



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Minutes - Final

### City Council

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Tuesday, May 16, 2017

4:30 PM

City Hall - Briefing Room  
317 College Street

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#### Call to Order

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

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

#### Staff Presentations

- 1 Homestead Exemption Increase - Presented by Anna Doll, Deputy City Manager  
  
*Anna Doll, Deputy City Manager, stated the proposed ordinance to be considered at this meeting would raise the Homestead Exemption from \$7,500 to \$10,000 or 1% whichever is greater. She said this ordinance must be sent to the Counties by June 1 to be effective this fall. She said property valuations are looking favorable and initial estimates are a 10% increase. The Finance and Government Committee has discussed this increase.*  
  
*Deputy Mayor Pro Tem Wooldridge asked how citizens would be informed of the increase. Ms. Doll said if a homeowner has already claimed the exemption they will automatically get the increase. She added that the Marketing Department would also get the information out on social media.*  
  
*Council Member Shotwell said appraisals have increased and this is the only way to give residents a break. He remarked that in 22 years, the tax rate has not been raised.*  
  
*Council Member Copeland asked about the savings to a homeowner with this increase. Ms. Doll said the average home would see a savings of \$33. Discussion took place on where this increase would be funded once the final tax roll is received.*  
  
**Presented**
- 2 Summer Reading Club - Presented by Amy Sprinkles, Library and Marketing Director  
  
*Caitlin Milligan presented the children's reading program, "Wild about Reading." She*

said there are 200 children's programs planned for this summer. The summer kickoff party is June 3 from 10:00 a.m. to Noon. Ms. Milligan added that every Monday there will be special performance at all three branches.

Aerial Hobson, Library Teen Coordinator, went over teen programs for Grades 6 through 12 including art projects, crafts and games culminating in an End of Year Summer Party in August.

Kristi Olabode, presented summer adult programs including a tech café; small business advising; resume assistance; self defense for women; sign language classes; conversational English; Spanish GED; parenting class; child cyber security; immigration and changing laws, zumba and more. There will also be a Late Night at the Library for adults including karaoke, an 80's dance party and a murder mystery.

Ms. Milligan explained about reading logs; for every five hours you read, readers can get a prize or be entered to win a prize. She urged everyone to pick up a reading log.

#### **Presented**

**3**

Parks Master Plan - Presented by Rick Herold, Parks, Arts and Recreation Director

Tim Shinogle, Parks, Arts and Recreation Department, introduced Pat Hoagland, Brandstetter Carroll, Inc. who assisted with the development of the plan. Mr. Hoagland said the plan takes into account demographics, social needs and conditions; planning sectors (eight); inventory and service area analysis (50 parks; 7 lake parks; 40 miles of trails; 135 full-time employees, 5,000 acres; \$23 million operating budget). The Service Area Analysis was conducted to identify areas with the highest need. This analysis included public engagement (community meetings; booths at special events; etc.) In these meetings recurring themes were upgrading older parks; more program opportunities and marketing; more trails; and better signage.

Mr. Hoagland said that a Community Survey resulted in 741 responses. The top responses for the most important facilities was for walking and hiking trails; nature parks and bike trails; fitness and wellness; summer concerts; 50+ programs; water fitness; nature programs; upgrade older parks; new trails; add open space; bike trails; and neighborhood parks. The mission of the plan is to enhance the quality of life and create community through people, programs, places and partnerships. There are five goals in the Strategic Plan: sustainability; community; equity; innovation; and collaboration. Mr. Hoagland said implementation and prioritization include 9 new neighborhood parks; 5 new community parks; development of Estes Park; amenities in new residential development; trail plan to expand trail network; 4 miles per year for 20 years; 12 color-coded routes for planning purposes; connections to regional Veloweb; and a separate study for on-street elements needed. Priorities have been set for each sector and improvements by park; capital project cost estimate for park improvements; collaboration with others for park and trail improvements; and an action Plan with a 10-year timeline. Mr. Shinogle added that one of the key elements of the plan is the ability to apply for grants.

#### **Presented**

### **Agenda Review**

Mayor Pro Tem Clemson asked Council if they had questions on the Consent Agenda Items 8-22. Council Member Swafford referred to Item 22 and said there was a loan origination fee to get this loan in the amount of \$94,535, but the loan

*forgiveness will save \$631,000.*

*Council Member Shotwell referred to Item 11 and asked if traffic pre-emption agreement was for software or hardware. Mr. McCuller said it was for hardware and that the program was for about three years.*

*Mayor Pro Tem Clemson noted that Items 23 and 24 on the Planning and Zoning Consent Agenda were to be tabled.*

*Bill Crolley, Assistant City Manager asked to table Item 35 indefinitely because the applicant requested it.*

*Mayor Jensen recognized Mike Del Bosque, new Council Member for District 3.*

## **Executive Session**

*Mayor Jensen convened a closed session at 5:15 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.072 "Deliberation Regarding Real Property" and Section 551.087 "Deliberations Regarding Economic Development Negotiations." The closed session was adjourned at 5:57 p.m.*

## **Recess Meeting**

**Mayor Jensen recessed the meeting at 5:57 p.m.**

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## **6:30 PM Council Chambers**

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*Mayor Jensen announced the Police Memorial event Thursday, May 18 at 5:30 p.m.*

*Mayor Jensen recognized Gloria Carillo newly-elected School Board Member to be sworn in June 15.*

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

**Larry Land, Crisis Response Ministry Chaplain, gave the invocation. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Richard Fregoe.**

**4**

**Resolution Canvassing the votes of the May 6, 2017 City Election**

**Mayor Pro Tem Clemson moved, seconded by Council Member Copeland, to approve a resolution canvassing the votes of the May 6, 2017 election as follows:**

**Council Member, District One (unopposed) 547 votes**

**Council Member, District Three:  
Mike Del Bosque 406 votes**

**Lila Thorn 373 votes**

**Council Member, Place 7 at large**

**Jeff Copeland 2,259 votes**

**Kevin C. Toth 514 votes**

**Aurelio Castillo 1,090 votes**

**Wayne Ellis 367 votes**

**Reauthorization of the street sales tax**

**For 3,843 votes**

**Against 600 votes**

**The motion carried unanimously.**

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

Enactment No: RES 4887-2017

**5**

Administer Oath of Office to Jorja Clemson, Council District 1; Mike Del Bosque, Council District 3; and Jeff Copeland, Council Place 7, at large

*Council Member Thorn said she has a desire to continue serving the citizens of Grand Prairie. She thanked Council for the honor of serving with them and to the citizens for their confidence and added it had been an honor and a privilege serving on Council. Council Member Thorn said this election has been a difficult process, but she was confident that local authorities would maintain the sanctity of the electoral process. She said her time on Council has been one of service to others and that would not change. Ms. Thorn said she was bidding farewell but was not gone from sight and will continue to serve in whatever capacity.*

*Don Postell administered the Oath of Office to Jorja Clemson, District One; Mike Del Bosque, District Three; and Jeff Copeland, Place 7 at large.*

*Mayor Pro Tem Clemson said it is an honor and privilege to serve on the City Council. She thanked everyone for their confidence and support. Mayor Pro Tem Clemson remarked that Ruthe Jackson, her mother and long-time Council Member, was her mentor and in her family, service was just part of what her family has always believed. She said it is a privilege to serve with this Council and thanked Mayor Jensen for being a great leader. Mayor Pro Tem Clemson thanked her husband, Dan Clemson, for his confidence and support.*

*Council Member Copeland said he was proud to be starting his third term and that it has been a long journey since he was student council president at South Grand Prairie High School and it is an honor and privilege which he takes very seriously. Council Member Copeland thanked his wife and family for their continued support. He added that political campaigns are very emotional and take a toll on the family.*

*Mayor Jensen stated that Council Member Del Bosque is the first Hispanic to serve on the Council and welcomed him.*

*Council Member Del Bosque said when he was 12 years old he was involved in Ruthe Jackson's campaign and his parents have also been involved. He said he has a lot of ideas to share. He said he would use this time to build a mentor relationship with the Council Members. Council Member Del Bosque said he did not come in with*

*an agenda and he needs to meet with his constituents in District 3 to get their input. He said he is looking forward to working with everyone.*

*Council Member Shotwell noted that the sales tax vote for reauthorization of the street sales tax passed by a 6-1 margin.*

**Presented**

**Presentations**

- 6** Police Department "Citizen Award of Merit" recognizing Eustorgio and Ruben Salas - Presented by Chief Dye

*Chief Dye said the Salas brothers are an example of the greatness of the community and the trust the community has in the police department. Chief Ronnie Morris stated that on February 5 dispatch received a call of a vehicle burglary in progress. During pursuit, the vehicle got into a neighborhood and the two suspects exited the vehicle and two Salas brothers subdued the suspects. Subsequently, the police recovered a handgun used the previous night when these same suspects fired at police officers. Chief Morris presented Eustorgio and Ruben Salas with the Citizen Award of Merit.*

**Presented**

- 7** Motorcycle Safety and Awareness Month - Presented by Mayor Ron Jensen

*Mayor Jensen read a proclamation for Motorcycle Safety and Awareness Month and presented it to Brandon Clark.*

*Marissa Rodriguez, 1322 Clark Trail, stated that her father's best friend died two years ago in a motorcycle accident and said people need to know about motorcycle safety.*

**Presented**

*Mayor Jensen presented a proclamation for Flood Awareness Week to Stephanie Griffin, Floodplain Administrator. She said the goal of Flood Awareness Week is to educate people about flooding precautions when traveling.*

**Consent Agenda**

**Mayor Pro Tem Clemson moved, seconded by Council Member Fregoe, to approve Items 8 through 22 on the Consent Agenda. The motion carried unanimously.**

- 8** Minutes of the May 2, 2017 Meeting

**Approved**

- 9** Ratification of contract with Motorola Solutions, Inc. for engineering services, design, and anchor guy wire reinforcement for the Service Center Radio System Tower in the amount of \$211,405.28

**Approved**

- 10** Price agreement with OneRain, Inc. for rain/stream gauge software for up to \$17,000 annually, and an one-time cost of \$33,200 for hardware installation, configuration, and training, and a 5% contingency in the amount of \$1,660, for a year one total of \$51,860, with the option to renew for four additional one-year periods totaling \$119,860 if all extensions are exercised; and authorize the City Manager to execute 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**

- 11** Price agreement with Consolidated Traffic Controls, Inc. for traffic control and signal pre-emption equipment through a national inter-local agreement with HGAC at an estimated annual cost of \$200,000 for one year with the option to renew for one additional one-year period totaling \$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 term(s)

**Approved**

- 12** Price agreement for chlorine cylinders from DPC Industries, Inc. in the amount of \$64,518, and ammonia cylinders from Airgas in the amount of \$43,218.15; authorize the City Manager to execute up to four one-year renewals with aggregate price fluctuations of the lesser of up to \$50,000 or 25% or 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 for an annual supply of chlorine and ammonia

**Approved**

- 13** Professional Services Contract with H. W. Lochner for engineering services for three intersection improvements in the amount of \$134,473 with a 5% contingency of \$6,724 for a total request of \$141,197

**Approved**

- 14** Renewal of Sanitary Sewer Overflow Initiative Agreement with TCEQ

**Approved**

- 15** Authorize the City Manager to enter into a grant application with Texas State Library and Archives Commission for Interlibrary Loans (ILL)

**Approved**

- 16** Authorize the purchase of a tax foreclosure lot located at 2105 Beaumont in Dalworth Park Addition

**Approved**

- 17** Change Order No. 4 with McMahon Contracting, Inc. in the net amount of (-\$187,367.49) for Capetown Drive paving, drainage, and wastewater improvements project

**Approved**

- 18** Change Order/Amendment No. 2 with Freese and Nichols, Inc. for professional engineering services relating to landfill levee remediation services in the amount of \$20,000

- 19** Change Order/Amendment No. 1 for the Developer Participation Agreement with Weeks-Robinson for the construction of an oversized storm drain under SH303 in the amount of \$34,328.88

**Approved**

- 20** Resolution adopting the Project Discovery 2026 Parks, Recreation and Open Space

**Adopted**

Enactment No: RES 4888-2017

- 21** Ordinance Amending the Code of Ordinances, Chapter 24 "Taxation," to increase the Homestead Exemption to from \$7,500 to \$10,000.

**Adopted**

Enactment No: ORD 10258-2017

- 22** Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; and authorize payment of the Loan Origination fee of \$94,535 for the Principal Forgiveness Agreement Loan between the Texas Water Development Board and the City

**Adopted**

Enactment No: ORD 10259-2017

## **Public Hearing Consent Agenda**

**Mayor Pro Tem Clemson moved, seconded by Deputy Mayor Pro Tem Clemson, to table Items 23 and 24 on the Public Hearing Consent Agenda. The motion carried unanimously.**

- 23** 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 1.44-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 May 1, 2017, the Planning and Zoning Commission tabled this case by a vote of 7-0).

**Tabled**

- 24** 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 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 May 1, 2017, the Planning and Zoning Commission tabled this case by a vote of 7-0).

**Tabled**

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

- 25** Z170502 - Zoning Change - 602 NW 19th Street (City Council District 5).  
Approval of a rezoning request from Planned Development 112 (PD-112) Commercial to Single Family Six (SF-6) District Residential. The 0.528 acre vacant property is located at the northeast corner of NW 19th Street and Cain Lane, addressed at 602 NW 19th Street and lies within the State Highway 161 (SH 161) Overlay Corridor District. The agent is Shola Morohunfolu, OKM Engineering, Inc. and the owner is Joel Vallejo. (On May 1, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

*Mr. Crolley stated that the Planning and Zoning Commission and staff recommended approval of this case.*

*Council Member Shotwell asked if the small parcel on the north of this site remained Commercial. Mr. Crolley replied that it is zoned Single Family.*

**Council Member Shotwell moved, seconded by Council Member Swafford, to close the public hearing and approve Case Z170502. The motion carried unanimously.**

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



Enactment No: ORD 10260-2017

26

S170504 - Site Plan - Texas Department of Public Safety Driver License Office (City Council District 5). A request to approve a site plan for Texas Department of Public Safety's Driver's License Facility (12,864 sf) on one lot. The 5.78-acre property is generally located on the northwest corner of Graham Street and Bagdad Road. The property is zoned Planned Development 41 (PD-41) District for Commercial uses, and within Interstate 30 (I-30) Overlay Corridor District. The agent is John Ainsworth, Kimley-Horn, the applicant is John Bundy, and the owner is Debbie Hobbs, I 30 Meyers JV II. (On May 1, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

*Mr. Crolley reviewed Case S170504 for a new drivers license facility. Mr. Crolley showed the proposed site plan. He said that along the back is where the the truck driving tests would be administered. There will be a canopy to cover these trucks and to lessen noise. Those exiting the site will have to turn north and not go into the residential area on the south. He said the Development Review Committee and the Planning and Zoning Commission recommended approval.*

*John Ainsworth, 801 Cherry Street, #950, Fort Worth, 76102, submitted a speaker card in support of this case.*

*Deputy Mayor Pro Tem Wooldridge asked if citizens would be able to get a drivers license renewed at this site. David Wardlaw, 510 W. 15th Street, Austin, TX 78701, said this drivers license office will be for the purpose of Class C and CDL testing and drivers license renewals. He said it will have state of the art technology.*

*Council Member Copeland asked how big an area this facility will serve. Mr. Wardlaw said he was not privy to what the Department of Public Safety is doing. He added this RFP was released for Irving and Grand Prairie and the State awards various points for various sites and this site was selected. Mr. Wardlaw said his best guess was that it was to serve Grand Prairie and Irving. Council Member Shotwell said this is really a regional office. He said they would keep large commercial vehicles from going south by curbing the exit. Mr. Wardlaw said all drivers will have instructors and there will be signage and barriers to direct them back to I-30. Council Member Shotwell noted that with regard to the noise, they will be using a city horn not the airhorn you hear on the highway. Mr. Wardlaw said that was correct.*

*Council Member Shotwell said that a barrier had been added next to the truck testing area and there is a 6 ft. masonry wall near the residential area. He said he was initially concerned about kids at the school and trucks in the area but this has been addressed. Council Member Copeland asked if there was a final name for the street. Mr. Crolley said staff was going through the name change process. Council Member Shotwell said the street name change is needed for GPS purposes.*

*Mayor Pro Tem Clemson asked when the facility would be complete. Mr. Wardlaw said they are expecting it to be completed in approximately 8 months.*

*Douglas Musselwhite, 2313 Shaelie Circle, asked if there would be a barrier wall. He said the fence line needs to be cleaned up and mowed. Mr. Crolley said staff would look at that but everything along this site will be cleaned up and there will be a*

6-foot masonry wall. Mr. Musselwhite asked if the fence would be close to the property line. Mr. Crolley replied that it would be. Council Member Shotwell said the developer needs to get with neighbors that back up to the property and discuss the possibility of removing their old fences. He asked if there would be a DPS presence in the neighborhood.

**Council Member Shotwell moved, seconded by Council Member Copeland, to close the public hearing and approve Case S170504. The motion carried unanimously.**

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

27

S160901A - Site Plan Amendment - Sonic Drive-Thru Restaurant (City Council District 4). Amend a site plan to allow for variance to required masonry fence/screening requirements associated with proposed restaurant with drive-through. The 0.67 acre property is generally located north of W. Camp Wisdom Road and approximately 580 feet east of Magna Carta Boulevard (2864 W. Camp Wisdom Road). The property is zoned Planned Development 130B (PD-130B) District and was granted Specific Use Permit 1006 (SUP-1006) allowing for restaurant with a drive-through. The agent is Michael Salcedo, Salcedo Group, Inc. and the owner is J.D. Franks. (On April 3, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 4-1). (Tabled at the 4-18-2017 Council Meeting)

*Mr. Crolley reviewed Case S160901A, an amendment for a variance for an existing Sonic Drive-In. The applicant originally requested a wooden fence in back, but are now requesting a berm and living landscape in lieu of a masonry fence.*

*Council Member Swafford asked Mr. Crolley if he knew what the church planned to do with the other parcels. Mr. Crolley said the church said they were supportive of this request, but they are not planning to sell any more property at this time.*

*Nadine Franks, 160 Robinson Road, Combine, TX 75159, and Michael Salcedo, 110 SW 2nd Street, Grand Prairie, submitted speaker cards in support of this item.*

**Council Member Fregoe moved, seconded by Council Member Swafford, to close the public hearing and approve Case S160901A. The motion carried unanimously.**

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

28

S170505 - Site Plan - Restaurant and Retail at Grand Central Crossing, Lot 2 (City Council District 2). A request to approve a Site Plan authorizing the construction of a 6,813-square-foot building for retail and restaurant uses on Lot 2 of Grand Central Crossing Addition. The 0.99-acre property is generally located on the southeast corner of State Highway 161 and Arkansas Lane, zoned Planned Development-273A (PD-273A) District, and within the SH 161 Overlay District. The agent is Byron Waddey, Vasquez Engineering,

LLC, the owner is Chad DuBose, JCD Holdings, LLC, and the owner is James F. Mason Jr., FRC/AC Grand Prairie Arkansas, LLC. (On May 1, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

*Mr. Crolley reviewed Case S170505 for a 6800 sq. ft. spec building for retail and restaurants. He said the main access will be off Arkansas and the case meets landscape and articulation requirements. Mr. Crolley said the applicant had requested a variance to the requirement for covered walkways and windows along 50% of the length of the façade for the south façade. The applicant will be including a higher percentage of stone and cast stone and brick accent banding.*

*Mr. Crolley said the Development Review Committee and the Planning and Zoning Commission recommended approval.*

*Brian Waddey, 1919 S. Shiloh Road, #440, Garland, TX 75042, submitted a speaker card in support of this item.*

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

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

29

SU170503/S170509 - Specific Use Permit/Site Plan - Retail, Restaurant, and QSR at Grand Central Crossing, Lot 3 (City Council District 2). A request to approve a Specific Use Permit and Site Plan authorizing the construction of a 6,813-square-foot building for retail/restaurant uses and operation of a restaurant with a drive-through. The 1.74-acre property is generally located on the southeast corner of State Highway 161 and Arkansas Lane, zoned Planned Development-273A (PD-273A) District, and within the SH 161 Overlay District. The agent is Byron Waddey, Vasquez Engineering, LLC, the applicant is Chad DuBose, JCD Holdings, LLC, and the owner is James F. Mason Jr., FRC/AC Grand Prairie Arkansas, LLC. (On May 1, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

*Mr. Crolley stated this was a companion case to the previous case. The site is located on the south side of Arkansas. The applicant will be constructing a 6,813 sq. ft. building for a restaurant with a drive-through with the following hours of operation: Monday through Friday, 7:00 a.m. to 9:00 p.m.; Saturday, 8:00 a.m. to 9:00 p.m.; Sunday 10:00 a.m. to 9:00 p.m. Mr. Crolley said the landscape plan meets requirements. The open space amenity is an alternative landscape buffer with trees adjacent to single family uses. The Planning and Zoning Commission and the Development Review Committee recommended approval. The applicant requested an exception for covered walkways and windows and will be providing a higher percentage of stone and cast stone/brick banding.*

*Council Member Copeland said he liked the limited times on the drive-through. Chad DuBose (applicant) said the intended use would be a Smoothie Kind operator and these are their hours of operation. Deputy Mayor Pro Tem Wooldridge asked if either place would sell alcohol (i.e. in the restaurant) or are they too close to the school. Mr.*

*Crolley replied they are not too close to the school.*

**Council Member Swafford moved, seconded by Council Member Fregoe, to close the public hearing and approve Case SU170503/S170509. The motion carried unanimously.**

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

Enactment No: ORD 10261-2017

**30**

SU170501/S170507 - Specific Use Permit/Site Plan - Restaurant and Retail at Grand Prairie Corners (City Council District 2). A request to approve a Specific Use Permit and Site Plan authorizing the construction of two buildings for retail/restaurant uses and the operation of a restaurant with a drive-through. The 3-acre property is zoned Planned Development-294 (PD-294) District, within the SH 161 Overlay District, and located on the east side of State Highway 161, south of Ikea Place. The agent is Johnathan Hake, Cross Engineering, the applicant is Dave Carter, NDC Holdings, and the owner is Charlie Anderson, TA Ikea 10, LP. (On May 1, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

*Mr. Crolley reviewed Case SU170501/S170507 located south of Ikea with frontage on SH161. There will be two buildings and one will have a drive through. This location will tie into the driveway with Ikea. Mr. Crolley said the case meets all landscape, materials and articulation requirements. The Planning and Zoning Commission and the Development Review Committee recommended approval.*

*Council Member Copeland asked if this parcel was almost filled. Mr. Crolley said just east of this site there is vacant land. Council Member Swafford said the city is keeping Ikea apprised of what is happening to the south of their site.*

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

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

Enactment No: ORD 10262-2017

**31**

SU170504/S170510 - Specific Use Permit/Site Plan - 7-11 at 161 and Pioneer Pkwy. (City Council District 1). A request to approve a Specific Use Permit/Site Plan for a convenience store with gasoline pumps on one lot. The 1.612-acre property is located on the southwest corner of State Highway 161 and Pioneer Parkway. The property is zoned Light Industrial (LI) District, and within State Highway 360 (SH-360) Overlay Corridor District. The agent is Karen Mitchell, Mitchell Planning Group, LLC and the owner is Gary Fullington, Pioneer 161 Crossing, LLC. (On May 1, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 5-2).

Mr. Crolley reviewed Case SU170504/S170510, for a convenience Store with gas sales on a 1.62 acre tract. He said the existing zoning is LI. He said the developer for 7-Eleven had gone beyond all requirements. Mr. Crolley said there had been a lot of discussion about the number of gas stations on SH161. He said this 1.6 acre parcel of land does not have great visibility from a retail point of view because of the mitigation area. Mr. Crolley stated that the landscape plan is impressive because it is required to have 4% landscaping and it has 45%. He said the building also has a lot of upgrades including a pitched roof on the gas canopy. Mr. Crolley said the Planning and Zoning Commission recommended approval by a vote of 5-2.

Council Member Copeland asked where the ingress would be from. Mr. Crolley said ingress is offsite on both SH303 and SH161. He added there is a driveway to the west which is joint access with Restoration Hardware.

Council Member Copeland asked who is responsible for maintenance of that driveway. Mr. Crolley said there is a joint maintenance agreement.

Karen Mitchell, Mitchell Planning Group, 7823 Nine Mile Bridge Road, Fort Worth, TX 76135, thanked staff and showed proposed building and landscaping plan. She commented that this is considered an outparcel and it will have a 50' landscape buffer. The site is at grade so you can not see it from Sh161 and they were not requesting a pole sign.

Mayor Pro Tem Clemson said staff has been selective for SH161 and want to set the bar high for development there.

**Deputy Mayor Pro Tem Clemson moved, seconded by Council Member Swofford, to close the public hearing and approve Case SU170504/S170510. The motion carried unanimously.**

**Ayes:** 9 - Mayor Ron Jensen; Mayor Pro Tem Jorja Clemson; Deputy Mayor Pro Tem Jeff Wooldridge; Council Member Jeff Copeland; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Tony Shotwell; Council Member Jim Swofford and Council Member Lila Thorn

Enactment No: ORD 10263-2017

**32**

S170506 - Site Plan - Grocer at Victory @ Lakeridge (City Council District 6). A request to approve a Site Plan authorizing the construction of a 35,962-square-foot grocery store. The 6.17-acre property is generally located on the northeast corner of W. Camp Wisdom Road and Lake Ridge Parkway, zoned Planned Development-283 (PD-283) District, and within the Lakeridge Parkway Overlay District. The agent is Patrick Hogan, Kimley-Horn and the owner is Kris Ramji, Victory at Lake Ridge. (On May 1, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Mr. Crolley reviewed Case S170506 for a grocer in a 35,962 building. Mr. Crolley said the case meets all requirements. The proposal requires exceptions to the following standards: maximum building height, building materials for the west façade, covered walkways and windows for the east façade. During the review process, the applicant revised the building elevations to provide vertical articulation. This change increased the height of the building and the percentage of metal used on the west façade. Mr. Crolley said staff did not object to the exception to the covered walkways and windows on the east façade because the east side of the building functions as the back-of-house and is not visible from the street.

*Mr. Crolley said the Planning and Zoning Commission and the Development Review Committee recommended approval.*

*Council Member Fregoe asked what company this was for. Mr. Crolley said the applicant said they cannot share that information. Council Member Shotwell asked about their sign package. Mr. Crolley said staff had not looked at signs but had not had discussion about any signs that do not meet requirements. Council Member Shotwell asked if this would be a single tenant building. Mr. Crolley replied that it would be. Council Member Shotwell asked if the case met all parking requirements. Mr. Crolley replied that it did. Deputy Mayor Pro Tem Wooldridge asked if the applicant would be constructing a masonry wall. Mr. Crolley said just south of this property there is an existing wall and this wall could be built in phases, but it must be the same in each phase. Deputy Mayor Pro Tem Wooldridge asked about delivery hours?. Mr. Crolley said they had some discussion about the single loading docks and it is around 272 feet from the screening wall. They will also have a wind wall that will be beside the loading dock. Deputy Mayor Pro Tem Wooldridge asked if the lights would have the down facing lights. Mr. Crolley replied that they would.*

**Deputy Mayor Pro Tem Wooldridge moved, seconded by Mayor Pro Tem Clemson, to close the public hearing and approve Case S170506. The motion carried unanimously.**

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

33

SU170502/S170508 - Specific Use Permit/Site Plan - Pilot Travel Center (City Council District 1). Approve a Specific Use Permit and Site Plan for a convenience store/truck fueling station generally located on one non-residential lot. The 4.833-acre tract is zoned Light Industrial (LI) and located at the NWC of Roy Orr and Trinity Blvd. The agent is John Bezner, Civil Point Engineers, the applicant is Brad Alsup, Pilot Travel Centers LLC, and the owner is Oaksbranch LP. (On May 1, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

*Mr. Crolley reviewed Case SU170502/S170508 for a fueling station. He pointed out this would not be a travel center. Mr. Crolley said there is a connection to Trinity and Roy Orr Blvd. The auto fueling will be on the south and 18-wheelers would be on the north side. Mr. Crolley said the case met articulation and landscaping requirements and the Development Review Committee and the Planning and Zoning Commission recommended approval. He said there had been discussion about whether it can be converted to a truck stop, so a condition is included on the SUP that it cannot be used as a truck stop.*

*Council Member Copeland asked if there would be sleeping or showering quarters. Mr. Crolley replied there would not be sleeping or showering facilities. Council Member Copeland asked how long can the trucks could idle. Mr. Crolley said they can idle only when fueling. Mr. Crolley said there are three parking areas for 18-wheelers if they want to get something to eat or drink. Council Member Copeland asked if there was any part of the SUP that says they could not park for a certain amount of time. Council Member Shotwell stated that in the Planning and Zoning Commission minutes it says the applicant stated there would be no overnight stays. Mr. Crolley said that stipulation could be added to the ordinance. Council Member Copeland said prohibiting overnight stays would not be sufficient since a truck driver could sleep for eight hours during the day.*

*Brad Alsup, 5508 Lamas Road, Knoxville, TN 37909, Pilot Travel Center, said this will be branded Pilot Express and will not be for over the road trucks. There will be eight parking spaces for trucks for drivers who want to come in and eat, they will not be parking in the fueling island. These trucks will be serving the area warehouses.*

*Council Member Shotwell asked if there would be a franchise restaurant. Mr. Alsup said it would be a Dunkin' Donuts but will not be serving a full offering. Council Member Shotwell asked if there would be on-site security. Mr. Alsup said they do not have the authority to remove someone from the property.*

*Ray Dujesky, 201 Main Street, Suite 2500, Fort Worth, TX 76102, submitted a speaker card in support of this case.*

**Deputy Mayor Pro Tem Clemson moved, seconded by Deputy Mayor Pro Tem Wooldridge, to close the public hearing and approve Case SU170502/S170508 with the added condition to prohibit overnight stays, idling and to add appropriate signage to that effect. The motion carried unanimously.**

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

Enactment No: ORD 10264-2017

**f34**

SU170401/S170401 - Specific Use Permit/Site Plan - EchoPark Automotive (City Council District 2 & 4). Approve a Specific Use Permit & Site Plan to allow for a Used Car Dealership in conjunction with a Corporate Headquarters Campus. The 9.687 acre property, zoned Planned Development 29 (PD-29) District and located within the I.H. 20 Corridor Overlay District. The property is located north of I.H. 20 Service Road at the southwest corner of Bob Smith Parkway and Sara Jane Parkway. The property is addressed at 2200 I.H. 20. The agent is Maxwell Fisher, Masterplan Consultants, the applicant is John E. Russ, EchoPark Realty, TX, LLC, and the owner is Sally Smith Mashburn, Bob Smith Management Company, LTD. (On May 1, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 5-2).

*Mr. Crolley reviewed Case SU170401/S170401 for a used car dealership north of the I-20 service road.*

*In addition to used car sales, this will be the regional corporate headquarters for their business. He said the building is a unique type. On site will be a car wash, inventory parking, make ready and cleaning cars for sale. The applicant has requested a variance for a 30' landscape buffer and are proposing the same square footage of landscaping. The building is modern architecture with innovative building materials.*

*Mr. Crolley said there was a lot of discussion at the Planning and Zoning Commission and the Development Review Committee meetings about painting, but there will be just touch ups but no paint booth, no heavy body work, no salvage of vehicles on site, and all repairs, maintenance and inspections shall be performed indoors.*

*Mr. Crolley said because of the concern of opening up used car sales on the I-20 corridor, the applicant agreed that the SUP will go away if this user goes away and this is included in the conditions of the SUP. He said the Planning and Zoning Commission recommended approval.*

*Council Member Copeland said he would rather have used car company #2 rather than a vacant building. Mr. Crolley said the applicant would be making a presentation and they will walk through what they are proposing.*

*Maxwell Fisher, 900 Jackson Street, Suite 640, Dallas, TX 75202, Sonic Automotive, stated that Sonic Automotive is a Fortune 500 company and Echo Park Automotive is a subsidiary of Sonic Automotive. He showed a Denver Echo Park automotive site. Mr. Fisher said the applicant picked the site that is mid-market between SH161 and SH360. The site can be a challenge for some retail users. The business will have 15-20 regional employees and the building will be LEED-Certified. This will be a high technology facility with modern amenities. Mr. Fisher said there is one access on the service road and one on Sara Jane. He said the applicant has requested two exceptions on the articulation requirements and building materials.*

*Council Member Del Bosque asked if the upscale design plan would this be indicative of the product line. Mr. Fisher stated the vehicles are normally one to two years old and there will be many luxury models.*

*John Russ, Sonic Automotive, 4401 Colwick Road, Charlotte, NC, said they would be stocking 2-3 years old luxury vehicles. He said he was excited to join the Grand Prairie community and they have good relationships with the city and schools in Denver.*

*Council Member Shotwell asked Mr. Russ if he was okay with not having attention-grabbing devices. Mr. Russ said they do not need these types because most people will be shopping online. Council Member Copeland asked what is immediately to west of this site. Mr. Fisher stated it was an undeveloped parcel. Council Member Fregoe asked Mr. Crolley about staff's recommendation. Mr. Crolley said staff was not making a recommendation of approval or denial. He said staff just did not want to open up traditional used car sales on I-20. He recommended including in the conditions that the SUP would not run with land.*

*Council Member Fregoe asked if this was the best use for this property. Mr. Crolley said "best use" is a hard thing to say. He said this site does not have great visibility from I-20 but there is not a right or wrong answer. Council Member Fregoe asked about potential revenue because there would be no sales tax revenue for the city. Mr. Crolley said there would be no sales tax revenue but there would be ad valorem tax and several employees adding to the local economy. Council Member Swafford stated this is a unique concept and Mr. Smith who owns Echo Park is well known for his innovative ideas. He said he would like to have an Echo Park dealership in Grand Prairie, but not in this particular location.*

**Council Member Fregoe moved, seconded by Council Member Swafford, to deny Case SU170401/S170401. The motion carried.**

**Ayes:** 7 - Mayor Ron Jensen; Mayor Pro Tem Jorja Clemson; Deputy Mayor Pro Tem Jeff Wooldridge; Council Member Richard Fregoe; Council Member Greg Giessner; Council Member Jim Swafford and Council Member Lila Thorn

**Nayes:** 2 - Council Member Jeff Copeland and Council Member Tony Shotwell

Z170501/SU170505 - Zoning Change/Specific Use Permit - Candela Manufactured Home Community (City Council District 1). A request to approve a Planned Development rezone and Specific Use Permit for a Manufactured Home Park consisting of 192 lots and multiple open area lots.



The 34.18-acre property is located south of E. Shady Grove Road at Jones Street, just west of N. Belt Line Road, addressed as 201 E. Shady Grove Road. The property is currently zoned Light Industrial (LI) District. The agent is Brad Williams, Winstead PC and the owner is David Zulejkic, 67ECO, LLC. (On May 1, 2017, the Planning and Zoning Commission recommended denial of this request by a vote of 5-2).

**Council Member Swafford moved, seconded by Council Member Fregoe, to table Case Z170501/SU170505. The motion carried unanimously.**

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

### Items for Individual Consideration

36

Second and final reading of an ordinance approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division regarding the company's 2017 Rate Review Mechanism Filings

*Gina Alley, Senior Assistant to the City Manager, stated that the tariffs requested by Atmos would increase the company's revenues and would effective for bills after June 1, 2017. The consumption charge will be \$0.14 per Ccf and the monthly impact for the typical residential customer consuming 46.8 Ccf will be an increase of \$2.04 or about 3.87%. The typical commercial customer would see an increase of \$6.27 or 2.37%.*

**Approved on First Reading**

### Citizen Comments

*There were no citizen comments.*

### Adjournment

**Mayor Jensen adjourned the meeting at 8:47 p.m.**

*The foregoing minutes were approved at the June 6, 2017 meeting.*

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*Catherine E. DiMaggio, City Secretary*