



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, January 23, 2018

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Mayor Jensen called the meeting to order at 4:32 p.m.

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

Agenda Review

Deputy Mayor Pro Tem Copeland referred to Pubic Hearing Consent Agenda Item 20 (Z180101/CP180101) and asked if the concept does not get developed, would the zoning still change. David Jones, Chief City Planner, said the zoning would be changed but pointed out this item is to be tabled. Steve Norwood, Planning Director, said the applicant has the right to build apartments. Mayor Jensen stated if they build just apartments, this would be an SUP but since they are asking for retail they need a zoning change. Mayor Jensen said he liked the mix of retail and apartments.

Council Member Shotwell referred to Consent Agenda Item 15 (Clear Channel billboards) and asked where the billboards were being moved. Mr. Jones said the four north of I-30 are being removed from the north and one is being moved south of I-30; another is being moved to MacArthur and will be digital. Council Member Shotwell said that will make three billboards in a small area. Mr. Jones replied that is why one is being moved to the east. Mr. Norwood said Clear Channel is making these moves so they will have more developable area on the south side. Bill Crolley, Assistant City Manager, said the property owner has a 100' visibility easement along the frontage which was a deed restriction so cannot develop anything on the south side so they are trying to get rid of those easements. Council Member Shotwell asked why they do not stay on the north side. Mr. Jones said the TXDOT frontage road construction is driving that change because there is not a place to move them on the north side. Council Member Shotwell asked how close can they be. Steve Alcorn, Deputy City Attorney, said State law requires 500' apart.

Mayor Jensen pointed out that the Credit Access Business ordinances has been reviewed by all three Council committees.

Mayor Pro Tem Wooldridge stated that Items 19 and 20 on the Public Hearing Consent Agenda are to be tabled and Items 21 and 22 are to be considered for approval.

Council Member Swafford referred to Item 25 (TA180101) and asked why this would just be in the downtown area. Council Member Shotwell said this is a trial area and staff will be looking at other areas if this works out.

Executive Session

Mayor Jensen convened a closed session at 4:44 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 closed session at 5:46 pm.

Recess Meeting

Mayor Jensen recessed the meeting at 5:46 p.m.

6:30 PM Council Chambers

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

The Invocation was given by Pastor David Grice, Lighthouse Baptist Church. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Mayor Pro Tem Wooldridge.

Presentations

- 1** Presentation of painting to Fire Chief Robert Fite - Presented by Karen Cox

Karen Cox, local artist and wife of Deputy City Manager Tom Cox, presented to the city a painting of the dalmation that is featured on the traffic box painting she did at Fire Station No. 1.

Presented
- 2** National School Counselor's Week Proclamation - Presented by Mayor Ron Jensen

Council Member Giessner read a proclamation recognizing school counselors. Mayor Jensen presented the proclamation to several school counselors who were present.

Presented
- 3** Purple Heart City Proclamation - Presented by Mayor Ron Jensen

Council Member Swafford read the Purple Heart City Proclamation which recognized members of the armed forces who have been wounded in combat. Mayor Jensen presented the proclamation to several veterans who were present.

Presented**Consent Agenda**

Mayor Pro Tem Wooldridge moved, seconded by Council Member Clemson, to approve Items 4 through 14 on the Consent Agenda, table Item 15, and approve Items 16 through 18 on the Consent Agenda. The motion carried unanimously.

- 4** Minutes of the January 9, 2018 Meeting

Approved on the Consent Agenda

- 5** Price agreement for GPS trackers and bait car equipment from CovertTrack Group, Inc., (up to \$30,000 annually) for one year with the option to renew for four (4), one-year periods totaling \$150,000 if all extensions are exercised and authorize the City Manager to execute up to four (4), one-year renewals 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

- 6** Price agreement for electronic recycling services from Geep USA, Inc. (up to \$63,600 annually) for one year with the option to renew for four additional one year periods totaling \$318,000 if all extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

Approved on the Consent Agenda

- 7** Price agreement for guard rail removal and installation with Vann/Elli, Inc., at an estimated annual cost of \$248,250 for one year with the option to renew for four additional one year periods totaling \$1,241,250 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

- 8** Purchase five Motorola APX 6000 portable radios and ten Motorola APX 6500 mobile radios from Motorola Solutions, Inc., through an HGAC cooperative purchasing agreement at a cost of \$62,651.12

Approved on the Consent Agenda

- 9 Agreement for Landscape Wall Encroachment on Utility Easement with TRG Southgate, LP at 3655 Prairie Waters Drive
Approved on the Consent Agenda
- 10 Change Order/Amendment No. 14 in the net amount of \$19,330.55 with Austin Bridge and Road, L.P. for MacArthur Paving and Drainage Improvements
Approved on the Consent Agenda
- 11 Change Order/Amendment No. 1 in the net amount of \$8,655.66 with McMahon Contracting, L.P. for Fish Creek Road Paving and Drainage Improvements
Approved on the Consent Agenda
- 12 Professional Engineering and Surveying Services contract with Teague, Nall and Perkins, Inc. for preliminary design services to reconstruct Small Street from Belt line Road to N.E 15th Street in the amount of \$159,701 plus a 5% contingency of \$7,985, for a total of \$167,686
Approved on the Consent Agenda
- 13 Change Order/Amendment No. 4 with Modern Contractors in the amount of \$30,501.85 for the Prairie Paws Additions and Renovations Project.
Approved on the Consent Agenda
- 14 Right-of-Way Acquisition - West Tarrant Road at Arbor Creek in the amount of \$76,948.44 in addition to title insurance expenses and closing costs
Approved on the Consent Agenda
- 15 Relocation of two existing Clear Channel billboards along Interstate 30 between Bagdad Road and MacArthur Boulevard.
Jason Jamison, 7611 Ledbetter Road, Arlington, was presented to answer questions.
Tabled
Enactment No: RES 4936-2018
- 16 Resolution approving the proposed City of Grand Prairie Debt Management Policy to become effective upon passage and approval
Adopted
Enactment No: RES 4930-2018
- 17 Resolution for the City Manager to submit an application for FY 2018 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 \$57,581

Adopted

Enactment No: RES 4931-2018

18

Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the State of Minnesota

Adopted

Enactment No: RES 4932-2018

Public Hearing Consent Agenda

Mayor Pro Tem Wooldridge moved, seconded by Council Member Fregoe, to close the public hearings and table Items 19 and 20, and approve Items 21 and 22 on the Public Hearing Consent Agenda. The motion carried unanimously.

19

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

Tabled**20**

Z180101/CP180101 - Zoning Change/Concept Plan - Camp Wisdom Mixed Use (City Council District 4). Zoning Change and Concept Plan from PD, Planned Development to PD, Planned Development for a mixed use development consisting of approximately 85,000 square feet of commercial retail and 514 multi-family residential units with nine single and multi-story buildings up to four floors in height on approximately 26.78 acres at 2650 W Camp Wisdom Rd. Tracts 1G, 2, and 3, Memucan Hunt Survey, Abstract No. 758, City of Grand Prairie, Tarrant County, Texas, approximately 26.78 acres zoned PD-48 partially within the Lake Ridge Corridor Overlay, generally located 400 to 800 feet west of Lake Ridge Parkway between Kingswood Blvd. and W Camp Wisdom Rd. and addressed as 2650 W Camp Wisdom Rd. The agent is Eric Swartz and the owner is Hamilton Peck, Hamilton Commercial LLC. (On January 8, 2018, the Planning and Zoning Commission tabled this case by a vote of 8-0).

Tabled**21**

S180102 - Site Plan - Avilla Heritage (City Council District 2). Site Plan for the development of Avilla Heritage, 140 single-story housing units on a single 12.43

acre lot. Tract 2.3, C.D. Ball Survey, Abstract No. 1699, City of Grand Prairie, Dallas County, Texas, 13.43 acres zoned PD-367 in the SH 161 and Interstate 20 Corridor Overlays, generally located at the northeast corner of S Forum Drive and Waterwood Drive and addressed as 2100 IH 20. The agent is Joshua A. Lincoln, HP Civil Engineering, the applicant is Jason Flory, NexMetro Communities, and the owner is Leland Gjetley & Tommy Joe Winn. (On January 8, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Approved

22

S180101 - Site Plan - Carrier Parkway Medical Office (City Council District 2). Site Plan for a single-story medical office building, totaling 7,152 square feet on a 0.903 acre lot, Lot 3, Block 2, Community Square Addition, in the City of Grand Prairie, Dallas County, Texas, zoned PD-107 within the SH 161 Corridor Overlay and addressed as 2626 S. Carrier Parkway. The applicant is Norman Patten and the owner is Lara Abitoye. (On January 8, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Approved

Public Hearing on Zoning Applications

23

SU180101/S180104 - Specific Use Permit/Site Plan - Albertsons Drive Through (City Council District 5). Specific Use Permit and Site Plan authorizing the construction and operation of an ATM drive thru at an existing grocery store on 6.29 acres. Lot 1R, Block 9, Dalworth Park, City of Grand Prairie, Dallas County, Texas generally located at the southwest corner of N. Carrier Pkwy and Dalworth St and addressed as 215 N. Carrier Pkwy. Zoned General Retail (GR) District, within the SH 161 Overlay District. The applicant is Clinton Coultas and the owner is Jeff Kagey, Legacy Texas Bank. (On January 8, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

David Jones, Chief City Planner, reviewed Case SU180101/S180104 for a drive-thru ATM with an exit on Dalworth with six stacking spaces. He said the case met density and dimensional requirements. He said one condition of approval was for a study analyzing vertical alignment to show visibility of oncoming traffic; the drive onto Dalworth must meet sight distance; and existing egress doors into the drive lane be removed.

Council Member Shotwell asked Mr. Jones since this required an SUP, why didn't the ATM at the Kroger store at Carrier and Jefferson. Mr. Jones said he was not sure but would check into that.

Mayor Pro Tem Wooldridge asked if they would keep the canopy. Mr. Jones replied they would.

Council Member Shotwell moved, seconded by Council Member Swafford, to close the public hearing and approve Case SU180101/S180104. The motion carried unanimously.

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

Enactment No: ORD 10424-2018

24

S180106 - Site Plan - Mira Lagos Townhomes South (City Council 4). A request to approve a Site Plan for a townhome development with 87 units on 9.26 acres. Tracts 2.8 and 2.9 of BBB & C RR Survey, Abstract No. 1700, City of Grand Prairie, Dallas County, Texas, zoned PD-365, within the Lakeridge Overlay District, and generally located at the southwest corner of S. Grand Peninsula Drive and Lake Ridge Parkway. The owner/applicant is Ben Luedtke, Mira Lagos East Investors Group Ltd. (On January 8, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Mr. Jones reviewed Case S180106 for 87 townhome units. He said the site plan matches the concept plan approved at the zoning case. There will be one entrance onto S. Grand Peninsula but since then the plan has been modified. Each unit has 2-car garage; and 106 guest parking (38 required). Each lot will have an ornamental tree and 30 gallons of shrubs. Mr. Jones said the elevations comply with requirements. He said the applicant originally requested the following exceptions for public streets: Street and ROW width for Costa Drive; Driveway spacing; driveway to intersection spacing; dead-end alleys; and no sidewalks along Costa Drive. Mr. Jones said the applicant is looking at a second point of access on Lake Ridge Parkway. He said a street width of 27 ft. is required and the applicant has asked that some streets have a 24 ft. width since it would essentially be an alley. He said the Planning and Zoning Commission recommended approval with the condition of providing a second access and a TIA. Deceleration lane requirements to allow a decel lane. Mr. Jones said staff recommended adding pedestrian easements where sidewalks cross individual lots and that any private sidewalks be aligned to not cross the right-of-way; and the applicant is to work with staff to finalize street names.

Deputy Mayor Pro Tem Copeland remarked that the site plan looks like a different plan than what was approved by the Planning and Zoning Commission. Mr. Jones said the main difference between what the Planning and Zoning Commission saw and what is being presented is the point of access. Council Member Giessner said there would be new access off Lake Ridge, but asked if there would be a median cut. Mr. Jones replied there would not, that it would be a right in and right out.

Ben Luedike, 3001 Know, Dallas, TX Hanover Properties, was present to answer questions.

Council Member Fregoe moved, seconded by Mayor Pro Tem Wooldridge, to close the public hearing and approve Case S180106. The motion carried unanimously.

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

25

TA180101 - Text Amendment - Amendment to the Unified Development Code, Article 4 - Permissible Uses, Article 11 - Performance Standards, and Article 30 - Definitions to establish a definition and regulations for Microbreweries, Brewpubs, and Distilleries in the Central Business District. The owner/applicant is the City of Grand Prairie Planning Department. (On January 8, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Mr. Jones reviewed Case TA180101 to allow brew pubs, micro breweries, and distillers in the downtown area. He said there had been interest for this in the downtown area and the task force is trying to implement new ideas. Mr. Jones said staff surveyed other cities and these types of businesses are typically approved through site plan or an SUP in certain areas. He said alcohol could be 50% of gross sales and they can operate as a restaurant. The 300 ft. proximity rule would trigger an SUP.

Deputy Mayor Pro Tem Copeland asked if there was a maximum number of beers that could be consumed. Mr. Jones said that was not part of this ordinance. Council Member Shotwell said that during the briefing a question was asked about why the ordinance only includes the downtown area. He said this is a test case and CCDC looked at some other areas that might be good test areas.

Council Member Shotwell moved, seconded by Deputy Mayor Pro Tem Copeland, to close the public hearing and approve Case TA180101. The motion carried unanimously.

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

Enactment No: ORD 10425-2018

26

SU151004D - Specific Use Permit - 309 SE 14th Street (City Council District 5). Scheduled review of Specific Use Permit for Major Auto Repair and Auto Body and Paint uses. 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 January 8, 2018, the Planning and Zoning Commission denied this request by a vote of 8-0).

Mr. Jones reviewed Case SU151004D. He said the application was denied last October and it is back for review. The location has had a few different occupants and Code Enforcement has noted several violations in the past few years. Mr. Jones said the owner has a new tenant. On January 10, 2017, there was a one-year extension and in August 2017 violations were noted. Mr. Jones said staff recommended extension and monitoring the business for violations.

Council Member Shotwell asked what was allowed by the current SUP. Mr. Jones said major repairs, paint booth and body work. Council Member Shotwell asked about the restrictions on the SUP. Mr. Jones said there were to be no repairs outside, and parking must be in designated spaces. Mr. Shotwell asked about storing autos. Mr. Jones said they cannot park more than two inoperable vehicles outside the building. Deputy Mayor Pro Tem Copeland noted that the code violations were against the previous business tenants. Mr. Jones said the violations were against the two previous tenants. Mayor Jensen said once they get a new tenant, city staff can sit down with

them and go over the rules to make sure they understand them. Deputy Mayor Pro Tem Copeland asked if that could be made part of the motion. Mr. Jones replied that it could. Council Member Shotwell asked for a presentation from the owner.

Mayor Jensen asked Mr. Vincente Duon, property owner, if he understood what can and cannot take place at this business. Mr. Duon replied that he understood. Council Member Shotwell asked Mr. Duon why Council should be not deny this extension. Mr. Duon said the previous operator had citations and he removed them after a year. He said the second operator did tire sales and received citation and he was also removed. Mr. Duon said he would be watching over the third operator and will explain to him what he can and cannot do and will not have any violations at all. Council Member Shotwell stated that an 8-0 vote by the Planning and Zoning Commission to deny this extension was a strong mandate from that board. Mr. Duon said he understood that Council can revoke the SUP if there are violations. Council Member Shotwell asked Mr. Duon why the other operators had so many violations if he was looking at the business every day. Mr. Duon said the previous operator wanted privacy and did not want him in the building but he has discussed with the new operator that he would be checking the business each day.

Council Member Shotwell moved, seconded by Council Member Copeland, to close the public hearing and approve Case SU151004D for six months and if a code violation occurs that can be proven in court, the SUP will come back to Council. Further, anyone who gets a CO for this property must have staff review with them the SUP requirements and then must sign they have received the requirements. The motion carried unanimously.

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

Enactment No: ORD 10426-2018

Items for Individual Consideration

27

Ordinance of the City of Grand Prairie, Texas, amending Chapter 17 of the Code of Ordinances of the City of Grand Prairie, Texas by the addition of Article V, Credit Access Businesses, which sets forth registration requirements and credit extension guidelines for credit access businesses; providing for a fine of up to \$500 for each offense in violation of this ordinance

Megan Mahan, Assistant City Attorney, stated that the proposed ordinance would restrict practices of credit access businesses. She said the original ordinance was the TML model ordinance and Council could choose the original ordinance or the requested amendment or not pass any. Council Member Swafford asked what the city attorney recommended. Ms. Mahan stated that the original ordinance has been tested in litigation. Don Postell, City Attorney, said he recommended Council pass the TML ordinance.

Kelvin Bass, Legislative Aide for Sen. Royce West, 5787 S. Hampton Road, Dallas, stated that Sen. West supported the ordinance limiting the number of times a loan can be refinanced and tying the loan to borrowers' income. Mr. Bass said the City of Dallas passed this type of ordinance and has successfully survived court challenges. He said 42 cities have passed some type of ordinance. In 2016, sanctions were

brought against one lender in Dallas. Mr. Bass urged Council to pass this ordinance.

Bob Horton, 9104 Autumn Faces Dr., Fort Worth, encouraged insightful leadership to other cities in Texas.

Sue Matkin, Vice President at United Way in Tarrant County, 531 Suffolk Drive, stated she oversees financial stability work. She said payday lending and car loan industries are damaging families. They destroy many credit scores which is important in many people's lives. Ms. Matkin thanked Council for their efforts to pass this ordinance and protecting families.

Nicole Hawkins, 1727 Oak Village, Arlington, stated she had borrowed money for a transmission, then lost her job, but kept in touch with the lending place. She said she asked how much money she needed to keep her loan in good standing. They ended up repossessing her car which she needed for work. They told her she needed \$1500 to get her car back but she did not have that much money.

Deputy Mayor Pro Tem Copeland told Ms. Hawkins that even with this ordinance they might still repossess the car but limited it to 20% of your monthly income and title loans for 70% of retail car value. He asked Ms. Hawkins if it would have helped her to have to pay back the loan in four installments. Ms. Hawkins said she had borrowed \$1800 for the transmission and this ordinance would have helped.

Angela Luckey, 4473 Harpers Ferry Drive, said she has worked for the Defense Department and heard payday and title lending stories from military personnel. She said these businesses need to be regulated so they do not take advantage of individuals. She said 500% interest is predatory. Ms. Luckey added she wanted to make sure these types of business are not placed near military installations.

Dr. Marva Dixon, 2401 Channing Drive; Cheryl Smith, 2822 Rochester; and Stephannie Mace, submitted speaker cards in support of this item.

Tim Pearson, 675 Pioneer Parkway, Suite 112, Title Max, said Title Max offers emergency credit based on car titles. He said he was in opposition to this ordinance as written. He said the ordinance would harm consumers because of lack of access to emergency credit. He said customers are working families who may not have access to credit or credit cards. Mr. Pearson said there are 120 customers at the Pioneer Parkway store with over 9,000 Google reviews and 90% are 4 to 5 stars. He said Underwriters put customers in a position that they are set up for success to get their title back. Mr. Pearson said Title Max offers extensions, work around pay dates so that customers can pay off loans as quickly as they like. He said they are given opportunities to catch up on back payments. These businesses are already regulated and have on site inspections regularly. Mr. Pearson in cities where these ordinances have passed, customers do not have access to the credit they need.

Council Member Shotwell asked Mr. Pearson if Title Max was still in business in other cities that have ordinances. Mr. Pearson replied yes. Deputy Mayor Pro Tem Copeland asked Mr. Pearson what he thought was so bad about the proposed ordinance. Mr. Pearson said the impact is to customers where they cannot get what they need or they go online and have to pay higher fees. He said the number of installments is not the issue, but it is the amount the customer is able to borrow.

Judith Cruz, 2710 Santa Anna Drive, store manager, asked Council to vote against the ordinance. She said this ordinance is very similar to the one in Arlington. She gave

instances of some loans and customers they have served and gave extensions when they needed it. Deputy Mayor Pro Tem Copeland asked Ms. Cruz about 500% APR's. Ms. Cruz said the majority of customers listen to what they are actually paying.

Rob Norcross, 327 Congress Avenue, Suite 450, Austin, Consumer Service Alliance of Texas, said he was also representing TOFSCA. He said Title Max is a member of this organization. He said from analyzing data, what has happened in the industry is that it is moving from single payment payday loans to multi-payment loans where payments are smaller and spreading them out over time. While 45% of stores have closed, loan demand has stayed the same. People are going to the internet where loans cost more or driving to other jurisdictions to get the loans they need. Mr. Norcross said the best solution to amending this ordinance for consumer demand but to keep protections fully amortizing and payments need to be substantially equal instead of a balloon payment at the end of the loan.

Council Member Del Bosque asked Mr. Norcross to justify 500%+ interest. Mr. Norcross explained the process of APR for a two-week loan over 52 weeks. Mayor Jensen noted that the city could not limit the percentage rate. Mr. Norcross said the request is to let the installment loans go past the four payment periods to 180 days to get payments low enough to be affordable.

Deputy Mayor Pro Tem Copeland said he believed there was room for compromise between the TML ordinance and the proposed amendment. Mr. Norcross said the loans are expensive but under the proposed ordinance, he could not give Ms. Hawkins the entire amount she requested. Council Member Swafford said the amendment proposes fully amortizing loans, and asked what % of loans are fully amortized right now. Mr. Norcross said multi-payment unsecured payday loan are mostly secured with auto title 75%.

Solame Stevens, Austin, said she worked in community outreach, and there is a need that never goes away. She said people are taking loans to pay bills, rent, utilities, medical bills, funerals, child care, car repairs, tuition, relocations.

The following individuals submitted speaker cards in opposition to this item:

Karen Bauhaus, 3103 Parham Drive; Thomas Bridman, 675 W. Pioneer Parkway, #112; Dave Scarahicap, 675 W. Pioneer Parkway, #112; and Chris Mills, 675 Pioneer Parkway, #112.

Mayor Jensen called a 10 minute break at 8:17 p.m. and reconvened the meeting at 8:26 p.m.

Council Member Giessner clarified with City Attorney Mahan that the TML unamended ordinance is a tried and tested ordinance. Ms. Mahan replied that it was. Council Member Giessner asked about neighboring cities. Ms. Mahan said 43 cities have payday lending regulations. She said the City of Irving did not but their city attorney's office contacted her about this proposed ordinance.

Council Member Swafford moved, seconded by Council Member Shotwell, to adopt the TML model ordinance concerning payday and auto title lending. The motion carried unanimously.

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

Enactment No: ORD 10427-2018

28

USP180101 - Unified Signage Plan - Victory at Lakeridge (City Council District 6). Unified Signage Plan for four multi-tenant signs at Victory at Lakeridge. Lots 3 and 5, Block 1 of Victory at Lakeridge and Tract 3C, M Hunt Survey, Abstract 1758, City of Grand Prairie, Tarrant County, Texas, zoned PD-283, within the Lakeridge Overlay District, and located at 5100 Lake Ridge Pkwy and 2360 W. Camp Wisdom Rd. The applicant is Brad Pilkington and the owner is Kris Ramji, Victory at Lake Ridge. (On January 8, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Mr. Jones reviewed Case USP180101 for four multi-tenant signs. The applicant has lowered the proposed height from 40 ft. to 25 ft. multi-tenant signs and 8 ft. multi-tenant signs. He said the applicant has requested two variances: aluminum on the top crown of the sign to match the buildings and a stone base from 8 ft. to 4 ft. Mr. Jones said staff recommended approval as presented and the Planning and Zoning Commission also recommended approval.

Brad Pilkington, 3310 Woodford Drive, Arlington, stated he was present to answer questions. He said staff had done a great job and he agreed with their recommendations.

Mayor Pro Tem Wooldridge moved, seconded by Council Member Fregoe, to approve Case USP180101 for a multi-tenant sign. The motion carried unanimously.

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

29

Resolution of support for Mariposa of Westchester Senior Living Community

Mr. Jones stated the a requirement for tax credit is a resolution of support from Council. He said the applicant was present to brief Council.

Rosemary Reed, 277 Donnie Lane, said the neighborhood wanted something that is cohesive and that would complement the neighborhood and will help property values. She said the developer went from 180 units to 93. Ms. Reed said there is an aging community and there isn't adequate senior housing available. She said this development would help residents in Grand Prairie and outside the community. Ms. Reed said there are some things that still need to be worked out with Mariposa but Westchester would support Bonner Carrington.

Emily Protine, Community Outreach Liaison, Bonner Carrington, said the company has 3,434 total units and 98.5% are occupied. Ms. Protine showed some of the other communities and their amenities. She said they were proposing 93 units and showed a

concept site plan. She said Bonner Carrington would work with the community as far as placement on the lot and other features. She explained the special funding program for affordable housing with income restrictions. She said 2/3 of units would fall into affordable guidelines. She said other senior housing in Grand Prairie (Aspens at Central Park and Wright Senior Apartment) are 100% occupied. Ms. Protine said they had held meetings with Westchester HOA leadership meeting and held an HOA informational open house on January 16.

Council Member Del Bosque asked about medical assistance. Ms. Protine said residents can have in home health care. Council Member Del Bosque asked if a clinic would be something they would be open to. Mr. Casey Bump, President, Bonner Carrington, said they were not set up for that type of service.

Gary LaGray, 4508 Westbriar Lane, said he attended the open house and was impressed by what they are offering. He said this land is zoned commercial so even a storage unit could be built there. Mr. LaGray said this would be a good addition to the neighborhood and is something the community can use. He added that buildings would probably will be a 3-story to get to the requested density.

D. Lester, 4335 Columbia, and Gloria Carrillo, 4536 Trios, submitted cards in support of this item.

Council Member Giessner thanked Mariposa for hosting the meetings and thanked Rosemary Reed and Gloria Carrillo and the residents of Westchester for their support. He said the city had not approved tax credit housing in recent times, but because of Westchester's overwhelming support; the 55+ age restriction; and the intention of ownership group not to buy then sell but to retain the property would make Council more supportive of tax credit housing.

Mayor Pro Tem Wooldridge asked if Bonner Carrington could do a 60/40 split. Mr. Casey said he went back and looked at numbers, but couldn't get to 40%. He said they currently have 27 market rate units and would agree to 32 market rate out of 93. Mayor Pro Tem Wooldridge stated this was just a resolution, not a site plan, and the applicant could work with staff to come back without so many variances.

Mayor Pro Tem Wooldridge moved, seconded by Council Member Shotwell, to approve the resolution of support for Mariposa of Westchester Senior Living Community with a maximum of 34% tax credit units. The motion carried unanimously.

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

Enactment No: RES 4933-2018

Citizen Comments

There were no citizen comments.

Adjournment

Mayor Jensen noted that City Attorney Don Postell was serving his last Council meeting and was officially retiring January 26. Megan Mahan will serve as City Attorney effective February 1, 2018.

Mayor Jensen adjourned the meeting at 8:58 p.m.

The foregoing minutes were approved at the February 20, 2018 meeting.

Catherine E. DiMaggio, City Secretary