



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, February 20, 2018

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

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

- Present** 8 - Mayor Ron Jensen
Mayor Pro Tem Jeff Wooldridge
Deputy Mayor Pro Tem Jeff Copeland
Council Member Mike Del Bosque
Council Member Jorja Clemson
Council Member Richard Fregoe
Council Member Greg Giessner
Council Member Jim Swafford
- Absent** 1 - Council Member Tony Shotwell

Staff Presentations

1

IH-30/Beltline Corridor Master Plan Recommendations - Presented by
OMNIPLAN Representatives

Santos Catalan, OmniPlan, stated that the Beltline/I-20 city entryway is a prime location with prime access. He added that it is an ideal location for public/private partnerships. Mr. Catalan went through a site analysis and the goal to turn the area into a recognizable district. He went over Mixed-Use planning; green space; plazas, pedestrian friendly areas; and a place to entertain. Mr. Catalan said the proposal contains retail, multi-family; office space; hotel; and grocery store. He then showed a concept plan for creating the district.

Council Member Clemson said she has had a big dream for this area and has seen the potential for this site. Mayor Jensen said he was excited about this plan and Council and staff have their work cut out for them. He said there are currently people asking for office space.

Council Member Swafford asked if staff needed to start anything regarding land planning to be ready to go with this concept plan. Steve Norwood, Planning Director, said the current PD which covers this area is broad in scope. Marty Wieder, Economic Development Director, said the property owners are very receptive and ready to discuss the plan.

Presented

2

The Big Event - Presented by Jorja Clemson, Committee Chair, and Amy Sprinkles and Erin Hart, Co-Chairs

Council Member Clemson said her grandson had an event at Texas A&M matching volunteers with people who need help. On March 24 from 8 a.m. to 1:00 p.m. the City will hold the "Big Event" to match volunteers with needed projects. Sara Dedeluk, Tourism Manager, said she was getting lots of volunteers and projects coming in for the event. She said there will be donated food from In and Out Burgers. In the evening, the volunteers will gather at Epic Central for a concert with Vocal Trash and Memphis Soul. Volunteers can sign up on the website and paper applications were also distributed. Volunteers will not go into homes or will not be using power tools except in certain cases of those who are skilled in using them. A waiver of liability will be signed by each participant. Applications will be accepted until March 1. Ms. Dedeluk said they need volunteers, projects and sponsorships for food; t-shirts; and eye protection. Council Member Clemson said one of this year's sponsors is Joe Nusbaum who brought the Big Event to Texas A&M. Deputy Mayor Pro Tem Copeland asked if A&M was helping to plan this event. Amy Sprinkles, Marketing and Communications Director, said she, Council Member Clemson and Ms. Dedeluk had attended a two-day conference at Texas A&M. Ms. Sprinkles said the committee is working with Housing, Code and Police Department to find projects. She said Commissioner Elba Garcia and nine county employees are going to work on a project.

Presented

Agenda Review

Mayor Pro Tem Wooldridge asked if Council had questions on Consent Agenda Items 4 through 26. Council Member Swafford referred to Item 7 (reject bids from Geep) and asked staff to make the correction to United Electronics in the backup information.

Mayor Pro Tem Wooldridge referred to Consent Agenda Item 9 (trail connection to CentrePort Station) and asked if this was a one-time fee. Duane Strawn, Parks Manager, stated that it was.

Council Member Clemson referred to Consent Agenda Item 22 (Nomination of Bell Helicopter as an Enterprise Zone Project) and stated she was glad to hear they would be in Grand Prairie for five more years. Marty Wieder, Economic Development Director, said they were making a large investment in their property. Council Member Clemson noted that there were two agenda items dealing with hazardous waste in District One. She said this was not a good idea for people who have to work in that environment whether they live or work on these sites. Council Member Clemson referred to Item 26 (Case SU170203A for a hazardous industrial use). Mayor Jensen said there was quite a stringent process to get these permits..

Council Member Del Bosque asked for clarification on Item 30 (alcohol variance request). Mr. Norwood said this is a small convenience store close to Bowie Elementary within 300' from property line to property line and, therefore, it must come to Council for approval.

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 551.071 "Consultation with Attorney" High Speed Rail, 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 7:00 p.m.

The Invocation was given by Pastor Hector Hidalgo, Prince of Peace Church. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Del Bosque.

Presentations

- 3** Recognition of Chamber Award Winners - Patricia Redfearn, Woman of the Year; Sara Dedeluk, Wonder Woman Award; and Amy Sprinkles, Leadership on Lifeline Shelter Board

Mayor Jensen recognized the following employees who recently won awards from the Grand Prairie Chamber of Commerce:

Patricia Redfearn: Woman of the Year; Sara Dedeluk, Wonder Woman Award; and Amy Sprinkles, Leadership on Lifeline Shelter Board

Presented

Consent Agenda

Mayor Pro Tem Wooldridge moved, seconded by Council Member Swafford, to approve Items 4 through 22 on the Consent Agenda. The motion carried unanimously.

- 4** Minutes of the January 23, 2018 and February 6, 2018 meetings

Approved on the Consent Agenda

- 5** Planning Services Contract with Catalyst Commercial for Dual Market Analysis and

Downtown Concept Plan in the amount of \$71,229 for a six-month term

Approved on the Consent Agenda

- 6 Renew the contract with Marcellette Sherman d/b/a Collabor8 Advisors, LLC, in the annual amount of \$120,000 plus expenses and bonus incentives for sponsorship and consulting for The Epic, Epic Waters and PlayGrand Adventures for a renewal term of one year

Approved on the Consent Agenda

- 7 Reject bid from Geep USA, Inc and award price agreement for electronic recycling services to United Electronic Recycling (up to \$63,600 annually) for one year with the option to renew for four additional one year periods totaling \$318,000 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

- 8 Contract with Tyler Technologies for one year with the option to renew for four (4) annual terms, a sole source provider, for annual maintenance of proprietary hardware and software in the estimated annual amount not to exceed \$110,653.60 and with a grand total of \$595,793.46 and authorize the City Manager to execute any additional renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

Approved on the Consent Agenda

- 9 Interlocal Agreement with the City of Fort Worth for joint engineering design and cost estimation services of the "NorthWest" Trail Connection to CentrePort Station in the amount of \$90,000 of City funds

Approved on the Consent Agenda

- 10 Contract with BrightView Landscapes, LLC for Landscape Maintenance for \$181,485 in High Hawk PID (City Council District 6) for a one year term

Approved on the Consent Agenda

- 11 Purchase and installation of one (1) generator for the Police Department Auto Pound from Holt Cat through a national, inter-local agreement with NJPA in the amount of \$105,392.41 with a 5% contingency of \$5,269.62, and fuel for the new equipment in the amount of \$548 for a total cost not to exceed \$111,210.03

Approved on the Consent Agenda

- 12** Purchase of a camera van from Kinloch Equipment & Supply, Inc in the amount of \$349,993.50 through an inter-local agreement with BuyBoard
- Approved on the Consent Agenda**
- 13** Award bids for the completion of two residential reconstruction projects as part of the HOME Reconstruct Program to Johnson Construction Services in the amount of \$88,230 and \$90,455 + contingency for a total of \$187,619.25
- Approved on the Consent Agenda**
- 14** Engineering Contract with Freese & Nichols, Inc.-30"/36" Water Transmission Line for Robinson Road Elevated Water Storage Tank in the Lump Sum Amount of \$483,000, plus a 4% contingency of \$17,000, for a total request of \$500,000
- Approved on the Consent Agenda**
- 15** Change Orders with Johnson Construction Services for the completion of two HOME reconstruct projects and the Future Builders Program house for a cumulative total of \$61,500
- Approved on the Consent Agenda**
- 16** Change Order/Amendment No. 2 in the net negative amount of \$4,233.54 with McMahon Contracting, L.P. for Fish Creek Road Paving and Drainage Improvements
- Approved on the Consent Agenda**
- 17** Change Order #1 in the estimated amount of \$35,000 with LHD Partners, L.P. dba Longhorn Harley Davidson through an Interlocal agreement with the City of Dallas to provide additional original manufacturer services necessary, and increase future terms by the same amount for a total increase of \$105,000 should all renewal options be executed
- Approved on the Consent Agenda**
- 18** Professional Engineering and Surveying Services contract with Salcedo Group, Inc. for preliminary design services to reconstruct Carrier Parkway from I-30 to SH 161 in the amount of \$284,143 plus a 5% contingency of \$14,207 for a total of \$298,350
- Approved on the Consent Agenda**
- 19** Final Reconciliation Change Order/Amendment No.9 with Jackson Construction LTD for I-30 Frontage Road Utility Relocations (from NW 7th St. to Belt Line Rd.) in the net negative amount of \$105,058.51
- Approved on the Consent Agenda**

- 20** Amend the FY 2017/2018 Capital Improvement Projects Budget by adding three (3) new contingent projects; Conference Center/Restaurants - Epic Central, Conference Center/Entertainment District, and Conference Center/Lake Area
- Approved on the Consent Agenda**
- 21** Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the City of San Marcos, Texas
- Adopted**
- Enactment No: RES 4937-2018
- 22** Resolution for the City to Nominate Bell Helicopter Textron Inc. to the Office of the Governor Economic Development and Tourism for Designation as a Qualified Business and Enterprise Zone Project
- Adopted**
- Enactment No: RES 4938-2018

Public Hearing Consent Agenda

Mayor Pro Tem Wooldridge moved, seconded by Council Member Fregoe, to close the public hearing and table Items 23, 24, and 25, and approve Item 26 on the Public Hearing Consent Agenda. The motion passed unanimously.

- 23** S180203 - Site Plan - Truong Office Building (City Council District 1). Site Plan for development of a single story, 6,000 square foot office building. Lot 7, Block 1, Greenpoint Center Addition, City of Grand Prairie, Tarrant County, Texas, 0.773 acres zoned LI, Light Industrial and addressed as 2505 S Great Southwest Parkway. The agent is E.D. Hill and the owner is Loc Truong.
- City Council Action: March 20, 2018**
- Tabled**
- 24** SU030102C - Specific Use Permit Renewal - 1100 W Pioneer Pkwy (City Council District 2). Consider the request for the renewal of Specific Use Permit 726A and its corresponding site plan for Used Auto Sales. The property is 1.29 acres and is zoned Commercial (C) District with the S.H. 161 Corridor Overlay District. The property is addressed 1100 W Pioneer Pkwy, west of Robinson Rd. The agent is E.D. Hill and the applicant/owner is Heather and Ronnie Moreno. (On February 5, 2018, the Planning and Zoning Commission tabled this case by a vote of 6-0).
- Tabled**
- 25** TA180201 - Text Amendment - Amendment to the Unified Development Code of the City of Grand Prairie, to update residential development standards pertaining to single-family and multi-family residential development within the City of Grand

Prairie, to establish a new Article unifying and consolidating residential development standards, and to make miscellaneous amendments to existing Articles to amend regulations pertaining to residential development standards within the Unified Development Code.

City Council Aciton: March 20, 2018

Tabled

26

SU160203A - Specific Use Permit Renewal - Gemini Coatings (City Council District 1). Consider a request for the renewal of a specific use permit to operate a hazardous industrial use. The 4.28-acre property, located at 2350 114th Street is zoned Light Industrial (LI) district. The applicant is Maxwell Fisher, Masterplan Consultants and the owner is Jason Melton, Gemini. (On February 5, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

Adopted

Enactment No: ORD 10433-2018

Public Hearing on Zoning Applications

27

S180103 - Site Plan - Church on Rush Creek (City Council District 6). Site Plan for the expansion of an existing church campus on one lot on 14.212 acres. Lot 1, Block 1, CRC Mira Lagos Addition, City of Grand Prairie, Tarrant County, Texas, zoned Planned Development 318B (PD-318B) in the Lake Ridge Corridor Overlay District. The church campus is generally located at the southeast corner of E. Seeton Road and Day Miar Road, more specifically at 1355 E. Seeton Road. The applicant is Matt Moore, Claymoore Engineering Inc. and the owner is Jeff Kirkpatrick, The Church on Rush Creek. (On February 5, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

David Jones, Chief City Planner, reviewed Case S180103 in the Lake Ridge Corridor Overlay District. He said the building was constructed in 2011 and was designed to be expandable. He said there would be an 800 seat sanctuary and additional parking and trails. The masonry requirements have been met. Mr. Jones went over the site plan. He said the applicant requested exceptions for 25% stone requirements on the north and east façade; cornice projection for buildings other than the sanctuary; 30' building height requirement to allow 36'6" sanctuary roof height. Mr. Jones said staff did not object to these exceptions. There is 125' of buffer between this site and residential. The Planning and Zoning Commission approved the case 6-0.

Matt Moore, 1903 Central, Bedford, said staff did a good job of giving an overview of the project. He said there were a few exceptions but he felt this has a good contemporary look.

Jeff Kirkpatrick, 1355 E. Seeton Road, was present to answer questions.

Sandra Beer, Project Architect, 2808 Fairmount St., Dallas, was present to answer

questions.

Mayor Pro Tem Wooldridge thanked Mira Lagos and Rush Creek Church for allowing meetings and National Night Out.

Deputy Mayor Pro Tem Copeland moved, seconded by Mayor Pro Tem Wooldridge, to close the public hearing and approve Case S180103. The motion carried unanimously.

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

28

S180202 - Site Plan - Grand Prairie Rod & Customs (City Council District 1). Site Plan for a 13,448 sq. ft. Auto Accessories Sales and Installation facility on 1.38 acres. Parcel A of S.O.-8, Tracts 1 and 1.1, Great Southwest Industrial District, City of Grand Prairie, Dallas County, Texas, zoned LI, within the SH 161 Overlay District, and addressed as 1700 and 1710 S Highway 161. The owner is Craig Davis. (On February 5, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

Mr. Jones reviewed Case S180202 for a 2-story, 14,000 sq. ft. building for installation of after market auto accessories in the 161 Corridor Overlay District. He said it meets density and dimensional, articulation, landscaping and window requirements. The applicant requested an exception for a 30 ft. landscape buffer which cannot be provided along the entire frontage, and the applicant has added compensatory landscaping. Staff and the Planning and Zoning Commission recommended approval.

Craig Davis, 1700 S. SH161, was present to answer questions. Mayor Jensen thanked him for staying in Grand Prairie.

Council Member Clemson moved, seconded by Deputy Mayor Pro Tem Copeland, to close the public hearing and approve Case S180202. The motion carried unanimously.

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

Items for Individual Consideration

29

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).

Mr. Jones went over the requested signage by the Kroger in the I-20 Corridor. He said the applicant has requested the installation of advertising signs within the parking lot. The signs would advertise products sold in the Kroger store. The signs would be backlit and do not change or move. The signs will be solar powered with a height just under 16'. The base is designed to take a low impact collision. He said the signs are not designed to be seen from the road. Mr. Jones said the current Code does not address this type of sign and the Planning and Zoning Commission had concerns with safety of the signs within the parking lot and visual clutter in the parking lot. The Planning and Zoning Commission denied the signage plan by a vote of 5-1.

Brian Geunzel, 1222 Brittany Lane, Arlington, stated he was present with client Raymond Rodriguez. He showed examples of how the signs would look in the parking lot. Mr. Rodriguez said the sign is 6" thick and cannot be seen from the street. The bollard is not concrete and is made out of the same material as a bumper.

A review of this type of sign will be added to the next Council Development Committee agenda for discussion.

Council Member Fregoe moved, seconded by Deputy Mayor Pro Tem Wooldridge, to close the public hearing and table Case USP180201 until after the Council Development Committee can review the case. The motion carried unanimously.

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

30

AV180201 - Alcohol Variance (City Council District 3). A request for variance to the proximity requirement for the sale of alcoholic beverages within 300 feet of a school. Lots 1 and 2, Block F, Grand Prairie Estates Addition, City of Grand Prairie, Dallas County, Texas, zoned GR, General Retail district and addressed as 207 Clarice Street.

Mr. Jones said this alcohol variance was for a building which had recently been renovated as a convenience store. The property line is within 300' of the property line of Bowie Elementary School. Mr. Jones said it is 400-500' to the closest building at the school and the buildings front on different streets. He said staff had no objection to granting the variance and had not received any objections.

Mayor Pro Tem Wooldridge asked if only the Bowie principal was contacted and not the superintendent. Mr. Jones said that the school administration was sent a notice. Deputy Mayor Pro Tem Copeland asked where the closest school zone was.

Pradip Nyuapane, 207 Clarice Street, stated he was the owner of the store. He said although the property line is located within 300' of the school property line, the actual building is further away from his business. He said he would make sure his store did not affect the school.

Council Member Del Bosque moved, seconded by Deputy Mayor Pro Tem Copeland

Citizen Comments

Steve Alcorn, Deputy City Attorney, said he was retiring and his last day would be Thursday, February 22. He said he was thankful he had been part of the Grand Prairie team. Mr. Alcorn added that when he came to Grand Prairie several years ago the reputation of the city was not nearly what it is currently and that was due to the hard work of the Mayor and Council.

Adjournment

Mayor Jensen adjourned the meeting at 7:07 p.m.

The foregoing minutes were approved at the March 6, 2018 Council Meeting.

Catherine E. DiMaggio
City Secretary