



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final City Council

Tuesday, June 16, 2015

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
Council Member Richard Fregoe
Council Member Tony Shotwell
Deputy Mayor Pro Tem Jorja Clemson
Council Member Jeff Copeland
Council Member Greg Giessner
Mayor Pro Tem Jim Swafford
Council Member Lila Thorn
Council Member Jeff Wooldridge

Staff Presentations

1 Legislative Report - Presented by Brandon Aghamalian, Focused Advocacy

Brandon Aghamalian and Snapper Carr, Focused Advocacy, presented a legislative wrapup to Council. Mr. Aghamalian said there were 6,476 bills introduced and of those 1,329 passed and 220 of those that passed were city related. As a result of the 84th Legislative action, there will be seven constitutional amendments on the ballot in the November 3, 2015 election.

Mr. Aghamalian said the Racing Commission voted 6-2 to repeal historical racing and this is to be finalized in August.

Transportation funding will be in three constitutional amendments on the November ballot.

SJR1/SB1 to raise the homestead exemption to \$25,000 for schools will appear on the ballot in November. HB32 cuts franchise tax rates.

SB1760 requires a 60% majority of the governing body to adopt a property tax rate exceeding effective rate.

The reauthorization of the street maintenance sales tax for four or eight years was not passed, but the sales tax can now be used for sidewalk maintenance.

HB2945 was passed to allow leftover funds in the juvenile case manager fund after salary and expenses, to be used for education programs for juvenile alcohol and substance abuse programs.

SB1336 exempts Grand Prairie from the requirement to create a Groundwater Conservation District through 2021.

Council Member Copeland said the Legislature continues to attack cities. Mr. Aghamalian said ten years ago there was an anti-local government sentiment. He said he was hopeful that we are reaching a point where some of these bad bills will go away, but revenue caps and appraisal caps, and annexations will continue to come up. Mr. Carr said that hopefully they will see that it is better to partner with local government.

Mr. Aghamalian went over municipal bills that passed including HB40 oil and gas. Mr. Carr indicated this will be litigated. The May election date was changed to the first Saturday in May. HB484 deals with candidacy for city office requiring a candidate to be a registered voter in the territory for six months preceding the regular filing deadline.

Mr. Aghamalian said the Governor has until June 21 to veto or let bills pass without signature. The Primary Election will be held March 1, 2016.

Presented

2 Using Raster Calculation to Depict Areas of Increased or Decreased Crime Over Time - Presented by Jill Eck Myers, Police Department

Sgt. Nick Daugherty spoke to council regarding Intelligence-led Policing which has a career offender focus and monitors video feeds from city cameras in real time.

Jill Eck Myers, Police Analyst, presented how Raster Calculations are used to depict areas of increased or decreased crime over time.

Presented

3 The Neighborhood Enrichment Team - Presented by Steve Dye, Police Chief

Chief Dye said the mission of the neighborhood enrichment team is to maintain neighborhood integrity and a high quality of life for all citizens through a holistic, collaborative approach to addressing nuisance property.

Deputy Chief Morris explained the purpose of the joint effort between the police department and other city departments is to identify and address nuisance problem areas in the city and determine long-term solutions.

Steve Collins, Code Department Supervisor, said team members consist of Police; Code; Housing; Building Inspections; Environmental Services; Animal Services; Public Works and the City Attorney's office. The team meets once a month to share information and come up with a plan of action.

Lt. Mike Gudgel showed examples of NET locations and how situations were alleviated through cooperation with several departments joining together.

Deputy Mayor Pro Tem Clemson asked what is the centralized number. Chief Dye replied that will be a number in Code and will be published soon but wanted to present to Council first.

Council Member Copeland said Code Enforcement Officers have to pass a test with TDLR. Mr. Collins replied they already have to be certified but this will add additional certification.

Presented

- 4 Contract with Itron for the Automated Metering Infrastructure System -
Presented by Ron McCuller, Public Works Director

This presentation was postponed indefinitely.

Postpone

Agenda Review

Tom Hart, City Manager, referred to Item 16 on the Consent Agenda (gas drilling ordinance amendment). He said the gas companies requested five years for extensions and Council Member Fregoe stated the Public Health and Safety Committee agreed to the amendment. Mr. Hart said the amendment includes changing from three 2-year extensions to one five-year extension. Jim Cummings, Environmental Services Director, said the current ordinance has a one two-year extension.

Council Member Shotwell referred to Item 14 (retrofit to HVAC in the Public Safety Building [PSB]). He asked if the city would be getting money back from the HVAC designer. Mr. Hart said there was a whole list of problems at the PSB and the whole air system will have to be changed before long. Tom Cox, Deputy City Manager, said the contract with Brandt is for them to fix this problem. Mr. Shotwell asked if the city would be using this same company for any other projects. Mr. Cox said there are more people and equipment in Dispatch so it was not engineered to that specification. Mr. Shotwell instructed staff in the future to try to get the number of people that will eventually occupy a space.

Ron McCuller, Public Works Director, asked to table Item 6 (Contract with Itron for automated metering infrastructure) so it can be reviewed by the Finance and Government Committee.

Mr. Hart said staff is working on a packet on the SH360 intersections to provide to Council. He said the city has received \$6 million in funding from the County and the Regional Transportation Commission.

Executive Session

Mayor Jensen convened a closed session at 5:45 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.071 "Consultation with Attorney" CH Realty VII - Ascendant 1 Dallas s360 Global Logistics Park v. City of Grand Prairie et al; case 3:15-cv-00718-M Rodriguez v the City of Grand Prairie; Watson v. City of Allen, et al; Cause No. 4:15-cv-00335-A; Grand Prairie Professional Baseball, LP v City of Grand Prairie; Section 551.072 "Deliberation Regarding Real Property" and Section 551.087 "Deliberations Regarding Economic Development Negotiations." The closed session was adjourned at 5:52 p.m.

Recess Meeting

Mayor Jensen recessed the meeting at 5:52 p.m.

6:30 PM Council Chambers

Mayor Jensen reconvened the meeting at 6:35 p.m.

Pastor Perry Crenshaw gave the invocation. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Mayor Pro Tem Swafford.

Consent Agenda

Mayor Pro Tem Swafford moved, seconded by Deputy Mayor Pro Tem Clemson, to approve Item 5 on the Consent Agenda, table Item 6, approve Items 7 through 15, approve Item 16 as amended, and approve Item 17. The motion carried unanimously.

5 Minutes of the June 2, 2015 Meeting

Approved on the Consent Agenda

6 Construction contract with Itron, Inc. in the not to exceed amount of \$5,250,000 for the provision of a fully functioning Automated Metering Infrastructure (AMI) System

Withdrawn

7 Project utility adjustment agreement with SouthGate Constructors for the relocation of the City's 36" Dallas Supply Line along S.H. 183 in Irving in the estimated amount of \$738,529

Approved on the Consent Agenda

8 Change Order/Amendment No. 2 with McMahon Contracting, L.P. for the Freetown Road Phase III from Carrier Parkway to SW 3rd Street in the amount of \$31,326.68

Approved on the Consent Agenda

9 Westchester PID (Council Districts 3 & 6) - Contract with Reconstruction Experts, Inc. for brick screen wall replacement and repairs and iron fence repairs in the amount of \$263,037.50

Approved on the Consent Agenda

10 Change Order/Amendment No. 4 with Birkhoff, Hendricks and Carter, LLP in the amount of \$88,640 for vversight of the North Dallas Supply Line Construction

Approved on the Consent Agenda

- 11** Resolution authorizing the City Manager to apply for funding from the Tarrant County 9-1-1 District's "2015 P25 Radio Interoperability Assistance Program" to purchase Project 25 (P25) compliant radios, system software and equipment in the estimated amount of \$151,766
- Adopted**
- Enactment No: RES 4758-2015
- 12** Resolution authorizing the City Manager to enter into a Memorandum of Understanding / Interlocal Agreement (MOU/ILA) with the City of Fort Worth to provide access to the City of Fort Worth's "P25 Interoperability Network Regional Master Switch" at a cost of \$1.90 per radio subscriber connected to the Network (estimated 1140 subscribers at an estimated cost of \$2,166 monthly or \$25,992 annually)
- Adopted**
- Enactment No: RES 4759-2015
- 13** Ordinance amending the FY 2014/2015 Capital Improvement Projects Budget for the repair of utility cuts in pavement due to repairs to the Water and Wastewater Systems in the amount of \$300,000
- Adopted**
- Enactment No: ORD 9869-2015
- 14** Ordinance amending the FY 2014/2015 Capital Improvement Projects Budget; Authorizing the City Manager to enter into a contract with Brandt for services to re-design and retrofit the heating, venting, and air conditioning (HVAC) system at the Police and Fire Public Safety Building (PSB) to solve the air flow problems in the Communications Center (911 Dispatch) for cost of \$220,044
- Adopted**
- Enactment No: ORD 9870-2015
- 15** Ordinance amending the Code of Ordinances, Chapter 9 "Community Improvement and Development," Section 9-5 "Grand Prairie Historical Commission"
- Adopted**
- Enactment No: ORD 9871-2015
- 16** Ordinance amending the Code of Ordinances, Chapter 13, "Health and Sanitation," Article XIX, "Gas Drilling and Production," Section 13-504(f)

"Gas Well Permit Required" to allow additional gas well permit extensions

Adopted

Enactment No: ORD 9872-2015

17

Ordinance defining the Fire Department's authorized civil service positions in each classification effective July 13, 2015 for a total of 220 authorized civil service positions plus 3 overhire positions

Adopted

Enactment No: ORD 9873-2015

Public Hearing Consent Agenda

Mayor Pro Tem Swafford moved, seconded by Council Member Fregoe, to close the public hearing and table Items 18 through 21, and approve Items 22 through 25 on the Public Hearing Consent Agenda. The motion carried unanimously.

18

SU141101/S141101 - Specific Use Permit/Site Plan - 1629 E Main Street (City Council District 5). Consider approval of a Specific Use Permit for Automotive Re-Builder and Inoperable Auto Holding Yard uses in a Light Industrial (LI) District. The subject site is located at 1629 E Main St and is located within the Central Area Overlay District, Central Business District No. 2 (CBD 2). This property is generally located on the south side of E. Main St and east of S.E. 16th St. The agent is Danny Moussavi and the owner is Hamid Moussavi. (On May 4, 2015, the Planning and Zoning Commission tabled this case by a vote of 8 to 0). (On June 1, 2015, the Planning and Zoning Commission tabled this case by a vote of 9 to 0)

Tabled

19

SU150601/S150601 - Specific Use Permit/Site Plan - Church's Chicken - 2942 W. Camp Wisdom Road (City Council District 6). Consider a request for the approval of a specific use permit and site plan to construct and operate a restaurant with drive-thru. The 0.86-acre property, zoned General Retail-1 (GR-1) District, is located at 2942 W. Camp Wisdom Road. The applicant is MD Mozharul Islam, Civil Urban Assoc. and the owner is Sekhavat (Sam) Sharghi, NutriTran Corporation. (On June 1, 2015, the Planning and Zoning Commission tabled this case by a vote of 9 to 0).

Tabled

20

SU150602/S150604 - Specific Use Permit/Site Plan - 2305 Fort Worth Street (City Council District 1). Consider the request for approval of a specific use permit and site plan for the purposed of developing 0.7 acres for a plumbing contractor site. The site's current addresses are 2305 Fort Worth St. and 2304 Doreen St. The property is zoned Light Industrial (LI) within Central Business

District 1 (CBD 1). The owner is Charles Burten and the surveyor is Steve Keeton, Keeton Surveying. (On June 1, 2015, the Planning and Zoning Commission tabled this case by a vote of 9 to 0)

City Council Action: July 14, 2015

Tabled

21

Z150603 - Zoning Change - River Park 1100 (City Council District 1). Consider a request to approve a Zone Change to establish the Light Industrial (LI) District as the initial zone district classification to a 4.66- acre tract of land being added to the corporate limits of the City of Grand Prairie as a result of a boundary line adjustment between Grand Prairie and the City of Fort Worth. The subject property is generally located west of Roy Orr Blvd. and south of Trinity Blvd. The agent is Robert Gossett, Half Associates, the applicant is Steve Allen, Huntington Industrial, and the owner is Oaksbranch LP. (On June 1, 2015, the Planning and Zoning Commission tabled this case by a vote of 9 to 0).

Tabled

22

TA150601 - Text Amendment - Article 12 Text Amendment: Residential Replats. A text amendment modifying Article 12 of the Unified Development Code clarifying the minimum legal notice standards of residential replats. The applicant is James Hinderaker, City of Grand Prairie Planning Division. (On June 1, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

Adopted

Enactment No: ORD 9874-2015

23

S051101A - Site Plan Amendment - 1525 N. Belt Line Road (City Council District 1). Consider a request for approval of a site plan amendment to change the building materials on the existing convenience store. The 2.87-acre property located at 1525 N. Beltline Road, is zoned Planned Development No. 217 (PD-217) District, and is within the Interstate Highway 30 (IH 30) and Beltline Corridor Overlay Districts. The agent is David Bond, Spiars Engineering, the applicant is Allen Bell, RaceTrac, and the owner is Brian Thornton, Mountainprize Inc. (On June 1, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

Approved

24

S150602 - Site Plan - 1814 Egyptian Way (City Council District 1). Consider a request for the approval of a site plan located within the S.H. 161 Corridor Overlay District for the purpose of expanding the parking areas. The property is zoned Single Family-One (SF-1) and is addressed as 1814 Egyptian Way, generally located at the northwest corner of S.H. 161 and Egyptian Way. The agent is Craig Wilson, The Wallace Group and the owner is Malgorzata

Osinka, Sisters of the Holy Family. (On June 1, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

The following citizens submitted speaker cards in support of this item: Hitalia Coss Myers, 4353 Coventry Drive, Grand Prairie 75052; Sister Bernice Stobieski, 1814 Egyptian Way, Grand Prairie; Modgozata Majszceyk, 1814 Egyptian Way; Sister M. Beata Czul, 1814 Egyptian Way; Teresa Breliniska, 1814 Egyptian Way; Joseph Myers, 4353 Coventry Drive; Judyth Antahades, 2807 Fairway Park;

Approved

25

S150606 - Site Plan - 210 W. Trinity B (City Council District 1). Consider the approval of a site plan for the purpose of developing the southern 12.11 acres of 210 W. Trinity Blvd. The site is within the S.H. 161 Corridor Overlay District, zoned PD-221, and is generally located east of S.H. 161 on the north side of W. Trinity Blvd. The applicant is David Meinhardt, Meinhardt and Associates and the owner is Dean Stadlander, Prologis. (On June 1, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

Approved

Public Hearing on Zoning Applications

26

TA150602 - Text Amendment - Consider a request for the approval of a Text Amendment establishing Section 6.2.4: Outdoor Dining Areas within Appendix R: Central Business District No. 2 of the Unified Development Code. The proposed ordinance change would enable downtown restaurants to place outdoor seating areas on the public sidewalks that abut Main Street between NW 6th Street and Belt Line Road. The applicant is James Hinderaker, City of Grand Prairie Planning Division. (On June 1, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

Jim Hinderaker, Chief City Planner, stated that this text amendment was for the outdoor dining area for restaurants in Central Business District 2 between NW 6th Street and Beltline.. The outdoor dining area may encroach onto 42 inches of sidewalk and there must be at least 44 inches of sidewalk that remains clear. He said a larger encroachment is possible with a Council approved encroachment agreement and verification that at least 44" of the sidewalk remaining clear. Mr. Hinderaker stated that Roma's has a 15' 6" sidewalk width; Brass Bean has 8"6" and Tuscany's has 9'.

Council Member Shotwell moved, seconded by Council Member Copeland, to close the public hearing and approve Case TA150602. The motion carried unanimously.

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

Enactment No: ORD 9875-2015

- 27 S150301 - Site Plan - Emerus Community Hospital (City Council District 6). Consider a request to approve a site plan to construct and operate a hospital. The 2.39-acre property, located at 3095 Kingswood Blvd., 4616 and 4626 S.H. 360, is zoned Planned Development District 178 (PD-178) and is within the S.H. 360 Overlay District. The agent is Kyle Whitis, Pacheco Koch Consulting Engineering and the owner is Steve Moore, Kingswood 72 LTD. (On June 1, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

Mr. Hinderaker stated that the applicant has proposed to build a two-story hospital under 30,000 sq. ft. with up to 8 beds. The hospital will be mainly an emergency care and if a patient is there over 24 hours they would be transferred to a hospital. He said there had been a major issue with access onto Kingswood Blvd. but that has been worked out. He said the applicant has met all requirements of the UDC. The building is in the SH360 Overlay District and requires 80% masonry. The applicant has proposed Nichiha (fiber cement board) on several areas of the façade and it appears to be a durable product. The rest of the building has a large amount of glass and the remaining area is brick.

Mayor Jensen asked about this hospital's connection to Baylor. Mr. Hinderaker stated this hospital is affiliated with Baylor.

Jason Whatley, 8350 N. Central Expressway, Dallas, was present to answer questions.

Council Member Wooldridge moved, seconded by Council Member Thorn to close the public hearing and approve Case S150301. The motion carried unanimously.

- 28 SU150604/S150603 - Specific Use Permit/Site Plan - 2422 NW Dallas Street (City Council District 1). Consider a request for approval Specific Use Permit for outside storage and a site plan for 0.3 acres of Light Industrial (LI) zoned property. The subject site is within Central Business District 1 (CBD 1), addressed as 2422 NW Dallas St, and generally located north of Main St and west of NW 24th St. The agent is E.D. Hill and the owner is Paul Upchurch. (On June 1, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

Mr. Hinderaker said this case was for an existing 2,000 sq ft building. He said the applicant wants to pave the lot and fence it to store trailers in that area. There is residential adjacent to the site on the north. The site is in the Central Business District and the applicant has asked to use a masonry fence between the adjacent residential rather than the required masonry fence. Mr. Hinderaker said that staff had not received any comments from neighbors about this fence.

Paul Upchurch, owner of the property, submitted a speaker card in support of this case.

Council Member Shotwell asked if it was discussed about the tractors pulling trailers in the early morning hours. Mr. Hinderaker said they will have to be on the property only when pulling trailers.

Deputy Mayor Pro Tem Clemson moved, seconded by Council Member Giessner to close the public hearing and approve Case SU150604/S150602.

The motion carried unanimously.

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

Enactment No: ORD 9876-2015

29

S150605 - Site Plan - The Residences at 3000 Bardin Road (City Council District 4). Consider a request to approve a Site Plan allowing for the development of a five (5) story residential condominium with 302 dwelling units on 8.009 acres. The property, addressed as 3000 Bardin Road and located at the northwest corner of Bardin Road and Endicott Drive, is zoned Planned Development 140 (PD-140). The property is also located within the S.H. 161 Corridor Overlay District. The owner is Hal Watson, SNK Capital Real Estate Inc. and the owner is Matthew Bukin, Sheffield Land Associates LP. (On June 1, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

Mr. Hinderaker stated this case was for a condominium high rise with 302 units (140 one-bedroom units; 152 two-bedroom units; and 10 three-bedroom units). The building will be five stories with a 4-level parking structure on the interior of the building with access to interior of the building. Mr. Hinderaker said there will be an access off of Bardin; with a right turn in and right out. The west side of the property has a shared access with the church and is a right turn out onto Endicott. There will be a 30' landscape buffer on Bardin and Endicott and the complex will included a dog park and detention pond. On the west side there will be a pool and open space. The mailbox kiosk building will have the same design as the building and will be 100% masonry. Mr. Hinderaker said on the north side of the parking garage there is an enclosed garage with direct access into corridors. None of the garages have direct access into the living units. He said the fencing meets ordinance requirements. There are appeals for the direct access requirement; and an appeals for garages to be 9' wide rather than 10' wide.

Council Member Giessner referred to standards for multi family and asked if there are any additional requirements fire protection for this tall of a building. Chief Robert Fite stated the department has equipment for a five-story building. Council Member Copeland asked since these are condos and not apartments would they be for individual sale. Mr. Hinderaker stated they are for individual sale and will have a condo declaration that gets recorded. Council Member Fregoe asked if all the condos would have balconies. Mr. Hinderaker said there are Juliet balconies for the majority of the units. Mr. Fregoe asked if the building would have elevators. Mr. Hinderaker replied that they would.

Council Member Fregoe moved, seconded by Council Member Shotwell, to close the public hearing and approve Case S150605. The motion carried unanimously.

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

30

SU150603/S150607 - Specific Use Permit/Site Plan - Zac's Ridge (City Council District 2). Consider a request to approve a specific use permit and site plan to construct and operate a multi-purpose event center campus. The 7.52-acre property, zoned Light Industrial (LI) District, is located at 1770, 1760, and 1780 Robinson Road and 1710 S. Carrier Parkway; and is within the State Highway 161 Corridor Overlay District. The applicant is Tamara Burden and the owner is Cathy Griffith, Goddard Irr. Living Trust. (On June 1, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 8-1.)

Mr. Hinderaker said this case was for a multi-purpose special event center. He said this is a non-profit entity helping individuals find purpose in life for those who may be struggling. They provide seminars and classes and meet one week a month and hold retreats for members. There are two proposed buildings: 4200 sq. ft. main assembly area; 2400 sq. ft.; and 8 cabins that are A-frame with metal roof and stone endcaps. Participants would stay in the cabins but they would not have someone living in them, with the exception of a caretaker cabin which will be a live-in unit. The cabins are 20'x30' in size. The Planning and Zoning Commission had concerns about the multi-purpose event center because the applicant plans to lease the facility to corporate functions, weddings, receptions, or other special events when they are not using them. Mr. Hinderaker said this is not a hotel/motel. He said a noise issue was raised at the Planning and Zoning Commission hearing. The applicant said they would not have outside music or amplification and they are 250 ft. to the closest residence and 500 ft. to the church and 985 ft. to the residential developments on the east. Mr. Hinderaker said the applicant wants to try to preserve the wooded area and will develop only the west portion of the property because of the floodplain. The landscape plan meets requirements. Mr. Hinderaker showed facades of the buildings and the cabins which will be A-Frame with metal roofing down to grade and the endcaps would be masonry. The site will not be visible from SH161. The applicant will be using hunter green for roofing to blend in with the wooded areas.

Mayor Pro Tem Swafford asked what was staff's position on the drainage as it drains from Robinson toward Carrier. Mr. Hinderaker said Engineering would have to look at this and sometimes they require a detention pond. This would have to be set up in the applicant's civil plan to meet requirements to prevent erosional events. Mayor Pro Tem Swafford asked if staff would approve the drainage plan review before issuing any permits. Mr. Hinderaker replied that was correct. Deputy Mayor Pro Tem Clemson asked if Zac's Ridge had other facilities such as this. Mr. Hinderaker said the applicant currently rent hotels and they want to invest in this property.

Brian Hull, 600 Kentworth, Richardson, architect for the project, and Tamara Burden, 1106 Green Valley Lane, Duncanville, volunteer, thanked staff for their assistance. Mr. Hull said the applicant would like to leave as much natural area as possible and will disturb the grading as little as necessary. He said he believed there is a detention pond on the site currently but the civil engineer would look at that. The building will be set back as far as possible so the cabins will be in the naturalized area. Ms. Burden said this would fill a need in the DFW area as a meeting place for non-profits – scout troops, quilting groups, etc. They will be targeting to these types of groups and to corporate groups and possibly weddings.

Wayne Burgorf, 1404 W. Mayfield Road, Arlington, stated he is a real estate broker, unique land that has a slope down to Cottonwood Creek. This campus site development is ideal to leave the beauty of this land. Current zoning is LI and some interest in the past to put an industrial box in this site and this is a great alternate use for this site.

Gretna Carey, PO Box 695, Alba TX, said she was the caretaker, executive director and co-founder. She said she started the program as a legacy for her son who died several years ago. She said Zac's Ridge is 100% volunteer run. The program also assists soldiers.

Bryan Gray, 8681 CR353, Terrell, TX, stated he was a veteran and went through this program two years ago. He said it has really helped his life.

Joey Apolito, 3250 Hudson Crossing #511, McKinney, stated he has served as a US Marine. He said this program saved his life. Mr. Apolito said he had a reaction to the smallpox vaccination so he could not serve overseas, but then he was given the job of making decisions about who went to Iraq. He said he was suicidal and went through this program.

Melissa Nunez, 2819 N. Shiloh, #204, Garland, stated she was an army veteran medic, and had served two tours in Iraq and suffers from PTSD. She stated that Zac's Ridge saved her life

The following citizens submitted cards in support of this item: Luke Smith, 1029 Alyssa Lane Carrollton 75006; Jeremy Morris (no address provided); Gabe Scherman, 2849 N. Garland Ave #138, Garland 75040; Heather Dunham, 2127 Madison Drive, Arlington; Mike Smith, 1029 Alyssa Len, Carrollton 75006; Abigail Balla, 1029 Alyssa, Carrollton 75006; Judy Taylor, 2320 Sachse Road, Wylie; Shea Hulsey, 2504 Bennett Ave., Sherman 75090; Millicent Templin, 131 Stainback, Red Oak; Wade DeVote, 5237 Agave Way, Fort Worth 76126; Susan Gray, 8681 CR 353, Terrell 75161; Dennis Winkler, 6565 Hwy 64, Henderson; Pennie Winkler, PO Box 695, Alba 75410; Deborah DeVote, 5237 Agave, Fort Worth 76126; Susan Chapman 3313 St. James Pl., McKinney; Becky Balla, 1029 Alyssa 75006; LouAnn Smith, 311 N. Merrill Ave., Duncanville 75116; Jan MacDougall, 6811 Flanary Lane, Dallas 75252; Duncan MacDougall, 6811 Flanary Lane; Elizabeth Arnold, 2127 Madison, Arlington 76011; Clayton Singleton, 833 Lynne, Burleson, 76028; Pricila Leon, 2118 Iroquois, Dallas 75212; Amy Goldston, 350 N SH360, #4304, Mansfield 76063; Amber Singleton, 248 Market St., Apt H, Burleson, 76028; Korrine Rico, 408 Inglewood, Richardson; Bryan Russell, 805 Irwin Drive, Hurst 76053; Catherine Griffith, 1809 Longbranch, Arlington 76012; Lisa Mathews, 1217 Limetree, Irving; George Feigue, 2426 Clatyon Oaks, 75052; and Traci Feigle, 2426 Clayton Oaks, Grand Prairie 75052.

Mayor Pro Tem Swafford moved, seconded by Council Member Thorn, to close the public hearing and approve Case SU150603/S150607 as presented. The motion carried unanimously.

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

Enactment No: ORD 9877-2015

31

Z150601 - Zoning Change - 2304 Doreen Street (City Council District 1). Consider a request for a zone change of 0.356 acres from General Retail (GR) to Light Industrial (LI) District. The property is addressed 2304 Doreen St. and with located within Central Business District 1 (CBD 1). The owner is Charles Burten and the surveyor is Steve Keeton, Keeton Surveying. (On June

1, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0.)

Mr. Hinderaker stated this case was for a plumbing contractor who wants to do outside storage. He said staff supported the zoning change, but an SUP will be coming next month before Council. Mr. Hinderaker said there is a single family home adjacent and they are not opposed to this zoning change, but may have issues with the site plan and noise that may be accompanying this use.

Deputy Mayor Pro Tem Clemson moved, seconded by Mayor Pro Tem Swafford, to close the public hearing and approve case Z150601 as presented. The motion carried unanimously.

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

Enactment No: ORD 9878-2015

Items for Individual Consideration

32

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 2014 and 2015 Rate Review Mechanism Filings

Gina Alley, Assistant to the City Manager, stated this was the final of two readings of this ordinance to enact a small rate increase for Atmos. She stated that the city belongs to a coalition of cities (Atmos Steering Committee) and the committee recommended adoption of this rate increase which would be a 1.59% increase for residential customers or approximately \$1.14 per bill; and .96% increase for commercial customers or about \$2.69 per bill.

Council Member Fregoe moved, seconded by Council Member Thorn to approve the second and final reading of an ordinance approving a rate increase for Atmos. The motion carried.

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

Nays: 1 - Council Member Tony Shotwell

Enactment No: ORD 9879-2015

Citizen Comments

Gloria Carrillo, 4536 Friars Lane, presented a plaque to the city on behalf of the Cinco de Mayor Committee. Ms. LCarrillo thanked the City for the support, as well as Superintendent Hull, the school board and sponsors. She also thanked Rick Herold, Parks Director and the Parks Department. Ms. Carrillo then recognized member of the Cinco de Mayor Committee who were present.

Adjournment

Mayor Jensen announced there would be only one meeting in July on July 14.

Deputy Mayor Pro Tem Clemson said Grand Prairie had lost a pillar of the Dalworth community, Mrs. Connie Williams. She asked that everyone keep her family in their prayers.

Council Member Giessner reminded everyone of a Memorial service for Sgt. Greg Hunter this Thursday at WalMart. Sgt. Hunter was killed in the line of duty several years ago.

Mayor Jensen adjourned the meeting at 7:44 p.m.

The foregoing minutes were approved at the July 14, 2015 meeting.

Catherine E. DiMaggio, City Secretary