



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, December 11, 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 Copeland
Deputy Mayor Pro Tem Greg Giessner
Council Member Jorja Clemson
Council Member Mike Del Bosque
Council Member Richard Fregoe
Council Member Cole Humphreys
Council Member Jim Swafford
Council Member Jeff Wooldridge

Staff Presentations

1 Mayor's Mentors - Presented by Mayor Ron Jensen

Mayor Jensen announced a new initiative called "Mayor's Mentors." He said this is a program in Juvenile Court to stipulate a plan to wipe a record clean by meeting with a mentor from the community. Mayor Jensen said when he approached Judge Bryan Arnold and Chief Dye about starting this program, Chief Dye suggested partnering with Big Brothers/Big Sisters to do background checks and training. There will be a kickoff meeting on February 12 at the Ruthe Jackson Center to meet with volunteer mentors. Chelsea Kretz, Police Public Information Officer, stated that she is a Big Sister and through that program, she learned that kids want a mentor. She said mentors meet 2-4 times a month with a one-year commitment. Chief Dye thanked Mayor Jensen for his leadership and said this program would deter and prevent a lot of criminal activity in Grand Prairie.

Presented

2 Traffic Safety Improvements - Presented by Chief Dye

Chief Dye reported that \$750,000 had been approved for traffic safety from the red light camera fund. Everything proposed this year will amount to \$500,000. Walter Shumac, stated that part of the safety improvements program would be illuminated Stop signs that are \$1500 each. These will be placed in hotspots throughout the city. Mr. Shumac said illuminated street signs cost \$25,000 for each intersection. Some have been placed on the SH161 corridor and on the peninsula. The goal of the program is five intersections per year. Mr. Shumac also discussed Dynamic Lane Assignment, Wayfinding Sign Study for the entertainment district and Beltline corridor at a cost of approximately \$50,000. Changeable message signs at a cost of \$5,000 per sign will be used to display speed and capture speed data at hotspots throughout the city.

Assistant Police Chief Scesney showed recommended locations for speed detections signs. He discussed license plate readers and said they would be used on speed detection trailers at approximately \$10,000 per trailer. Handheld LIDAR will replace aging equipment at a cost of \$2,750 per device. In-car radar will be added to 12 police Tahoes at \$2500 per vehicle

Council Member Swafford said in District 2 they were looking at requests for speed bumps. He said that flashing speed limit signs are almost as effective in lieu of speed bumps and requests for speed bumps went down.

Mayor Pro Tem Copeland referred to illuminated stop signs and asked if a PID could pay to install the signs. Mr. Shumac said they could as long as they understand the lights will go out in a few years. Mayor Pro Tem Copeland stated the LED lighting had come a long way and asked if maintenance of these signs could be a project for Dubiski students. Mr. Shumac said he would be apprehensive because of certain standards that have to be met. Mayor Pro Tem Copeland asked Mr. Shumac to look into this possibility. Mayor Pro Tem Copeland asked if PIDs should be made aware of these illuminated stop signs. Mayor Jensen suggested finding a place where we would say "no" first. Mr. Shumac said the signs are for visibility issues not aesthetics. Council Member Wooldridge stated that the Peninsula PID helped fund the illuminated street signs located on Lake Ridge.

Presented

Agenda Review

Council Member Wooldridge referred to Item No. 49 on the Public Hearing Consent Agenda (Case S150605A) and asked about the amendment. Steve Norwood, Planning Director, said the original 2015 site plan was five stories and it has been changed to four stories so the parking needed to be amended. Mayor Jensen asked to pull this item from the Public Hearing Consent Agenda. Mayor Pro Tem Copeland referred to Item No. 49 and stated that the site plan was approved three years ago and Multi-Family standards had gone through extensive changes during that time. He said this Council should have an opportunity to look at this plan. Megan Mahan, City Attorney, said since they have a site plan they are grandfathered to what was in place when the site plan was approved. They do not have to get a permit within a year of site plan approval. Mayor Jensen asked if Council could place a time limit on a site plan for pulling a permit. Ms. Mahan said she would look into that. Council Member Swafford said there has to be time limits on SUP's and site plans. Bill Crolley, Deputy City Manager, said there is standard language for SUP's so it can be revoked if a permit is not pulled. Mayor Jensen asked how long once the permit is pulled does construction have to be started. Mayor Pro Tem Copeland said he would like Item No. 49 to be looked at again by this Council. Mr. Crolley said Council could table this case. Deputy Mayor Pro Tem Giessner recommended tabling it since it has changed. Mr. Norwood said when approved in 2015 it was for condos not apartments and the PD requires condos. Mayor Jensen commented this amendment is lowering the density and suggested tabling to the next meeting. Council Member Fregoe commented there were constituent concerns and the builder had agreed to make changes to address the concerns of constituents. Mayor Jensen said if the builder has agreed to it, in a motion to approve the changes could be stated.

Mr. Norwood asked to table Item 47 (Case SU181201/S181201). Council Member Humphreys asked why Council should table Item No. 49. Mayor Jensen replied it would be to see if there can be time limits for construction to start. Council Member

Swafford asked how many changes can be made before it is sent back to the Planning and Zoning Commission. Mr. Norwood said if substantial changes were made, it would be sent back, but the applicant is only making this less dense, not changing any other aspect of the case. Council Member Wooldridge commented that there are things in the "donut hole" that were approved many years ago, but no building has occurred.

Council Member Swafford stated the Finance and Government Committee had looked at 17 items and recommended approval of all.

Mayor Jensen asked that Item 58 (City Manager's contract) be tabled.

Executive Session

Mayor Jensen convened a closed session at 5:20 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.072 "Deliberation Regarding Real Property" and Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Jensen adjourned the closed session at 5:58 p.m.

Recess Meeting

Mayor Jensen recessed the meeting at 5:58 p.m.

6:30 PM Council Chambers

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

Jordan Tew, Pastor, Eighth St. Baptist Church, gave the invocation. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Fregoe.

Consent Agenda

Mayor Pro Tem Copeland moved, seconded by Council Member Wooldridge, to approve Items 3 through 46 on the Consent Agenda. The motion carried unanimously.

3 Minutes of the November 20, 2018 meeting

Approved on the Consent Agenda

4 Ratify the contract from 2012-2018 with McGriff, Seibles, & Williams of Texas, Inc for Risk Consultation Services in the annual amount not to exceed \$37,500 and authorize the City Manager to execute up to five annual renewal options (approximately \$187,500 for five years) for this agreement with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original contract value so

long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms (renewal options beyond the five specified can be authorized, however, will require additional City Council approval)

Approved on the Consent Agenda

- 5** Ratification of an emergency purchase with AT&T Texas for the relocation of communication cables for the new City Hall Municipal Complex construction at 300 West Main Street in the amount of \$60,556.

Approved on the Consent Agenda

- 6** Price Agreement for ballistic vests from Angel Armor, Inc., in the annual estimated amount of \$112,595 for one year with the option to renew for four additional one-year periods 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

- 7** Price agreement for inspection, cleaning and repair of Firefighter bunker gear (personal protective equipment) from Gear Cleaning Solutions, LLC (GCS) (\$52,500 for the first 14 months and \$70,000 for the next two years) through a Master Inter-local agreement with the City of Frisco for 14 months with the option to renew for two additional one year periods totaling \$192,500 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

- 8** Price agreement for litter abatement and restroom cleaning with Pure Service Corporation (\$49,700) through a Master Inter-local agreement with the City of Grapevine for one year with the option to renew for three (3) additional one year periods totaling \$198,800 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

- 9** Price agreement for annual purchase(s) of 2019 model Police Pursuit Tahoes from Freedom Chevrolet (up to \$1,465,492.00 annually); award another price agreement for annual purchase(s) of 2019 model Pickups from Grapevine DCJ,

LLC (up to \$745,279.00 annually); and award a price agreement for annual purchase(s) of 2019 model Utility Trucks & Vans from Caldwell Country Chevrolet (up to \$570,393.00 annually); all agreements will be for a one year term

Approved on the Consent Agenda

10

Price Agreement for micro blaze foam from Metro Fire Apparatus Specialists (up to \$21,844.00 annually) for one year with the option to renew for four additional one year periods totaling \$109,220 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

11

Price agreement for hot mix asphalt from Reynolds Asphalt and Construction Co. for an annual cost of \$450,000 through a Master Interlocal Agreement with the City of Arlington for one year with the option to renew for four additional one year periods totaling \$2,250,000 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 term(s)

Approved on the Consent Agenda

12

Price Agreement through a Master Inter-local Agreement with the City of Plano, TX for Consultant Services with Public Consulting Group, Inc (PCG) of Boston, MA to prepare annual cost allocation reports for the Texas Ambulance Supplemental Payment Program at an estimated cost of \$45,000 annually for one year with the option to renew for two additional one year periods totalling \$135,000 if all extensions are exercised; and authorize the City Manager to execute any additional renewal options 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

13

Sole source price agreement with McMillan James Equipment Company for Dectron Dehumidifier Preventative Maintenance and Repair Services in the annual estimated amount not to exceed \$24,650; this agreement will be for one-year with the option to renew for four additional one-year periods totalling \$123,250.00 if all renewals 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 contract value 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

- 14** Revised Standard Terms and Provisions for Monthly Non-Commercial Leases for Airport, T-Hangar, Patio, Tiedown, Portable and Storage Lease Agreements

Approved on the Consent Agenda

- 15** Annual Report - Delinquent Tax Collection Performance

Approved on the Consent Agenda

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

Adopted

Enactment No: RES 4984-2018

- 17** Change Order/Renewal with Zoetis US, a sole source provider for veterinarian pharmaceuticals to add \$25,000 annually for additional allowances bringing the annual amount estimated amount to \$40,000 and authorize the City Manager to execute the three remaining renewal options with aggregate price fluctuations up to \$50,000 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

- 18** Contract with BrightView Landscapes, LLC for Landscape Maintenance for \$72,332 in Oak Hollow/Sheffield Village PID (Council Districts 4 and 6)

Approved on the Consent Agenda

- 19** Resolution awarding the City's Primary Bank Depository Services Agreement to Wells Fargo Bank, N.A. for two years, with three additional 12-month extension options; 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

- 20** Change Order/Amendment No.2 for Ridgeline Electric, LLC for Peninsula PID electrical installation, maintenance, and repair services in the total amount of \$54,075 (Council Districts 4 and 6)

Approved on the Consent Agenda

- 21** Purchase from Professional Turf Products, a Greensmaster TriFlex greens reel mower for Tangle Ridge and purchase a fairway mower and a greens mower for

Prairie Lakes in the total amount of \$168,983.64 through a national interlocal agreement with BuyBoard

Approved on the Consent Agenda

22

Ratify the software maintenance and support agreement from 2000 - 2018 (approximately \$143,929.00) with Paradigm Software, LLC for software maintenance and support for the City of Grand Prairie Landfill's Weigh Station and Compuweigh Programs in the annual amount not to exceed \$10,000 and authorize the City Manager to execute up to four annual renewal options (approximately \$50,000 for five years) for this agreement with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original contract value so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms (renewal options beyond the four specified can be authorized, however, will require additional City Council approval)

Approved on the Consent Agenda

23

Dedication of three water utility easements to the City of Grand Prairie across City-owned property from South Carrier Parkway, East to Southeast Fourth Street (WO# 618.113) which are required for installation of City 30"/36" Transmission water mains; authorize the City Manager or his designee to execute the required easements for recording in the Dallas County Official Public Records

Approved on the Consent Agenda

24

Renewal of Cityworks Software License Agreement with Azteca Systems, Inc. in the annual estimated amount of \$40,000 (approximately \$160,000 for five years) with the option to renew annually unless terminated by either party and authorize the City Manager to execute up to five annual renewal options for this agreement with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original contract value so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms. Renewal options beyond the five specified can be authorized however will require additional City Council approval

Approved on the Consent Agenda

25

Authorize the City Manager to continue the existing agreement with the United States Drug Enforcement Administration (DEA), to act as a fiduciary for the North Texas Strike Force, as part of the Organized Crime Drug Enforcement Task Forces (OCDETF) strategic enforcement initiative in the amount of \$220,000 and to execute future 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

- 26** Authorize the City Manager to enter into a non-binding MOU for the development and management of a restaurant, recreation and entertainment facility at Epic Central

Approved on the Consent Agenda

- 27** Change Order/Amendment No. 1 with Modern Contractors in the amount of \$5,471,711 for the balance of construction cost for Phase Two Additions and Renovations to the Fleet Services Center; 5% contingency in the amount of \$264,320; budget allowance of \$500,000 for owner-provided furniture/fixtures/equipment (FF&E); \$60,000 allowance for construction testing; \$60,000 allowance for data/IT; \$60,000 allowance for security plus a \$75,000 allowance for relocation of the existing Environmental Services hazardous materials facility for a total funding request in the amount of \$6,491,031

Approved on the Consent Agenda

- 28** Amendment / Change Order for the current Police Mobile Technology contract with Axon, Inc. (formerly known as Taser International, Inc.) in the increased amount of \$57,161.89 for the current year, and \$33,780 for each of the three subsequent renewals, an increase totaling \$158,501.89 if all extensions are executed bringing the grand total to \$2,422,675.70 estimated to be paid to the vendor 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

- 29** Purchase of License Plate Recognition (LPR) cameras from Vigilant Solutions, Inc. in the amount \$141,328 through a national inter-local agreement with Houston-Galveston Area Cooperative (H-GAC)

Approved on the Consent Agenda

- 30** Purchase of pole-mounted surveillance cameras from GTS Technology Solutions, Inc. in the amount of \$281,400 through the national inter-local agreement with the Texas Department of Information Resources (DIR)

Approved on the Consent Agenda

- 31** Amendment/Change Order 1 to the Interlocal Agreement with Dallas County in the additional amount of \$50,000 for Rock Island Road Bridge, MCIP 40812 at Bear Creek in the City of Grand Prairie

Approved on the Consent Agenda

- 32** Change Order/Amendment No. 14 with Lee Lewis Construction, Inc. for the Epic in the amount of \$229,250 for multiple items including additional electrical and data outlets, lighting, railing and floor preparation
Approved on the Consent Agenda
- 33** Change Order/Amendment No. 6 in the net amount of \$44,668.95 with Tiseo Paving Company for Great Southwest Parkway Improvements
Approved on the Consent Agenda
- 34** Fleet Service Center Phase One Change Order/Amendment No. 8 with Modern Contractors in the amount of \$93,212 for temporary office trailer annual maintenance, door hardware permanent cores and keys, Construction Manager extended schedule overhead cost and existing sewer line repair work
Approved on the Consent Agenda
- 35** Change Order/Amendment No. 1 with Merriman Anderson Architects (MAA) in the amount of \$650,000 for design team conceptual design completion and schematic design services for all elements associated with the new EpicCentral hotel, retail and entertainment destination project
Approved on the Consent Agenda
- 36** Contract with BrightView Landscapes, LLC for Landscape Maintenance for \$167,295.30 in High Hawk PID (City Council District 6) for a one year term
Approved on the Consent Agenda
- 37** Resolution authorizing the City Manager to enter into an agreement with Texas Department of Transportation (TxDOT) to obtain reimbursement for the earthwork completed along the eastbound of IH-30 Frontage Road in Grand Prairie
Adopted
Enactment No: RES 4985-2018
- 38** Resolution appointing Alex Godina, Chair of the Grand Prairie Chamber of Commerce, to the Boards of Directors for two Tax Increment Financing (TIF) Zones (TIF District 1 and TIF District 3)
Adopted
Enactment No: RES 4986-2018
- 39** Resolution creating a Census 2020 Complete Count Committee
Adopted
Enactment No: RES 4987-2018

- 40** Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the Education Service Center Region 2 GoodBuy Purchasing Cooperative

Adopted

Enactment No: RES 4988-2018

- 41** Ordinance amending the City of Grand Prairie Code of Ordinances, Chapter 11, Finance, Records and Property, Section 11-16: Disposition of pistols and illegal weapons by police department,” Section 11-17: “Sale of Unclaimed and Surplus Property,” Section 11-17.1: Unclaimed and abandoned property-Definitions,” and Section 11-17.2: “Same- Sale of” of the Grand Prairie Code of Ordinances addressing updates to disposition of property by the Police Department, and sale of unclaimed and surplus property

Adopted

Enactment No: ORD 10566-2018

- 42** Price Agreement for Glock 9mm pistols and holsters from GT Distributors in the amount not to exceed \$57,880 for the first year, then in the amount not to exceed \$21,220 per year thereafter for an initial one-year term with four available one-year renewal options totaling \$142,760 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

- 43** Ordinance amending the Code of Ordinances Part I, Chapter 29 - Code Compliance, Section 29-114 "Vegetation, Height and Density Restricted"; Repealing all ordinances in conflict; providing for a severability clause; providing for a cumulative clause; providing for a penalty clause; and providing for an immediate effective date upon passage

Adopted

Enactment No: ORD 10576-2018

- 44** Ordinance amending the FY 2018/2019 Capital Improvement Projects Budget; Amendment (Change order) No.9 to professional engineering and surveying services contract with Kimley-Horn and Associates for Design of Great Southwest Parkway from Mayfield Road to IH-20 Improvement in the total amount of \$105,300.

Adopted

Enactment No: ORD 10577-2018

- 45** Ordinance amending the FY 2018/2019 Capital Improvements Project Budget; Amendment (Change order) No.1 to professional engineering and surveying services Contract with Kimley Horn and Associates for hydraulic analysis and agency coordination of Rock Island Road Bridge at Bear Creek in the amount of \$38,400. Cost will be adjusted in Interlocal Agreement with Dallas County

Adopted

Enactment No: ORD 10567-2018

- 46** Ordinance amending Schedules III and IV of the Traffic Register by extending one end of an existing school zone for Bush Elementary School and a shared zone for Jackson Middle School and Zavala Elementary School; removing a one-way segment for Austin Elementary School; modifying effective times to accommodate pedestrians at two zones for Reagan Middle School and for Advantage Academy; and creating a school zone on Robinson Road where students from the Young Men's and Young Women's Leadership Academies are crossing. In addition, minor corrections to four existing zones on the Traffic Register are included in this ordinance

Adopted

Enactment No: ORD 10568-2018

Public Hearing Consent Agenda

Mayor Pro Tem Copeland moved, seconded by Council Member Clemson, to close the public hearing and table Item 47, approve Item 48, table Item 49 until the January 8 meeting and approve Items 50 and 51. The motion carried unanimously.

- 47** SU181201/S181201 - Specific Use Permit/Site Plan - GSW Logistics Addition, 612 E. Avenue J (City Council District 1). Specific Use Permit and Site Plan for Oscar Orduno, Inc. consisting of 9,485 square feet of office space with Heavy Equipment Storage and Repair on 6.364 net acres. Lot 4, Block B, GSW Logistics Addition, City of Grand Prairie, Tarrant County, Texas. 9.981 acres zoned LI, Light Industrial within the SH-360 Corridor Overlay, located approximately 950 feet east of SH-360 and addressed as 612 E. Ave. J, Grand Prairie, Texas. (On December 3, 2018, the Planning and Zoning Commission tabled this case by a vote of 7-0).

Tabled

- 48** P181203 - Final Plat - V-Tran Addition, Lot 1, Block 1 (City Council District 6). Plat request to create one lot out of an unplatted tract of land to construct a residential home. W H Beeman Abst. 126 PG 011, City of Grand Prairie, Dallas County, Texas, zoned Single Family-1 (SF-1) within Interstate 20 Corridor Overlay

(I-20 Corridor) and addressed 1522 Vineyard Rd. (On December 3, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Jake Tran, 1522 Vineyard Road, submitted a speaker card in support of this item.

Approved

49

S150605A - Site Plan Amendment - The Residences at 3000 Bardin Road (City Council District 4). An amendment to S150605, consisting of 250 multi-family units on 7.237 acres. Lot A1A, Block 3, Sheffield Village Addition, Phase 4, City of Grand Prairie, Tarrant County, Texas. Zoned PD-140, Planned Development for Multi-Family uses, within the IH-20 Corridor Overlay, being located at the northwest corner of W. Bardin Road and Endicott Road and addressed as 3000 W. Bardin Road, Grand Prairie, Texas. (On December 3, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Cesar Lamus, 2808 N. Hampton Drive, submitted a speaker card in opposition to this case.

Johnny Jinks, 902 Egyptian Way, submitted a speaker card in opposition to this case.

Jim Wooldridge, 934 Our Lane, submitted a speaker card in opposition to this case.

Anand Patel, 307 Dover Heights, Mansfield, submitted a speaker card in support of this item.

Tabled

50

MTP180501 - Master Transportation Plan Amendment - Adoption of 2018 Master Transportation Plan and Thoroughfare Map, an update to the 2010 Master Transportation Plan. (On November 5, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Adopted

Enactment No: ORD 10570-2018

51

CPA180504 - Comprehensive Plan Amendment - Adoption of the 2018 Comprehensive Plan, an Update of the 2010 Comprehensive Plan. (On November 5, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Adopted

Enactment No: ORD 10569-2018

Public Hearing on Zoning Applications

52

Z181201/CP181201 - Zoning Change/Concept Plan - Wildwood Oaks (City Council District 1). Zoning Change/Concept Plan request from Single Family-1

(SF-1) to a Planned Development (PD) to allow construction of six (6) residential lots and one common lot on 2.741 acres. Lot 11R, Block 13, Wildwood Oaks, City of Grand Prairie, Dallas County, Texas, zoned Single Family-1 (SF-1) and within the Highway 161 Corridor Overlay District (Hwy 161 Corridor). (On December 3, 2018, the Planning and Zoning Commission recommended denial of this request by a vote of 5-2).

David Jones, Chief City Planner, reviewed Case Z181201/CP181201 and said this was for six residential lots and one common lot. He said the lot minimums are 12,000 sq. ft. The applicant has requested a PD with four exceptions to SF zoning. Mr. Jones showed the concept plan. He pointed out that the drive would serve all six lots. Variances include: 2,000 sf homes instead of the required 2,400 sf ; 25 ft. front yard setback instead of the required 30 ft.; 10 ft. side setback on Lot 1 instead of the required 15'; lot depth of 100 ft. instead of the required 120 ft. required. Mr. Jones said the applicant is a custom builder and would use four lots for family members and two for private individuals. Mr. Jones said the Development Review Committee recommended approval as submitted. The Planning and Zoning Commission voted 5-2 to recommend denial because of the number of variances requested and proposed house size.

Council Member Humphreys stated that the homes on Arbor Rose and Rock Creek have drainage issues. He asked how this project would affect those issues. Mr. Jones said drainage plans would be considered at the time of plat review. Council Member Clemson said there are citizens concerned about drainage who are experiencing flooding and runoff. She asked Mr. Jones if this case passes the engineering review of drainage, would it address current drainage issues. Mr. Jones said when a professional engineer looks at it, the water will get diverted so it does not affect the property owner. They cannot make the drainage problem worse.

Council Member Swafford said the developer has already changed from 1700 to 2000 sq. ft. He asked what is the largest home on that property. Mr. Jones said whatever fits the setbacks, so it can go up to 7,000 sq. ft. or so. Council Member Swafford said when changes are made from when the Planning and Zoning heard it to the time Council hears it, when would it go back to the Planning and Zoning Commission. Mr. Jones said in this case they had a couple additional variances that they have removed since the Planning and Zoning Commission heard it so it is not a detrimental change. Council Member Swafford asked what had changed since the Planning and Zoning Commission heard the case. Chief Dye said the size and front setback had changed. Council Member Swafford asked if this development would be gated. Mr. Jones replied that it would not be gated initially. Council Member Wooldridge clarified that it would be a private road but not gated. Mr. Jones replied that was correct.

Council Member Humphreys asked about trash service. Mr. Jones said each homeowner would place it in front of their home. Republic Waste will have the HOA sign a waiver because of possible damage to private streets from garbage trucks.

Kevin Rowell, 913 Austin Court, Weatherford, stated he was the owner of the property. He said the reason for the 2000 sq. ft. is the roof size which would not add to the drainage issue. Mr. Rowell said this will be an aging community and his children are a teacher and nurse and do not desire a large house. He said the cost of a 2400 sq. ft. home may not be accessible to some home buyers. Council Member Clemson asked about the gate at the driveway near the transformers. Mr. Rowell replied that was someone else's road. Council Member Clemson asked if Mr. Rowell had decided on the square footage of his own home. Mr. Rowell said he would be bringing in a custom

architect to make good use of the property.

Juan Vasquez, said this property is at the top of the hill and everything drains downhill. He said once the subdivision is built, the hill will be cut down and drainage swales at the rear of each property. He said they would work with city staff until they are satisfied that no additional water will draining off the property. Council Member Del Bosque asked if drainage would be going to the street. Mr. Vasquez said some drainage would go downhill and some to the swales; presently it is uncontrolled drainage. From the driveways drainage will go down the driveway and will head down to the church but will not be sending more than is currently going there. Mr. Vasquez said the applicant has asked for the lot depth variance because the property is only 250' wide so the numbers do not work. There will be all side entry garages.

The following submitted cards in support of this case: Sue Rowell, 913 Austin Court, Weatherford; Brooke Thomas-Chaffin, 1926 Muret Street; Jeffrey Chaffin, 1926 Muret Street; Caleb Matthews, 913 Austin Court, Weatherford;

Council Member Clemson moved, seconded by Council Member Del Bosque, to close the public hearing and approve Case Z181201/CP181201. The motion carried.

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

Nayes: 1 - Council Member Cole Humphreys

Enactment No: ORD 10571-2018

53

SU141101D/S141101D - Specific Use Permit/Site Plan - 1629 E. Main St (City Council District 5). This project is for an amendment to the existing Specific Use Permit and Site Plan to include a 4,950 square foot building. The subject site is zoned Light Industrial (LI) District within Central Business District No. 3 (CBD 3). This property is generally located on the south side of E. Main St and east of S.E. 16th St. (On December 3, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Mr. Jones reviewed Case SU141101D/S141101D. He said the applicant had a 2-year extension on the existing SUP. The applicant has asked to include a 4,950 foot building to get more funding to install concrete in Phase 2. The applicant has also asked for metal siding on the building because it is not visible from Main Street. Mr. Jones said the applicant has until November 2019 to complete the concrete. He said the Development Review Committee and the Planning and Zoning Commission recommended approval.

Council Member Humphreys moved, seconded by Mayor Pro Tem Copeland, to close the public hearing and approve Case SU141101D/S141101D. The motion carried unanimously.

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

Enactment No: ORD 10572-2018

54

SU150603A/S150607A - Specific Use Permit/Site Plan - Zac's Ridge (City Council District 2). Renew Specific Use Permit and amend approved Site Plan to construct and operate a multi-purpose event center campus. Lot 1, Block 1, Zac's Ridge Conference Center Addition, 7.52-acres zoned Light Industrial (LI) District within the State Highway 161 Corridor Overlay and addressed as 1770, 1760, and 1780 Robinson Road and 1710 S. Carrier Parkway. (On December 3, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Mr. Jones reviewed Case SU150603A/S150607A for renewal of an SUP and Site Plan to construct and operate a multi-purpose event center campus. Mr. Jones said the applicant had a year to acquire the Certificate of Occupancy and is requesting an extension. He said the applicant still plans to construct cabins and move them closer to the building. The Development Review Committee recommended approval of 18 months for the CO for the cabins.

Jordan Kuhn, PO Box 1704, Mansfield, submitted a speaker card in support of this case. Mr. Kuhn stated he was present to answer questions. Council Member Wooldridge asked Mr. Kuhn if he was comfortable with the deadlines. Mr. Kuhn replied that he was.

Dennis Winkler and Pennie Winkler, PO Box 61, Joinerville, TX, submitted a speaker card in support of this case.

Council Member Swafford moved, seconded by Council Member Wooldridge, to close the public hearing and approve Case SU150603A/S150607A including deadlines as recommended by staff and the Planning and Zoning Commission. The motion carried unanimously.

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

Enactment No: ORD 10573-2018

55

SU151004D - Specific Use Permit - 309 SE 14th Street (City Council District 5). A six month review of Specific Use Permit for Major Auto Repair uses, including mechanical repairs and auto body repairs. The site is 0.3 acres and is zoned Commercial (C) within Central Business District 3 (CBD 3). The property is generally located south of Jefferson St. and east of Belt Line Rd. The owner is Vincente Duan. (On December 3 2018, the Planning and Zoning Commission recommended approval, with a 90 day review of the SUP, of the request by a vote of 7-0).

Mr. Jones reviewed Case SU151004D, a six-month review for major auto repair uses including mechanical repairs and auto body repairs. He said the applicant obtained a CO and on August 24 2018 was cited for several items. The original ordinance stated if violations occur within the 6-month review, the CO would be revoked. Mr. Jones said staff would be bringing this back on the next agenda for revocation of the SUP.

Council Member Humphreys asked about the 6-month inspection and the CO. Mr. Jones said the CO was given out after the 6-month inspection, then a later inspection showed several violations.

Vincent Duon, property owner, was present to answer questions. Mayor Jensen asked Mr. Duon why there were violations. Mr. Duon said the business operator had been moving from Arlington. Mr. Jones said there were no violations in October after the inspection.

Council Member Humphreys told Mr. Duon he wanted to give him a chance to succeed.

Council Member Humphreys moved, seconded by Council Member Clemson, to close the public hearing and approve case SU151004D and extend the SUP for six months and recommend multiple inspections during those six months. The motion carried unanimously.

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

Enactment No: ORD 10574-2018

56

TA180701A - Text Amendment - Article 4, Article 9, Article 30, and Appendix F of the Unified Development Code of the City of Grand Prairie. Amendment to the Unified Development Code, Article 4, "Permissible Uses" and Article 30, "Definitions" to revise the use chart and definitions with regard to automotive-related businesses; revise Article 9, "Sign Standards" and Appendix F, "Corridor Overlay District Standards" to amend and correct certain incompatible regulations regarding commercial signage. (On December 3, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Mr. Jones reviewed TA180701A and said the amendment pertained to auto-related businesses to split auto uses from other transportation uses. There was no change to industrial standards. This amendment refers to auto sales and auto repair and removing them from retail areas, freeways and major corridors. Mr. Jones said the amendment is designed to keep up with changing technology for purchasing vehicles for online purchases. The amendment also pertains to car wash location restrictions near residential and overlay corridors. It also cures the potential contradiction between signage allowance in revised Article 9 and Appendix F. It also clarifies signage allowance for commercial multi-tenant buildings.

Council Member Humphreys asked if there were current SUP's issued that are up for renewal that would have to change. Mr. Jones said they would continue under the SUP requirements in place at that time.

Council Member Wooldridge referred to paintless dent repair; and asked if anything in this amendment that would prevent them from going in anywhere. He asked if there was a permit required. Mr. Jones said they would have to abide by zoning standards but this is a grey area. If they are operating in a parking lot with the permission of the property owner the city may issue a special event permit.

Mayor Pro Tem Copeland moved, seconded by Council Member Wooldridge,

to close the public hearing and approve TA180701A. The motion carried unanimously.

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

Enactment No: ORD 10575-2018

Items for Individual Consideration

57

Board Appointments

Mayor Pro Tem Copeland moved, seconded by Council Member Humphreys, to appoint Lily Yap, Animal Services Manager, to the Animal Shelter Advisory Board. The motion carried unanimously.

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

58

City Manager's Contract

Mayor Pro Tem Copeland moved, seconded by Council Member Fregoe, to table indefinitely the City Manager's Contract. The motion carried unanimously.

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

Citizen Comments

There were no citizen comments.

Adjournment

Mayor Jensen adjourned the meeting at 7:25 p.m.

The foregoing minutes were approved at the January 8, 2019 meeting.

Catherine E. DiMaggio, City Secretary