



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, September 17, 2019

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.

Agenda Review

Executive Session

Deputy Mayor Pro Tem Clemson convened a closed session at 4:59 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.072 "Deliberation Regarding Real Property," Section 551.074 "Personnel Matters" City Manager's Contract, and Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Pro Tem Jensen adjourned the closed session at 5:45 p.m.

Recess Meeting

Mayor Jensen adjourned the meeting at 5:45 p.m.

6:30 PM Council Chambers

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

The Invocation was given by Pastor Deborah Whitaker, Strong Tower Temple. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Deputy Mayor Pro Tem Clemson.

Presentations

- 1 National Night Out Proclamations (City and State Senate) - Presented by Senator Royce West

Senator Royce West read a National Night Out Proclamation from the Texas State Senate and presented it to Mayor Jensen.

Presented

- 2** Proclamation recognizing Alex Godina, 2019 Chairman of the Grand Prairie Chamber of Commerce
- Council Member Del Bosque read a proclamation recognizing Alex Godina, the first Hispanic Chairman of the Grand Prairie Chamber of Commerce. Mayor Jensen presented the proclamation to Mr. Godina.*
- Presented**
- 3** Childhood Cancer Awareness Proclamation
- Deputy Mayor Pro Tem Clemson read a proclamation for National Childhood Cancer Awareness. Mayor Jensen presented the proclamation to Chrissy Gomez.*
- Presented**
- 4** Recognition of Molly Chakery - Second Place in National Young Writers Contest
- Mayor Jensen recognized Molly Chakery who won second place in a National Young Writers contest for her poem on school shootings. Mayor Jensen presented a city gift bag to Ms. Chakery.*
- Presented**

Consent Agenda

- Mayor Pro Tem Giessner moved, seconded by Deputy Mayor Pro Tem Clemson, to approve Items 5 through 34 on the Consent Agenda with a correction to Item 12 (Sigma Tactical Wellness agreement) to correct the total amount to \$209,080. The motion carried unanimously.**
- 5** Minutes of the September 3, 2019 Council Meeting
- Approved on the Consent Agenda**
- 6** Price Agreement with the Home Depot for the Public Safety Building's stormwater drainage improvements and paver reset in the amount of \$216,785
- Approved on the Consent Agenda**
- 7** Price Agreement for Life is Grand Magazine Printing from Midway Press (up to \$64,725.90 annually) for one year with the option to renew for four additional one year periods totaling \$323,629.50, 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 Welding Services from Rangeline Pipeline Services in the

amount of \$25,000, annually for one year with the option to renew for four (4) additional one-year periods totaling \$125,000, 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

- 9** Price Agreement for ballistic vests from Angel Armor, Inc., in the annual estimated amount of \$112,863 for the first year with the option to renew for four additional one-year periods of \$192,396 each, totaling \$886,447.00 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

- 10** Price Agreement with Southwest Solutions Group, Inc., to install property and evidence storage lockers at the Public Safety Building in the amount not to exceed \$90,000

Approved on the Consent Agenda

- 11** Service contract for mass notification service with Everbridge through a GSA cooperative agreement at an estimated first year cost of \$48,854.85 and a future annual cost of 42,180.42, for one year with four optional one-year renewals, totaling \$217,576.53, if all extensions are exercised; authorize 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

- 12** Professional Service Agreement with Sigma Tactical Wellness to conduct comprehensive cardiac screenings for sworn police personnel over the age of 40, in the annual estimated amount of \$89,080 for an initial term of one year with four one-year renewal options totaling \$445,400 if all extensions were 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

Total Price amended to a total of \$209,080.

Approved on the Consent Agenda

- 13** Commercial Lease Agreement with Helogistics, Inc. for Location 9 North A for a one (1) year term beginning October 1, 2019 and ending September 30, 2020 for a monthly rate of One Thousand One Hundred Thirty-Four Dollars and 00/Cents (\$1,134.00) per month and a monthly trash fee of Twenty Dollars and 00/Cents (\$20.00); and may elect to advertise on the electronic message board for a Fifty-Five Dollars (\$55.00) per month fee
- Approved on the Consent Agenda**
- 14** Contract between the City and the Grand Prairie Arts Council for promotion and facilitation of arts in the community from October 1, 2019 through September 30, 2020 at a cost not to exceed \$74,000 from the FY 2019/2020 Hotel Motel Fund as approved in the budget
- Approved on the Consent Agenda**
- 15** Contract with Lake Management Services, L.P. for Pond Management Services for fourteen months in the amount of \$87,000 in Peninsula PID (Council Districts 4 and 6)
- Approved on the Consent Agenda**
- 16** Contract with J. Bob's Kettle Corn & Fudge for one year with four one-year renewal options for concession at Prairie Lights with a 22% commission back to the City estimated at \$55,000 annually based on gross revenues collected by vendor totaling \$250,000 (estimated), if all extensions are exercised; 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**
- 17** Contract with Carnival Americana, Fort Worth, Texas, for one year with up to four renewal options to provide carnival amusement rides, games and food for the Main Street Fest with commission back to the City estimated at \$32,500 annually based on gross revenues collected by vendor of ticket sales totaling \$162,500, if all extensions are exercised; 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 estimated revenue
- Approved on the Consent Agenda**
- 18** Contract with Brick Experts DFW for screening wall/planter installation at Doryn/Will Point, Travis/Kenedy, and Hunt Drive in the amount of \$51,950 in Lake Parks PID (Council Districts 4 and 6)

Approved on the Consent Agenda

- 19** Contract with Trinity River Authority Laboratory Services for one year for analysis of water and wastewater in an amount not to exceed \$273,000

Approved on the Consent Agenda

- 20** Emergency Mosquito Control Interlocal Agreement Renewal with Dallas County for one year at \$185 per hour of work

Approved on the Consent Agenda

- 21** Interlocal Agreement Renewal with Dallas County for Fiscal Year 2019/2020 health services at an annual cost of \$38,854

Approved on the Consent Agenda

- 22** Interlocal Agreement Renewal with the City of Fort Worth for the collection and disposal of household hazardous waste at the Environmental Collection Center at a cost of \$50 per household, based on utilization, with an annual estimated amount not to exceed \$81,000 (approximately \$810,000 for ten years) for one year with annual automatic renewals unless terminated by either party; and authorize the City Manager to execute up to ten 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 nine specified can be authorized, however, will require additional City Council approval)

Approved on the Consent Agenda

- 23** Contract with The Perfect Light for Holiday Decorations in the amount of \$69,898 in Peninsula PID (Council Districts 4 and 6)

Approved on the Consent Agenda

- 24** Lease agreement and extensions with the Grand Prairie Historic Organization for use of the former Jaycee building at 1516 W. Main St. for \$1 a year for five years, with two five-year extensions

Approved on the Consent Agenda

- 25** Final Reconciliation Amendment/Change Order No. 5 with RKM Utility Services, Inc..for Paving, Drainage, Water and Wastewater Improvements for Acosta Street from Nunez to Cober in the net negative amount of (\$29,157.00)

Approved on the Consent Agenda

- 26** Resolution adopting new voting equipment to be used in future joint elections with Dallas County Elections, Ellis County Elections and Tarrant County Elections Departments

Adopted

Enactment No: RES 5047-2019

- 27** Resolution amending the Municipal Maintenance Agreement between the City of Grand Prairie and the State of Texas Department of Transportation, providing for the City to conduct all litter collection along TxDOT rights-of-way in Tarrant County

Adopted

Enactment No: RES 5048-2019

- 28** Resolution Amending the Municipal Maintenance Agreement between the City of Grand Prairie and the State of Texas Department of Transportation, providing for the City to conduct all litter collection along TxDOT rights-of-way in Dallas County

Adopted

Enactment No: RES 5049-2019

- 29** Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; Street Maintenance Sales Tax Program as outlined for Grand Prairie streets, alleys, roadway resurfacing, pavement markings, pavement leveling, professional services, and engineering, utilizing approved price agreements and service contracts

Adopted

Enactment No: ORD 10697-2019

- 30** Ordinance amending the Police Department's authorized positions in each classification for Fiscal Year 2020

Adopted

Enactment No: ORD 10698-2019

- 31** Ordinance amending the FY 2019/2020 Capital Improvement Projects Budget; and authorizing the City Manager to enter into an interlocal agreement with Dallas County for aerial spraying for mosquitoes for a one year term

Adopted

Enactment No: ORD 10699-2019

- 32** Ordinance approving a Negotiated Settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the Company's 2019 Rate Review Mechanism filing

Adopted

Enactment No: ORD 10700-2019

- 33** Ordinance amending Chapter 25, "Traffic," Article V, "Towing," Section 25-60 "Authority to Remove; Procedure; Fees," by increasing the Police Department's Auto Pound fees for towing

Adopted

Enactment No: ORD 10701-2019

- 34** Ordinance amending the FY 2018/19 Capital Improvement Projects Budget; Construction contract with McMahon Contracting, LP for Water Utilities Facility Improvements Phase 2 in the total amount of \$1,140,893.27; material testing in the amount of \$28,522; and 5% construction contract contingency in the amount of \$57,044; for a total project cost of \$1,226,459.27

Adopted

Enactment No: ORD 10702-2019

Public Hearing Consent Agenda

Mayor Pro Tem Giessner moved, seconded by Council Member Swaffdord, to close the public hearing and table Case Z190302/CP190302 and approve Items 36 through 39 on the Public Hearing Consent Agenda. The motion carried unanimously.

- 35** Z190302/CP190302 - Zoning Change/Concept Plan - Kalterra Mixed Use Development, Highway 161 & Forum Drive (City Council District 2). Zoning Change and Concept Plan for a horizontal mixed use development on 55.5 acres, including Commercial, Retail, Multi-Family, and Single Family Townhouse uses, and allowing for two restaurants with drive-through, two hotels, and a bank with a drive-through by right. Tract 7, William Reed Survey, Abstract No. 1193, and Tract 1.1, Frederick Dohme Survey, Abstract No. 395, City of Grand Prairie, Dallas County, Texas, zoned PD-331, within the SH-161 Overlay District, and generally located on the northwest corner of S Forum Dr. and SH-161. The applicant is Clint Nolen and the owner is Sunny Sheu. (On September 9, 2019, the Planning and Zoning Commission denied this request by a vote of 5-2).

Tabled

- 36** SU180702A/S180702A - Specific Use Permit Renewal - Premier Adjusters, 1501 W. Shady Grove, Renewal (City Council District 1). A request to approve a Specific Use Permit Renewal for the short-term parking of repossessed vehicles. The 1.76 acre property is zoned LI, Light Industrial District. The property is generally located on the south side of W. Shady Grove Road, approximately 1150-feet west of Hardrock Road. (On September 9, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Adopted

Enactment No: ORD 10703-2019

- 37** SU890902A - Specific Use Permit Renewal/Site Plan Amendment - Ryder Truck Rental (City Council District 1). A request to amend an existing Specific Use Permit (SUP-516) and Site Plan for a Commercial Truck Leasing/Rental Services/Truck Maintenance use on 6.82 acres. The existing facility consisting of two lots is generally located at the northeast corner of S. Great Southwest Parkway and W.E. Roberts Street, specifically addressed at 500 S. Great Southwest Parkway. The property is zoned Commercial Office (CO) District with Specific Use Permit-516 (SUP-516). Ryder Truck Addition, Blk 1, Lot 1 (3.332 Acres) and County Line Addition, Blk 1, Lot 1 (3.49 Acres) City of Grand Prairie, Tarrant County, Texas. The agent is John Ainsworth, Kimley-Horn and the owner is Matthew Dellorusso, Ryder Systems, Inc. (On September 9, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Adopted

Enactment No: ORD 10704-2019

- 38** Z190902 - Zoning Change - 201 NW 16th St, Planned Development (City Council District 5). A request to change the zoning from C, Commercial District to a Planned Development for C, Commercial District to allow for metal parts manufacturing and assembly in an existing steel building. The property is located at the northwest corner of NW 16th Street and NW Dallas Street on Lots 10, 11 & 12, Block 52, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas. The applicant is Raul Rendon. (On September 9, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Roul Renton, 2834 Alcot Lane, submitted a speaker card in support of this case.

Adopted

Enactment No: ORD 10705-2019

- 39** Z190901 - Zoning Change - 305 NE 10th Street, Residential (City Council District 5). A request to change the zoning from GR, General Retail to SF-4 Single-Family Four Residential District for a single-family dwelling Lot 7, Block A, Mikeska Addition, Dallas County, City of Grand Prairie, Texas. The applicant is Margarito Reyes and the owner is Mreyes Properties. (On September 9, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Adopted

Enactment No: ORD 10706-2019

Public Hearing on Zoning Applications

- 40** S190802 - Site Plan - Wildlife Commerce Park, Buildings 12a, 12b, 13, & 14 (City Council District 1). Site plan request to authorize construction for three (3)

office/warehouse buildings on 73.06 acres, with an option to consider a one-million sq. ft. office/warehouse facility on the same property. The proposed development is situated in the Benjamin S. Reed Survey, Abstract No. 1225 and the David Bradshaw Survey, Abstract No. 121, Grand Prairie, Dallas County, Texas, generally located south of W. Wildlife Blvd. approximately 1,444 feet west of N. Belt Line Rd more specifically addressed at 401 W. Wildlife Boulevard. The property is zoned Planned Development 217C (PD-217C) District. The agent is Richard Nordyke, O'Brien Architecture. (On September 9, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

David Jones reviewed Case S190802 and said the applicant was requesting two options: Option 1: 3 spec buildings with 1,150,000 sq. ft with an 8 ft masonry fence and screening. Option 2: one building totaling 1,168,440 sq. ft. The Planning and Zoning Commission recommended both options. Staff recommended Option 1.

Council Member Copeland noted there was an 8 ft. wall proposed where the dock doors face Wildlife Parkway. He asked if a 12' wall could be required. Mr. Jones said that height would be needed to screen trailers. He said staff is opposed to the orientation of the dock doors facing the street.

Brad Cooper, 3819 Maple Avenue, Dallas, Crow Holdings, said the doors were facing Wildlife Parkway in order to get the size they need because of the floodplain. He said this would provide flexibility to work with some e-commerce businesses. Council Member Copeland asked why the building could not be moved around. Mr. Cooper replied that it was important to get docks on both sides of the building.

Deputy Mayor Pro Tem Clemson asked Mr. Jones if there had been exceptions to the requirement that dock doors cannot face the street. Mr. Jones replied there had not been.

Mr. Cooper said they had recently built one on MacArthur and they were working on another building. He said if you were to drive by you would not be able to see the dock doors along Wildlife Parkway with an 8' masonry wall. Mr. Cooper said they have proposed a landscaping buffer in addition to the wall.

Mayor Pro Tem Clemson asked Mr. Cooper if they would build two more feet on the wall. Mr. Cooper said he was agreeable with that. Mr. Jones said a 10 ft. wall would do a better job of screening the trailers.

Council Member Wooldrige asked Mr. Cooper if they could possibly create a berm. Mr. Cooper replied they could.

Council Member Copeland asked about sales tax revenue generation with e-commerce businesses. Mr. Cooper said e-commerce type groups would have a point of sale so it would be a tax generator. Council Member Copeland asked about size of the trees required for landscape screening. Mr. Jones said 3" caliper trees are required. Mr. Cooper said he would be willing to explore mature trees. Mr. Jones said if larger or smaller trees than 3" caliper, the transplant success rate is not good. He suggested a 2' Berm with an 8' wall and 3" caliper trees. Mayor Pro Tem Giessner said the original design may be better than what Council is asking for with the berm and the wall on top of it. Once the trees are mature the screening would be sufficient.

Deputy Mayor Pro Tem Clemson moved, seconded by Council Member

Humphreys, to close the public hearing and approve Case S190802 as recommended by the Planning and Zoning Commission. The motion carried unanimously.

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

41

SU180504A - Specific Use Permit Renewal or Revocation - 3025 Hardrock Rd. (City Council District 1). A request for a renewal for existing Specific Use Permit -1044 (SUP-1044) allowing for Trucking and Storage Terminal Facility on 2.94 acres. The subject property is zoned Planned Development -39 (PD-39 District and is located in the State Highway 161 (SH-161) Overlay Corridor District; located at the northeast corner of Hardrock Rd and Oakdale Rd. (On September 9, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Mr. Jones reviewed Case SU180504 for renewal/revocation. Mr. Jones said this SUP was approved for five trucks Monday through Wednesday and 10 trucks Thursday to Friday. Mr. Jones said because the SUP was up for renewal an inspection was done on Wednesday, August 14, and there were 12 trucks parked on site. The Planning and Zoning Commission recommended a six-month renewal to allow the applicant to clean up the site. On Monday, September 9, there were 12 trucks on site and some were not parked on concrete as required. Mr. Jones said the Development Review Committee and the Planning and Zoning Commission recommended allowing the applicant six months to establish compliance. Mayor Jensen asked the applicant to come forward.

Thomas Grafton, representing the client for purchase of the building, said his client lives in California. He said if there are more than five trucks there, the city could issue a citation and it would come back for revocation.

Council Member Lopez stated the applicant would need to get down to five trucks tomorrow.

Deputy Mayor Pro Tem Clemson moved, seconded by Council Member Del Bosque, to close the public hearing and approve Case SU180504A with all stipulations discussed for renewal. The motion carried.

Ayes: 8 - Mayor Ron Jensen; Mayor Pro Tem Greg Giessner; Deputy Mayor Pro Tem Jorja Clemson; Council Member Mike Del Bosque; Council Member Cole Humphreys; Council Member John Lopez; Council Member Jim Swafford and Council Member Jeff Wooldridge

Nayes: 1 - Council Member Jeff Copeland

Enactment No: ORD 10707-2019

42

SU190902 - Specific Use Permit - Rocha Trucking (City Council District 5). A request for a Specific Use Permit for Major Auto Repair and Inoperable Vehicle Storage on 1.1 acres at the address 308 Bill Irwin Street. The subject property is zoned LI-LS, Light Industrial Limited Standards District. The property is located within Lots 13, 14 & 15, the south 80 feet of Lots 16 through 20, 21, 22, 23 & 24,

Block L, Twin Airports Industrial Addition, and Lot 25R, Block L, Twin Airports Addition Revision, City of Grand Prairie, Dallas County, Texas. The agent is Tony Shotwell and the owner is Patricio Rocha. (On September 9, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Mr. Jones reviewed Case SU190902 for two additional suites to the site plan. He said the case meets parking and dimensional requirements. He said the plan requires clearly marked parking spaces; no salvaging or paint and body work will be done on site; the new installed crushed concrete will be maintained until paved per the operational plan; the gas storage tank on the site to be designated as empty. There will be a 6-month inspection to insure compliance. An inspection on August 20 showed several violations. The DRC recommended approval with conditions:

- *No paint and body work on-site.*
- *No salvaging of vehicles on-site.*
- *No repair work will be permitted outside of the canopied footprint.*
- *Shall comply with approved Site & Operational Plan.*
- *That the fire lane be clear at all times.*
- *That the gas storage tank on the site be designated as empty.*
- *That the crushed concrete is maintained until paved according to Exhibit D of the Operational Plan.*
- *Any non-permitted uses must cease before a CO is issued.*
- *That a courtesy inspection be performed after 6 months to verify compliance.*

Council Member Swafford noted the requirement that the gas storage tank was to be designated as empty and asked why they they would not just remove it. Mr. Jones said gas storage tanks are difficult to recycle and dispose of.

Tony Shotwell, 309 NE 31st Street, stated that Mr. Rocha has been on this property since the late 1980's. The width of spaces are 10 ft. to allow more safety between cars. On the crushed concrete the applicant will be using concrete stops to designate parking places and the paved area will be striped with 10 ft. spaces. Mr. Shotwell said this site is surrounded completely by a fence and by Light Industrial.

Council Member Humphreys moved, seconded by Council Member Copeland, to close the public hearing and approve Case SU190902. The motion carried unanimously.

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

Enactment No: ORD 10708-2019

43

CPA190801 - Comprehensive Plan Amendment to change the Future Land Use Map from Open Space/Drainage and Mixed Use to Mixed Use on 14.27 acres. 14.27 acres out of the Hein Bilsmirer Tract 3 & 11 Abstract No. 111, and Pablo Mansola Tract 1 Abstract No. 993, Dallas County, City of Grand Prairie, Texas, zoned "SF-4" Single-Family Four Residential District and "CO" Commercial Office District within the Highway 161 Corridor, generally located northeast of the intersection of Highway 161 and Hill Street addressed as 1614 Hill Street, 1610 Hill Street, and 906 Hwy 161.

City Council Action: September 17, 2019

Mayor Jensen declared a conflict of interest and completed the required paperwork for Items 43 (CPA190801) and Item 44 (Z190801/CP190801) and left the Council Chambers during discussion and vote on these cases.

Mr. Jones reviewed Case CPA190801 to change the future land use designation for Open Space/Drainage Mixed Use to Mixed Use on 14.27 acres. He stated that he would be presenting Item 43 and Item 44 (Case Z190801/CP190801) together. He said staff recommended approval and then Mr. Jones went over recommendations for the cases (see Item 44).

Council Member Del Bosque moved to table Case CPA190801. The motion failed for lack of a second.

Council Member Copeland moved, seconded by Council Member Swafford, to close the public hearing and approve Case CPA190801 per staff and Planning and Zoning Commission recommendations. The motion carried.

Ayes: 6 - Mayor Pro Tem Greg Giessner; Deputy Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member John Lopez; Council Member Jim Swafford and Council Member Jeff Wooldridge

Nayes: 2 - Council Member Mike Del Bosque and Council Member Cole Humphreys

Excused: 1 - Mayor Ron Jensen

Enactment No: ORD 10709-2019

44

Z190801/CP190801 - Zoning Change/Concept Plan - Presidium Hill Street (City Council District 5). Planned Development request and Concept Plan for Multi-Family and Retail/Restaurant uses on 14.27 acres. The Concept Plan depicts four multi-family buildings east of Hill Street, and retail/restaurant uses east of the N SH-161 frontage. On 14.27 acres out of the Hein Bilsmirer Survey, Tract 3 & 11, Abstract No. 111 and the Pablo Mansola Survey, Tract 1, Abstract No. 933, Dallas County, City of Grand Prairie, Texas, Zoned CO, Commercial Office District and SF-4, Single-Family Four Residential District. Located at 1610 Hill Street, 1614 Hill St, and 906 North Hwy 161. (On September 9, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 5-2).

Mr. Jones reviewed Case Z190801/CP190801 for a 371 unit Multi-Family development within the SH161 Overlay Corridor. He said this would be four- story multi-family buildings accessible from Hill Street. Amenities include clubhouse, pool and dog park. He said a portion of the property is within the 100-year and 500-year floodplain and the developer would leave this in a natural state and trees would remain as a buffer. Mr. Jones then showed proposed elevations.

Mr. Jones said the applicant requested the following variances for multi-family:

*65% one bedroom units
15' foot front yard setback
10 ft. side yard setback on street
20% garage parking*

1 parking space for 1 bedroom units

Both garage parking and tandem parking behind the garages are included in the parking calculation

Mr. Jones said the Planning and Zoning Commission approved variances for the 65% one-bedroom units; 20% garage parking; and garage parking and tandem parking behind the garages are included in the parking calculation.

Council Member Lopez asked if there was a wrought iron or masonry wall next to single family. Mr. Jones said the applicant would retain trees along the creek channel rather than a masonry wall.

Council Member Del Bosque asked if there was a traffic study. Mr. Jones said this development did not meet the threshold for that requirement, however, the applicant did a traffic study of their own initiative. Council Member Del Bosque asked if Hill Street would be able to hold this amount of traffic. Mr. Jones said the way it is designed is four lanes but signal timing on SH161 may be necessary.

Mayor Pro Tem Giessner asked if retail/commercial produced more traffic than multi-family. Walter Shumac, Transportation Director, stated that retail/commercial would generate more traffic than multi-family.

Jason Knotowicz, 3100 McKinnon Street, Dallas, stated he was speaking on behalf of Presidium Development. He said the Planning staff had been outstanding to work with. He showed some examples of other wrap properties of the same approximate size and said Grand Prairie is perfectly located between Dallas and Fort Worth and near the airport. He said this development would be 290 units with a 10,000 sq. clubhouse; pool; units with stainless steel; granite; 9 ft. ceilings; and smart technology. Amenities include a dog spa; dog park; and car wash. He said 33% of the units would be 2-bedrooms with an average rent of \$1,369. He said Presidium requested variances for 30% garage and 20% parking garage; a side yard variance from 30' to 10'. Mr. Knotowicz said the development was 284 ft. from neighbors on the north; 394 ft. on the northeast and south portion, and 218 ft. from single family and 256 ft. from the house on Hill Street. He said the drainage plan was designed by Kimley-Horn. He said the traffic study showed no adverse impact to the existing neighborhood.

Council Member Lopez asked Mr. Knotowicz why Presidium was asking for a variance for garages. Mr. Knotowicz said they were asking for a side-yard setback variance for detached garages and carports within the side yard setback.

Council Member Del Bosque asked to see photos of amenities. Mr. Knotowicz showed the San Antonio plan of amenities which he said was a standard look. Council Member Del Bosque asked if he had a concept plan of the clubhouse. Mr. Knotowicz replied that he did not.

Deputy Mayor Pro Tem Clemson asked what a one-bedroom in Frisco rent for. Mr. Knotowicz replied their development in Frisco was senior housing so it would not be comparable. He said the rents would be similar to the project in Fort Worth.

Tony Shotwell, 309 NE 31st Street, stated that at the Planning and Zoning Commission, some residents said there is no yellow flasher to slow down traffic during school times on Hill Street, but Chief Dye is fixing that. He said Presidium had a traffic impact analysis done and should not cause a problem on Hill Street. Mr.

Shotwell said there are stop signs on 16th Street. He said Presidium will voluntarily join the multi-family housing program because they want a crime free development. The Planning and Zoning Commission did grant the side-yard variances. Mr. Shotwell said this company is in the property management business and this is the most important aspect of this company because they will take care of the complex. These rooftops will help to draw other businesses such as a grocery store on the north side.

Bill Dahlstrom, 2323 Ross Avenue, Suite 600, Dallas, spoke on behalf of Presidium. He said this is a difficult site for any other use. He said the staff report showed no adverse affect on neighboring properties.

Cathy McNeil, 1517 Capetown Drive, said 192 people signed a petition against this zoning. She said she was speaking on behalf of those who signed the petition. Ms. McNeil said this is across from a school and would create a safety issue for those children. These additional cars will be a disaster for the morning commute. Ms. McNeil asked for a grocery store at this site. She asked them to move further away from single family residences.

Council Member Copeland asked how many of the 192 petition signatures were within the notification zone. Mr. Jones said 38 received a letter within the notification zone. Council Member Copeland asked how the others were being impacted. Ms. McNeil said not all cars will be going to SH161 and they will go through the surrounding neighborhoods.

Bill Villars, 1418 Roman Road, said there is already a drainage problem and this development would make it worse. He said 192 cars from these units would go up to SH161 to turn off Roman Road where it is 45 mph. He asked for a compromise to make the buildings 2-story. Council Member Copeland clarified that there was a problem with 192 cars and asked if he would be okay with 100 cars. Mr. Villars replied that he would.

Council Member Humphreys asked Mr. Shumac, Transportation Director, if the "No Parking" signs from SH161 back on Roman had been installed. Mr. Shumac said they had been installed at 50 ft. but his department was still working on the rest.

James Holliday, 1601 Roman Road, said he submitted a letter for Council that stated this was not appropriate for this neighborhood. He said they live in a flood zone because of SH161. Mr. Holliday asked Council to look at this development from the homeowners' perspective.

David McNeil, 1517 Capetown Drive, said Hill Street goes down from four lanes to two lanes going east at the perimeter of the school. He said this is a dangerous area traffic-wise because traffic overflows into Hill Street Park. He said the plan is a very congested plan and no guest parking had been mentioned.

Council Member Humphreys stated that there were floodplain issues because of the construction of SH161 and the residents were promised they would not be in the floodplain. He asked staff if we were able to better secure they will stay out of the floodplain. Steve Norwood, Planning Director, said this case is just about zoning and they would have to submit an engineering plan and they could not add more water to the neighboring properties than is now there. Council Member Humphreys said this was addressed by SH161 years ago but now they are in a floodplain. Gabe Johnson, Public Works Director, said that TXDOT sometimes has different criteria than the city has but they cannot have any impact on neighbors with regard to drainage.

Council Member Copeland addressed Mr. Holiday and said those who signed the petition would really be impacted and he was not aware of that before Mr. Holiday spoke. He asked those who were present what they would want there. Mr. Villars said he would not want a box store there and added that another multi-family development was turned down in the past. He said it could be 2-story and take half of the units out. Mr. Villars said the trees there are not evergreen so they would not be a buffer during the winter months. Council Member Copeland said the apartments next to him were not half as much of the traffic problem as he thought they would be before they were built. He said this is probably the least impact of anything that could go there.

Council Member Del Bosque stated he felt this was a water issue and safety issue because of the neighboring school. He suggested tabling the case to try to find a compromise.

Council Member Lopez asked about the height requirement. Mr. Jones said 60' is the height requirement. Council Member Lopez said he was seeing a trend for 4-story developments. Mr. Jones stated that most multi-family in Grand Prairie is two story.

Mayor Pro Tem Giessner said he would like to see the right kind of development and rooftops are needed for retail development on the north side.

Mark Farrell, 3710 Holland Ave. stated that the developer's intent was not to be bad neighbors. He said they had met three times with neighbors and at the first meeting 12 people showed up and at the last meeting only three people showed up. Mr. Farrell said he went out at 7:00 a.m on a Monday morning and did loops on Roman and Hill Streets at where it goes down to two lanes and there was not a traffic issue. He said the people who will be renting here will be professionals. He said the intent is to build at the top of the market. Mr. Farrell said they do not want crime and they would be doing criminal checks. He said they can not do two stories to reduce units from 290 to 145. He said traffic from this development would not go past the school.

Council Member Copeland moved, seconded by Council Member Swafford, to close the public hearing and approve Case Z190801/CP190801 per staff recommendations. The motion carried.

Ayes: 6 - Mayor Pro Tem Greg Giessner; Deputy Mayor Pro Tem Jorja Clemson; Council Member Jeff Copeland; Council Member John Lopez; Council Member Jim Swafford and Council Member Jeff Wooldridge

Nayes: 2 - Council Member Mike Del Bosque and Council Member Cole Humphreys

Excused: 1 - Mayor Ron Jensen

Enactment No: ORD 10710-2019

45

S190801 - Site Plan - Lynn Creek Apartments (City Council District 4). Site Plan for Lynn Creek Apartments, a 278-unit multi-family development on 15.6 acres. Tract 4, 5B, and 6C of Jerome C. Lynn Survey, Abstract No. 972, City of Grand Prairie, Tarrant County, Texas, zoned PD-255A, within the SH 360 Corridor Overlay District, addressed as 2500 Webb Lynn Rd, and generally located east of SH 360 and south of Lynn Creek/Mildred Walker Pkwy. The agent is Reece Flanagan, Harris Kocher Smith, the applicant is Josh Basler, AD Spanos, and the owner is Robert Barham, KP Development Partners, LP. (On August 5, 2019, the

Planning and Zoning Commission recommended approval of this request by a vote of 4-3).

Mr. Jones reviewed Case S190801. He said that Multi-Family zoning had been in place since 2001. He said the proposed development is for 18 dwelling units per acre; 278 units; and 4-story buildings with a clubhouse. Mr. Jones said there is an overhead easement that separates this site from adjacent single family homes. The only access will be from Mildred Walker Pkwy. The applicant is required to erect a Type 1 fence on property lines adjacent to any property which is zoned for single family. The fence can be built on the single family residences but they would need to get 30 property owners to agree to the fence or the applicant would need to build on the applicant's property.

Requested variances are:

- 1. Maximum Number of Units Per Building: PD-255A limits the number of units per building to 12. The applicant is proposing a single building with 278 units.*
- 2. Minimum Living Area for Studio Units: PD-255A requires a minimum unit size of 690 sq. ft. for one bedroom units. The proposal includes studio units that are 540 sq. ft.*
- 3. Maximum Number of Single-Bed Units: PD-255A allows one-bedroom units for up to 50% of total units. The proposal includes 51.1% one-bedroom units.*
- 4. Minimum Front Setback: The proposal provides a 63 ft. front setback when 100 ft. is required.*
- 5. Minimum Side Setback: The proposal provides a 52 ft. side setback when 116 ft. is required.*
- 6. Maximum Allowable Height: The proposed building has a height of 41 ft. from the finished floor elevation, or a height of 51.5 ft. from the average front yard grade. There is a distance of about 350 ft. between the residential building and property line of adjacent single family development. The applicant has submitted a graphic illustrating this distance and line of site (page one of Exhibit C - Building Elevations).*
- 7. Required Garage Parking Spaces: Garage parking spaces account for 24.8% of the total required parking spaces when garages are required to account for 30%.*

Mr. Jones said if the developer escrows funds for the HOA to construct the wall, it could be construed as a variance as there is nothing the city can do to ensure the wall is constructed prior to issuing the Certificate of Occupancy (C.O.). This carries some risk to the city because it might not be built by the HOA in time for the C.O. to be issued. The city cannot be involved in an agreement between two private entities. Mr. Jones said the Development Review Committee recommended approval with the condition that the developer construct the wall before the city issues the C.O.

Council Member Wooldridge asked if this case is approved, when would money have to be escrowed. Mr. Jones replied immediately upon approval.

Council Member Swafford said the developer will maintain the power right-of-way. He asked if it would be better to maintain it all on the homeowner side. Mr. Jones said it would make more sense to do it that way.

Council Member Copeland asked what the two options were. Mr. Jones it would be best not to recommend either option one or two, but to just require that the developer has to build the wall prior to issuance of the C.O. He said the developer is hesitant to go along with that. Mayor Jensen asked why the developer did not want to build the fence on their property. Mr. Jones said it is 192 feet from the single family homes.

Council Member Lopez asked how many houses funnel into this road on Lake Creek Parkway. Mr. Jones said there were none. Council Member Lopez said this is zoned Multi-Family and that controls the rights of the landowner. He asked if Commercial was still available on the hard corner. Mr. Jones replied that it was. Council Member Lopez asked how many sites on Mildred Walker were Multi-Family. Mr. Jones replied there were no others. Council Member Lopez said there had been a traffic study in 2001 and a lot has changed since then and you cannot get on SH360 from that hard corner. Mr. Shumac said there was some impact but not to reduce the level of service.

Bill Dahlstrom, 2323 Ross Avenue, went over the requested variances. He said there was one additional variance request for waiver of the wall as a requirement for issuance of a Certificate of Occupancy. He said he had agreed to put the wall on the homeowners' side and to escrow funds for the wall. He said the neighbors asked to work out an agreement to put the wall on their property. The agreement is to put the money in escrow with a time limit on building the wall.

Mayor Pro Tem Giessner asked if there had been a hold up on the agreement with the HOA. Mr. Dahlstrom said they need approval from the city to put the fence on adjacent homeowners' property.

Delano Naylor, 3304 Fairview Drive, President of the HOA, stated that in January 2019, Spanos went to the HOA with this development proposal and asked what their concerns were. There was an issue with privacy with the 4-story buildings and they suggested an 8 ft. masonry wall to match current perimeter walls. There has been an issue getting agreement with 30 homeowners to build the wall on their properties. He said he had contacted all the neighbors and all have agreed to build the wall within nine months. They would phase the wall and draw funds and the city would do inspections and grant the Certificate of Occupancy and trust that the HOA would build the wall.

Hamid Kiani, 5927 Prairie View Court, said traffic would get very congested at rush hour in the morning and the afternoon. This development will add to the traffic congestion. He said there was no traffic study because it did not meet the threshold.

Hilary Fauble, 5836 Summerwood Drive, said either you get a wall or you do not. He said Mr. Naylor was not honest when getting the signatures. She said there will be no privacy because of the four-story buildings.

Ernest Rice, 3043 Cesario Drive, stated he was not part of the HOA. He said this will cause traffic congestion. He said he was already waiting 20-30 minutes to get through the light to get on SH360 which is a single lane to get through. Mr. Rice said there should be a double entrance onto SH360.

Mike Leeds, 5856 Prairie View Court, submitted a speaker card in opposition to this case, but did not wish to speak.

Patrick Romer Jr., 5860 Summerwood Drive, said progress brings traffic. He said Mr. Naylor was honest about the wall and if the resident signed the agreement, the wall

would be put up by the builder and maintained by the HOA.

Council Member Copeland asked Mr. Dahlstrom about the agreement on the wall whereby they will escrow the money and the HOA has a timeline to build the fence and if they do not, the developer can build the wall on the homeowners property. Mr. Dahlstrom said this puts them at risk with getting the C.O. He said the apartments are 350' from the closest single family lot. Mayor Jensen said if building the fence gets bogged down, they can build it on their property.

Council Member Lopez said some homeowners have a misunderstanding of the agreement and he thought the case should be tabled to allow time for homeowners to meet to make sure they are aware of what they signed.

Council Member Lopez moved to table Case S190801; seconded by Council Member Del Bosque. The motion failed as follows:

Ayes: Deputy Mayor Pro Tem Clemson, Council Members Del Bosque, Lopez, and Wooldridge

Nays: Mayor Jensen, Mayor Pro Tem Giessner, Council Members Copeland, Humphreys and Swafford

Council Member Lopez moved to close the public hearing and approve Case S190801 with the option that the wall would be built on the HOA property line and the fence is to be built prior to a Certificate of Occupancy being issued. Council Member Wooldridge asked if the motion should include that the money be escrowed. City Attorney Megan Mahan said the city could not enforce a private party agreement. Mr. Jones clarified that essentially this is a variance if the motion is stipulating to build the wall on HOA property but the city cannot enforce this agreement. Council Member Copeland asked if the motion could say the wall shall be built along the entire east line and not saying on their property or HOA property. Council Member Lopez amended the motion to say that if the HOA does not build the fence, the developer will build the wall east of the buildings before issuance of the Certificate of Occupancy. Council Member Copeland clarified with Ms. Mahan that escrow of funds should not be part of the motion because the city was not a party to that agreement. Mayor Jensen asked Ms. Mahan to clarify the motion. Ms. Mahan said Mr. Lopez's motion was to place the wall on the HOA property so effectively it would be approving a variance that it be on that property or not at all. Mayor Jensen asked Council Member Lopez if he would amend his motion that it could be either place. Council Member said he would since the city does not have the right to require that the fence be built on HOA property. Council Member Del Bosque seconded the motion. The motion carried.

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

Nays: 1 - Council Member John Lopez

46

TA180201A - Amending Appendix W, "Residential Development Standards" of the Unified Development Code of the City of Grand Prairie, Texas, to comply with recently adopted state legislation governing the regulation of building materials and construction methods. (On September 9, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Mr. Jones went over Items 46 (TA180201A), Item 47 (TA180701C) and Item 48 (TA190901) and explained that these amendments were made in response to recent State legislation (HB 2437) which prohibits cities from passing an ordinance prohibiting or requiring developers to use certain materials. The following changes were recommended for Appendix W:

Landscaping Requirements: Increase landscaping requirements for residential from 1 tree in front yard + 1 tree anywhere on the property to 2 + 2, but allow credit to be claimed for using recommended building materials (similar to Article 6).

Multi-Family Incentives: Allow increase in density, reduction in garage parking, or reduction in landscaping for multi-family developments that provide preferred materials.

Variance Language: The city receives frequent requests from developers for variances to a range of items, including lot sizes and garage orientation on single-family residential lots, and to limitations on 1-bedroom units and enclosed garage parking on multi-family residential developments. Staff proposes to modify the existing variance language for single-family and townhomes to allow for reduction in lot widths, setbacks, and garage orientation if recommended materials are used, and modify language for multi-family to establish that a credit may be granted towards 1-bedroom restrictions and number of enclosed garages if preferred materials and methods are used.

Multi-Family Amenities: The current ordinance contains three categories of amenities and requires that a developer select a certain number from two of the three categories to receive approval. In the 18 months since the ordinance was adopted, each multi-family development has met these requirements. Staff proposes to modify amenities requirements for multi-family to require that more amenities be provided while still only requiring amenities from two of the three categories; as an exception, if the development does not use recommended materials and methods, amenities are required to be provided from all three categories rather than two.

Council Member Wooldridge moved, seconded by Council Member Swafford, to close the public hearings and approve Items 46, 47 and 48. The motion carried unanimously.

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

Enactment No: ORD 10711-2019

47

TA180701C - Amendment to Appendix X, "Industrial Development Standards" of the Unified Development Code of the City of Grand Prairie, Texas, to comply with recently adopted state legislation governing the regulation of building materials and construction methods. (On September 9, 2019, the Planning and Zoning Commission recommended approval of this request by a vote of 7-0).

Mr. Jones went over recommended amendments to Appendix X:

Square Footage Threshold: Since the ordinance has passed, staff has found that the existing 20,000 square foot threshold has an adverse impact on smaller, local businesses looking to construct purpose-built industrial buildings, and that spec buildings which are constructed without a tenant and often sit vacant for long periods

of time tend to be larger than 50,000 square feet. In response, staff proposes that the threshold for a development falling under Appendix X be increased from 20,000 square feet or greater to 50,000 square feet or greater.

Tree Preservation: Change tree preservation approach from incentive for tree preservation to requirement for tree preservation. Under the current ordinance, an industrial developer can receive credit towards architectural and building materials requirements by preserving existing trees on the site. This has proven popular with developers, particularly on sites that are adjacent to waterways with thick tree canopies. With the city's ability to require materials and architectural methods restricted, the incentive for tree preservation is also lost. One of the primary intents of the industrial standards is the mitigation of harmful airborne pollutants and noise often created by large warehouses and trucking operations. Staff proposes that a requirement to preserve 30 percent of existing caliper inches be put in place of the existing incentive-based approach to ensure developers continue to preserve valuable existing trees, which tend to have a higher rate of survival than most new plantings and are more effective at screening and carbon sequestration.

Building Materials Menu: Move building materials and windows requirements to menu items and grant relief from current landscaping or open space features requirements if preferred architectural methods or building materials are used. This would move the base requirement for masonry construction and windows on 30% of primary facade to the list of optional menu items. As an incentive to developers to use preferred materials and architectural methods, the base landscaping requirement of 1 tree per 250 square feet would be progressively reduced to 1 per 500 or 1 per 1,000, or outdoor/open space amenities requirements can be reduced, depending on how many of the preferred methods are adopted.

Bob Rice, 3030 LBJ Frwy., Suite 1390, Dallas, said he was concerned about tree preservation because it does not differentiate between trash trees and nice trees. He said some areas might be undevelopable if having to preserve 30% of trees. He asked what would happen if there was a large caliper tree in the middle of the site. Mr. Jones replied he would have to develop around it and there are certain acceptable trees.

Will Muninger, 3819 Maple, said he had an issue with the proposal of tree preservation which gives the city a hammer to prohibit industrial development in the city. He said it takes away property owners' rights. Mr. Muninger requested tabling this item and allow time to work with staff.

Mayor Pro Tem Giessner said what this attempts to do is if a developer approaches the city with some inferior materials, this gives the city a hammer to get a better development. Mayor Jensen said the city would work with developers to come to a cooperative solution for developments.

Adopted

Enactment No: ORD 10712-2019

48

TA190901 - Amending Article 1, "General Provisions", Article 6, "Density and Dimensional Requirements", Article 12, "Platting", and Article 16, "Site Plan Approval" of the Unified Development Code of the City of Grand Prairie, Texas, to comply with recently adopted state legislation governing the processing of subdivision plats and site plans related to subdivisions. (On September 9, 2019, the Planning and Zoning Commission recommended approval of this request by a vote

of 7-0).

Mr. Jones went over amendments to Article 1, Article 6, Article 12 and Article 16:

Article 1 - General Procedures

Complete/Incomplete Application: Add requirement to hold pre-application conference prior to submittal and completeness check requirement to determine when shot clock starts.

Site Plan/Plat Public Hearings: Remove notification and public hearing requirements for Site Plans and Plats other than those associated with a Specific Use Permit. This is necessary due to changes in the law that prohibit tabling a Site Plan or Plat case. A citizen could still submit a card to speak on any posted agenda item.

Denial with Specific Reasons: Include language stating that Planning Commission and Council denial of a Site Plan or Plat must be accompanied by specific reasons for denial.

Airport Board: Remove language regarding Airport Board, which was dissolved earlier this year.

Article 6 - Density and Dimensional Standards

Building Materials: Change masonry requirements to "Recommended Design".

Landscaping Requirements: Increase landscaping requirements for single-family residential construction from 1 tree in the front yard + 1 tree anywhere on the property to 2 + 2 trees, but give credit towards landscaping requirements if recommended materials are used (masonry, architectural metal, engineered woods).

Use of Metal Panels/Siding: Define preferred use of metal on commercial and industrial buildings as painted, minimum 26 gauge with tight peaks if corrugated, and with concealed fasteners.

Square Footage Threshold For Industrial Development: Since the ordinance has passed, staff has found that the existing 20,000 square foot threshold has an adverse impact on smaller, local businesses looking to construct purpose-built industrial buildings, and that spec buildings which are constructed without a tenant and often sit vacant for long periods of time tend to be larger than 50,000 square feet. In response, staff proposes that the threshold for a development falling under Appendix X be increased from 20,000 square feet or greater to 50,000 square feet or greater.

Industrial Landscaping: As a companion to Appendix X changes, amend regulations for industrial buildings under 50,000 square feet to allow decrease in landscaping requirements from 10% to 5%, or allowance for dock doors to face a street, if preferred materials are used.

Dimensional Charts: Remove minimum masonry requirements and roof pitch requirements from dimensional charts.

Miscellaneous Revisions: Other revisions include allowing single-family residences to be constructed in MF zoning if lot is platted and under an acre (such as in the Dalworth area) and certain changes in the CA zoning dimensional tables to align Article 6 with

the Downtown Masterplan (including an FAR limit rather than density limit for multi-family and removing restriction on one bedroom units).

Article 12 - Platting

Pre-Application Conference: Include requirement that an applicant hold a Pre-Application Conference with staff prior to submitting an application for a plat.

Complete/Incomplete Application: Add completeness check to determine when shot clock starts.

Minor Plats Forwarded to P&Z: Expand on language allowing the Director to forward any plat to the Planning and Zoning Commission within 30 days of filing.

Preliminary Plat Expiration: Extend expiration date of preliminary plats from 12 to 18 months and final plats from 12 to 24 months.

Plat Submittal Language: Expand on requirements for plat submittal to align with state language.

Lot and Block Number Format: Include requirements for lot and block number format and sequence.

Plat Public Hearing: Modify or remove plat vacation language, and remove language requiring a public hearing and allowing for a protest petition to be submitted for certain residential plats, to align with changes in state law.

Plat Filing: Modify language governing final submittal of plats for filing.

Miscellaneous Revisions: Require street marker fees with release of engineering permits rather than at filing of final plat. Increase sidewalk width requirement from 4 feet to 5 feet along certain streets, amend requirements regarding street grades, and update engineering plan submittal requirements to reflect current practices.

Article 16 - Site Plans

Site Plan Review Purpose Statement: Revise purpose statement to state that the city encourages quality and innovative site planning techniques through flexible but high quality standards of architectural and site design.

When Site Plan Required: Expand requirement for Site Plan approval to include townhomes, industrial uses, institutional and religious uses in single-family zoning when those uses will generate more than 50 trips at peak hour, uses within 200 feet of a FEMA floodplain (modifies current "adjacent to" language), any use requiring subdivision of land, and any use that requires a Traffic Impact Analysis.

Administrative Approval: Removal of Administrative Site Plan Approval language.

Site Plan Expiration: Include language expiring Site Plan approval after 5 years if no progress has been made on the project.

Adopted

Enactment No: ORD 10713-2019

Items for Individual Consideration

49

Public hearing and an ordinance amending the Code of Ordinances, Chapter 26, "Utilities and Services" relating to fees for Storm Water utilities for FY 2019/2020

Mayor Jensen opened a public hearing on Stormwater Fees. There was no one wishing to speak.

Council Member Swafford moved, seconded by Council Member Lopez, to close the public hearing and approve an ordinance for Storm Water fees. The motion carried unanimously.

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

Enactment No: ORD 10714-2019

50

Ordinance Amending the FY 2018/2019 Operating Budgets

Council Member Swafford moved, seconded by Deputy Mayor Pro Tem Clemson, to adopt an ordinance amending the 2019-20 Operating Budgets. The motion carried unanimously.

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

Enactment No: ORD 10715-2019

51

Second Public Hearing and adoption of the FY 2019/2020 Operating Budgets and Ordinance adopting the FY 2019/2020 City Operating Budgets

Mayor Jensen opened a public hearing on the 2019-2020 Operating Budgets. There were no speakers.

Council Member Swafford moved, seconded by Mayor Pro Tem Giessner, to close the public hearing and adopt the FY2019-2020 Operating Budgets. The motion carried unanimously.

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

Enactment No: ORD 10716-2019

52

Second Public Hearing and adoption of the FY 2019/2020 Capital Improvement Projects Budget and Ordinance adopting the FY 2019/2020 Capital Improvement Projects Budget

Mayor Jensen opened a public hearing on the 2019-2020 Capital Improvement Projects

budget. There were no speakers.

Council Member Swafford moved, seconded by Council Member Del Bosque, to close the public hearing and adopt the FY2019-2020 Capital Improvement Projects budget. The motion carried unanimously.

Enactment No: ORD 10717-2019

53

Resolution authorizing the City Manager to negotiate and acquire right-of-way for the FY 2019/2020 Capital Improvement Projects

Council Member Swafford moved, seconded by Council Member Lopez, to authorize the City Manager to negotiate and acquire right-of-way for the FY2019-2020 Capital Improvement Projects. The motion carried unanimously.

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

Enactment No: RES 5050-2019

54

Resolution Accepting the FY 2021/2024 Capital Improvements Plan

Council Member Swafford moved, seconded by Mayor Pro Tem Giessner, to accept the FY2021-2024 Capital Improvements Plan. The motion carried unanimously.

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

Enactment No: RES 5051-2019

55

Ordinance adopting and levying the ad valorem tax for the Fiscal Year (FY) 2019/2020 at a rate of \$.669998 per \$100 of assessed value on all taxable property within the corporate limits of the city on January 1, 2019, not exempt by law; providing revenues for payment of current municipal expenses for interest and sinking fund on outstanding City of Grand Prairie debt; providing for enforcement of collections; providing for a severability clause; and providing an effective date

Council Member Swafford moved, seconded by Mayor Pro Tem Giessner, that the property tax rate be increased by the adoption of a tax rate of 0.669998, which is effectively a 9.56 percent increase in the tax rate

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

Enactment No: ORD 10718-2019

56

Ordinance approving the 2019 tax roll resulting in a tax levy in the amount of \$100,016,751 based on the Certified Appraisal Rolls approved by the Dallas, Tarrant, and Ellis County Appraisal Districts

Council Member Swafford moved, seconded by Deputy Mayor Pro Tem Clemson, to approve the 2019 tax roll with a tax levy in the amount of \$100,016,751. The motion carried unanimously.

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

Enactment No: ORD 10719-2019

57

Ordinance amending the Code of Ordinance, Chapter 26, "Utilities and Services" relating to fees for water and wastewater services

Council Member Swafford moved, seconded by Mayor Pro Tem Giessner, to to approves fees for water and wastewater services. The motion carried unanimously.

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

Enactment No: ORD 10720-2019

58

Second Reading and adoption of an ordinance modifying the solid waste collection franchise agreement with Republic Waste Services of Texas Ltd., dba Republic Services of Arlington to include a \$0.39 rate increase to residential service, per household, per month, a 3.8% increase to commercial service and a 3.8% increase to roll-off customers.

Council Member Swafford moved, seconded by Mayor Pro Tem Giessner, to approve the second and final reading of an ordinance modifying the solid waste collection franchise with Republic Waste Services for increases in collection fees

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

Enactment No: ORD 10721-2019

59

Second reading and adoption of an ordinance of the City of Grand Prairie, Texas, amending the Utilities and Services Chapter of the Code of Ordinance of the City of Grand Prairie, Texas by amendment of Article IV relating to the regulation of garbage collection and disposal within the city, making this amendment cumulative, repealing all ordinances in conflict herewith; and to become effective, after publication, on October 1, 2019

Council Member Swafford moved, seconded by Council Member Humphreys, to approve the second and final reading of an ordinance relating to the regulation of garbage collection and disposal within the city. The motion carried unanimously.

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

Enactment No: ORD 10722-2019

60

Public Hearing and adoption of the FY 2019/2020 Crime Control and Prevention District (CCPD) Budget

Mayor Jensen opened a public hearing on the FY2019-2020 Crime Control and Prevention District budget. There were no speakers.

Council Member Swafford moved, seconded by Deputy Mayor Pro Tem Clemson, to close the public hearing and adopt the FY2019-2020 Crime Control and Prevention District budget. The motion carried unanimously.

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

Deputy Mayor Pro Tem Clemson moved, seconded by Mayor Pro Tem Giessner, to close the public hearings and approve Public Improvement District Items 61 through 77. The motion carried unanimously.

61

Fairway Bend PID (City Council District 1).

- a. Public Hearing - Service Plan - Assessment Roll and Rate;
- b. Adoption of the Fairway Bend PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;
- d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10723-2019

62

Parkview PID (City Council District 1)

- a. Public Hearing - Service Plan - Assessment Roll and Rate;
- b. Adoption of the Parkview PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;
- d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10724-2019

63

Southwest Village PID (City Council District 1).

- a. Public Hearing - Service Plan - Assessment Roll and Rate
- b. Adoption of the Southwest Village PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate

d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10725-2019

64

Whispering Oaks PID (City Council District 2)

- a. Public Hearing - Service Plan - Assessment Roll and Rate;
- b. Adoption of the Whispering Oaks PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;
- d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10726-2019

65

Brookfield PID (City Council District 2)

- a. Public Hearing - Service Plan - Assessment Roll and Rate
- b. Adoption of the Brookfield PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate
- d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10727-2019

66

Silverado Springs PID (City Council District 2)

- a. Public Hearing - Service Plan - Assessment Roll and Rate;
- b. Adoption of the Silverado Springs PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;
- d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10728-2019

67

Country Club Park PID (City Council District 2)

- a. Public Hearing - Service Plan - Assessment Roll and Rate;
- b. Adoption of the Country Club Park PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;
- d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10729-2019

68

Lone Star Meadows PID (City Council District 2)

- a. Public Hearing - Service Plan - Assessment Roll and Rate;
- b. Adoption of the Lone Star Meadows PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;
- d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10730-2019

69

Berkshire Park PID (City Council District 2)

- a. Public Hearing - Service Plan - Assessment Roll and Rate;
- b. Adoption of the Berkshire Park PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;
- d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10731-2019

70

Walingford Village PID (City Council District 3)

- a. Public Hearing - Service Plan - Assessment Roll and Rate;
- b. Adoption of the Walingford Village PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;
- d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10732-2019

71

Monterrey Park PID (City Council District 3)

- a. Public Hearing - Service Plan - Assessment Roll and Rate;
- b. Adoption of the Monterrey Park PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;
- d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10733-2019

72

Forum Estates PID (City Council District 4)

- a. Public Hearing - Service Plan - Assessment Roll and Rate;
- b. Adoption of the Forum Estates PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;
- d. PID Advisory Board Membership

Evelyn Stone, 2550 Tiber River Lane, asked about obtaining easement for signage and walls. Lee Harriss, Special District Administrator, stated that the PID board had easements drawn up and were trying to get individual homeowners' signatures. Ms. Stone said there has been a long time between the work getting done and the neighborhood hasn't had a sign for 17 years. She said Oak Highlands asked if they could do the job. They need 750' of wall. Ms. Harriss said easements have been drawn up and funds are allocated and help was needed to get individual signatures.

Adopted

Enactment No: ORD 10734-2019

73

Westchester PID (City Council District 6)

- a. Public Hearing - Service Plan - Assessment Roll and Rate;
- b. Adoption of the Westchester PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;
- d. PID Advisory Board Membership

Louis Benavidez, Jr., 401 Valentino Way, stated he had just moved to Grand Prairie and received a letter from the city assessing \$.11 per \$100 for the PID. Mayor Jensen explained how the PIDs work and referred him to Lee Harriss, Special Districts Administrator.

Harold Willis, 538 Lindly, thanked those who serve on the PID boards. He expressed concern about irrigation system being used when it is raining and the need to conserve water. He suggested reaching out to career schools to institute a career in irrigation and water management. Mr. Willis said he also had concerns about workers on rights-of-way holding their cell phones and not paying attention to traffic.

Gary LaGray, 4508 Westbriar Lane, stated he was present to answer questions. Mayor stated that PIDs improve the appearance of the rights-of way including landscaping and fences and PID funds could not be used on private property.

Council Member Wooldridge commended the PID boards and thanked those who serve on those boards.

Adopted

Enactment No: ORD 10735-2019

74

High Hawk PID (City Council District 6)

- a. Public Hearing - Service Plan - Assessment Roll and Rate;
- b. Adoption of the High Hawk PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;
- d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10736-2019

75

Lake Parks PID (City Council Districts 4 and 6)

- a. Public Hearing - Service Plan - Assessment Roll and Rate;
- b. Adoption of the Lake Parks PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;
- d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10737-2019

76

Peninsula PID (City Council Districts 4 and 6)

- a. Public Hearing - Service Plan - Assessment Roll and Rate;
- b. Adoption of the Peninsula PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;

d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10738-2019

77

Oak Hollow/Sheffield Village PID (City Council Districts 4 and 6)

- a. Public Hearing - Service Plan - Assessment Roll and Rate;
- b. Adoption of the Oak Hollow/Sheffield Village PID 5-year Service Plan;
- c. Ordinance approving the assessment roll and rate;
- d. PID Board Membership

Adopted

Enactment No: ORD 10739-2019

78

Board and Commission Appointments

Council Member Swafford moved, seconded by Deputy Mayor Pro Tem Clemson, to appoint Dana Jackson to the Library Board with a term to expire July 31, 2022. The motion carried unanimously.

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

Citizen Comments

Daniel Bennett, 408 Pemberton Street, White Settlement, addressed Council regarding the process for nominating and electing members to the Tarrant County Appraisal Board.

Adjournment

Mayor Jensen adjourned the meeting at 10:47 p.m.

The foregoing minutes were approved at the October 15, 2019 meeting.

Catherine E. DiMaggio, City Secretary