



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, January 24, 2017

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

Staff Presentations

- 1** Update on AMI Meters - Presented by Doug Cuny, Revenue Management Manager
- Doug Cuny, Water Utility Manager, updated Council on the AMI meter project. He said readings can be done at the desktop instantaneously and this is important for leak detection. Citizens can get alerts for gallons over what the customer set as their monthly goal. Half of the water meters have been changed or retrofitted. Current funding gets to the replacement or retrofitting of 30,000 meters. Mr. Cuny said additional funding will be requested to get to 45,000 out of 50,000 meters. One analytic report shows daily usage and customers can drill down to hourly usage as well as rainfall. Another report can show meter leaks. The customer web portal will show customers daily usage, and they can set alarms for unusual usage. Mobile device apps will also be available to customers. Mayor Jensen asked when this would go live. Mr. Cuny replied the plan was to go live this summer. Mayor Jensen asked when all meters would be replaced. Mr. Cuny said almost all would be done by December 31 2017 then there would be a six-month remediation to bring the system up to performance standards (March 2018). Council Member Copeland asked about hacking. Mr. Cuny said none of this information is protected information. He said within four hours staff will know if a meter is disconnected. Council Member Shotwell asked if when the system is at full capacity, would there be someone on the payroll full-time who will look for anomalies. Mr. Cuny replied there would need to be someone monitoring and he anticipated that the men and women who are currently reading meters will be upgraded to monitoring, evaluating and troubleshooting.*

Presented

- 2** Introduction of Assistant Police Chiefs (Christy Martinez, Ronnie Morris and Daniel Scesney) - Presented by Chief Dye

Chief Dye introduced the three recently named Assistant Police Chiefs: Christy Martinez; Ronnie Morris and Daniel Scesney. Each Assistant gave a brief bio of themselves and stated their goals.

Presented

Agenda Review

Mayor Pro Tem Clemson asked if Council had any questions on Consent Agenda Items 9-25. There were no questions. Mayor Pro Tem Clemson asked if there were any questions on the Public Hearing Consent Items 26-31. She stated that all were to be tabled except Item 31 which was to be approved. Mr. Crolley requested tabling Item 26 (New Harmony Site Plan) until April 18. Deputy Mayor Pro Tem Wooldridge referred to Item 31 (Mira Lagos Multi-Family Phase 2) and asked if trash concerns had been taken care of. Mr. Crolley stated that had been addressed. Mr. Wooldridge asked about the required masonry fence. Mr. Crolley stated that would be erected and the development was ahead of schedule.

Mr. Crolley asked that Item 32 (Text amendment for SUP for all schools) be tabled to February 21. Mr. McCuller stated that he had advertised a public hearing on impact fees, but it did not make this meeting and would be placed on a future agenda.

Council Member Giessner referred to Items 40 and 41 (Agreements with Dallas County) and noted that Dallas county has a not to exceed limit and asked if the city has that language in the agreement as well. Mr. Crolley said the city is limited to a not to exceed amount and that would be clarified in the agreements. Council Member Swafford added that Council could approve it in that amount.

Executive Session

Mayor Jensen convened a closed session at 5:16 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Jensen adjourned the executive session at 5:49 p.m.

Recess Meeting

Mayor Jensen recessed the meeting at 5:50 p.m.

6:30 PM Council Chambers

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

Invocation given by Emil Balliet, Chaplain, Grand Prairie Police Department. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Fregoe.

Presentations

- 3** Raving Fans Recognition to Officer Joanna Deleon for replacing a Playstation and games stolen from a resident before Christmas - Presented by Police Chief Steve Dye

Mayor Jensen presented a certificate to Officer Joanna Deleon recognizing her for her donation to a citizen who had items stolen from her home.

Presented

- 4** Raving Fans Recognition to Police Officer Kyle Logan, Police Officer Jared Homes, Mr. Glenn and Mrs. Gail Cato - Crisis Response Ministries Grand Prairie Chapter for providing a space heater to a resident without central heat - Presented by Police Chief Steve Dye

Mayor Jensen presented certificates of appreciation to Kyle Logan, Jered Homes, Glen Cato and Mrs. Cato for their assistance to a homeowner whose furnace failed during a cold spell.

Presented

- 5** Present Parkland with the 2016 Get Fit Partner of the Year Award - Presented by Jim Cummings, Environmental Services Director

Jim Cummings presented the 2016 Get Fit Partner of the Year Award to representatives of Parkland for their partnership in the city's "Get Fit" program.

Presented

- 6** Recognition of Eagle Scout Andrew Anderson - Presented by Mayor Ron Jensen

Mayor Jensen presented a certificate of appreciation to Andrew Anderson, son of State Representative Rodney Anderson, for achieving the rank of Eagle Scout.

Presented

- 7** 2017 Mountain Creek Retirement Center Calendar - Presented by Mountain Creek Retirement Residents

Residents of Mountain Creek Retirement Center presented the Council with calendars with a different picture each month of residents depicting various scenes from famous movies.

Presented

- 8** Recognition of Cody Garcia - Presented by Mayor Ron Jensen

Mayor Jensen recognized Cody Garcia who had just finished Marine Boot Camp. Mr. Garcia was a "Student of the Year" at Dubiski High School and his family were long time Grand Prairie residents.

Presented

Consent Agenda

Mayor Pro Tem Clemson moved, seconded by Council Member Thorn, to approve Items 9 through 25 on the Consent Agenda. The motion carried unanimously.

9 Minutes of the January 10, 2017 Meeting

Approved on the Consent Agenda

10 Price agreement for electronic recycling services from Universal Recycling Technologies (up to \$57,000 annually) for one year with the option to renew for four additional one year periods totaling \$285,000 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

Presenter

Patricia D. B. Redfearn, Ph.D.

Approved on the Consent Agenda

11 Price agreement for testing and repair of cross connection control devices from Allied Flow Specialists (up to \$29,500 annually) for one year with the option to renew for four additional one year periods totaling \$147,500 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

12 Final Reconciliation Change Order No. 5 with Texas Standard Construction in the negative amount of (\$326,071.60) for Fargo Outfall Rehab project.

Approved on the Consent Agenda

13 Change Order #1 to price agreement with JLB Contracting, LLC, in the amount of \$109,000 to add asphalt road surfacing products for the Water Division

Approved on the Consent Agenda

14 Professional Services contract to Freese & Nichols, Inc., for the design and construction oversight for a new water well at Central Park in the amount of \$119,900 plus a 5% contingency of \$5,995 for a total Amount of \$125,895

Approved on the Consent Agenda

15 Change Order/Amendment No. 3 to the Freese & Nichols contract in the

amount of \$156,913 to provide for additional engineering services on the Mansfield Pump Station and S.H. 360 Transmission Line Phases 2 and 3 Contract for pipeline design changes, additional easement acquisition and design of an 8" water line to serve existing residents on Davis Road

Approved on the Consent Agenda

- 16** Purchase of Traffic Signal Opticom Equipment from Consolidated Traffic Controls, Inc. in the amount of \$64,980.70 through the national inter-local agreement with Houston Galveston Area Council (H-GAC)

Approved on the Consent Agenda

- 17** Contract with Cobb Fendley, Inc. in the amount of \$76,240, a 5% contingency of \$3,812, for a total of \$80,052, for Professional Engineering Services related to the repair of two (2) bridges over Fish Creek (bridges are located on South Great Southwest Parkway and South Robinson Road over Fish Creek)

Approved on the Consent Agenda

- 18** Construction contract with Texas Standard Construction in the amount of \$1,817,178.40 for the Main Street and Jefferson Area Storm Drain Improvements project; Material testing with Reed Engineering in the amount of \$26,171.00; In-house labor distribution in the amount of \$90,859.00; 5% contract contingency in the amount of \$90,859.00; for a total project cost of \$2,025,067.40

Approved on the Consent Agenda

- 19** Contract with Weaver Consultants Group, LLC, for the design of upgrades to the City of Grand Prairie landfill gas collection and control system, in the amount of \$84,000

Approved on the Consent Agenda

- 20** Acceptance of donation of the northeast sixty-feet (60 feet) of Lot Number 23, Block C, more commonly known as 23 Southeast 4th Street, by the Johnson Family Trust

Approved on the Consent Agenda

- 21** Resolution to amend Resolution 4802-2016 authorizing City Manager, Tom Hart, to apply for and if awarded accept funding for the FY2016 Urban Area Security Initiative (UASI) Grant by signing the Sub-Recipient Agreement and other grant related documents from the Office of the Governor-Homeland Security Grants Division

Adopted

Enactment No: RES 4863-2017

- 22** Resolution for the City Manager to submit an application for FY 2017 Emergency Management Performance Grant (EMPG) and accept grant award from the Texas Department of Public Safety/Texas Division of Emergency Management, in an anticipated amount of \$56,000
- Adopted**
- Enactment No: RES 4864-2017
- 23** Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the City of Mansfield, Texas
- Adopted**
- Enactment No: RES 4865-2017
- 24** Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the City of University Park, Texas
- Adopted**
- Enactment No: RES 4866-2017
- 25** Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; Developer Participation Agreement for Prairie Waters Development for \$1,700,596.38, and a 5% contingency in the amount of \$85,029.82; a 4% labor distribution in the amount of \$68,023.86 and a 2.5% material testing in the amount of \$42,514.91, for a total requested amount of \$1,896,164.96
- Approved**

Public Hearing Consent Agenda

Mayor Pro Tem Clemson moved, seconded by Council Member Swafford, to close the public hearing and table Item 26 to the April 18 meeting; withdraw Item 27; Table Items 28, 29, and 30 to the February 21 agenda, and approve Item 31 on the Public Hearing Consent Agenda. The motion carried unanimously.

- 26** S160904 - Site Plan - New Harmony Elementary School (City Council District 6). Approve a site plan to construct and operate a school. The 8.98-acre property, located at 4603, 4607, and 4611 S. Carrier Parkway, is zoned PD-136C. The applicant is Joyce Stanton, DiSciullo-Terry, Stanton & Associates and the owner is Hakan Yagci, Charter School Solutions. (On November 7, 2016, the Planning and Zoning Commission recommended approval by a vote of 3-5, motion failed). Applicant requested that this item be tabled to the April 18, 2017 Council Meeting.

Tabled

- 27** SU170102 - Specific Use Permit - 308 Bill Irwin (City Council District 5). A request to approve a Specific Use Permit to authorize the operation of a major auto repair facility & automobile holding yard in conjunction with an existing trucking business. The 1.06-acre property is located at the northwest corner of Bill Irwin Avenue and Young Street (308 Bill Irwin Street). The property is zoned Light Industrial-Limited Standards (LI-LS) District and lies within the Central Business District (CBD) Overlay Corridor District, Section 3. The agent is Michael Stanley, EmJay Consult Group and the owner is Patricio Rocha. (On January 9, 2017, the Planning and Zoning Commission tabled this case by a vote of 9-0). (On January 13, 2017 the applicant withdrew his request).
- Withdrawn**
- 28** S170104 - Site Plan - Oxford at Fish Creek (City Council District 2). A request to approve a site plan to construct and operate a multi-family residential development. The 14.67-acre property, located at 605 Fish Creek Road, is zoned Planned Development-19 (PD-19) District for Special Complex Uses, and is within the Interstate Highway-20 (I-20) Corridor Overlay District. The agent is Michael Thomas, MJ Thomas Engineering, LLC and the applicant is Anthony Swartz. (On January 9, 2017, the Planning and Zoning Commission tabled this case by a vote of 9-0).
- Tabled**
- 29** Z170101/CP170101 - Zoning Change/Concept Plan - ECOM Real Estate (City Council District 4). A request to amend the concept plan and uses for Planned Development-77 (PD-77) to adopt a concept plan for single family attached and detached uses. The 39.50-acre property, located at 3300 and 3600 South Great Southwest Parkway, is zoned PD-77 District. The agent is Brett Mann, BGE, Inc. and the owner is Dan Luby, ECOM Real Estate Mgmt. (On January 9, 2017, the Planning and Zoning Commission tabled this case by a vote of 9-0).
- Tabled**
- 30** SU170104 - Specific Use Permit - Juan's Beer Barn (City Council District 5). A request to approve a Specific Use Permit to operate a drive-through facility to operate a retail beer and wine facility for off-site consumption. The 0.678-acre property is zoned Central Area (CA) District, located within the Central Business(CBD) Overlay District, Section 2 and addressed as 507 E. Main Street, Suite 100. The applicant is Erik Jaimes and the owner is Blanca Barbosa.
- City Council Action: February 21, 2017**
- Tabled**
- 31** S170103 - Site Plan - Mira Lagos Multi-Family Phase 2 (City Council District 4). A request to approve a Site Plan for a multi-family residential

development. The 7.00-acre property, located at 2629 S. Grand Peninsula, is zoned Planned Development 298A (PD-298A) District and is within the Lake Ridge Overlay District. The agent is Daniel Dewey, JBI Partners, Inc., the owner is Richard LeBlanc and Mira Lagos Apartments II LTD. (On January 9, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Approved

Public Hearing on Zoning Applications

32

TA170101 - Text Amendment - Article IV, "Permissible Uses" of the UDC. Amending Section 14, "Use Charts" of Article 4: Permissible Uses of the Unified Development Code, to establish a specific use permit requirement for all new schools (public, private, vocational and institutional), exclusive of additions and remodels, in all zoning districts. The owner/applicant is the City of Grand Prairie Planning Department. (On January 9, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Council Member Shotwell moved, seconded by Deputy Mayor Pro Tem Wooldridge, to table Case TA170101 until the February 21, 2017 meeting. The motion carried unanimously.

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

33

S170101 - Site Plan - MacArthur Crossing (City Council District 5). A request to approve a site plan for two office /warehouse buildings (Lot 1: 624,284 sf office/warehouse on one lot on 14.33 acres; Lot 2: 861,071 sf office/warehouse on 19.77 acres). The 34.10-acre property, is generally located at the southeast corner of Gifford Street and Bagdad Road (approximately 250' south of I-30 Service Road). The property is zoned Planned Development-41 (PD-41) District intended for Light Industrial uses. The property lies within the Interstate 30 (IH-30) Overlay Corridor District. The owner is William Mundinger, III, Chi/Acquisitions, LLC. (On January 9, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Bill Crolley, Executive Director of Planning, stated this site was located in the I-30 Overlay District. He said the applicant is proposing two warehouses and has met setback requirements and articulation requirements. Mr. Crolley said there will be access off of Gifford; and no access onto Bagdad. This is located north of Garcia Elementary so there is a concern about truck traffic in the area. There is a chance that trucks will come up Main Street to Bagdad. Mr. Crolley said the city had received a letter from GPISD expressing this concern. The City will be patrolling this area. The trucks could come from I-30 or Loop 12. There will be an 8' masonry wall on the east side; and a wrought iron fence along the southern property line. He said that during a neighborhood meeting last week two issues came up: 1) the applicant has

agreed to build an 8' masonry wall; and 2) and a wrought iron fence will be built along the southern property line adjacent to Garcia Elementary. Mr. Crolley said staff recommended those two items as part of the approval. He said the Planning and Zoning Commission recommended approval.

Waymon Levell, 2331 Gus Thomasson, Dallas, submitted a card in support of this case.

Brad Cooper, 5819 Maple Avenue, Dallas, was present to answer questions regarding the site plan.

Don Lookadoo, 8350 Meadow Road, Dallas, was present to answer questions.

Manuel Flores, 805 NE 28th Street, requested that the wall be built before construction begins.

Council Member Shotwell said Mr. Flores has been on the Park Board and his older brother was one of the recipients of Congressional Medal of Honor last year. Mr. Shotwell said he had spoken with the applicant about building the wall first. He said the warehouse noise and traffic will be a headache for nearby residents and he wanted to mitigate anything that can be. He said he would like to have the wall built as quickly as possible. Mr. Crolley said it would be difficult to tell when the wall can be built; most likely after the site work is complete. Mr. Cooper said they would erect the wall as soon as possible. He said he wanted to cooperate with the neighbors. Mr. Cooper said they would need to do some site work then shortly after that the wall would be built. Mr. Shotwell asked if the wall could be erected before the electrical permit is issued or some wording to include in the motion. Mr. Crolley asked Mr. Cooper if the wall could go up before the slab is poured. Mr. Cooper replied that once the site work and channel are done and the water line is finished, the wall could be put up. Mr. Crolley stated that typically landscaping is the last thing to be put in and the trees can go in after the wall is up. He suggested the motion could say that the wall will be put up before the slab is poured.

Council Member Shotwell said he had a letter from the school district stating they do not want this next to their school. He said this will be an extra burden on police to keep people from following their GPS and going up Bagdad to access this site. Council Member Shotwell added that Garcia Elementary School has the largest number of children walking to school in the district and this will be very difficult for the school crossing guard. He asked that the city makes sure that proper zoning is in place before putting in roads in the future.

Council Member Giessner moved, seconded by Council Member Swafford, to close the public hearing and approve Case S170101 with the stipulation that the 8' masonry wall to be built before the slab is poured, and a wrought iron fence on south property line. The motion carried.

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

Nays: 1 - Council Member Tony Shotwell

SU161203 - Specific Use Permit - Move It Self Storage (City Council District 2). A request to approve a Specific Use Permit to authorize the expansion and codification of an existing self-storage facility. The applicant is proposing to convert a portion of a 15,397 sq. ft. retail building to a self-storage building

and add moving truck rentals to the site's overall operation. The subject property is zoned Commercial (C) District and within the SH 161 Corridor Overlay District. The property is generally located at the northwest corner of Enterprise Drive and Robinson Road and legally described as Lots 1 and 2, Block B of Enterprise Commercial Park Addition. The agent is Steve Sullivan, Sullivan Architecture, Inc., the applicant is Jay Maxwell, Move It Management, and the owner is Tracy Taylor, NSA Op, LP. (On January 9, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Mr. Crolley reviewed Case SU161203 for an existing self storage facility in the SH61 Overlay Corridor. He said this permit would codify a portion of the facility constructed before an SUP was required. Mr. Crolley said this SUP would allow conversion of retail to storage units and truck rentals. The applicant plans to relocate the office. Phase 1 will be the conversion of 6,790 sq. ft. and Phase 2 will convert the remainder of the space. The moving truck rentals will be in designated spaces behind the gates and there will be designated after hours spaces. Mr. Crolley stated there would be no U-Hauls in the parking lot fronting Robinson Road. If the units are dropped off at night they would need to be moved inside by 10:00 a.m. the next morning. Mr. Crolley said staff recommended approval with conditions. The front elevation on Robinson will remain in its present state.

Council Member Swafford asked if there were changes to the east elevation facing Robinson. Mr. Crolley replied there would be no changes. Mr. Swafford asked what would be the recourse for U-Haul units dropped off after 10 p.m. at night. Mr. Crolley said to call Planning to let them know and the applicant needed to know that is part of the conditions for approval of this SUP. Mr. Swafford asked if there should be a review of this case in a year. Mr. Crolley replied that Council could put that as a stipulation on the approval of the case.

Council Member Swafford referred to the applicant (Jay Maxwell, 12655 N. Central Expy. Suite 925, Dallas) and clarified with him that while U-Haul vehicles may be dropped off late at night, they would need to be moved by 10:00 a.m. the next morning.

Council Member Swafford moved, seconded by Council Member Fregoe, to close the public hearing and approve Case SU161203 as recommended by staff and subject to a review period of one year. The motion carried unanimously.

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

Enactment No: ORD 10218-2017

35

SU170101/S170105 - Specific Use Permit/Site Plan - Panda Express (City Council District 2). A request to approve a Specific Use Permit and Site Plan authorizing the construction and operation of a restaurant with drive through. The 0.702-acre property is zoned Planned Development 351 (PD-351) District, located within the SH 161 Overlay District, and addressed as 2620 S Highway 161. The applicants is Michael Martin, Bannister Engineering and the owner is Tooo Fleming, Panda Restaurant Group Inc. (On January 9, 2017, the Planning and Zoning Commission recommended approval of this

request by a vote of 9-0).

Mr. Crolley reviewed Case SU170101/S170105 for a Panda Express. The 2600 sq. ft. restaurant will be located in the SH161 Overlay District. He said the landscaping meets requirements. The applicant has requested two variances: 1) 18" extension on the cornice and 2) windows along 50% of all primary facades. The applicant will be doing brick reliefs on the north and west side and horizontal and vertical articulation on the south facade.

Mr. Crolley said staff and the Planning and Zoning Commission recommended approval.

Michael Martin, 240 N. Mitchell, Mansfield, Bannister Engineering, was present to answer questions.

Tom Rudd, 2641 Irving Blvd., Dallas, the architect for the project was present to answer questions

Council Member Swafford moved, seconded by Mayor Pro Tem Clemson, to close the public hearing and approve Case SU170101/S170105, including exceptions for the 18" cornice extension and 50% windows along primary facades. The motion carried unanimously.

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

Enactment No: ORD 10219-2017

36

SU170103/S170106 - Specific Use Permit/Site Plan - Staybridge (City Council District 6). A request to approve a specific use permit and site plan to construct a four-story hotel. The 2.80-acre property located at 4011, 4041 (Dorothy) Lakeridge, and 4101 (Dorothy) Lakeridge, zoned Planned Development-342 (PD-342) District and is partially within the Interstate Highway-20 (I-20) and Lakeridge Corridor Overlay Districts. The agent is Pankaj Patel, PRP ARQ Corp., the applicant is Jay Patel, Fusion Lodging, LLC, and the owner is Jim Christon, Star Horse Investments. (On January 9, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Mr. Crolley reviewed Case SU170103/S170106 for a Staybridge Hotel with access off Lake Ridge and cross access to QuikTrip. He said the case meets masonry requirements. The applicant has requested an exception to the maximum height requirement of 25'; the applicant has requested 59.5' and staff had no objection to this request. Mr. Crolley said the Planning and Zoning Commission and staff recommended approval.

Council Member Shotwell asked why there was a 25' height maximum. Mr. Crolley said this is usually a problem on major highways because it is not a limit that is workable. Mr. Shotwell said the Development Committee could look at this maximum when the Planning staffing is back to normal levels. Mr. Crolley said staff is comfortable bringing these exceptions forward to Council.

Pankaj R. Patel, 3 Colonial Court, Frisco, was present to answer questions.

Deputy Mayor Pro Tem Wooldridge moved, seconded by Council Member

Thorn, to close the public hearing and approve Case SU170103/S170106. The motion carried unanimously.

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

Enactment No: ORD 10220-2017

37

SU170105/S170102 - Specific Use Permit/Site Plan - Restaurant and Retail - Victory @ Lake Ridge (City Council District 6). A request to approve a Specific Use Permit/Site Plan authorizing the development and operation of a 21,600 square foot retail strip center with a restaurant and drive through on 2.86 acres. The subject property is zoned Planned Development 283 (PD-283) District, located within the Lake Ridge Overlay District, and generally located at the northeast corner of W Camp Wisdom Rd and Lake Ridge Pkwy. The agent is Logan McWhorter, Peloton Land Solutions and the owner is Kris Ramji, Victory at Lake Ridge. (On January 9, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Mr. Crolley reviewed Case SU170105/S170102 for spec retail space for a restaurant with a drive-thru in the Lake Ridge Overlay District. The applicant has met landscape and screening requirements and will split parking between the restaurant and retail use. Future phases will match the masonry wall and landscape buffer provided with this phase as a condition of approval. Mr. Crolley said there is a requirement for a stone accent and the applicant has requested brick of a different color. He said staff recommended approval and the Planning and Zoning Commission did as well.

Deputy Mayor Pro Tem Wooldridge asked if the wall would be maintained by the PID. Mr. Crolley said this was not part of High Hawk PID.

Logan McWhorter, 9800 Hillwood Parkway, Fort Worth, was present to answer questions.

Deputy Mayor Pro Tem Wooldridge noted that the building at the corner is all stone (Valero) and asked the applicant if he would you agree to match this stone. Mr. McWhorter said the intent was stone initially so he did not think this would be an issue.

Council Member Copeland asked if Mr. McWhorter had information on prospective tenants that he could share. Mr. McWhorter said on the L-shaped portion they had signed a lease with Anytime Fitness and have had a drive-thru discussion with Dunkin-Donuts, and a nail salon has a lease.

Council Member Shotwell asked where the drive-thru window was located. Mr. Crolley said it was just to the south on the opposite side of residential.

Council Member Giessner noted in the Planning and Zoning Commission hearing, the applicant agreed to increase the number of stacked vehicles. Mr. Crolley said the applicant had complied with this.

Deputy Mayor Pro Tem Wooldridge moved, seconded by Council Member Shotwell to close the public hearing and approve Case SU170105/S170102 as recommended by staff and to add the stone accent. The motion carried unanimously.

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

Enactment No: ORD 10221-2017

38

Z170102 - Zoning Change - 2001 Dalworth St (City Council District 5). A request to rezone 1.119 acres of land from Commercial Office (CO) Nonresidential District to Single Family-Six (SF-6) Residential District for the development of five (5) SF-6 residential lots. The site is generally located on the southwest corner of Dalworth Street and N.W. 20th St, and is located within State Highway 161(SH 161) Overlay Corridor District. The agent is E.D. Hill, the applicant is Hal Thorne, and the owner is Alvaro Sanchez TR, Iglesia Buen Samaritano. (On January 9, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Mr. Crolley reviewed Case Z170102, zoning for an existing commercial office to SF 6 for five SF-6 residential lots. He said the surrounding area is mainly residential. The Development Review Committee recommended that access for Lot 5 be from N.W. 20th Street or rear entry via concrete paved alley way. Mr. Crolley said staff recommended approval.

Hal Thorne, 3550 Gifco Road, was present to answer questions.

Council Member Shotwell moved, seconded by Mayor Pro Tem Clemson, to close the public hearing and approve Case Z170102 as recommended by the Planning and Zoning Commission. The motion carried unanimously.

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

Enactment No: ORD 10222-2017

Items for Individual Consideration

39

Ordinance providing for a six month moratorium on the acceptance of any development related applications or permits for schools

Council Member Shotwell moved, seconded by Council Member Thorn, to table Item 39. The motion carried unanimously.

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

40

Resolution authorizing the City Manager to enter into a Project Specific Agreement with Dallas County in the amount of \$150,000 for Rock Island Road Bridge, MCIP 40812 at Bear Creek in the City of Grand Prairie

Ron McCuller, Public Works Director, said Rock Island is an orphan road that the city

annexed but this did not include the bridge. Dallas County said the bridge must be replaced and city would pay 50% of preliminary engineering cost and County would pay 50% at \$150,000 each. The Thoroughfare Plan shows a 4-lane bridge and this study would provide 2-lane or 4-lane.

Council Member Fregoe moved, seconded by Mayor Pro Tem Clemson, to approve Item 40. The motion carried.

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

Nayes: 2 - Council Member Tony Shotwell and Council Member Jim Swafford

Enactment No: RES 4867-2017

41

Resolution authorizing the City Manager to enter into a Project Specific Agreement with Dallas County in the amount of \$6,000,000 for the widening and extension of Wildlife Pkwy between Beltline Rd and SH 161

Walter Shumac, Transportation Director, stated this item was an agreement with Dallas County in the amount of \$6 million for widening and extension of Wildlife Parkway between Beltline Road and SH161. The design is almost complete and construction is scheduled to begin in 2018.

Council Member Shotwell stated this is a worthwhile project but the Council Development Committee discussed zoning on Wildlife, but there will not be much development because of the floodplain but it will improve traffic flow. He said the County's half is not to exceed \$6 million and our half is \$6 million. He asked if the project is over budget, would the city have to pay that overage without Dallas County splitting the cost. He asked if the agreement could state the city's portion is also not to exceed \$6,000,000. Mayor Jensen asked when firm bids would come back. Mr. Shumac said he estimated about a year and if the bids exceed the agreed upon amount, an amendment would have to be made to the agreement. Council Member Giessner stated that these types of overruns happen in projects of this scope so the city should have some protection.

Council Member Copeland asked if the city would retain naming rights. Mr. Shumac replied yes and Mr. Crolley said that does not need to be in the paperwork.

Council Member Shotwell moved, seconded by Council Member Copeland, to approve the agreement with an amendment to Paragraph 4, Section 2, that the city agrees to provide funding not to exceed \$6,000,000 minus the County's in-house project delivery costs. The motion carried unanimously.

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

Enactment No: RES 4868-2017

Citizen Comments

There were no citizen comments.

Adjournment

Mayor Jensen adjourned the meeting at 7:53 p.m.

The foregoing minutes were approved at the February 7, 2017 meeting.

Catherine E. DiMaggio, City Secretary