violations. One particular violation that occurs often is parking in the fire lane. Since the applicant went to the Planning and Zoning Commission in October, the gate has been relocated and the fire lane has been straightened out. Mr. Jones showed pictures of repair work being done on the property and outdoor storage. The Planning and Zoning Commission recommended denial of the extension request as did staff. Staff also recommended that use of the unpaved area be suspended between the south property line and the back of the building for storage or paking of vehicles until paving is completed; and that all auto repair work cease within the unenclosed/canopy area and not resume until the canopy is permitted as a building; and that the modifications to the gate be inspected.

Council Member Shotwell asked if the fire lane was marked. Mr. Jones replied that it was but there is still parking in the fire lane. Deputy Mayor Pro Tem Copeland asked if the non-permitted structures need to be torn down or just stopping repair work in them. Mr. Jones said repair work would need to cease.

Danny Massavi, 1629 E. Main Street, said he had run out of funds to complete the project. He said at the time of the SUP his father agreed to do the concrete at the rear of the property and the fire lane. He said they had spent over \$150,000 to comply with the SUP and do not have sufficient funds to complete the improvements and have requested this extension to secure funds. Mayor Jensen asked Mr. Jones if Council denied the extension, would that shut down the business. Mr. Jones that was correct.

Mayor Jensen stated that the fire lane must remain open and the gravel area cannot be used for parking or repairs until it is paved. Mr. Massavi said not allowing them access to that portion of their property would cripple the business. He said no repairs have been done in the gravel area, it is just used for parking. Mr. Massavi said they had recently changed the location of the gate so many clients continue to think they can park there but they are being asked to move their vehicles.

Deputy Mayor Pro Tem Copeland said his main concern was with the non-permitted buildings where it appears that auto repairs are being done. Mr. Massavi said they had to remove a large portion of the existing building and Planning staff at the time instructed them on what they needed to do to get the SUP approved. Since then there has been new Planning staff and he was trying to work with them to get into compliance. He said they were told initially if they constructed a fire wall it would be considered a building rather than a carport. Mr. Massavi said they are not working under the carports. Mr. Jones said the issue is what they were permitted for and what they are actually being used for. He said they are permitted as a storage area. He added that as far as the fire wall they would need an updated building permit to allow repair work to be done in that area. Mr. Massavi said when he worked with Mr. Hinderaker and Mr. Howard (former Planning staff) they were working hand in hand with them and they seemed to understand what a financial burden they were undertaking with this project and he felt they were making some exceptions but now those exceptions are not acceptable to current staff.

Council Member Shotwell said when this first came to Council, the applicant was asked how long it would take to do the paving and the applicant responded two years. He asked Mr. Massavi if he would have a problem getting the building permits. Mr. Massavi said they would not. Mr. Shotwell said the buildings needed to be inspected and permitted because it may be okay for storage but it may be unsafe for someone to be doing auto repairs in it. He said work should not be taking place there until it is permitted. Council Member Shotwell said the paving is required by city code. He asked Mr. Jones if the fire lane was completed. Mr. Jones said it is supposed to go all the way to the back and across but it does not go all the way back at this time. Mr. Massavi said at the beginning of the SUP process they were given a turnaround design from the Fire Department. He said most of the images Mr. Jones was showing were taken prior to the relocation of the gate. Council Member Del Bosque asked Chief Dye to have the Code department to work with the applicant. Mayor Pro Tem Wooldridge said there were pictures shown parts of cars that were delivered with front ends on crates and that the applicant said that was the only way he would ever take parts off something to put it on. Mr. Massavi said that was correct. He said they are a re-builder and as part of the SUP nothing is ever there more than 90 days unless it requires more time in the shop. Mayor Pro Tem Wooldridge asked what the cars were for that were parked in the back. Mr. Massavi said that was inventory and in line to get in the shops but none were for parts. Deputy Mayor Pro Tem Copeland said Council did not want to negatively impact a business and asked what the bids were for the work that is required. Hamid Massavi, 1629 E. Main Street, replied it would be around \$180-190,000. Mr. Copeland asked how much money they currently had for the project. Mr. Massavi said they would do a portion every three months it would be finished in two years. Deputy Mayor Pro Tem Copeland said that plan could have been started two years ago. Mr. Massavi said they did the front part that cost \$150,000 including the building relocation. Mr. Massavi said his father had his home for sale for some time trying to fund this project because he has equity in his home but it has not sold. He said they would put it back on the market to fund this project.

Council Member Shotwell moved, seconded by Deputy Mayor Pro Tem Copeland, to close the public hearing and approve Case SU171101B/S141101B

with the following stipulations: not take away the SUP and allow one year to add concrete north of the fire lane and if this is done, allow another year on the south side; no work in unpermitted buildings. 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 10398-2017

Items for Individual Consideration

36

Second reading and adoption of an ordinance granting (renewing) a 20 year non-exclusive electric Franchise to Oncor Electric Delivery Company, L.L.C.

Gina Alley, Senior Assistant to the City Manager, stated this was the first of two readings renewing a franchise agreement with Oncor Electric Delivery with the same terms. She said there are still some issues to work out regarding the "favored nations" clause. Ms. Alley said the Finance and Government Committee will review this franchise renewal at their December 12 meeting prior to the second reading by the full Council. Mayor Jensen stated that since this was the first reading, no action was required by Council at this time.

Approved on First Reading

37

Resolution authorizing an Economic Development Agreement and Five-Year Tenant Lease with Option to Renew for one Five-Year Term with Alchemy Events, LLC, for the Construction and Operation of a Restaurant at 321 Main Street

Marty Wieder, Economic Development Director, said the Council had been briefed regarding this economic development agreement in executive session. He said the agreement is for the construction and operation of a restaurant at 321 Main Street.

Joe, Diane and Ryan Ewers, 1502 Canterbury Court, submitted speaker cards in support of this item.

Council Member Shotwell moved, seconded by Deputy Mayor Pro Tem Copeland, to authorize the economic development agreement with Alchemy Events as presented in the December 12 executive session and table the Five-Year Tenant Lease to a later date. The motion carried unanimously.

Enactment No: RES 4918-2017

38

Ordinance amending the Code of Ordinances, Chapter 29 "Code Compliance," by the addition of Article VIII: CONVENIENCE STORE SECURITY, providing for a cumulative clause, a savings clause and a penalty clause; and to become effective upon passage, approval and publication

Chief Ronnie Morris outlined the main points of the proposed convenience store security ordinance. He said the ordinance will require a registration process with no fee; surveillance cameras with video recording and storage; alarm system; security signs and drop safes; height markers; trespass affidavits; and visibility. Chief Morris

said the cost for all these requirements should not exceed \$1,000.

Council Member Fregoe moved, seconded by Council Member Shotwell, to approve the ordinance for convenience store security requirements. The motion carried unanimously.

Enactment No: ORD 10399-2017

Citizen Comments

There were no citizen comments.

Adjournment

Mayor Pro Tem Wooldridge welcomed Mission Foods. He said the company has made a \$200 Million investment here in Grand Prairie.

Mayor Jensen adjourned the meeting at 8:08 p.m.

The foregoing minutes were approved at the December 12, 2017 meeting.

Catherine E. DiMaggio, City Secretary