



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Minutes - Final

### City Council

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Tuesday, November 15, 2016

4:30 PM

City Hall - Briefing Room  
317 College Street

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#### Call to Order

**Mayor Pro Tem Clemson called the meeting to order at 4:30 p.m.**

- Present** 7 - 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 Lila Thorn
- Absent** 2 - Mayor Ron Jensen  
Council Member Jim Swafford

#### Staff Presentations

**1** Human Resources Update - Presented by Lisa Norris, Human Resources Director

*Ashley Land, Employee Relations, went over city events for employee recognition; Worker Comp; Limited Duty; FML requests; training; drug testing; out-processing for employees leaving employment; benefits enrollment; and wellness programming;*

*Council Member Fregoe asked about random drug testing and whether the city tests all new hires. Ms. Land stated that all new hires are drug tested and random drug testing is conducted in areas that are safety sensitive.*

*Steve Cates, Human Resources Manager, went over Civil Service; Compensation; Recruitment and Volunteerism. He stated that internal position studies are conducted to keep pay and positions competitive. He said that the city received over 26,000 job applications in 2015. The department also assists Police and Fire with promotional exams. Mr. Cates said the department will soon be implementing a new online on-boarding system for new hires. The department also has a part-time volunteer coordinator. City Manager Tom Hart praised the Human Resources Department for being a model department in the Metroplex and the State.*

**Presented**

**2** Prairie Lights Update - Presented by Rick Herold, Parks, Arts and Recreation Director

*Mae Smith, Parks, Arts and Recreation Department, stated there would be an all new themed Holiday Village this year. There will be approximately four million lights and hundreds of all new displays. Ms. Smith said there will also be an all new indoor laser*

show. There has been over \$50,000 raised in sponsorships. Ms. Smith went over new pricing: \$25 per carload; weekends \$35. Shuttle/Limo: weekdays \$55 per carload; weekends \$65 per carload. Pricing for the inside attractions remain the same.

Erin Fralicks, Parks, Arts and Recreation Department, thanked volunteers and sponsors, and other city departments for assisting with this year's setup process. She said there will be approximately 450 volunteers over the course of the 39 days of Prairie Lights. Ms. Fralicks went over important dates: November 19-20 Sneak a Peak at 6:30 p.m.; November 19 flip the switch at 6:30 p.m.; November 21 Cycling with the Mayor at 6:00 p.m.; November 22 VIP/Media starting at 7:00 p.m.; and Opening Night on November 24 at 6:00 p.m. The Holiday Tree Lighting will take place December 1. Ms. Fralicks said this year's theme for the tent will be a "Rustic Christmas." The Laser show will be "The Search for Santa."

Duane Strawn, Parks, Arts and Recreation Manager, thanked Ms. Smith and Ms. Fralicks for stepping up this year in the absence of Beverly Grogan who is on sick leave. He said the city has partnered with Round Rock; Sugarland; and Costa Mesa, CA, and may possibly add Los Angeles, CA and Niagara Falls, NY in 2017.

#### **Presented**

### **Agenda Review**

Deputy Mayor Pro Tem Wooldridge asked if anyone had questions on the Consent Agenda. There were no questions. Mr. Wooldridge stated that Items 20-25 were to be tabled and Items 26-36 were to be approve. Jim Hinderaker, Chief City Planner, asked that Item 33 be removed for individual consideration. City Manager Tom Hart stated that Council Member Swafford requested that Item 39 be table to the December 13 meeting so that he could be present during discussion of this case.

### **Executive Session**

Mayor Pro Tem Clemson convened a closed session at 5:20 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.071 "Consultation with Attorney" - Contemplated Litigation re: New Harmony Elementary School site plan, and Section 551.087 "Deliberations Regarding Economic Development Negotiations." The closed session was adjourned at 6:15 p.m.

### **Recess Meeting**

**Mayor Pro Tem Clemson recessed the meeting at 6:15 p.m.**

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### **6:30 PM Council Chambers**

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**Mayor Pro Tem Clemson reconvened the meeting at 6:45 p.m.**

## **Presentations**

Miss Grand Prairie Proclamation Presentation by Mayor Pro Tem Jorja Clemson

*Council Member Lila Thorn read a proclamation for Miss Grand Prairie and Mayor Pro Tem Clemson presented the proclamation to Ms. Mallory Fuller.*

**Presented**

**Pastor Justice Ekejiuba, Above All 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**

**Deputy Mayor Pro Tem Wooldridge moved, seconded by Council Member Fregoe, to approve Consent Agenda Items 3 through 19. The motion carried unanimously.**

**3** Minutes of the November 1, 2016 Meeting

**Approved on the Consent Agenda**

**4** Price agreement for pavement leveling services with Nortex Concrete Lift & Stabilization (up to \$632,730 annually) for one year with the option to renew for four additional one year periods totaling \$3,163,650 if all extensions are exercised; and authorize the City Manager to execute 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**

**5** Purchase of twenty-two (22) Panasonic "Toughbook" mobile laptops and docks from GTS Technology Solutions (GTS), a State approved Department of Information Resources (DIR) vendor, in the amount of \$102,890.70 for the Police Department

**Approved on the Consent Agenda**

**6** Service contract with Komatsu Architects in an amount not to exceed \$400,000 for architectural and engineering design; and documentation services to expand the Warmack Library

**Approved on the Consent Agenda**

**7** Purchase of one (1) 2017 Kenworth T470 roll-off truck for the Landfill, one (1) 2017 Kenworth T470 flush truck for Wastewater Maintenance, two (2) 2017 Kenworth T370 utility body trucks for Water/Wastewater, and eight (8) 2017

Kenworth T440 tandem dump trucks through a national inner-local agreement with Buyboard from MHC Kenworth Dallas in the amount of \$1,703,100.07

**Approved on the Consent Agenda**

- 8 Purchase of one (1) 2017 CATERPILLAR INC Model: D6T-T4 track dozer for Landfill, two (2) 2017 CATERPILLAR INC Model: 430F2 backhoe loaders for Public Works (Streets), one (1) 2017 CATERPILLAR INC Model: 938M wheel loader for Wastewater, three (3) 2017 CATERPILLAR INC Model: 289D skid steer loader for Wastewater, Storm Water and Public Works (Streets) and one (1) 2017 CATERPILLAR INC Model: 299D skid steer loader for Landfill through a national, interlocal agreement with Buyboard from Holt Cat in the amount of \$1,149,834.

**Approved on the Consent Agenda**

- 9 Award bid to Freedom Dodge & Chevrolet (\$615,100) for the purchase of nineteen (19) Tahoe PPV's; Grapevine DJC, LLC (\$46,906) for two (2) 1/2 ton extended cab pickups, Caldwell Country Chevrolet (\$112,635) for the purchase of three (3) 1 ton vans with KUV utility bodies; and Freedom Dodge and Chevrolet (\$142,400) for the purchase of four (4) 3/4 ton utility body pickups and one (1) 3/4 ton 4x4 utility body pickup, for a combined total of \$917,041

**Approved on the Consent Agenda**

- 10 Contract with DCC in the amount of \$40,953.87 with a 5 % contingency of \$2,048 for a total of \$43,001.87 for Summit Pool Re-plastering/Renovation through a national inter-local agreement with Buyboard and contract with Sunbelt Pools in the amount of \$67,500 with a 5 % contingency of \$3,375 for a total of \$70,875 for UV replacement at The Summit pool through a national interlocal agreement with Buyboard

**Approved on the Consent Agenda**

- 11 Change Order/Amendment No.2 with Jackson Construction LTD for I-30 Frontage Road Utility Relocations (from NW 7th St. to Belt Line Rd.) in the amount of \$10,960

**Approved on the Consent Agenda**

- 12 Engineering services from Motorola Solutions through a national inter-local agreement with Houston Galveston Area Council (HGAC ) to resolve issues with the Service Center 400-foot guyed tower for the city-wide P25 radio system in the amount of \$40,388.18; repairs to all three tower shelters: Service Center, Lake Dam and 109th Street, in the amount of \$56,971.27, for a total of \$97,359.45

**Approved on the Consent Agenda**

- 13** Award bid to Mark Rite Lines Equipment Company for the purchase of a Thermoplastic Application System at a total price of \$72,245  
**Approved on the Consent Agenda**
- 14** Change Order/Amendment #1 for engineering and surveying services with Westra Consultants, LLC. for 20th Street and Walnut Street drainage improvements in the amount of \$64,665  
**Approved on the Consent Agenda**
- 15** Interlocal Agreement with the City of Grand Prairie and the Trinity River Authority of Texas for the construction of Mountain Creek Fish Creek Interceptor, Segment MC-3 Project in conjunction with the City's Great Southwest Parkway Improvements  
**Approved on the Consent Agenda**
- 16** Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; and Change Order/Amendment No. 2 for the engineering contract with Espey Consultants Inc. DBA RPS for general support services related to the City's wastewater system master plan and operations in the amount of \$145,908  
**Adopted**  
Enactment No: ORD 10178-2016
- 17** Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget; contract with Marathon Fitness in the amount of \$291,800.80 through a national interlocal agreement with BuyBoard; approve contract with Comm Fit in the amount of \$6,174.25 through a national interlocal agreement with BuyBoard; approve contract with Rubber Flooring Systems, Inc. in the amount of \$64,564 through a national interlocal agreement with BuyBoard; and approve a 5% contingency in the amount of \$18,127 for a total project cost of \$380,666.05  
**Adopted**  
Enactment No: ORD 10179-2016
- 18** Resolution approving Texas Department of Transportation recommendations for the maintenance and operation of traffic signals at certain locations along State Highway 360 during the construction with Lane Abrams Joint Venture for the SH 360 Project  
**Adopted**  
Enactment No: RES 4854-2016
- 19** Resolution supporting a Municipal Setting Designation for a site located at 1000 and 1030 W. Arkansas Lane in Arlington, Texas  
**Adopted**

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Enactment No: RES 4855-2016

## Public Hearing Consent Agenda

**Council Member Wooldridge moved, seconded by Council Member Thorn, to table Item 20 to the December 13 meeting, and table Items 21 through 25, approve Items 26 through 32, pull Item 33 for individual consideration, and approve Items 34 through 36. The motion carried unanimously.**

**20**

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).

**Tabled**

**21**

SU151004B - Specific Use Permit Renewal - 309 SE 14th Street (City Council District 5). Consider a request for the indefinite renewal of Specific Use Permit No. 978A (Ordinance No. 10086-2016) permitting the operation of a Major Auto Repair and Auto Body & Paint facility. The 0.3 acre property, addressed as 309 SE 14th Street, is generally located south of Jefferson Street and west of SE 14th Street. The property is zoned Commercial © District. The property is also located within Central Business District No. 3 (CBD-3). The applicant is Vincente Duan.  
**City Council Action: January 10, 2017**

**Tabled**

**22**

SU151006A - Specific Use Permit Renewal - Import Auto Center (City Council District 2). Consider a request for the indefinite renewal of Specific Use Permit No. 976 (Ordinance No. 9956-2015) permitting the operation of a Major Auto Repair Business, Auto Body & Paint Business and Use Auto Sales Lot. The 0.67 acre property, addressed as 2621 Skyway, is generally located south of Arkansas Lane and east of Forum Drive. The property is zoned Light Industrial (LI) District. The applicant is Hieu V Ha.  
**City Council Action: January 10, 2017**

**Tabled**

**23**

SU141103B - Specific Use Permit Renewal - 301 N Belt Line Road (City Council District 5). Consider a request for the indefinite renewal of Specific Use Permit No. 945A (Ordinance No. 10031-2016) permitting the operation of a Quick Lube & Tune Services and Auto Tire Sales & Installation facility. The 0.821 acre property, addressed as 301 N. Belt Line Road, is generally located at the northwest corner of Small Hill St. and N. Belt Line Rd. The property is zoned General Retail (GR) District. The applicant is Aladdin Hamed.

**City Council Action: January 10, 2017****Tabled**

- 24** SU161101/S161104 - Specific Use Permit - Pollo Regio on S Carrier Pkwy (City Council District 2). Consider a request to approve a specific use permit and site plan to construct and operate a restaurant with drive-through. The 0.71-acre property, located at 3713 S. Carrier Parkway, is zoned General Retail (GR) District. The agent is C.R. Bonilla, Bonilla Group and the owner is Ricardo Camarena, Carrier Properties RC LLC.

**City Council Action: December 13, 2016****Tabled**

- 25** S161101 - Site Plan - Shopping Center at 510 W Pioneer Pkwy (City Council District 2). Approve a Site Plan authorizing the construction of a 15,206 square foot retail strip center on 1.68 acres. The subject property is zoned Planned Development 56 (PD-56) District and located at 510 W. Pioneer Parkway. The applicant is Edward Arshouk, MA Engineering and the owner is Scope Enterprises Inc. (On November 7, 2016, the Planning and Zoning Commission tabled this case by a vote of 9 to 0).

**Tabled**

- 26** SU140203A - Specific Use Permit Renewal - Stripe-A-Zone (City Council District 1). Request for the indefinite renewal of Specific Use Permit No. 927 (Ordinance No. 9671-2014) permitting the operation of a Pavement Striping Contractor Shop with Heavy Equipment, Outside Storage and Manufacturing uses. The 7.1 acre property is located at the southwest corner E. Abram Street/W. Jefferson Avenue and Cox Drive. The property is zoned Commercial Office (CO) District. The property is also located within Central Business District No. 1 (CBD-1). The applicant is David Sargent, Strip-A-Zone. (On November 7, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

**Adopted**

Enactment No: ORD 10180-2016

- 27** SU140901A - Specific Use Permit Renewal - Avera (City Council District 5). Request for the indefinite renewal of Specific Use Permit No. 942 (Ordinance No. 9758-2014) permitted outdoor storage uses associated with newly constructed industrial warehouse. The 18.82 acre property, addressed as 2010 January Lane, is generally located north of January Lane and west of SH 161. The property is zoned Planned Development 347 (PD-347) for industrial warehouse uses. The property is also located within the SH 161 Corridor Overlay District. The applicant is Rick Kight, Avera Companies. (On November 7, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

**Adopted**

Enactment No: ORD 10181-2016

**28**

SU150503A - Specific Use Permit Renewal - 2441 Houston Street (City Council District 1). Request for the indefinite request for the indefinite renewal of Specific Use Permit No. 957 (Ordinance No. 9864-2015) permitting the operation of a Truck Repair facility. The 0.4348 acre property, addressed 2441 Houston Street, is generally located south of Houston Street and east of NW 25th Street. The property is zoned Light Industrial (LI) District. The property is also located within Central Business District No. 1 (CBD-1). The applicant is Richard Messina, RNL Commercial Prop LLC. (On November 7, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

**Adopted**

Enactment No: ORD 10182-2016

**29**

SU150602A - Specific Use Permit Renewal - 2305 Fort Worth Street (City Council District 1). Request for the indefinite request for the indefinite request for the indefinite renewal of Specific Use Permit No. 970 (Ordinance No. 9889-2015) permitting the operation of a Plumbing Contractor facility. The 0.703 acre property, addressed 2305 Fort Worth Street, is located at the southwest corner of Fort Worth Street and NW 23rd Street. The property is zoned Light Industrial (LI) District. The property is also located within Central Business District No. 1 (CBD-1). The applicant is Charles Burton. (On November 7, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

**Adopted**

Enactment No: ORD 10183-2016

**30**

SU150604A - Specific Use Permit Renewal - 2422 NW Dallas Street (City Council District 1). Request for the indefinite renewal of Specific Use Permit No. 968 (Ordinance No. 9876-2015) permitting the operation of a Contractor's Shop with Limited Outdoor Storage. The 0.35 acre property, addressed as 2422 NW Dallas Street, is generally located north of NW Dallas Street and west of NW 24th St. The subject property is zoned Light Industrial (LI) District. The property is also located in Central Business District No. 1 (CBD-1). The applicant is Paul Upchurch. (On November 7, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

**Adopted**

Enactment No: ORD 10184-2016



- 31** SU151001A - Specific Use Permit Renewal - Auto Care Central (City Council District 2). Request for the indefinite renewal of Specific Use Permit No. 829B (Ordinance No. 9953-2015) permitting the operation of a Used Auto Sales lot. The 1.23 acre property, addressed as 520 W. Pioneer, is generally located on the north side of Pioneer Pkwy and east of S. Carrier Pkwy. The property is zoned Planned Development 56 (PD-56) District. The agent is Rick Sala and the applicant is Nader Farokhrouz, Scope Enterprises, Inc. DBA/Auto Care Central. (On November 7, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

**Adopted**

Enactment No: ORD 10185-2016

- 32** SU151005A - Specific Use Permit Renewal - 3318 E Jefferson Street (City Council District 5). Request for the indefinite renewal of Specific Use Permit No. 977 (Ordinance No. 9955-2015) permitting the operation of a Used Auto Sales lot. The 0.34 acre property, addressed as 3318 E. Jefferson, is generally located west of Camden Drive and on the north side of E. Jefferson Street. The property is zoned Light Industrial (LI) District. The property is also located within Central Business District No. 4 (CBD-4). The applicant is Juan Rodriguez. (On November 7, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

**Adopted**

Enactment No: ORD 10186-2016

- 33** S161102 - Site Plan - Family Dollar at 2010 S Belt Line Road (City Council District 2). Approve a Site Plan authorizing the construction of an 8,320 square foot retail store on 1.52 acres. The subject property is currently zoned Single Family-Two (SF-2) District. A request to rezone the property to allow commercial uses is under concurrent review. The property is located at 2010 S. Belt Line Road. The applicant is John Flippo, Max Alley Real Estate Services, LLC and the owner is Benny Emmons, Emmons & Emmons LP. (On November 7, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

**Council Member Thorn moved, seconded by Council Member Copeland to close the public hearing and approve Case S161102. The motion carried unanimously.**

**Ayes:** 7 - 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 and Council Member Lila Thorn

- 34** S161103 - Site Plan - Wildlife Commerce Park Building #6 (City Council District 1). Approve a site plan to construct a 555,160-square-foot speculative warehouse

building. The 29.80-acre property, located at 715 Commerce Park Drive, is zoned Planned Development-217C (PD-217C) District. The applicant is Richard Nordyke, O'Brien Architecture and the owner is Drew Tappan, Crow Holdings. (On November 7, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

**Approved**

**35**

TA161001 - Text Amendment - Consider a request for approval of a Text Amendment amending portions of Article 6: Density and Dimensional requirements of the Unified Development Code, said amendments provide for: 1) an Administrative Review of carports and garage conversions that are routinely approved by the Zoning Board of Adjustment and Appeals (ZBA) or are located within an existing mobile home park or single family detached condominium development, 2) enhanced ZBA discretion granting relief for larger and/or uniquely shaped carports or garage conversions, and 3) repealing the requirement for a minimum 6 foot building separation between primary and accessory structures. The owner is The City of Grand Prairie. (On November 7, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

**Adopted**

Enactment No: ORD 10187-2016

**36**

TA161002 - Text Amendment - Amending portions of Section 22.2.13, Section 22.2.14, and Section 22.2.17 of Article 22: Fee Schedule of the Unified Development Code, and further amending (typo correction) Section 14.5.11 of Article 14: Drainage of the Unified Development Code; said amendments will increase inspection fees assessed for inspections of multi-family structures, new commercial construction, commercial finish out, and commercial remodels. The owner is The City of Grand Prairie. . (On November 7, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

**Adopted**

Enactment No: ORD 10188-2016

### **Public Hearing on Zoning Applications**

**37**

SU161102 - Specific Use Permit - G&B Bumper Tech (City Council District 5). Approve a specific use permit to allow for outside storage in conjunction with an auto parts retail business. The 0.582-acre property, located at 143 S. E. 16th Street, is zoned Light Industrial (LI) District and is within the Central Business District (CBD Corridor Overlay District, Section 3. The applicant is Enrique Gomez and the owner is Blanca Barbosa. (On November 7, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

*Mr. Hinderaker reviewed Case SU161102 and stated that the applicant wished to leave*

*everything as it is but wanted to store bumpers on racks. This storage area is not paved so the applicant is asking for an appeal. He said the Planning and Zoning Commission recommended to grant the appeal. Mr. Hinderaker said the applicant does not own the property so he did not want to invest in concrete on the storage area.*

*Council Member Copeland asked if OSHA was involved with this because the racks look very close together. Mr. Hinderaker stated that staff and the Planning and Zoning Commission did not discuss OSHA regulations.*

*Eric Gomez, 143 SE 16th Street, stated he present to answer questions.*

*Council Member Shotwell stated that all bumpers should be stored on racks and none on the ground. Mr. Gomez said they would all be on racks. Council Member Shotwell asked to have a bottom rail added to keep all bumpers off the ground. Mr. Gomez stated he would do that. Deputy Mayor Pro Tem Wooldridge noted that since the applicant has taken over the business, the applicant has done a great job of cleaning up the business.*

*Council Member Giessner asked Mr. Gomez how he planned to keep the bumpers from collecting water. Mr. Gomez said they would be placed on the racks face down so they would not collect water.*

**Council Member Shotwell moved, seconded by Council Member Copeland, to close the public hearing and approve Case SU161102 per the Planning and Zoning recommendations and stipulate that all bumpers will be on racks, not on the ground. The motion carried unanimously.**

**Ayes:** 7 - 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 and Council Member Lila Thorn

Enactment No: ORD 10189-2016

**38**

Z161101 - Zoning Change - General Retail at SEC of Belt Line and Marshall (City Council District 2). Rezone 4.98 acres from Single Family-Two (SF-2) District to a Planned Development District for General Retail uses. The subject property is generally located at the SEC of Marshall Drive and Belt Line Road and addressed as 2010 and 2038 S. Belt Line Road. The applicant is John Flipppo, Max Alley Real Estate Services, LLC and the owners are Benny Emmons and Jimmy Emmons, Emmons & Emmons LP. . (On November 7, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

*Mr. Hinderaker stated that Case S161102 and Case Z161101 would be presented together. He said the site was approximately five acres in size. He said the property would be rezoned General Retail all the way to Marshall. The applicant has met all Code requirements for the 8,000 sq. ft. store. He said one issue is that there is residential use to the east and staff wanted to make sure there is screening, but there is a drainage ditch and applicant will put up a Type One masonry wall. The adjacent property owner to the east has asked to have about 40 ft. of additional fencing on the south side of the property line.*

*John Flipppo, 3930 Galleria Oaks, stated he has worked with the developer and was present to answer questions.*

*Council Member Shotwell asked if the land closest to Beltline would be a green space. Mr. Flippo stated that there would be landscaping there. Council Member Giessner asked if the existing pond would be filled in. Mr. Hinderaker stated it would serve as a detention pond. Council Member Shotwell asked for clarification on the home at the south of the property. He said the legal description did not include the balance of the Emmons property and he would like to see that brought in to General Retail.*

**Council Member Thorn moved, seconded by Council Member Copeland, to close the public hearing and approve Case Z161101. The motion carried unanimously.**

**Ayes:** 7 - 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 and Council Member Lila Thorn

Enactment No: ORD 10190-2016

**39**

SU161002/S161002 - Specific Use Permit/Site Plan - Murphy Oil (City Council District 2). Approve a specific use permit and site plan to construct and operate a convenience store with gasoline sales. The 1.04-acre property located at the southeast corner of the Arkansas Lane/State Highway-161 (SH-161) intersection, is zoned Planned Development 273A (PD-273A) District for General Retail and Commercial uses and is within the SH-161 Corridor Overlay District. The agent is Lew Richey, Lew Richey & Associates, Inc. . (On November 7, 2016, the Planning and Zoning Commission recommended denial of this request by a vote of 7-2). This case is being appealed per Article 1 Section 1.11.5.9 of the Unified Development Code.

**Council Member Shotwell moved, seconded by Council Member Copeland, to table Case SU161002/S161002 to the December 13 meeting. The motion carried unanimously.**

**Ayes:** 7 - 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 and Council Member Lila Thorn

## **Items for Individual Consideration**

**40**

SNC161001 - Street Name Change - Oakdale Lane - (City Council District 1). Approve a request by the City of Grand Prairie to rename a portion of Oakdale Road to Oakdale Lane. This two-lane street extends from Roy Orr Boulevard to the future intersection of Oakdale Road realignment. The applicant is City of Grand Prairie.

*Mr. Hinderaker stated that a new road is being completed which realigns Oakdale to Roy Orr. He said that staff had a public meeting and only one property owner attended and they were in opposition. The Development Committee and Public Safety, Health and Environment Committee both recommended approval of this street name change.*

**Council Member Shotwell moved, seconded by Council Member Thorn, to**

**approve Case SNC161001. The motion carried unanimously.**

**Ayes:** 7 - 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 and Council Member Lila Thorn

Enactment No: ORD 10191-2016

### **Citizen Comments**

*There were no citizen comments.*

### **Adjournment**

*Chief Robert Fite announced that the fund-raising calendar depicting members of the Fire Department with puppies from Prairie Paws is now available to purchase.*

**Mayor Pro Tem Clemson adjourned the meeting at 7:19 p.m.**

*The foregoing minutes were approved at the December 13, 2016 meeting.*

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*Catherine E. DiMaggio, City Secretary*