



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, February 19, 2019

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

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

Present 9 - Mayor Ron Jensen
Mayor Pro Tem Jeff Copeland
Deputy Mayor Pro Tem Greg Giessner
Council Member Jorja Clemson
Council Member Mike Del Bosque
Council Member Richard Fregoe
Council Member Cole Humphreys
Council Member Jim Swafford
Council Member Jeff Wooldridge

Staff Presentations

1 Clean Prairie Program - Presented by Chief Dye

Steve Dye, Police Chief/Deputy City Manager, stated this program was Inspired by the Big Event. The focus of the program is creating and maintaining the type of city in which we all want to live/work. Chief Dye went over areas of emphasis including: employee training; litter collection; garbage/recycling receptacles; strip center parking lots and sidewalks; hotel/motel exteriors; clothing donation boxes; mowing (change to 10" from 12"); railroad right-of-way; contractors/construction sites; city facilities and parks; landscape maintenance on commercial properties; median beautification; fence lines on major thoroughfares; dumpster screening/ enclosures; city entryways; "free" newspaper racks/boxes; and bandit signs. Chief Dye then went over participation and incentive strategies and recognition. He said training would be delivered to all current employees and at new employee orientation. Attendance in a "Clean Prairie Workshop" would be an option for deferred adjudication for Code citations. There would be enhanced emphasis in the planning process, a report process for all city employees, coordination with city volunteer groups and a rebranding of "Green Grand Prairie." Some areas for future consideration include additional city litter crews and brush crew; a donation box ordinance; an auto-related business ordinance; a Code "Meet and Greet"; advisory packets for construction contractors; commercial driveway entrances; and review of litter and mowing contracts with TXDOT. Next steps would be to develop training for employees and marketing for citizens and businesses. Mayor Pro Tem Copeland suggested awards at the Chamber Awards event. Council Member Clemson suggested a partnership with Grand Prairie ISD with a focus on getting students involved and being acknowledged for what they do. Chief Dye said a Clean Prairie Coordinator would be appointed for each of the school campuses with Dr. Hull's approval.

Presented

Agenda Review

Mayor Pro Tem Copeland asked if Council Members had any questions on Consent Agenda items 3 through 16. There were no questions. Mayor Pro Tem Copeland asked if there were any questions on Public Hearing Consent items 17 through 23. Council Member Fregoe asked that Item 23 (Case USP180201) be pulled from the Public Hearing Consent Agenda for individual discussion. Council Member Wooldridge said the City Council Development Committee had worked with the applicant and had confidence in his product. Mayor Pro Tem Copeland said the Committee conceptually liked the idea but could it might set a precedent. He said he felt it was worth giving it a try and he would like to see one as a trial and then make amendments if needed. Council Member Wooldridge said the signs would dress up the parking lot. Council Member Clemson suggested it could be given a timeline in the motion. Mayor Pro Tem Copeland said he would rather deny it than to give a certain timeframe. He added that he thought these signs could be a good way to do some cross-advertising. Council Member Fregoe asked if this would fit in with the Clean Prairie program, or, would it constitute a safety problem. Council Member Wooldridge said the signs would be placed on all new poles.

Executive Session

Mayor Jensen convened a closed session at 5:03 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.071 "Consultation with Attorney, " Section 551.074 "Personnel Matters" City Manager Performance Review, and Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Jensen adjourned the closed session at 5:39 p.m.

Recess Meeting

Mayor Jensen recessed the meeting at 5:39 p.m.

6:30 PM Council Chambers

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

Pastor Michael Brooks, St. Andrews Anglican Church, gave the invocation. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Cole Humphreys.

Presentations

2

Recognition of the Grand Prairie Police Department Youth Boxing Golden Gloves Winners and Participants - Presented by Steve Dye, Police Chief/Deputy City Manager

Chief Dye recognized the Youth Boxing Golden Gloves winners who were present and

thanked the coach for his hard work and the Mayor and Council for their support of the program.

Presented

Consent Agenda

Mayor Pro Tem Copeland moved, seconded by Council Member Fregoe to approve items 3 through 16 on the Consent Agenda. The motion carried unanimously.

- 3** Minutes of the February 5, 2019 Meeting

Approved on the Consent Agenda

- 4** Price Agreement for veterinary services with Relief Services for Veterinary Practitioners (RSVP) up to \$168,324 annually for one year with the option to renew for four additional one year periods totaling \$841,620 amount 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

- 5** Continuation of Maintenance Agreement with Envisionware for the annual maintenance of our library hardware and software systems, at an estimated annual cost of \$29,367.07 for a total of \$146,835.35 over a five-year period (this includes the library's RFID tagging system, security and anti-theft gates, and our credit card payments and collections system) and authorize the City Manager to execute the 5 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; maintenance periods beyond the five specified will require additional City Council approval

Approved on the Consent Agenda

- 6** Amendment to the integrated supply agreement with Genuine Parts Co. dba NAPA for on-site fleet parts store management and parts purchases to extend the final renewal option (Renewal #4) with an additional five (5) months and increase the contract value in the amount of \$712,500 for a total of \$1,912,500 for the final 17 month term through a Master Interlocal Agreement with Sourcewell

Approved on the Consent Agenda

- 7** Award a Personal Services Contract to artists Chris Arnold and Jeff Garrison (dba Eyecon Studios, Inc.) to paint murals on two bridges in the Westchester Public Improvement District (PID) in the amount of \$61,910

Approved on the Consent Agenda

- 8 Professional Services Contract with Willdan Financial Services to provide a Utility Revenue Requirement Study and Long-Term Financial Plan in the amount of \$19,500

Approved on the Consent Agenda

- 9 Resolution authorizing the City Manager to execute a master interlocal purchasing agreement between the City of Grand Prairie and the City of Red Oak, Texas

Adopted

Enactment No: RES 4996-2019

- 10 Resolution authorizing the execution and delivery of a continuing disclosure agreement with the Trinity River Authority

Adopted

Enactment No: RES 4997-2019

- 11 Resolution nominating Gruma Corporation dba Mission Foods as an Enterprise Zone Project

Adopted

Enactment No: RES 4998-2019

- 12 Resolution granting 380 Agreement for Economic Development Incentives with Gruma Corporation dba Mission Foods granting a 75% rebate on added business personal property improvements for seven years

Adopted

Enactment No: RES 4999-2019

- 13 Resolution authorizing the City Manager to execute an Interlocal Agreement between the City of Grand Prairie and the City of Arlington, Texas for development of 3.89 acres located on the boundary of Arlington and Grand Prairie east of 111th Street at its intersection with Ruggles Drive north of Avenue H and south of Avenue J.

Adopted

Enactment No: RES 5000-2019

- 14 Resolution for a Separated Sales Tax Contract with Stream Realty Acquisition, LLC to rebate 50% of the \$.01 documented general sales tax revenue on construction materials purchased to complete the new development

Adopted

Enactment No: RES 5001-2019

- 15** Resolution authorizing the City Manager to enter into a Memorandum of Understanding / Interlocal Agreement (MOU/ILA) among participating Local Governments to share law enforcement incident data through Dallas County Adult Information System (AIS)

Adopted

Enactment No: RES 5002-2019

- 16** Ordinance amending the Code of Ordinances, Chapter 6, "Airports/Aviation," by deleting Section 6-14 "Airport Advisory Committee Created", Section 6-15 "Term of Office and Membership Requirements" and Section 6-16 "Meetings"

Adopted

Enactment No: ORD 10594-2019

Public Hearing Consent Agenda

Mayor Pro Tem Copeland moved, seconded by Council Member Humphreys, to close the public hearings and table Items 17 and 18, approve items 19 through 22 and remove Item 23 for individual consideration. The motion carried unanimously.

- 17** CPA190201 - Comprehensive Plan Amendment - from Commercial to Mixed Use (City Council District 1). A Comprehensive Plan Amendment of Tract 6, Elizabeth Gray Survey, Abstract No. 517, City of Grand Prairie, Dallas County, Texas, zoned PD-12, Planned Development in the SH 161 Corridor Overlay and located at the northeast corner of SH 161 and Dickey Road. The owner/applicant is the City of Grand Prairie.

City Council Action: March 19, 2019

Tabled

- 18** Z190202 - Zoning Change - Woodhaven Mixed Use Development (City Council District 1). Zoning Change and Concept Plan for Woodhaven Mixed Use, consisting of approximately 272 multi-family units and 80,000 square feet of commercial mini-storage on approximately 6.2 acres. Tract 6, Elizabeth Gray Survey, Abstract No. 517, City of Grand Prairie, Dallas County, Texas, zoned PD-12, Planned Development in the SH 161 Corridor Overlay and located at the northeast corner of SH 161 and Dickey Road. The applicant is Robert Dye and the owner is Christy Jordan.

City Council Action: March 19, 2019

Tabled

- 19** S190203 - Site Plan - Lockheed Martin, 1701 W. Marshall Drive (City Council

District 1). Site Plan for construction of a two-story 1,700 square foot entry addition to an existing Lockheed Martin industrial facility. Tract 6, Benjamin J. Adair Survey, Abstract No. 19, City of Grand Prairie, Dallas County, Texas, 122.6 acres zoned LI, Light Industrial within the SH 161 Corridor Overlay. The agent is James Tanner, Page Southerland Page, Inc., Steve Heilburn with Pacheco Koch, and Robert Shaw with Lockheed Martin. (On February 4, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Adopted

20

S190204 - Site Plan - Elevation ONE SIX ONE - Apartments (City Council District 2). Site Plan for Elevation - ONE SIX ONE Apartments, a 322-unit multi-family development on 14.447 acres. Tract 2, Frederick Dohme Survey, Abstract No. 395 and Tract 2, Stephen B McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas, zoned PD-383, within the SH 161 Overlay District and the I-20 Overlay District, and generally located south of Forum Dr between SH 161 and Robinson Rd. The agent is Jeff Linder, Bannister Engineering, the agent is James Tanner, the applicant is Chase Debaun, Aerofirma Corporation, and the owner is Rick O'Brien, Campbell-Belt Line LP and Robert Shaw. (On February 4, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Adopted

21

S190205 - Site Plan - Echo Park Canopies - (City Council District 4). Site Plan for Echo Park Solar Canopies, a solar canopy addition on 20.17 acres. Lot 1R, Block 1, Autonation Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-46, within the I-20 Overlay District, and located at the address 2615 W. Interstate Highway 20. The applicant is David Lindsay, Tri-Tex and the owner is Anthony Mucerino, Sonic Development LLC. (On February 4, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Adopted

22

Z190203 - Zoning Change - 2579 W. Jefferson Street, Used Auto Sales (City Council District 1). A request for a Zoning Change from CO, Commercial Office District to a PD, Planned Development with an underlying zoning of C, Commercial District in order to operate a Used Car Dealership on a 0.358 acre tract of land. 0.358 acres out of Tapley Holland Survey, Abstract No. 750, City of Grand Prairie, Tarrant County, Texas, zoned CO, Commercial District and located at the address 2579 W. Jefferson Street. The is Patrick Lawler, Lawler Enterprises LLC. (On February 4, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Adopted

Enactment No: ORD 10595-2019

23

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

David Jones, Chief City Planner, stated that the City Council had tabled this case on February 20, 2018. He said the City Council Development Committee (CCDC) discussed the case on January 14, 2019. Mr. Jones said the Development Review Committee recommended approval on the basis of conformity to the UDC, Article 9. He said Council could approve this case with conditions. Mr. Jones showed the proposed location of the signs and examples of signs. He said the signs are intended to be seen only in the parking lot.

Mayor Jensen thanked CCDC members for the time they spent reviewing this case. Council Member Humphreys asked if this was the final approval for this case. Mr. Jones replied that it was and it would be only for this location. Council Member Fregoe stated the current requirements dictate that staff or CCDC would address issues such as clutter and safety issues. Mr. Jones said staff was comfortable that they meet UDC requirements. He added that Council still has the discretion to modify the request or deny the request. Council Member Fregoe asked how many signs there were. Mr. Jones said there would be four signs and did not believe it creates any undue visual clutter. Council Member Fregoe said he felt the signs may create distraction with drivers. Mayor Pro Tem Copeland said he appreciated the fact that staff did not have any technical issues with this case, but the CCDC had concerns about "Pandora's Box" issue with this. He added that he was comfortable that this is worthy of a try at this location with four signs. Council Member Wooldridge said the CCDC had discussed this case three times and were comfortable at this location as experimental.

Council Member Wooldridge moved, seconded by Council Member Del Bosque, to close the public hearing and approve Case USP180201. The motion carried.

Ayes: 8 - Mayor Ron Jensen; Mayor Pro Tem Jeff Copeland; Deputy Mayor Pro Tem Greg Giessner; Council Member Jorja Clemson; Council Member Mike Del Bosque; Council Member Richard Fregoe; Council Member Jim Swafford and Council Member Jeff Wooldridge

Nays: 1 - Council Member Cole Humphreys

Public Hearing on Zoning Applications

24

Z190201/CP190201 - Zoning Change/Concept Plan - Hillside Multi-Family at SH-360 and Doryn (City Council District 4). Zoning Change and Concept Plan for Hillside, a 140-unit multi-family development on 8.24 acres. Tracts 6D & 5C,

Jerome Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Overlay District, generally located east of S HWY 360 and south of Doryn Dr, and addressed as 2500 Webb Lynn Rd. The agent is John Bezner, Civil Point Engineers. The applicant is Vino Patel, MPH Partners, and the owner is Robert Barham, KP Development Partners, LP. (On February 4, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Mr. Jones reviewed Case Z190201/CP190201, an age restricted senior housing for ages 62 and above. He said the development will have 140 units with a wrap style configuration with pool and amenities in the center. Mr. Jones said the case meets requirements for amenities in Appendix W. The proposed zoning would add Multi-Family zoning which must conform to the proposed plan. Mr. Jones went over requested variances including: 1) lower parking ratio 1.3 spaces per unit; 2) 20% garages and 30% carports; 3) 72% one-bedroom units. He said the Development Review Committee supported this case with conditions: 1) comply with 30% garages and 20% carports; 2) number of one-bedroom units not exceed 60%; 3) construction of the portion of the drive intended to provide cross access to the adjacent site at the same time as the project. Mr. Jones said the Planning and Zoning Commission recommended five conditions: 1) one-bedroom units not to exceed 65%; 2) Garages to be 25% of required parking spaces and; 3) carports to be 30% of required parking spaces; 4) construction of the portion of the drive intended to provide cross access to the adjacent site at the same time as the project; and 5) the number of required parking spaces shall be calculated in accordance with Appendix W.

Deputy Mayor Pro Tem Giessner noted that the units will be three stories and asked if elevators would be required. Mr. Jones replied the applicant would provide elevators. Mayor Pro Tem Copeland said since the property is for ages 62 and over he had no problem with the number of one-bedroom units. Mr. Jones said staff had no reason to oppose that request and it is in line with market studies. Council Member Wooldridge asked if there would be a fence. Mr. Jones said there were no adjacent residents, but there would be a wrought iron fence.

Council Member Fregoe asked if the applicant had worked with the HOA. Mr. Jones replied that before the applicant made the submission they met with the HOA and there has been no negative feedback. Council Member Humphreys asked about the reasoning for the 62 years of age versus 55. Mr. Jones said the applicant has determined that age group through market studies and this development would be deed restricted. Mayor Jensen asked if the developer could make it non-age-restricted. Marc Tolson, Arrive Architectural Group, 2344 Hwy. 121, Suite 100, Bedford, stated the age would be deed restricted for 30 years. Council Member Swafford asked Mr. Tolson how the applicant would feel about the Planning and Zoning Commission recommendation for 65% one-bedroom units. Mr. Tolson said the applicant could live with 65% one-bedroom units.

Council Member Fregoe moved, seconded by Council Member Clemson, to close the public hearing and approve Case Z190201/CP190201 as presented by staff and as approved by the Planning and Zoning Commission. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; Mayor Pro Tem Jeff Copeland; Deputy Mayor Pro Tem Greg Giessner; Council Member Jorja Clemson; Council Member Mike Del Bosque; Council Member Richard Fregoe; Council Member Cole Humphreys; Council Member Jim Swafford and Council Member Jeff Wooldridge

Enactment No: ORD 10596-2019

25

SU190201/S190201 - Specific Use Permit/Site Plan - Chick-fil-A (City Council District 2) Specific Use Permit and Site Plan for Chick-fil-A, a 5,242 sq. ft. restaurant with a drive-thru, on 1.44 acres. Tract 11, Allen Jenkins Survey, Abstract No. 713, City of Grand Prairie, Dallas County, Texas, zoned C, within the SH-161 Overlay District, generally located at the southeast corner of S HWY 161 and W Pioneer Pkwy, and addressed as 1201 Pioneer Pkwy. The agent is Bryan Burger, Burger Engineering, LLC, the applicant is Getra Sanders, Chick-fil-A, Inc., and the owner is Robert Dorazil, Bush Pioneer Property LP c/o UCD Development. (On February 4, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Mr. Jones reviewed Case SU190201/S190201 for a Chick-fil-A on the frontage road on SH161 with access from internal drives on the Walmart property. He said there would be double lane stacking for the drive-thru. Mr. Jones said the case meets landscape requirements and the applicant had responded to requests from DRC and staff fully supported this case. Deputy Mayor Pro Tem Giessner said the south Chick-fil-A is so busy and asked if double lanes at this location would be enough. Mr. Jones said there was an additional 100+ feet of stacking so it should be sufficient.

Council Member Swafford moved, seconded by Council Member Del Bosque, to close the public hearing and approve Case SU190201/S190201. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; Mayor Pro Tem Jeff Copeland; Deputy Mayor Pro Tem Greg Giessner; Council Member Jorja Clemson; Council Member Mike Del Bosque; Council Member Richard Fregoe; Council Member Cole Humphreys; Council Member Jim Swafford and Council Member Jeff Wooldridge

Enactment No: ORD 10597-2019

Items for Individual Consideration

26

Public Hearing and Ordinance amending TIF #1 (IH-30 Entertainment District) Project and Financing Plan

David Pettit, consultant, went over action by the TIF Board to extend the termination date of the TIF and to expand the boundaries from 4,468 acres to 7,852 acres. He said the net benefit for the TIF is projected to be \$782,519,538. The amended menu of eligible projects including economic development grants is a total amount of \$286,642,231. The current cash balance is \$1,804,477, with future Gross Revenue projected at \$286.7 million. He said there is a current obligation of \$31.8 million.

Council Member Swafford moved, seconded by Council Member Clemson, to close the public hearing and approve the ordinance amending TIF#1. The

motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; Mayor Pro Tem Jeff Copeland; Deputy Mayor Pro Tem Greg Giessner; Council Member Jorja Clemson; Council Member Mike Del Bosque; Council Member Richard Fregoe; Council Member Cole Humphreys; Council Member Jim Swafford and Council Member Jeff Wooldridge

Enactment No: ORD 10598-2019

27

Board Appointment

Council Member Fregoe moved, seconded by Council Member Wooldridge, to appoint Darren Ferrar to the Keep Grand Prairie Beautiful Commission with a term to expire July 31, 2019. The motion carried unanimously.

Ayes: 9 - Mayor Ron Jensen; Mayor Pro Tem Jeff Copeland; Deputy Mayor Pro Tem Greg Giessner; Council Member Jorja Clemson; Council Member Mike Del Bosque; Council Member Richard Fregoe; Council Member Cole Humphreys; Council Member Jim Swafford and Council Member Jeff Wooldridge

Citizen Comments

There were no citizen comments.

Adjournment

The foregoing minutes were approved at the March 5, 2019 meeting.

Catherine E. DiMaggio, City Secretary