



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, May 15, 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 9 - Mayor Ron Jensen
Mayor Pro Tem Jeff Wooldridge
Deputy Mayor Pro Tem Jeff Copeland
Council Member Mike Del Bosque
Council Member Jorja Clemson
Council Member Richard Fregoe
Council Member Greg Giessner
Council Member Tony Shotwell
Council Member Jim Swafford

Staff Presentations

- 1** Tourism Update - Go Grand: Many Choices for Summer Fun - Presented by Amy Sprinkles, Marketing, Communications and Libraries Director

Sara Dedeluk, Tourism Manager, went over the upcoming events in Grand Prairie: Lone Star Park races continuing through July 22 and September 21 – November 10. She said Lone Star Park has 500,000 visitors annually. Over 136,000 visitors have come to Epic Waters since it opened in January; Ripley's has five attractions under one roof and has 445,000 visitors annually; the AirHogs open Friday, May 18 through September 2; Verizon Theatre has over 375,000 visitors annually. Mayor Jensen noted that Verizon has asked AEG to remove their name because they are not paying for naming rights anymore. Ms. Dedeluk said the Premium Outlets have a million visitors annually. She said she did not have numbers for IKEA since it just opened in the past six months. City Manager Tom Hart said the Cole Haan store will be expanding its space at the outlet mall. Council Member Shotwell asked about Phase II of the mall. Mr. Hart said there was very little land on which to expand. Ms. Dedeluk said visitors come to the Farmers Market and Asia Times Square for one of a kind items. Traders Village has three million visitors annually; Joe Pool Lake has 1 million visitors annually. She said the Oasis Restaurant has launched the Big Cahuna party barge and it is booked every weekend through summer. She invited everyone to the Tourist Information giftshop. She said there were thousands of visitors to Main Street Fest; Prairie Lights; the Ruthe Jackson Center; and the city golf courses.

Ms. Dedeluk presented the 2017 Tourism Annual Report with 46 million people reached through Facebook; Twitter, the website, printed materials, billboards, radio and TV spots. She said the tourism division also takes part in bus tours and trade shows. Tourism Awards include the CVB Partner of the Year and People's Choice Award for the Local Awareness Campaign.

Amy Sprinkles, Marketing and Libraries Director, said the Live Life Grand campaign had a direct mail to 65,000; and also included TV and radio spots. Ms. Sprinkles said the most successful was the WFAA Good Morning Texas interviews.

Presented

Agenda Review

Mayor Pro Tem Wooldridge asked if there were any questions on Consent Agenda Items 8 through 19. There were no questions.

Council Member Shotwell stated he wanted to make a statement since this would be his last Briefing and he wanted the staff present to hear his comments. He said the best reelection tool is the staff. Mr. Shotwell said staff does a great job. He added that although he has argued with staff and they had argued back, they have always decided at the end to get along. Council Member Shotwell said staff's motives are always good and he wished staff the best.

Executive Session

Mayor Jensen convened a closed session at 5:01 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Jensen adjourned the executive session at 5:25 p.m.

Recess Meeting

Mayor Jensen recessed the meeting at 5:25 p.m.

6:30 PM Council Chambers

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

Pastor Carl Allen, Fairview Baptist Church gave the Invocation. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Mayor Pro Tem Jeff Wooldridge.

2

Resolution canvassing results of the May 5, 2018 City Election

Council Member Fregoe moved, seconded by Council Member Swafford to approve the resolution canvassing the May 5, 2018 election. The motion carried unanimously.

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

Enactment No: RES 4950-2018

3

Administer Oath of Office to Cole Humphreys, Council Member District 5; Jeff Wooldridge, Council Member, District 6; and Greg Giessner, Council Member, Place 8 at large

Megan Mahan, City Attorney, administered the Oath of Office to the newly elected Council Members: Greg Giessner, Council Member, Place 8 at large; Cole Humphreys, Council Member, District 5; and Jeff Wooldridge, Council Member, District 6.

Council Member Shotwell thanked Tisha Slagle and Karen Cox for their support during his recent health problems. He said in 1995 when he was appointed to the Planning and Zoning Commission, the population of Grand Prairie was 94,000 and when he later ran for Council the big issue was whether to keep the city as it was or seek growth opportunities. He said the city has grown quite a bit and there is more growth to come. He said Grand Prairie is a wonderful city to live in and he hoped it continues to grow and move forward. Mr. Shotwell said he was appointed to take the place of Miles Diamond who resigned to marry a city employee to avoid nepotism. He said he could not seek another term on Council because of health issues and he missed sitting and talking to the people in his district while campaigning. Mr. Shotwell thanked all the people who have voted for him during the last 23 years. He thanked city staff because they are the best reelection tool you can have. He gave special thanks to Gloria Colvin, Secretary to the City Manager and Deputy City Managers. Mr. Shotwell thanked his fellow Council Members and stated that Grand Prairie was very fortunate there was not a big turnover in either Council or city staff. He said he worked with Jeff Wooldridge and Jeff Copeland on the Council Development Committee and appreciated their hard work. He said Mr. Del Bosque was a new council member, and has done a good job. He added that he was on the City Council when Mr. Hart was hired. He stated that he would miss Council Member Clemson and Council Member Giessner because he keeps him calm. He pointed out that the last time a Council Member left of their own volition was when Mayor Jensen left Council to run for Mayor.

Council Member Giessner thanked the citizens for allowing him to serve for another term. He also thanked city staff and said he could not do the job without them because he needed their advice. He said If there is a citizen or business with a problem, staff always comes through. He thanked his wife, Kelly, and his sons, Will and Jake and his mother, Angela Giessner, for allowing him the time it takes to serve.

Cole Humphreys, newly elected Council Member for District 5, said he had met with Mr. Shotwell and said he had big shoes to fill and thanked Mr. Shotwell for his service. Council Member Humphreys thanked everyone involved in his campaign. He said the fun part of campaigning was meeting all of the citizens in District 5.

Mayor Pro Tem Wooldridge thanked his wife, Stephanie, for taking care of the twins while he campaigned. He thanked his mother and father for installing moral values and for filling in at shop. He thanked the 728 voters in District 6 for their support. Mr. Wooldridge thanked staff and Council for their support. He thanked Tony Shotwell for his service and his passion for serving for 23 years. Mayor Jensen congratulated all the newly elected Council Members.

Received and Filed

Presentations

- 4** Presentation of Girl Scout Gold Award Certificates to Bailey J. Charles and Paige Dorgan

Council Member Clemson read certificates of appreciation for Bailey Charles and Paige Dorgan for earning the Girl Scout Gold Award. Mayor Jensen presented the certificates.

Presented

- 5** Flood Awareness Week Proclamation - Presented to Stephanie Griffin, Floodplain Administrator

Deputy Mayor Pro Tem Copeland read the Flood Awareness Proclamation and Mayor Jensen presented it to Stephanie Griffin, Floodplain Administrator.

Presented

- 6** Recognition of the Grand Prairie Police Department for support and dedication to the FBI mission - Presented by SAC Jackson, FBI

Postpone

- 7** Recognition of the IT Department for receiving the TAGITM 2018 Rising Start Award to Keshnel Penny; and the TAGITM 2018 Excellence Award: Unidirectional Flushing Automation

Postpone

Consent Agenda

Mayor Pro Tem Wooldridge moved, seconded by Council Member Clemson, to approve Consent Agenda Items 8 through 19. The motion carried unanimously.

- 8** Minutes of the May 1, 2018 Meeting

Approved on the Consent Agenda

- 9** Price agreement for fuel with Martin Eagle Oil as primary and Douglass Distributors as the secondary vendor, at an estimated annual cost of \$3,000,000 through a master inter-local agreement with Tarrant County for one year with the option to renew for three additional one year periods totaling \$12,000,000 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

- 10 Price agreement for grass seed from Justin Seed (up to \$15,740 annually) for one year with the option to renew for four additional one year periods totaling \$78,700 if all extension 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

- 11 Price Agreement for document destruction services from TIBH Industries, Inc. through an inter-local agreement with the Texas Comptroller of Public Accounts at an estimated annual cost of \$25,000 for one year with the option to renew for four additional one-year periods totaling \$125,000 if all extensions are exercised and authorize the City Manager to execute the renewal options with the 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

- 12 Price agreement for Police Communications Center Workstation Consoles from Xybix Systems, Inc., through a national inter-local agreement with HGAC at an estimated annual cost of \$65,000 as purchased through funding from the Tarrant County 9-1-1 District Public Safety Answering Points Assistance Program

Approved on the Consent Agenda

- 13 Agreement with Atmos Energy for use of land owned or controlled by the City of Grand Prairie at the Grand Prairie Airport

Approved on the Consent Agenda

- 14 Change Order/Amendment No. 5 to the Freese & Nichols contract in the amount of \$150,000 to provide for additional engineering services on the Southwest Sector (previously Mansfield Pump) Station and S.H. 360 Transmission Line Phases 2 and 3

Approved on the Consent Agenda

- 15 Change Order/Amendment No.7 to professional engineering and surveying services contract with Kimley-Horn and Associates for Phase II Design of Great Southwest Parkway from Mayfield Road to IH-20 Improvement in the net amount of \$0 (zero)

Approved on the Consent Agenda

- 16 Change Order No. 6 for the construction contract with McMahon Contracting, Inc. in the net amount of \$19,990.30 for Oakdale Paving and Drainage Improvements

Approved on the Consent Agenda

- 17** Construction contract with Texas Standard Construction in the amount of \$668,648 for the Miscellaneous Wastewater Replacements in Windsor Place and SE 10th/SE 11th Streets ; Material testing with Team Consultants in the amount of \$7,166; In-house labor distribution in the amount of \$33,342; 5% contract contingency in the amount of \$33,342; for a total project cost of \$742,498

Approved on the Consent Agenda

- 18** License for Lynn Creek Hills Homeowners Association, Inc., to allow for the placement of a sixteen-foot tall brick and stone entrance sign in the median on Maribella Boulevard at Webb Lynn Road

Approved on the Consent Agenda

- 19** Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the City of Royse City, Texas

Adopted

Enactment No: RES 4951-2018

Public Hearing Consent Agenda

Mayor Pro Tem Wooldridge moved, seconded by Council Member Fregoe, to close the public hearing and table Items 20, 21, and 22, and approve Item 23 on the Public Hearing Consent Agenda. The motion carried unanimously.

- 20** CPA180302 - Comprehensive Plan Amendment - Forum at Sara Jane (City Council District 2). Amend the 2010 Comprehensive Plan's Future Land Use Map from Mixed Use and Open Space/Drainage to High Density Residential. 27.76 acres of land, situated in the C.D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, and generally located south of S Forum Dr and west of Sara Jane Pkwy.

City Council Action: June 19, 2018

Tabled

- 21** Z180302/CP180301 - Zoning Change/Concept Plan - Forum at Sara Jane Addition (City Council District 2). Zoning Change and Concept Plan for a multi-family development consisting of approximately 700 apartment units on 27.76 acres. C.D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, approximately 27.76 acres zoned PD-29, PD-288, and SF-2, within the IH-20 and SH 161 Corridor Overlay Districts and generally located west/southwest of the intersection of S Forum Drive and Sara Jane Parkway. The agent is Michael Clark, Winkelmann & Assoc. and the applicant is Patrick Mango.

City Council Action: June 19, 2018

Tabled

- 22** Z180101/CP180101 - Zoning Change/Concept Plan - Camp Wisdom Mixed Use (City Council District 4). Planned Development for a mixed use development consisting of approximately 85,000 square feet of commercial retail and 514 multi-family residential units with nine single and multi-story buildings up to four floors in height on approximately 26.78 acres at 2650 W Camp Wisdom Rd. Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, approximately 26.78 acres zoned PD-48 partially within the Lake Ridge Corridor Overlay, generally located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W Camp Wisdom Rd. and addressed as 2650 W Camp Wisdom Rd. The agent is Eric Swartz and the owner is Hamilton Peck, Hamilton Commercial LLC.

City Council Action: June 19, 2018

Tabled

- 23** Z180501 - Zoning Change - 2305 Graham St (City Council District 5). Zoning Change request from Single Family-4 (SF-4) to a Planned Development (PD) to allow construction of a single family home on the adjacent lot on 0.5 acres. Lot 10, Block 2, My Estate, City of Grand Prairie, Dallas County, Texas, zoned Single Family-4 (SF-4) and addressed 2305 Graham St. The owner is Daniel Santos. (On May 7, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Adopted

Enactment No: ORD 10463-2018

Public Hearing on Zoning Applications

- 24** S180404 - Site Plan - Forum Drive Apartments (City Council District 2). Site Plan for Forum at Robinson Apartments Phase 1 with 272 apartment units on 8.047 acres. Tract 1, Frederick Dohme Survey, Abstract 395 PG 110, City of Grand Prairie, Dallas County, Texas, zoned PD-294D, within Interstate 20 and Highway 161 Corridor Overlay District, generally located at the Northwest Corner of S. Forum Dr. and Robinson Rd. The applicant is Jeff Fulenchek, Carleton Development, Ltd. and the owner is Charles Anderson, TA Southgate Land Partners. (On May 7, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

David Jones, Chief City Planner, reviewed Case S180404. Mr. Jones had provided an updated staff report to Council earlier in the meeting. He said the site plan had two phases on eight acres and would have retail, commercial and possibly a hotel. The development will begin with multi-family. Mr. Jones said the Site Plan now meets the concept plan. He said parking is internal and then he showed the articulation. The landscape and screening meets requirements and for traffic circulation, a roundabout

was added so that future retail traffic will get pushed out to Forum Drive. Mr. Jones said the developer has requested an exception for 64 percent one-bedroom units and for 574 sq. ft. units size instead of 600 sq. ft. Mr. Jones said staff and the Planning and Zoning Commission recommended approval.

Council Member Swafford pointed out on the revised plan the requested appeals are for square footage and one bedroom units (66%) but Mr. Jones had said 64 percent.

Kim McCaslin, 100 N. Mitchell Road, Mansfield, said she was excited to bring this concept to Grand Prairie and added that this is the second multi-family project to be built in Grand Prairie. She stated she was present to answer questions.

Council Member Swafford moved, seconded by Council Member Fregoe, to close the public hearing and approve Case S180404, including the two requested exceptions. The motion carried unanimously.

Ayes: Mayor Ron Jensen, Mayor Pro Tem Wooldridge, Deputy Mayor Pro Tem Copeland; Council Members Clemson; Del Bosque; Fregoe; Giessner; Humphreys; and Swafford

Nays: None

25

Z180502 CP180501 - Zoning Change/Concept Plan - Belt Line at Warrior Apartments (City Council District 3). Zoning and Concept plan for 154 age-restricted apartment units on 7.73 acres north of the intersection of S Belt Line Road and E Warrior Trail. Tract 5, J. M. Graves Survey, Abstract No. 512, City of Grand Prairie, Dallas County, Texas 7.73 acres zoned GR, General Retail and addressed as 2902 S Belt Line Road, Grand Prairie, Texas. The applicant is Chase Debaun, AeroFirma Corp. (On May 7, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Mr. Jones reviewed Case Z180502/CP180501, for 154 multi-family age restricted units. The site is currently zoned General Retail. There will be three-story apartment buildings. Mr. Jones said there would be a masonry wall on the north and east sides next to residential. The applicant requested 15% garages rather than the required 30%. They are proposing 49% carports to compensate for less garages. Mr. Jones said staff would like more garages. Exceptions include 15% garages rather than the required 30%; and three carports within the front yard setback. Mr. Jones said staff did not disapprove because of screening provided. The Development Review Committee recommended maintaining the existing tree buffer and a 36" hedge to screen the carports along Beltline; and a wrought iron fence for required visibility along Beltline.

Chase DeBaun, 2935 S. Beltline, owner and developer, said this was their 4th multi-family project and their second age-restricted project. He said he was present to answer questions.

Deputy Mayor Pro Tem Copeland said he was worried about the speed limit on Beltline at this location. Mr. DeBaun said it was not possible to have egress off Warrior Trail. Mr. Jones said there would be one entrance and exit. He said the applicant would have to come back with a site plan to move everything out of the visibility triangle. Deputy Mayor Pro Tem Copeland asked if there would be a turn lane. Mr. Jones said staff could look at that possibility. Deputy Mayor Pro Tem Copeland asked if there was room for a turn lane. Walter Shumac, Transportation Director, said there should be

room for that and he did not anticipate any major difficulties.

Council Member Del Bosque said this was a good plan and would be good for the community and for those who are ready to retire. He said he looked forward to working with Mr. DeBaun.

Council Member Del Bosque moved, seconded by Council Member Giessner, to close the public hearing and approve Case Z180502/CP180501 as recommended by staff. The motion carried unanimously.

Ayes: Mayor Jensen; Mayor Pro Tem Wooldridge; Deputy Mayor Pro Tem Copeland; Council Members Clemson, Del Bosque, Fregoe, Giessner, Humphreys, and Swafford

Enactment No: ORD 10464-2018

26

Z180504/S180504 - Zoning Change/Site Plan - 521 E. Jefferson Event Center (City Council District 5). Approximately 4,850 square feet of event space in a one story building on 0.723 acres at 521 E Jefferson Street. Portions of lots 5, 6, 7, and 8, Block A, Baird's Dallas Addition, City of Grand Prairie, Dallas County, Texas, 0.723 acres zoned CA, Central Area District, in the CBD No. 2, addressed as 521 and 529 E. Jefferson Street, and 516, 522, and 524 Austin Street, Grand Prairie, Texas. The owner is Victor Reyes. (On May 7, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Mayor Pro Tem Wooldridge declared a conflict of interest, submitted the required paperwork, and left the Chambers during discussion and vote on this case.

Mr. Jones reviewed Case Z180504/S180504. He said the owner asked to rezone for townhomes but that request failed and the applicant is now requesting zoning for a multi-purpose event center. He said this case would create a PD with 5,000 sq. ft. with a 3,000 sq. ft. ballroom. There will be a warming kitchen and 40 parking spaces. Mr. Jones said the plan complies with dimensions and standards and to architectural requirements of App. F. He said the primary entrance faces Jefferson.

Requested exceptions are for operating hours from 3:00 pm to midnight; 20% parking reduction (40 rather than required 50); and for the requirement of a 12'x12' dumpster enclosure. Mr. Jones said the Development Review Committee recommendations are for the existing lot to be replatted into a single lot; and to work with staff to finalize an access solution from Austin Street; use of building limited to be a special event center for wedding, reunions, and similar activities. The Certificate of Occupancy may be revoked if two or more nuisance violations occur within any 12-month period. The applicant will work with the Police Department to find ways to address any outstanding security concerns.

Council Member Swafford noted that on the Planning and Zoning Commission minutes, they asked for a review of Special Occupancy Permit for the nuisance in 12-month period. He asked if that would stay with the Certificate of Occupancy. Mr. Jones replied that it would as long as the Certificate of Occupancy is in place.

Council Member Humphreys stated there was residential property next to it and asked if the current barrier was a wrought iron fence. Mr. Jones replied this area is actually zoned commercial so if the residence is replaced it could not be residential again. Council Member Humphreys asked if the applicant would consider a fence that would

provide more privacy. Mr. Jones said staff was not opposed to looking at that option.

Deputy Mayor Pro Tem Copeland said the appeal for 40 parking spots versus 50 is a concern for an event center of this size. He asked if the applicant were to purchase the land next to this, could a motion be made that he would need to add the required parking.

Victor Reyes, 521 E. Jefferson, stated he was present to answer questions. Mayor Jensen asked if he would provide more private screening rather than wrought iron fence between the residential and commercial. Council Member Humphreys said the wrought iron fence would allow a sight line through to the residents' back yards. He asked Mr. Reyes if he would consider a wood fence. Mr. Reyes replied he was okay with a wood fence rather than wrought iron.

Council Member Del Bosque stated that a masonry fence would look better. He said this is a great project and would be a catalyst to revitalize Jefferson.

Council Member Clemson asked what was the maximum occupancy. Mr. Reyes replied it would be 200-240.

Deputy Mayor Pro Tem Copeland asked Mr. Reyes if he would be opposed to an amendment stating if additional adjacent property was acquired, he would need to meet parking requirements. Mr. Reyes agreed and stated he would do a masonry wall.

Council Member Humphreys moved, seconded by Council Member Clemson, to close the public hearing and approve Case Z180504/S180504 with the addition of a masonry fence between residential and the building and if acquiring adjacent property must meet parking requirements. The motion carried unanimously.

Ayes: Mayor Jensen; Deputy Mayor Pro Tem Copeland; Council Members Clemson, Del Bosque, Fregoe, Giessner, Humphreys, and Swafford

Enactment No: ORD 10468-2018

27

SU180502/S180503 - Specific Use Permit/Site Plan - Retail and Restaurant at Victory at Lakeridge, Lot 2 (City Council District 6). Specific Use Permit and Site Plan for Victory at Lakeridge, Lot 2, consisting of 7,200 sq. ft. of retail including a Restaurant with Drive-Through on 1.107 acres. Tract 3C, M. Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lake Ridge Overlay District, and addressed as 5150 Lake Ridge Pkwy. The applicant is Patrick Filson and the owner is Kris Ramji, Victory at Lake Ridge. (On May 7, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Mr. Jones reviewed Case SU180502/S180503. He said the site is in the Lake Ridge Overlay District and it meets overlay requirements. The case also meets material requirements in Appendix F for brick and stone with stucco and metal. Mr. Jones said the Planning and Zoning Commission and staff recommended approval.

Mayor Pro Tem Wooldridge moved, seconded by Council Member Fregoe, to close the public hearing and approve Case SU180502/S180503. The motion carried unanimously.

Ayes: Mayor Jensen; Mayor Pro Tem Wooldridge; Deputy Mayor Pro Tem Copeland; Council Members Clemson, Del Bosque, Fregoe, Giessner, Humphreys, and Swafford

Enactment No: ORD 10465-2018

28

S180502 - Site Plan - Retail at Victory at Lakeridge, Lot 3 (City Council District 6). Site Plan for a 7,613 sq. ft. retail building on 1.035 acres. Lot 3, Block 1, Victory at Lakeridge, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lake Ridge Overlay District, and addressed as 5150 Lake Ridge Pkwy. The applicant is Patrick Filson and the owner is Kris Ramji, Victory at Lake Ridge. (On May 7, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Mr. Jones reviewed Case S1805502, a site plan for Lot 3 in the same development as the previous case (SU180502/S180503). He said the site is adjacent to residential and two drives would need to be extended. He said the plan meets density and dimension requirements, as well as landscape and screening requirements and architectural requirements. Mr. Jones said a screening wall similar to the existing wall in the High Hawk PID would tie in to that wall. The applicant would maintain that wall. The drive is to be extended across Lot 4 consistent with the access easement.

Eleana Tuley, 2821 Merlot Avenue, Grapevine, was presented to answer questions.

Mayor Pro Tem Wooldridge noted there was 5-10 ft. between the two fences, he asked if it could go to the property line. Mr. Jones said that would be staff's preference as well. Ms. Tuley said she had contacted High Hawk HOA and they want to use their screening wall so there would not be two walls adjacent to each other with a space between them. Ms. Tuley said it would be up to the HOA and residents but she was willing to coordinate that.

Mayor Pro Tem Wooldridge moved, seconded by Council Member Fregoe, to close the public hearing and approve Case S180502 with a fence to be erected against the residents' fence with no gap between. The motion carried unanimously.

Ayes: Mayor Jensen; Mayor Pro Tem Wooldridge; Deputy Mayor Pro Tem Copeland; Council Members Clemson, Del Bosque, Fregoe, Giessner, Humphreys, and Swafford

29

SU180505 - Specific Use Permit - Franchise Used Car Dealership at 1640 E. Main St. (City Council District 1). Lots 1-7, 9, 10, and part of Lot 8, Burgher & Sowell's Addition, City of Grand Prairie, Dallas County, Texas, approximately 1.56 acres zoned GR, General Retail in the Central Business District No. 3 and addressed as 1633, 1640, 1646, 1648 E. Main St. The owner is Arturo Torres. (On May 7, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Mr. Jones reviewed Case SU180505 and stated the SUP is required for used auto sales. He said there would be a 1600 sq. ft. sales office with 81 parking/display spaces. There will be two gated entrances from E. Main. Mr. Jones showed building elevations and said the masonry and landscaping meets requirements. He said the Development Review Committee recommended six conditions:

1. Prior to occupancy, the applicant will replat the existing lots into a single lot.
2. The applicant will install additional landscaping to beautify the rear of the building and the sales lot.
3. All loading and unloading of cars will take place within a designated area on the site and not in a public right of way.
4. No vehicle repairs of any kind will be conducted on the property. An exception can be made at the discretion of Code Enforcement staff for repairs which can be performed entirely by hand, such as changing light bulbs or windshield wipers.
5. The applicant will submit a lighting plan for review by staff which demonstrates that the proposed lighting will be directed away from any neighboring residential dwellings.
6. That the SUP expire at the end of the initial lease period or if the lease is terminated for any reason per the executed agreement between the property owner and the lessee/franchisee.

Council Member Giessner asked for clarification on #6 above. He asked if the lease is renewed, would it have to come back to Council for approval. Mr. Jones replied that it would.

Council Member Humphreys moved, seconded by Council Member Giessner, to close the public hearing and Case SU180505 per staff's recommendations. The motion carried unanimously.

Ayes: Mayor Jensen; Mayor Pro Tem Wooldridge; Deputy Mayor Pro Tem Copeland; Council Members Clemson, Del Bosque, Fregoe, Giessner, Humphreys, and Swafford

30

SU180504 - Specific Use Permit - Trucking & Storage Terminal (City Council District 1). A request for a Specific Use Permit for a Trucking and Storage Terminal on 2.94 acres. Lot 3, Block A, Matt M Lavail Addition, City of Grand Prairie, Dallas County, Texas. 2.94 acres zoned Light Industrial (LI) within the SH 161 Overlay Corridor, generally located west of southbound State Highway 161 Service Road, east of Hardrock Road, approximately 836 feet north of W. Oakdale Road and addressed as 3025 Hardrock Road. The applicant is Thomas Grafton, Holt Lunsford Commercial. (On May 7, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Mr. Jones reviewed Case SU180504 for an existing 13,000 sq. ft. office/warehouse building with six bay doors for a shipping and storage terminal. He said there was existing concrete on site. Hours of operation will be 9:00 a.m. to 10:00 p.m. with five deliveries/pickups from Monday through Wednesday and ten deliveries/pickups Thursday and Friday.

Mr. Jones said staff's recommendations include the existing wood fence to be converted to a masonry wall within six months of the Certificate of Occupancy; the wall on SH161 will be similar to the existing wall on Hard Rock; and the three accessory structures are to be removed. Mr. Jones said the Planning and Zoning Commission recommended approval per staff's recommendations.

Thomas Grafton, 300 Throckmorton, Fort Worth, stated he was present to answer questions.

Council Member Clemson moved, seconded by Council Member Del Bosque, to close the public hearing and approve Case SU180504 per staff recommendations. The motion carried unanimously.

Ayes: Mayor Jensen; Mayor Pro Tem Wooldridge; Deputy Mayor Pro Tem Copeland; Council Members Clemson, Del Bosque, Fregoe, Giessner, Humphreys, and Swafford

Enactment No: ORD 10466-2018

31

TA180501 - Text Amendment - Article 11 and Article 30. Amendment to the Unified Development Code, Article 11, "Performance Standards", and Article 30 "Definitions" to revise regulations restricting alcohol sales in restaurants. The applicant is the City of Grand Prairie. (On May 7, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Mr. Jones reviewed Case TA180501 to revise regulations regarding alcohol sales in restaurants. He said this text amendment is essentially adopting state regulations for the 40/60 alcohol to food ratio. Restaurants must have 10% of floor area for a commercial kitchen and a maximum 20% of floor area may be bar/holding area. The amendment also includes the right for the city to complete an audit and participate in the TABC audit.

Deputy Mayor Pro Tem Copeland said the Council Development Committee spent a long time reviewing this text amendment and they support it.

Deputy Mayor Pro Tem Copeland moved, seconded by Mayor Pro Tem Wooldridge, to close the public hearing and approve Case TA180501. The motion carried unanimously.

Ayes: Mayor Jensen; Mayor Pro Tem Wooldridge; Deputy Mayor Pro Tem Copeland; Council Members Clemson, Del Bosque, Fregoe, Giessner, Humphreys, and Swafford

Enactment No: ORD 10467-2018

Citizen Comments

Pastor W. D. Stone, stated he was the pastor of Mr. High's family. He said they are a good family and are looking to Council to resolve a problem. He said some steps must be taken but this was an extreme use of force. Pastor Stone said he was requesting help for this family.

Carol Harrison-Lafayette and Raven Kelley, 702 Warrior Trail, #404, stated she had lived in Grand Prairie for over 50 years. She said Grand Prairie is a nice city to live in. She introduced Raven Kelly, who is 27 with a mental disability. Ms. Harrison-Lafayette said she is working with youth between the ages of 5 and 17 in the City of Dallas to teach them how to speak and role play concerning emotional negative experiences. On April 23, 2018, pain and disappointment was caused to the High family when Carlos High, a mentally ill man, was shot 30 times. She stated that Council may have someone who is mentally ill in their family. Ms. Harrison-Lafayette said she would like

the Dalworth Recreation Center to implement this program. She said a solution needed to be found on how to treat mentally ill people.

Minister Dominic Alexander, 850 Greenview, Suite B, said he was saddened to come here. He said he started Next Generation here in Grand Prairie. Mr. Alexander said the Police Chief has always been able to effectively communicate but with this shooting the mission statement went out the window. He said on WFAA, they stated that gunfire was exchanged. He said family members thought Mr. High was just there to wind down. Mr. Alexander asked how the police are responding procedurally and whether they were asking for backup. He said on a Code 34, five officers are dispatched out. He said Chief Dye released a statement that said Mr. High's gun was in a presenting position. He said he saw the photos of the body of Carlos High and he did not have a face so the family had to have a closed casket funeral. Mr. Alexander said the city was causing pain to this family because of its silence.

Ylonda High, 1679 S. State Hwy 121, Lewisville, stated she was the sister of Carlos High. She said it only takes one bullet to kill someone. She asked why it took so many bullets to kill her brother. Ms. High said this was a wellness check and asked if this response was normal in Grand Prairie. She said the family had not been notified by any official person that this was their relative and they have not been able to see his body. Also, there has been no "I'm sorry." Ms. High said the family was robbed of closure by not being told the truth about what happened on April 23. She said Angela Luckey wants police training. Ms. High said at the National Day of Prayer, she was approached by a pastor who badgered a grieving widow. Ms. High then gave the definition of homicide and stated Mr. High's death was a homicide by that definition.

Rochelle Rowlett, 3065 Eastridge Drive, #3065, stated she was the sister of Carlos High. She said she wanted to know what happened to her brother and no one has told them. Ms. Rowlett said this was a wellness check and he was murdered. She said four officers approached on a wellness check. Carlos High never got out of his vehicle and never fired a weapon. Ms. Rowlett said she wanted justice and transparency from the Chief. She added that no one came to her house to let them know what happened.

Angela Luckey, President of the Grand Prairie NAACP, said Carlos High was experiencing a psychotic break. She said police policies need to be reviewed as to how they engage with a person with a mental disability. She said this was a senseless murder. Ms. Luckey then recounted an incident in which Joe Calloway Sr., who was mentally ill was killed by police. She said Carlos High never fired his weapon. Ms. Luckey said police officers should have de-escalated the situation and the police need more training in de-escalating a situation. They also need more resources for a mental illness response team. She said the District Attorney is conducting an independent investigation. Ms. Luckey said the system in the Grand Prairie Police Department is broken. She stated that shooting a man more than 30 times and killing a mentally distraught man is never justified.

Renee Payne, 2313 Jenson Circle, Fort Worth, said she was speaking in support of the High family to understand the situation. She said she had known Carlos High since he was 14 years old. She said he was harassed as a teenager by Grand Prairie police. She said the family cannot understand why they cannot see the videocams. The family has had no closure. Ms. Payne said she demanded to have justice and show the family the videotape. She said she would stand for justice no matter what and asked the Council to put themselves in the High family's shoes.

Tina High, 504 SW 23rd Street, #1310, stated she was Carlos High's wife. She said

she wanted justice for her husband. Ms. High said her husband had bi-polar schizhizophrenia and he was having an episode. She said no one informed her he was dead and she did not want anyone else to go through what she is gong through. Ms. High said he was a wonderful, good man. She said he was murdered and the police did not consider him as human because he had a past. At the National Day of Prayer they prayed for the police for having to take a life but did not pray for him. She said a pastor disrespected her by saying this was not murder. Ms. High said her husband did not bother anybody and only retaliated if someone was bothering him. She said they were only married for five years and wanted justice for her husband.

Otis West, 308 Gregory Lane, stated he had lived in Grand Prairie for 49 years and was the first family member on the scene. He said he was there four or five hours before speaking with a detective. He said the detective told him to call his sister and let her know. Mr. West asked for prayers for the family and hoped that one day justice will be done.

Adjournment

Mayor Jensen adjourned the meeting at 8:21 p.m.

The foregoing minutes were approved at the June 5, 2018 Council Meeting.

Catherine E. DiMaggio, City Secretary