



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, July 18, 2017

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** 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
Council Member Jim Swafford
- Absent** 2 - Deputy Mayor Pro Tem Jeff Copeland
Council Member Tony Shotwell

Staff Presentations

Mayor Ron Jensen introduced guests Town Manager Tom Class and Council Member Eric Jensen from The Town of Trophy Club.

1 Briefing on Senate Bill 4 - Presented by Chief Steve Dye

Chief Steve Dye gave a briefing on Senate Bill 4. Chief Dye discussed the Four Major Components of SB4, Victims and Witnesses, Exceptions, Complaint and Enforcement Process, Penalties for Local Entities, Current and Future GPPD Processes and Educational Efforts and Policy Considerations.

Presented

2 "14 High - Let Us By" - Tree Trimming - Presented by Robert Fite, Fire Chief

Chief Robert Fite and Steve Collins, Code Enforcement Manager presented a video on "14 High - Let us By" tree trimming requirements. Chief Fite mentioned that over hanging tree limbs can delay emergency vehicles, cause damage to costly city and school district vehicles and noted the importance of keeping limbs trimmed away from traffic signs, signals and street name signs.

Presented

Agenda Review

Mayor Pro Tem Wooldridge asked Council if they had any questions or comments on Consent Agenda Items 3 through 46.

Mayor Pro Tem Wooldridge referred to Consent Agenda Item 7 and noted an correction to the contract with KI, Inc. from \$124,682.52 to \$124,988.76 per NJPA agreement and an additional contract with Installation Masters in the amount of \$9,972.

Mayor Pro Tem Wooldridge referred to Consent Agenda Item 9 and asked if there were any other bids. Mr. Riedinger stated this was on BuyBoard and there were no additional bids.

Mayor Pro Tem Wooldridge referred to Consent Agenda Item 13 and noted a change to the 10 year commercial lease renewal option from 122, 125 and 126 Main Street to 122, 124 and 126 Main Street.

Mayor Pro Tem Wooldridge referred to Consent Agenda Item 39 and said it would be tabled.

Mayor Pro Tem Wooldridge referred to Consent Agenda Item 42 and noted a correction from Change Order/Amendment No. 1 to Change Order/Amendment No. 2.

Executive Session

Mayor Jensen convened a closed session at at 5:04 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." The closed session was recessed at 5:32 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 Chaplain Roz Henwood, Crisis Response. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Clemson.

Consent Agenda

Mayor Pro Tem Jeff Wooldridge moved, seconded by Council Member Fregoe, to approve Items 3 through 38, table Item 39, and approve Items 40 through 46. The motion carried unanimously.

- 3** Minutes of the June 20, 2017 Council Meeting

Approved on the Consent Agenda

- 4** Price agreement for veterinary services from Carrier Veterinary Hospital (up to \$25,000 annually) for one year with the option to renew for four, one-year periods totaling \$125,000 if all extensions are exercised and authorize the City Manager to execute up to four (4) one-year renewals 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

- 5** Price agreement for highway safety and traffic control products from Centerline Supply, LTD through a national inter-local agreement with Buyboard at an estimated annual cost of \$50,000 for one year with the option to renew for two additional one year periods totaling \$150,000 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 3M reflective sheeting through an Interlocal Agreement with the City of Fort Worth, at an annual estimated cost of \$30,000 for one year with the option to renew for three additional one-year periods totaling \$120,000 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 term(s)

Approved on the Consent Agenda

- 7** Contract with Wilson Office Interiors in the amount of \$242,764.76, Urban Jungle in the amount of \$31,668 and McKinney Office Supply in the amount of \$3,170.77, per bid #17098; and contract with Southern Aluminum in the amount of \$29,983.55, per TXMAS agreement; contract with KI, Inc. in the amount of \$124,682.52 per NJPA agreement; contract with Wilson Office

Interiors in the amount of \$13,050.13 per TXMAS agreement and IPA/TCPN agreement, for the EPIC Recreation Center

Approved on the Consent Agenda

- 8** Ratification of Change Order No. 2 to the motor fuels contract with Martin Eagle Oil adding an additional fuel pump station, at Fire Station 10, with an annual estimated cost of \$250,000

Approved on the Consent Agenda

- 9** Ratify contract with Home Depot for the exterior wall refurbishment at Tangle Ridge Golf Course in the amount of \$55,953.90

Approved on the Consent Agenda

- 10** Agreement for Monument Sign Encroachment on Drainage Easements in the Wildlife Commerce Park Addition at Beltline Road and Commerce Park Drive

Approved on the Consent Agenda

- 11** Right-of-Way acquisition from ECOM Real Estate Management, Inc. for Great Southwest Parkway from Sara Jane to Mayfield Road for a total amount of \$331,874

Approved on the Consent Agenda

- 12** Contract with Garland/DBS for roofing services in the annual amount of \$700,000 through a national inter-local agreement with U.S. Communities for a term of one (1) year

Approved on the Consent Agenda

- 13** A 10-year commercial lease renewal option on 122, 125, and 126 Main Street, known as The Uptown Black Box Theater, for a CPI adjusted monthly rent amount of \$3,757 or \$450,840 over the 10 year renewal term; and authorize annual payments of \$7,378 to landlord for the increase in ad valorem tax and property insurance from 2007

Approved on the Consent Agenda

- 14** Contract with Netsync Network Solutions for maintenance services of our Cisco SmartNet which covers key City routers, switches, security appliances, firewalls and teleconference equipment in the annual amount of \$78,782.20 through a state inter-local agreement with the Department of Information Resources (DIR)

Approved on the Consent Agenda

- 15** Authorize the City Manager to apply for, and accept if successful, a

grant from the Texas Commission on the Arts for a partial reimbursement for a \$500 Library program with Joe McDermott

Approved on the Consent Agenda

- 16** Purchase of a replacement Chiller for the HVAC system in the Memorial Library from TRANE in the amount of \$140,390 through an national inter-local agreement with US Communities, with a 5% contingency in the amount of \$7,019.50, for a total project cost not to exceed \$147,409.50

Approved on the Consent Agenda

- 17** Contract with Employer Direct Healthcare, LLC ("EDH") for administrative service fees to access their network of surgeons and facilities offering bundled pricing beginning in August 2017 for an annual cost not to exceed \$100,000, through a Master Interlocal Agreement with the City of Fort Worth for one year with the option to renew for four additional one year periods totaling \$500,000 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

- 18** Purchase of two blade servers, VMware licenses, and Windows server licenses for the City Hall and Public Safety Building from Netsync Network Solutions (\$10,575.81), Dell (\$45,948.53), and SHI (\$17,855.64) through national inter-local agreements with DIR for a total of datacenter upgrades in the amount of \$74,379.98

Approved on the Consent Agenda

- 19** Construction contract with Excel 4 Construction LLC in the amount of \$375,319.00 for the W.E. Roberts St. Water and Wastewater Improvements project; material testing with Alliance Geotechnical Group in the amount of \$12,423; 5% contract contingency in the amount of \$18,766; in-house labor distribution in the amount of \$18,766, for a total project cost of \$425,274

Approved on the Consent Agenda

- 20** Engineering services amendment/Change Order No. 6 with Alliance Geotechnical Group in the amount of \$50,000

Approved on the Consent Agenda

- 21** Purchase of four (4) 18-passenger transit buses from Alliance Bus Sales for the Grand Connection in the total amount of \$249,800

Approved on the Consent Agenda

- 22** Contract with Hansen Design Build & Development, Inc. in the amount of \$1,434,997 for seven (7) modular restrooms/shower facilities to replace those damaged in the flood of 2015 at both Lynn Creek and Loyd Parks; and approve a 5% contingency in the amount of \$71,750 for a total project cost of \$1,506,747

Approved on the Consent Agenda

- 23** Contract with Southwest Research Institute (SWRI), a sole source provider, in the amount of \$185,280 plus 5% contingency of \$9,264 for a total amount of \$194,544 for Traffic Management software upgrade

Approved on the Consent Agenda

- 24** Rejection of Bid#17106; and approve a contract with Home Depot Renovation Services in the amount of \$359,750 for repairs and/or replacement of picnic shelters at both Lynn Creek Park and Loyd Park; and approve a 5% contingency in the amount of \$17,988 for a total project cost of \$377,738 through a national inter-local agreement with US Communities.

Approved on the Consent Agenda

- 25** Contract with Hansen Design Build & Development, Inc. in the amount of \$1,434,997 for seven (7) modular restrooms/shower facilities to replace those damaged in the flood of 2015 at both Lynn Creek and Loyd Parks; and approve a 5% contingency in the amount of \$71,750 for a total project cost of \$1,506,747

Approved on the Consent Agenda

- 26** Contract with Terry Rutland for mowing services for up to \$17,820 annually with the option to renew for four additional one year periods totaling \$89,100 if all extensions are exercised; and authorize the City Manager to execute the renewal options with aggregate price fluctuation 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

Approved on the Consent Agenda

- 27** Dalworth Street at Dalworth Creek Drainage Improvements Amendment/Change Order No. 1 to Engineering Professional Consultant Services contract with Pacheco Koch, LLC., in the amount of \$70,508

Approved on the Consent Agenda

- 28** Engineering services amendment/Change Order No. 5 with Team Consultants and Reed Engineering will increase the engineering geotechnical and material testing services to a maximum contract of \$800,000 for each firm

Approved on the Consent Agenda

- 29** Change Order/Amendment No. 2 with Modern Contractors in the amount of \$218,121 for the Prairie Paws Expansion project
- Approved on the Consent Agenda**
- 30** Resolution authorizing the City Manager to enter into a Standard Utility Agreement with the Texas Department of Transportation (TxDOT) for Water and Wastewater utility relocation/adjustments along Interstate Highway 20 Frontage Roads from SH 161/ Lakeridge Parkway to FM 1382 (Beltline Road) for a total project cost of \$957,553 which will be funded 100% by TxDOT
- Adopted**
- Enactment No: RES 4892-2017
- 31** Resolution approving a Memorandum of Understanding (MOU) between Dallas-Fort Worth Regional Intelligent Transportation System (ITS) partners outlining the roles and responsibilities of partner agencies with respect to the development of multi- agency communication network for data and video sharing.
- Adopted**
- Enactment No: RES 4893-2017
- 32** Resolution of the City Council of the City of Grand Prairie, Texas adopting the City of Grand Prairie Hazard Mitigation Action Plan dated May 9, 2017 and providing an effective date
- Adopted**
- Enactment No: RES 4894-2017
- 33** Resolution declaring expectation to reimburse expenditures with proceeds of future debt in the amount of \$3,219,359 for a Local Project Advance funding Agreement (LPAFA) with the Texas Department of Transportation (TxDOT) for ramp improvements from SH 161 to IH 20 eastbound frontage road
- Adopted**
- Enactment No: RES 4895-2017
- 34** Ordinance amending the Code of Ordinances, Chapter 13, "Health and Sanitation" relating to the addition of a fee for recurring special events.
- Adopted**
- Enactment No: ORD 10285-2017
- 35** Ordinance amending and replacing Chapter 7.5 "Special Events" of the Code of Ordinances

Adopted

Enactment No: ORD 10286-2017

- 36** Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; Construction contract with North Texas Contracting, Inc. in the base bid only amount of \$1,126,567.99 for Water Utilities Facility Improvements- Phase 1, Material testing with TEAM Consultants Inc. in the amount of \$29,719.50; 5% contract contingency in the amount of \$56,328; In-house engineering in the amount of \$56,328 for a total project cost of \$1,268,943.49

Adopted

Enactment No: ORD 10287-2017

- 37** Ordinance amending the FY 2016/2017 Lake Parks Fund by appropriating \$75,000 for the purchase of a bus; contract with Creative Bus Sales, Inc. for the purchase of a 20 passenger bus in the amount of \$60,709.47 through a national interlocal agreement with the Houston Galveston Area Council (HGAC); and \$14,290.53 for after-market graphics and accessories pending satisfactory quotes from after-market vendor(s) to be selected

Adopted

Enactment No: ORD 10288-2017

- 38** Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; New Lease with Uniflight, LLC for Hangar Location 10 North B, Consent to Sublease of Lease Agreement for Hangar Location 10 North B, Repair and Refurbishment Participation Agreement

Adopted

Enactment No: ORD 10289-2017

- 39** Ordinance amending Schedule III of the Traffic Register by updating school zone effective times for all Grand Prairie ISD elementary school zones within the City of Grand Prairie in response to changes to their bell times for this upcoming school year

Tabled

Enactment No: ORD 10290-2017

- 40** Ordinance amending the Section 8 Administrative Budget by appropriating \$52,860; Purchase from Caldwell Country Chevrolet of two (2) 2017 Chevrolet Silverado crew cab pickups for a total of \$52,860 through an Interlocal Agreement with BuyBoard

Adopted

Enactment No: ORD 10291-2017

- 41** Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; Change Order/Amendment No. 1 with Grantham and Associates, Inc. for preparation of final plans of Fish Creek Road/Dechman Drive from Beltline Road to Westchase Drive in the amount of \$384,716
- Adopted**
- Enactment No: ORD 10292-2017
- 42** Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; Change Order/Amendment No.1 with Nu-Way Construction in the amount of \$24,900 for Culvert Rehabilitation location of NE 5th Street at East Tarrant Road
- Adopted**
- Enactment No: ORD 10293-2017
- 43** Ordinance amending the FY 2016/2017 Employee Insurance and Risk Management Fund Operating Budgets
- Adopted**
- Enactment No: ORD 10294-2017
- 44** Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; Final Reconciliation Change Order/Amendment No. 2 with Reytech Services, LLC for Phillips Court Storm Drainage Improvements Water and Wastewater Replacements in the net amount of \$58,215.50
- Adopted**
- Enactment No: ORD 10295-2017
- 45** Ordinance amending the FY 2016/2017 Capital Improvement Project Budget; Initial funding of \$20,000.00 for Local Project Advance funding Agreement (LPAFA) with the Texas Department of Transportation (TxDOT) for ramp improvements from SH 161 to IH 20 eastbound frontage road
- Adopted**
- Enactment No: ORD 10296-2017
- 46** Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget appropriating unallocated funds in the amount of \$948,413 for Main Street projects
- Adopted**
- Enactment No: ORD 10297-2017

Public Hearing on Zoning Applications

47

Z170603 - Zoning Change - 3304 Corn Valley Rd (City Council District 2). Approval of a Zoning Change from General Retail (GR) district to Single Family-Attached Residential District to create two lots out of one lot for single family detached residences. The 0.539 acre vacant property is currently zoned General Retail. The property is located at the intersection of Corn Valley Rd. and Racquet Club Dr. The owner is Jose Sarinana and the surveyor is Luke Keeton, Keeton Surveying Co. (On July 10, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Bill Crolley, Assistant City Manager, reviewed Case Z170603 a request to change tract from general retail to single family. Mr. Crolley presented platting requirements, exception and recommendations. Mayor Pro Tem Wooldridge asked if there will be a masonry wall or fencing near Corn Valley and Racquet Club. Mr. Crolley said there will not be a masonry wall or fencing but an erosion control set back will be place. Staff and Planning and Zoning Commission recommended approval.

Jose Soriñana, 2121 Avenue B, submitted a speaker card in support of this case and was present to answer questions.

Council Member Swafford moved, seconded by Council Member Fregoe, to close the public hearing and approve Case Z170603. The motion carried unanimously.

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

Enactment No: ORD 10298-2017

48

S170501 - Site Plan - 701 W Jefferson Street (City Council District 5). Approve a Site Plan of Lot 1, Block 1, of Indian Hills Addition, to construct and operate commercial development. The 0.144-acre property is zoned Commercial (C) within the Central Business District and located at the address 701 W. Jefferson St. The applicant is Julio Santiago and the owner is Arturo Torres. (On July 10, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Bill Crolley, Assistant City Manager reviewed Case S170501. Mr. Crolley presented the site plan and noted that the elevations and landscaping meet all requirements. Staff and the Planning and Zoning Commission recommended approval.

Council Member Giessner moved, seconded by Council Member Swafford, to close the public hearing and approve Case S170501. The motion carried unanimously.

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

49

SU170701 - Specific Use Permit - 301 Bill Irwin St (City Council District 5). Approve a Specific Use Permit & Site Plan to allow for a Major Auto Repair Facility. The 0.21 acre property is zoned Light Industrial-Limited Standards

(LI-LS) District and lies within the Central Business (CBD) Corridor Overlay District, Section 3. The property is generally located at the southeast corner of Bill Irwin Street and Airport Street. The property is addressed at 301 Bill Irwin Street. The agent is Ricardo Gaytan, the applicant is Isreal Larraga, and the owner is David Langston. (On July 10, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Bill Crolley, Assistant City Manager reviewed Case SU170701 to approve a Specific Use Permit and Site Plan to allow for a Major Auto Repair Facility. Mr. Crolley presented the existing site plan and a picture of the building. Staff and the Planning and Zoning Commission recommended approval.

Council Member Giessner moved, seconded by Council Member Fregoe, to close the public hearing and approve Case SU170701. The motion carried unanimously.

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

Enactment No: ORD 10299-2017

50

Z170702 - Planned Development Request - 1210 & 1220 Seeton Rd (City Council District 6). A request to approve a Zoning Change from Agriculture (A) District and Single Family-One (SF-1) District to a Planned Development District for Single Family Uses. The 6.49-acre property is addressed as 1210 E. Seeton Road and within the Lakeridge Overlay. The agent/applicant is Rich Darragh, Skorborg Company and the owner is Michael Paris. (On July 10, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Bill Crolley, Assistant City manager reviewed Case Z170702. Mr. Crolley said the proposed zoning change matches the other developments and the Home Owners Association to maintain the open space and mail kiosk.

John Arnold and Rich Darragh, 8214 Westchester, Suite 710, Dallas, TX submitted a speaker card in support of this item and were available to answer questions.

Council Member Swafford asked if the 12 inch offset in on the three car garage. Mr. Crolley confirmed. Mayor Pro Tem Wooldridge asked if there were any 2 1/2 car garages considered in this development. Mr. Arnold said they could make 2 1/2 to 3 car garage a requirement.

Mayor Pro Tem Wooldridge moved, seconded by Council Member Del Bosque, to close the public hearing and approve Case Z170702 with the requirement of 2 1/2 to 3 car garages for 30% of the development. The motion carried unanimously.

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

Enactment No: ORD 10300-2017

51

USP170701 - Unified Signage Plan - Ripley's Believe It or Not - A request for approval of a Unified Signage Plan for a replacement pole sign to the existing 30+ year old sign. The new sign is proposed to be 55' tall with a sign area of 419 square feet, which includes a digital sign component. The 9.990 acre property, located at 601 E. Palace Parkway, is zoned Planned Development -217 (PD-217).

Bill Crolley, Assistant City Manager reviewed Case USP170701 a request for approval of a Unified Signage Plan for Ripley's Believe It or Not. Mr. Crolley said staff has been working with Ripley's and recommend approval. Council Member Clemson said the new sign would be a great improvement for Ripley's and the City.

Rachel Rotella, 812 Chaparral Drive; Jim Chappel, 5802 Mira Lago Lane, Arlington, TX; and Justin Bush, 11108 Dwarfs Circle, Dallas, TX, were present to answer questions.

Council Member Clemson moved, seconded by Mayor Pro Tem Wooldridge, to close the public hearing and approve Case USP170701. The motion carried unanimously.

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

52

Z170401 - Zoning Change - Epic Towne Crossing (City Council District 2). A request to expand the boundary of and amend the requirements for Planned Development-266 (PD-266) District for a mixed use development totaling 88.15 acres. The subject property, located on both sides of S. Highway 161 between Mayfield Road and W. Warrior Trail, is zoned PD-266, PD-91, PD-273A, and PD-187 and within the SH 161 Overlay District. The agent is Gerald Luecke, Hodges Architecture, the applicant is Mark Davis, Weber & Company, and John Weber, Weber & Company, and the owners are Sally Smith Mashburn, Bob Smith Management Company, LTD, John P. Weber, Epic West Towne Crossing L.P., John P. Weber, Mayfield Towne Crossing L.P., and John P. Weber, Epic East Towne Crossing L.P. (On July 10, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Bill Crolley, Assistant City Manager reviewed Case Z170401 a request to expand the boundary of and amend the requirements for Planned Development-266 District for a mixed use development totaling 88.15 acres. Mr. Crolley presented the existing and proposed plans. He said applicant John Weber, Gerald Luecke and Mark Davis have worked with staff for the last 6 months on this project. Mr. Crolley reviewed the requirements and exceptions on this project. Staff and the Planning and Zoning Commission recommended approval.

Mayor Pro Tem Wooldridge said the Kirby Creek improvements presented would allow for a great opportunity to bring unique restaurants to this site. Council Member Del Bosque asked there is a list of restaurants anticipated for this area. Mr. Weber said restaurants Snuffers and El Fenix are under consideration but no contracts have been signed. Mr. Weber said he expects the development of the center will bring more sit down restaurants and the investments in the amenities is more than what you see in a standard community. Council Member Del Bosque asked Mr. Weber if

he has had conversations with any upscale restaurant owners. Mr. Weber said no, but he has been in conversations with family owned restaurant owners.

Mayor Pro Tem Wooldridge said he thinks this is going to be a great project. He said Economic Development knows what type of restaurants the City would like and asks the applicant to remain Marty Wieder, Economic Development Director informed on this project.

John Weber, Gerald Luecke and Mark Davis, 16000 Dallas Parkway, Suite 300, Dallas, TX, submitted a speaker card in support of this item and were present to answer questions.

Council Member Swafford said he had the privilege to sit in a couple of meeting with staff and the applicant and thanked them both for their efforts on a job well done. Bill Crolley, Assistant City Manager recognized Savannah Ware, Senior Planner for all of her efforts on this project.

Council Member Swafford moved, seconded by Council Member Clemson, to close the public hearing and approve Zoning and Unified Sign Plan as requested with the following requirements and exceptions:

- Require an SUP for Convenience Store with gas sales**
- Require the 20' landscape transitions proposed on either end of the private drive**
- Allow the landscaping exceptions in the two specific locations presented by the applicant**
- Allow the following exceptions to Appendix F (161 Overlay)**
 - * Brick and stone accent as presented and requested**
 - *Windows as presented and requested**
 - *Covered walkways as presented and requested**
 - *Articulation spacing as presented and requested**
- Other exceptions may only be considered on a case by case basis at site plan review with staff recommendations.**

The motion carried unanimously.

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

Enactment No: ORD 10301-2017

53

TA170701 - Text Amendment - A request to approve a Text Amendment to Article 6 "Density and Dimensional Standards," Article 30 "Definitions," and Appendix F "Corridor Overlay District Standards" of the Unified Development Code revising the definition of masonry materials to include stucco and fiber cement siding as masonry materials. The owner/applicant is the City of Grand Prairie Planning Department. (On July 10, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Bill Crolley, Assistant City Manager reviewed Case TA170701. Staff and the Planning and Zoning Commission recommended approval.

Council Member Clemson moved, seconded by Council Member Swafford, to close the public hearing and approve Case TA170701. The motion carried unanimously.

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

Enactment No: ORD 10302-2017

Items for Individual Consideration

54

Public hearing and ordinance adopting the PY 2017 CDBG and HOME Program budgets

Bill Hills, Housing and Neighborhood Services Director, reviewed the CDBG and HOME budgets. Council Member Del Bosque asked if any sidewalks in District 3 are being considered under the Sidewalks Repair and Replacement of \$150,000. Mr. Hills said there would be. Council Member Swafford said the Finance and Government Committee reviewed this item and budget in detail.

Council Member Swafford moved, seconded by Council Member Clemson, to close the public hearing and adopt the PY 2017 CDBG and HOME budgets. The motion carried unanimously.

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

55

Annual Board and Commission Appointments

Mayor Pro Tem Wooldridge moved, seconded by Council Member Clemson, to appoint the following board members:

Airport Advisory Board

Mario Herrera

Mike Riley

Gerome Randle

Animal Shelter Advisory Board

Marsha Patykiewicz

Diana Rosales

Madeline Monroe

Building Advisory and Appeals Board

Robert Adame

Robert Mendoza

Michelle Madden

Civil Service Commission

Oliver Thompson

Commission on Aging**Robert Murphy****Casey Flores****Carlton Adams****Housing & Comm. Improv. Commission****Daniel Henderson****Ruben Garcia****Kim Akinrodoye****Keep Grand Prairie Beautiful****Aaron King****Joshua Kim****Library Board****Deborah Adame****Julia Salazar****Karen Eddlemon****Park Board****Mal Parkhill Earl****Bryan Barra****Malcom Chakery****Planning and Zoning****Clayton Fischer****Eduardo Carranza****Charlie Womack****Public Health Advisory Committee****R.J. DiLena****Ralph Wiegman****Brenda Davis****Zoning Board of Adjustments****Clayton Hutchins****Tracy Owens****Max Coleman****Dallas County Flood Control District 5****Charles Koerth****The motion carried unanimously.**

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

Citizen Comments

There were no citizen comments.

Adjournment

Mayor Jensen adjourned the meeting at 7:35 p.m.

The foregoing minutes were approved at the August 1, 2017 meeting.

Gloria Colvin, Secretary