



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, August 2, 2016

4:30 PM

City Hall - Briefing Room
317 College Street

Call to Order

Mayor Jensen called the meeting to order at 4:30 p.m.

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

Staff Presentations

- 1 Presentation of the FY2016-17 Proposed Budget - Presented by Kathleen Mercer, Budget Director

Kathleen Mercer, Budget Director, presented the proposed FY2016-17 Budget. Proposed revenues are \$121,649,105. The estimated property tax revenue for FY2017 is \$81,291,678. Proposed changes include a proposed General Fund Rate of \$0.473549 per \$100/valuation and a proposed Debt Service of \$0.196449. These changes would keep the tax rate at \$.669998. Proposed expenditures are \$121,195,220. Ms. Mercer said this was a balanced budget that could include a homestead exemption if Council wished to implement one. The Water/Wastewater Fund includes an average 4.41% increase to all customers. The Solid Waste Fund includes an increase a 5% increase to residential customers. Storm Drainage fees will increase by 10% for all customers. Ms. Mercer reminded Council that there would be a CIP Workshop on August 9, 2016; Budget Workshop on August 30; First Public Hearing on the Proposed Budget on September 6 and Budget Adoption on September 20. She said the proposed budget is available for public viewing on the city website.

Presented
- 2 Summer Day Camp Wrap-up - Presented by Rick Herold, Parks, Arts and Recreation Director

Mariana Espinosa, Parks and Recreation Department, stated that the summer day camps run from 7 a.m. to 6 p.m. She went over the three pillars of the National Recreation and Parks Association: Conservation; Health & Wellness, and Social Equity. She said day camp activities are focused on these three pillars. Ms. Espinosa introduced the recreation center staff.

Presented

- 3** Wrap-up of National Recreation and Parks Association - Super Hero Month -
Presented by Rick Herold, Director of Parks, Arts and Recreation

Brandon Heuther, Marketing and Communications Manager, stated that July is Parks and Recreation Month and activities held during that month are focused on enhancing people's lives through involving nature and recreation. He stated that the Farmers Market was named in the top ten nationwide for two consecutive years. The Parks, Arts and Recreation Department is a 2016 Gold Medal Finalist. Mr. Heuther then showed the video that was entered for the 2016 Gold Medal Award.

Presented

- 4** Strategic Stormwater Master Plan Update and Prioritization - Romin Khavari,
City Engineer

Postpone

Agenda Review

Mayor Pro Tem Clemson stated that staff had asked to table Consent Agenda Item 31 (2016 Park and Recreation Open Space Master Plan). Council Member Shotwell referred to Consent Agenda Item 33 (Purchase of property at 328 NE 5th Street) and stated that he was concerned that the city was paying much more for the property than was it was appraised for. Mr. McCuller said the appraised value was \$191,000. Council Member Giessner asked if all costs were rolled into the \$260,000 price. Mr. McCuller replied that all costs were included in that number.

Executive Session

Mayor Jensen convened an executive session at 5:22 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss Section 551.072 "Deliberation Regarding Real Property" and Section 551.087 "Deliberations Regarding Economic Development Negotiations." The executive session was adjourned at 5:44 p.m.

Recess Meeting

Mayor Jensen recessed the meeting at 5:44 p.m.

6:30 PM Council Chambers

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

The Invocation was given by Pastor Matthew McGruder, Sunset Baptist Church. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Greg Giessner.

Presentations

Mayor Jensen presented a proclamation to the Eddlemon's in recognition of being named one of the top 25 best golf course foods nationwide by Golf Digest.

- 5** Recognition of Housing and Community Improvement Commission Members
- Presented by Bill Hills, Housing and Neighborhood Services Director

Bill Hills, Housing and Neighborhood Services Director, introduced members of Housing and Community Improvement Commission. Mayor Jensen told the commission members that their input and service is very much appreciated and gave each member a city lapel pin.

Presented

- 6** Citizen's Livesaving Award to Ms. Destini Bates - Presented by Steve Dye, Grand Prairie Police Chief

Police Chief Steve Dye presented a Citizen's Livesaving Award to Ms. Destini Bates. Ms. Bates recently administered CPR to a small child who had been left in a hot vehicle. Ms. Bates quick action saved the child's life and the child did not suffer any permanent damage.

Presented

- 7** Miss Texas U.S. International 2016 Proclamation - Presented to Ms. Shelby Patrice by Mayor Ron Jensen

Mayor Jensen presented a proclamation to Ms. Shelby Patrice Jenkins, Miss Texas U.S. International.

Presented

- 8** Presentation of Unity Ribbons - Police Chief Steve Dye and Mayor Pro Tem Jorja Clemson

Chief Dye presented a unity ribbon to Council and stated that the yellow on the inside of the ribbon represents the community; the blue on each side represents law enforcement providing a feeling of safety and quality of life. Chief Dye thanked Council and City Manager for backing the police department. Mayor Pro Tem Clemson stated she wholeheartedly supported this initiative and said the ribbons are available starting Monday, August 8 for \$5 at the Public Safety Building, City Hall, the Summit, the Tourist Information Center, the Chamber of Commerce and at National Night Out and Police Department events.

Presented

Consent Agenda

Mayor Pro Tem Clemson moved, seconded by Council Member Swafford, to approve Items 9 through 30, table Item 31 indefinitely, and approve Items 32 and 33. The motion carried unanimously.

- 9** Minutes of the July 12, 2016 Council Meeting

Approved on the Consent Agenda

- 11 Partial Assignment of Lease - Staggerwing Development to LLP Properties, LLC

Approved on the Consent Agenda

- 10 Price agreement for advertisement and notification signs from Covenant Signs (up to \$45,000 annually) for one year with the option to renew for four additional one year periods totaling \$225,000 if all extensions are exercised; award a secondary to Riot Creative Imaging (up to \$45,000 annually) to be used only if the primary is unable to fulfill the needs of the department; and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

Approved on the Consent Agenda

- 12 Price agreement for fleet lubricants from Western Marketing (\$37,642.45 annually) for one (1) year with the option to renew for four (4) additional one-year periods totaling \$188,212.25 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

- 13 Reject proposals for Construction Manager at Risk for new additions and renovations to Prairie Paws Animal Shelter

Approved on the Consent Agenda

- 14 Amendment (Change order) No.1 to professional engineering and surveying services contract with Kimley-Horn and Associates for Phase II Design of Great Southwest Parkway from Mayfield Road to IH-20 Improvement in the total amount of \$689,500

Approved on the Consent Agenda

- 15 Engineering services amendment/Change Order No. 3 with Alliance Geotechnical, Team Consultants and Reed Engineering will increase engineering geotechnical and material testing services to a maximum contract of \$750,000 for each firm

Approved on the Consent Agenda

- 16 Change order #5 for the advanced metering infrastructure project with Itron, Inc. reducing the Itron, Inc. contract by \$556,403 (\$340,821 of this amount to

be used for necessary operating and replacement parts directly related to the advanced metering infrastructure project goals)

Approved on the Consent Agenda

- 17** Purchase of one (1) EZ Breaker Model 650 and one (1) EZ Breaker Model 1100 EZ Breaker from EZ Breaker Co., a sole source provider, in the total amount of \$53,747

Approved on the Consent Agenda

- 18** Contract with Lloyd D. Nabors Demolition in the not to exceed amount of \$34,700 for the demolition costs of the old Police Station at 317 W. Main Street

Approved on the Consent Agenda

- 19** Purchase of nine Cisco switches from Flair Data Systems in the amount of \$78,904.08 and network interface components from CDW-G in the amount of \$2,857.80 for the Public Safety Building surveillance system infrastructure. Total amount of upgrade is \$81,761.88.

Approved on the Consent Agenda

- 20** Construction contract with Durable Specialties, Inc. for traffic signal construction at England Pkwy and N. Grand Peninsula Dr. and S. Grand Peninsula Dr., Lake Ridge Pkwy at S. Grand Peninsula Dr., and W. Camp Wisdom Rd. at Lynn Rd. in the amount of \$364,940; traffic signal equipment in the amount of \$133,000; a 5% contingency in the amount of \$18,247; and in-house inspection in the amount of \$11,000 for a total construction cost of \$527,187

Approved on the Consent Agenda

- 21** Ordinance amending the FY 2015/2016 Capital Improvements Projects Budget for the Veterans Memorial Art Project; and award a contract to David Alan Clark Sculpture in the amount of \$100,000

Adopted

Enactment No: ORD 10099-2016

- 22** Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget; construction contract with McMahon Contracting, Inc. in the amount of \$1,677,641.72 for Oakdale Paving and Drainage Improvements; 5% construction contingency in the amount of \$83,882; material testing with Team Consultants in the amount of \$20,910.75; in-house engineering in the amount of \$65,428.03; street lighting improvements in the amount of \$15,000 for a total project cost of \$1,862,862.50

Adopted

Enactment No: ORD 10100-2016

- 23** Ordinance amending the FY 2015/2016 Park Capital Improvements Projects Fund for recreation venue custom software development and equipment in the amount of \$60,000; and authorize the City Manager to execute a Licensing and Sales Agreement in the net amount of \$163,581 with Pathfinder Software, LLC, dba Software for use in the EPIC and EPIC Waters

Adopted

Enactment No: ORD 10101-2016

- 24** Ordinance providing for the abandonment of an unneeded public utility and access easement abandonment - 3501 Roy Orr Blvd.

Adopted

Enactment No: ORD 10102-2016

- 25** Ordinance amending Schedule III of the Traffic Register by extending the north end of one school zone on South Carrier Pkwy and updating the effective times for 22 existing school zones to accommodate for new bell times as set by GPISD

Adopted

Enactment No: ORD 10103-2016

- 26** Ordinance amending the FY 2015/2016 the Capital Improvement Projects Budget and the Capital Lending and Reserve Fund; Change Order/Amendment No. 4 with Lee Lewis Construction, Inc. in the amount of \$90,953.00 for landscaping grading and grubbing costs for the EPIC PlayGrand in Grand Central Park

Adopted

Enactment No: ORD 10104-2016

- 27** Ordinance amending the FY 2015/2016 Crime Tax Budget and ratification of an emergency purchase of ballistic body armor in the amount of \$204,829.78.

Adopted

Enactment No: ORD 10105-2016

- 28** Resolution authorizing the City Manager to enter into an inter-local agreement with the City of Arlington for the installation of a traffic signal pole within Arlington city limits at the intersection of N. Green Oaks Blvd. and Riverside Drive

Adopted

Enactment No: RES 4834-2016

- 29** Resolution authorizing assignment of the Economic Development Agreement to Riverpoint Industrial, LLC for the ad valorem real estate improvements of the 366,352 square foot distribution facility located at 3010 Roy Orr Boulevard, Grand Prairie, Dallas County, Texas

Adopted

Enactment No: RES 4831-2016

- 30** Resolution establishing the city's 2016 Legislative Priorities

Adopted

Enactment No: RES 4830-2016

- 31** Resolution approving the 2016 Park & Recreation Open Space Master Plan DRAFT as the City of Grand Prairie, Texas primary tool to guide the delivery of Parks and Recreation services through the year 2026

Tabled Indefinitely

Enactment No: RES 4829-2016

- 32** Reimbursement Resolution for a future donation from Sports Corp for the EPIC PlayGrand Adventure playground at Grand Central Park

Adopted

Enactment No: RES 4832-2016

- 33** Resolution authorizing the purchase of property located at 328 NE 5th Street required for expansion of City water utility facilities located on Small Hill Street and relocation expenses to acquire replacement housing; and authorize the purchase of that house and replacement housing prior to closing in an amount not to exceed \$260,000

Adopted

Enactment No: RES 4833-2016

Public Hearing Consent Agenda

Mayor Pro Tem Clemson moved, seconded by Council Member Thorn, to close the public hearings and approve Items 34, 35 and 36 on the Public Hearing Consent Agenda. The motion carried unanimously.

- 34** SU160703 - Specific Use Permit - Tiny Bubbles (City Council District 5). Approve a specific use permit to operate a laundry mat. The 2.39-acre property, located at 513 W. Jefferson Street, is zoned Central Area (CA) District and is within District 2 of the Central Business District (CBD) Overlay. The agent is Michael Hassett, Jones Hassett, PC, the applicant is Sheikh Hossain, Eiksa Group LLC, and the owner is Ifeanyi Ehiobu, Ernesti

Properties LLC. (On July 11, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

Michael Hassett, 440 N. Center, Arlington, 76011, was present to answer questions.

Adopted

Enactment No: ORD 10106-2016

35

S160703 - Site Plan - Bouncing House Friend (City Council District 5). Approve a site plan for a non-residential lot for an indoor commercial amusement use. The 0.109-acre property, located at 2534 Austin Street, is zoned Central Area(CA) District and is within the Central Business Overlay District, Section Number 2. The owner is Ario Magana and the surveyor is Luke Keeton, Keeton Surveying Co. (On July 11, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

Approved

36

SU160702/S160702 - Specific Use Permit/Site Plan - Hyatt Place (City Council District 4). Approve a specific use permit/site plan to construct a four-story hotel. The 2.15-acre property, located at 2300 Interstate Highway-20 (IH-20), zoned Planned Development-29 (PD-29) District, is within the IH-20 Corridor Overlay District. The Owners is Infinite Hospitality and Development, LLC and applicant/Agent ADR Designs, LLC. (On July 11, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

Adopted

Enactment No: ORD 10107-2016

Public Hearing on Zoning Applications

37

SU080605A - Specific Use Permit - 3925 E Jefferson Street (City Council District 5). Approval of a Specific Use Permit permitting the operation of a smelting furnace, a hazardous industrial use, as part of an operating automotive/industrial salvage yard. The subject property, zoned Heavy Industrial (HI) and within Central Business District No. 4, is located at 3925 E. Jefferson. The owner is Tommy Winn. (On July 11, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

Jim Hinderaker, Chief City Planner, stated this case was for hazardous industrial use. He said the applicant has proposed adding an aluminum smelter to an auto salvage operation. The smelting operation would be set up adjacent to an existing building. Mr. Hinderaker said staff reviewed the environment impacts and found that it meets all standards of the UDC. The floodplain issues have been addressed. There is a mobile home park northeast of this site but the melter should not cause any problems with air quality. There were no requested appeals, but the following were recommended conditions: the fire protection engineer to review; must adhere to

floodplain permit conditions; must adhere to Building Code standards and environmental/EPA standards.

Tony Lyons, Reed Protection, 3925 E. Jefferson, was present to answer questions..

Council Member Shotwell moved, seconded by Council Member Thorn to close the public hearing and approve Case SU080605A. The motion carried unanimously.

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

Enactment No: ORD 10108-2016

38

SU160503/S160504 - Specific Use Permit/Site Plan - Q Speed Wash (City Council District 4). Approve an SUP to allow for an automatic Car Wash Commercial/Detail facility with multiple outdoor self-service vacuum stations on 1.23 acres. The property is zoned PD-45 and lies within the I-20 Corridor Overlay District; and is generally located west of Great Southwest Parkway and 320' south of Bardin Road. The applicant is Viran Nana and the owner is Don Silverman, GSW Bardin LLC. (On July 11, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

Mr. Hinderaker reviewed Case SU160503/S160504 for a Q Speed automatic car wash on 1.32 acres. He said this is a commercial tunnel style car wash with access on Great Southwest Parkway and Bardin. He said the tunnel is to be located on the east side of the car wash. The vacuum is to be located inside a building but the hoses will be on the outside. Mr. Hinderaker said this is located close to residential property on the south and staff had concerns regarding noise because of the residential so staff required a sound study and based on that study the noise impact on the residential is negligible. He said the masonry building meets Overlay standards and there are no appeals. Mr. Hinderaker said he received one letter from a property outside of the notification area at the Planning and Zoning Commission but a petition was provided earlier to Council of those homeowners opposed to the car wash. He said the Planning and Zoning Commission asked for a masonry screening wall between the larger commercial property and the residential area beginning at Great Southwest Parkway and extending for 295 ft. He said staff could not fully support this request.

Council Member Copeland asked about the 180 ft or property left after the masonry wall is constructed. Mr. Hinderaker said there are setback requirements which depend on the height of the structure that comes in. Council Member Copeland said the owner could lose property of the 180 ft. for a 20' setback. Mr. Hinderaker replied that would be sufficient space for a dental office or something similar to build on this site.

Lonny Folsom, 6053 Walnut Drive, Fort Worth, said he currently operates two of these locations. He complimented staff who assisted with moving the building around so the sound does not go into the adjacent neighborhood. He said he had met with the PID Board and they voted to approve. He said the sound study showed noise at 42 decibels and with the masonry wall there should be little noise going into the neighborhood. The vacuum is inside so most noise is contained. There will be no music allowed and no loitering. He said there will be a camera system and he will work with the police department. The car wash would be open until 8:00 p.m. and

entrances will be chained off at that time. All managers are instructed to give back to the community and become good members of the community.

Donald Silverman, 14801 Quorum Drive, Suite 160, Dallas, TX, said he was pleased to be in Grand Prairie. He said the quality of the project is great and staff has been very helpful. He said that effort had been made to minimize the noise impact. Mr. Silverman said he thought this use would fit well on this site rather than a fast food restaurant. He said this carwash would add 13-16 new jobs for the community. Mr. Silverman added this will be a cornerstone for developing the 16 acres. He said at the Planning and Zoning hearing there were a number of people who spoke in support of this case.

Council Member Shotwell asked if there was anyone interested in the 180' lot adjacent to this site. Mr. Silverman said over the last 60 days he had a lot of interest from users, including an auto parts retailer. Council Member Shotwell suggested something less intensive up against the residential neighborhood. Mr. Silverman said he would not look at a fast food restaurant or other business with long hours.

Council Member Copeland asked if in future developments the 295' foot wall would be extended all the way to the west. Mr. Silverman replied as sections are developed, they will be obligated to continue that wall.

William Horton, 2650 Winslow, said he has lived in his home for 30 years and realized the adjacent property would eventually develop. He said he had walked and talked to neighbors and said they had not received a letter regarding the hearing. Mr. Horton expressed concerns about music being played and other noise. He said he was looking out for the best interest of the adjacent homeowners. He added that he was concerned about access in and out of the neighborhood.

Mr. Postell read the names of those who submitted speaker cards in support of this case: Viran Nana, 2924 Harlanwood, Fort Worth; Veronica Attlee, 6633 Eldorado Parkway, McKinney; Christina Folsom, 6053 Walnut Lane, Fort Worth; Flint Patel, 2216 Arbor Chase Circle, Arlington; Jim and LeaAnn Focht (no address provided); Keith Stowman, 1604 Navaro Court, Allen; Rick and Diana Smiley, 2646 Remington Drive; Autrionne Harris, 73 One Main Place, Fort Worth; and Jose R. Cruz, 352 Gilbert Circle.

The following names were contained on a petition against this case: Tony Brigman, 2621 Winslow Drive; Ramon Cantu, 2614 Winslow; Kamila Hollie, 2606 Winslow; Jessica King, 2606 Winslow; Brian Moore, 2602 Winslow; Roger Beall, 4101 Winslow; Nelda Shelton, 4105 Winslow; Germain Alamis, 4113 Winslow; Adrian Gandrillon, 2605 Winslow; Deborah Lane, 2641 Winslow; Lytton Waziullall, 4102 Emerson; William Horton, 2650 Winslow; Austin Mackey; Alan Musick; Shaunda Poster; David Tyler; Belinda Tyler; Briana King; Mayra Perez; Liz and Greg Mullen; Erika Henry; Justin Griggs; and Michael Dyer; 2630 Winslow.

Council Member Wooldridge asked what time the carwash would open. Mr. Folsom replied it would open at 7:00 a.m.

Council Member Fregoe asked Mr. Folsom about the masonry wall and if there was a definite commitment that they will put up the wall. Mr. Folsom replied there would be a 295' masonry wall that will be six feet high. Council Member Fregoe asked if the wall would be an effective barrier to sound. Mr. Hinderaker said the wall is the standard requirement for commercial next to residential. Council Member Fregoe asked if staff had concerns regarding traffic flow. Mr. Hinderaker said the applicant worked well with the city and the traffic engineer okayed the traffic flow pattern.

Diana Smiley, 2646 Remington Drive, stated she was a member of the PID Board and had submitted a letter in favor of the car wash. She said the applicant met with the PID Board and spent a couple of hours explaining how they rearranged the building and did a noise study to make sure they were not going to disturb the neighborhood. Mr. Smiley said this seems like a better choice than a 24-hour fast food restaurant. She said she visited the Benbrook car wash and found it was one of the quietest carwashes. There was signage stating "No Music" and no one was playing music; the attendants wore uniforms; there was no trash around it. She said the people who signed the petition did not have the opportunity to hear the presentation to know all the details.

Council Member Copeland asked if the proposed masonry wall would be built right against the existing wooden fences and are those wood fences directly on the property line of homeowners. Mr. Hinderaker said the developer will work to replace the wood fence but that is really a choice of the homeowner. Council Member Copeland commented that if some of the fences are not built on the property line there will be some gaps.

Council Member Fregoe stated even after listening to the citizens' concerns, he had come to the conclusion that there could very well be something less desirable on this site.

Council Member Fregoe moved, seconded by Council Member Copeland, to close the public hearing and approve Case SU160501/S160504 with the masonry wall to be built as proposed. The motion carried unanimously.

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

39

SU160504 - Specific Use Permit - 2248 Poulin Ave (City Council District 5). Consider a request for a 2,400 square foot major auto repair facility and an 893 square foot addition to an existing auto rear facility on one lot on 0.459 acre. The property is zoned Light Industrial (LI) and lies within the Central Business Corridor District No. 3; generally located at the southeast corner of Poulin Avenue and Jere Street. The agent is E.D. Hill and the owner is Mauricio and Flor Figueroa. (On July 11, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

Mr. Hinderaker reviewed Case SU160504 an SUP for auto body paint and repair. He said the existing facility would be expanded. A new 2,400 sq. ft. metal building is also proposed which is a deviation from standards. A masonry dumpster enclosure and concrete parking spaces will be added. There will be a maximum of three tenants. He said there is an open ditch drainage and the applicant is proposing to pave the approach to the property. Mr. Hinderaker said the applicant has met all dimension exception requirements except the lot depth requirement of 150' (applicant has asked for a variance to 100'). The applicant has also requested a variance for a metal building from the required masonry facade. He said staff was not opposed to this request.

Council Member Shotwell asked if there would only be two buildings on the lot. Mr. Hinderaker said they have one already and will add another. He said there would be access off Poulin and Jere Street. The applicant cannot use non-improved areas for storage of any kind. Council Member Shotwell asked if cars are to be worked on

there must be paperwork for them. Mr. Hinderaker replied that was correct. There is no screening for cars being worked on so repairs must be made in a building.

E.D. Hill, 209 Skye, Midlothian, said he prepared the site plan. He said there will be two tenants in the building.

Council Member Shotwell asked if the applicants know they cannot have any cars stored outside and they cannot work on cars outside. Mr. Hinderaker said if a car is operative, they could park it outside until they pull it in to work on it. Council Member Shotwell asked that this item be table until there was clarification on whether cars could be stored outside whether they were operable or not.

Council Member Shotwell moved, seconded by Council Member Swafford, to close the public hearing and table Case SU160504 to the next meeting. The motion carried unanimously.

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

40

SU160701 - Specific Use Permit - 2478 Fort Worth Street (City Council District 1). Approve a Specific Use Permit to operate a Major Auto Repair and Paint & Body Shop within an existing commercial/industrial building. The request is for a 3,152 square foot lease space within a 9,800 square foot industrial building located on 0.424 acre at northeast corner of Fort Worth Street and N.W. 25th Street (2478 Fort Worth Street), is zoned Light Industrial (LI) District and is within the Central Business Corridor Overlay District, Section 1. The owner is Quango Le. (On July 11, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

Mr. Hinderaker reviewed Case SU160701, for a major auto repair and paint and body shop. He said this was a legal non-conforming property. Mr. Hinderaker stated there were some parking issues. There are three suites in building currently with nine parking spots (8 are required) but there is not a lot of room for extra vehicles. There is to be no outside storage or screening.

Quy Pham, 2478 Fort Worth, was present to answer questions.

Mayor Pro Tem Clemson moved, seconded by Council Member Shotwell, to close the public hearing and approve Case SU160701. The motion carried unanimously.

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

Enactment No: ORD 10109-2016

41

Z160701 - Zoning Change - 1606 Ranch Road (City Council District 6). Approval of a Zoning Change from Agriculture (A) District to Single Family-Five (SF-5) District for the construction of a single family detached residence. The subject property is currently zoned Agriculture (A) District, and is located south of Camp Wisdom Road and east of Matthew Road. The

agent is William Edwards, WR Edwards Group and the owner is Jessie Martinez. (On July 11, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

Mr. Hinderaker reviewed Case Z160701. He stated this area was developed in early 1970's and came into the city subpar with regard to improvements (no city water; no sewer; no fire hydrants; non-paved private roads). He said there were other properties have been rezoned SF-5. Mr. Hinderaker said the applicant wants to build a home on a previous mobile home lot because a mobile home legally cannot be brought back on the site. He said there had been discussion on this property with the Council Development Committee and the fact that the owner has a piece of property that they could not do anything with so it was not fair. Mr. Hinderaker said the applicant is proposing a 2513 sq. ft. home contingent upon the size required for the septic system. He said there were no appeals. Staff and the Planning and Zoning Commission recommended approval.

Williams Edwards, 6060 N. Central Expressway, Dallas, civil engineer for the project, was present to answer questions.

Deputy Mayor Pro Tem Wooldridge said he had a concern that there was no fire hydrant and the applicant was not present.

Deputy Mayor Pro Tem Wooldridge moved, seconded by Council Member Thorn, to close the public hearing and approve Case Z160701. The motion carried unanimously.

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

Enactment No: ORD 10110-2016

42

Z160702 - Zoning Change - Gilbert Circle (City Council District 1). Approve a request to rezone .95 acres from General Retail (GR) District to Single Family-Five (SF-5) District. The subject property is located at 352 Gilbert Circle. The applicant is Robert Richardson, CBG Surveying Inc. and the owner is Jose Cruz. (On July 11, 2016, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

Mr. Hinderaker reviewed Case Z160702 a request to rezone to SF-5 to subdivide the property to build another home. There are surrounding SF-5 uses on the south, east and west sides, so the requested zoning fits in and there is an existing home on the property. He said the applicant has met all platting requirements.

Bill Thompson, 107 Lodd Court, said this was a great opportunity to build another home there and there was no better use for this property. He said the adjacent homeowners were supportive.

Jose Cruz, 352 Gilbert Circle, submitted a speaker card in support of this case and was present to answer questions.

Mayor Pro Tem Clemson moved, seconded by Council Member Giessner, to close the public hearing and approve Case Z160702. The motion carried unanimously.

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

Enactment No: ORD 10111-2016

Items for Individual Consideration

43

Board/Commission Appointments

Sharon Ward was appointed to the Commission on Aging.

Council Member Fregoe moved, seconded by Council Member Thorn, to appoint Sharon Ward to the Commission on Aging. The motion carried unanimously.

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

Citizen Comments

Charlie Garza, stated he was present to introduce himself as a candidate for State Representative District 101.

David Pitts, 506 Curts Drive, stated he moved to Grand Prairie in 1981. He said he was concerned about issues across the country between citizens in some communities and police. He said he was also concerned about some of the videos showing the use of deadly force by some officers in some cities because these events have fueled mistrust in some communities. Mr. Pitts said Grand Prairie has been fortunate and suggested we are not immune and that it could happen here. He asked if the Police Department was getting the support they need with regard to weapons, body cameras, etc. He said that Grand Prairie is a very diverse city. He said some mistrust may come from the tenor and tone of the police officer. Mr. Pitts said on July 19, 2015, he was walking through the neighborhood and was stopped by a police officer. The department has to be very cognizant how it serves a very diverse community.

Adjournment

Mayor Jensen adjourned the meeting at 8:20 p.m.

The foregoing minutes were approved at the August 16, 2016 meeting.

Catherine E. DiMaggio, City Secretary