



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Minutes - Final City Council

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Tuesday, December 9, 2014

4:30 PM

City Hall - Briefing Room  
317 College Street

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### Call to Order

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

**Present** 8 - Mayor Ron Jensen  
Mayor Pro Tem Richard Fregoe  
Deputy Mayor Pro Tem Tony Shotwell  
Council Member Jorja Clemson  
Council Member Greg Giessner  
Council Member Jim Swafford  
Council Member Lila Thorn  
Council Member Jeff Wooldridge  
**Absent** 1 - Council Member Jeff Copeland

### Staff Presentations

- 1 Public Safety Officer Intern Program - Presented by Police Chief Steve Dye  
  
*Chief Dye introduced Lt. Ronnie Morris. Lt. Morris stated that the interns represent diversity in the community and the commitment of the department. He said many of the duties performed by interns free up time for patrol officers to be on the job. Each of the interns introduced themselves to the Council.*  
  
*Kristen Spivey, Detention Manager, said that she created a model that will be used across the state for detention officer interns. She said the interns receive real world educational opportunities and they are being indoctrinated into the Grand Prairie culture. Each of the interns introduced themselves to the Council.*  
  
*Chief Fite, introduced the Fire Department intern who had received his EMT certification at Dubiski High School. He said the intern would be entering the process for hiring on to the Fire Department as a paramedic at FS 10. Another intern will be hired this year.*  
  
**Presented**
- 2 Development Update - US287 Corridor - Presented by Bill Crolley, Planning and Development Director, and Ron McCuller, Public Works Director  
  
*Bill Crolley, Planning Director, updated Council on the South Sector Development. He said Greenway Trails consists of 384 acres with 861 lots originally planned but there are now gas wells placed there so there will not be that many lots. Mr. Crolley said Prairie Ridge has the first water district developer agreement signed 11/14/2005. Windsor Hills is partially in the ETJ and partially in Midlothian ETJ. The development is proposed at 23,380 acres and 5,762 units according to the developer agreement adopted 3/32009. Mr. Crolley said there is a railroad running through the property, so*

*from a traffic standpoint the developer will need to find a way to get across the railroad tracks. Lakeview Hills is 1,622 acres with 4,044 units according to the draft developer agreement.*

*Ron McCuller, Public Works Director, stated that after annexation of the south sector property in 1999, he approached Mansfield and Midlothian and got contracts for a lift station that was built to serve all the developments in this area. A force main will carry waste from the lift station to the TRA Regional plant. There are gravity lines to the lift station running through Corps property so it has taken some time to get permits and entry permits. He said the city participated with Prairie Ridge for a water line. Future lines in the ETJ will be built primarily by developers.*

*Tom Hart, City Manager, said when this area builds out the city will need to provide public safety to the area. He said there is not a lot of commercial to fund these services. Technically, the city does not have to service some of this area, but in some areas the ETJ is directly across from the city lines. He said staff is looking at options such as a PID being formed. Mr. Crolley said in Windsor Hills and Lakeview Hills developer agreements, they have a PID to fund public safety, but the PID would not generate enough revenue for a long time.*

*Chief Fite said there is an Emergency Service District (ESD) in Ellis County that has revenue (10 cents per \$1,000 in valuation) for fire protection. They contract with Midlothian Fire Department. Johnson County has an ESD and they contract with Mansfield. These districts cover fires only; not EMS. There is no ESD in the donut hole. Midlothian covers the part adjacent to their city limits. In the donut hole, an ESD can be formed by the developer.*

*Chief Dye said there are no ESD's on the police side. Service is predicated on city limits; others will be supported by the County. There are some issues which need to be addressed such as the city can not staff a patrol officer for 200 homes. If the developer wants to do a PID for police protection, that would be more efficient. However, if there is a crime in progress against a person in the ETJ or donut hole, it will come into dispatch and an officer will respond.*

*Mayor Jensen asked if the city would be willing to give Midlothian some of the donut hole. Mr. Crolley said this discussion had taken place and staff was trying to arrive at the 287 Corridor because Loop 9 was going to be built. Mr. Crolley went over boundary adjustments along Hwy. 287. The Wild Horse Trust Disannexation took place in 2009; (Ref. Ord 8056). The owner of this property now wants to do a gun range. Chief Dye said the property owner is following NRA guidelines, but it is right next to a highway. The Ashley Property was disannexed in 2009 (Ref: Ord. 7988). The city denied the annexation request of the Lamon Property. The Cottonwood Commercial was annexed into the city by Ord. 7143.*

*Deputy Mayor Pro Tem Shotwell asked how many homes are in the city limit part of Prairie Ridge. Mr. Crolley said nothing was being planned at this time.*

**Presented**

**3**

Update on Water Restrictions - Presented by Ron McCuller, Public Works Director

*Mr. McCuller stated that beginning January 1, 2015, watering will be allowed only one day a week.*

**Presented**

## Agenda Review

*Deputy Mayor Pro Tem Shotwell referred to Consent Agenda Item 17. Robert Myers, Interim Purchasing Manager, said the vehicle inspection service was being moved in-house.*

*Council Member Swafford referred to Planning and Zoning Item 32 (Case SU141103) and stated that the Planning and Zoning Minutes need to be corrected to show Mr. Womack voted against this case. Council Member Wooldridge stated that Item 28 (Case S141201) was in District 6, not District 4). Council Member Thorn stated that Item 27 (Case S141202) was in District 3, not District 1. Mayor Pro Tem Fregoe asked why Item 33 was coming directly to Council. Mr. Crolley stated that Unified Signage Plans do not go to the Planning and Zoning Commission, but the staff Development Review Committee had reviewed the request. Jim Hinderaker, Chief City Planner, said was recommending denial, but the Dairy Queen and Cinemark have had pole signs approved, but staff had been consistent with its recommendation to deny. Deputy Mayor Pro Tem Shotwell said many businesses in that area do not have pole signs.*

## Executive Session

*Mayor Jensen convened an executive session at 5:40 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.087 "Deliberations Regarding Economic Development Negotiations." The executive session was adjourned at 6:20 p.m.*

## Recess Meeting

**Mayor Jensen recessed the meeting at 6:20 p.m.**

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### 6:30 PM Council Chambers

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**Mayor Jensen reconvened the meeting at 6:50 p.m.**

**The Invocation was given by Larry Land, Grand Prairie Victim Relief Ministry. The Pledge of Allegiance to US Flag and to the Texas Flag were led by Council Member Thorn.**

## Presentations

**4**

**Donation of Art Piece to the City of Grand Prairie - Presented by Tammy Chan, Special Projects Manager**

*Tammy Chan, Special Projects Manager, unveiled a donation of artwork by artist, Pamela Summers. She said Ms. Summers had taught ex-offenders how to make tile and glaze tile. The art piece will be placed at the Main Library. Ms. Chan introduced Pam Summers and her husband, Raymond Raines, and Michelle Tilley and Pedro*

*Almonza who were participants in the project.*

**Presented**

- 5** Employee of the Month - Erika Soto, Fire Administration

*Chief Fite introduced Erika Soto, EMS Program, as Employee of the Month for December. Mr. Hart presented Ms. Soto with an engraved clock and thanked her for her dedication to the city.*

**Presented**

## **Consent Agenda**

*Council Member Swafford was absent during the beginning of the regular meeting and rejoined the meeting at 7:20 p.m.*

**Mayor Pro Tem Fregoe moved, seconded by Council Member Clemson, to approve Items 6 through 23 on the Consent Agenda. The motion carried unanimously.**

- 6** Minutes of the November 18, 2014 Meeting

**Approved on the Consent Agenda**

- 7** New Option Contract - Timeless Hangars, Inc., Location 23 South B - Grand Prairie Municipal Airport

**Approved on the Consent Agenda**

- 8** New Lease - Mark Blackmon - Location 1 South - Grand Prairie Municipal Airport

**Approved on the Consent Agenda**

- 9** New Airport Lease - Staggerwing Development #4 LLC

**Approved on the Consent Agenda**

- 10** Authorize the sale of two tax foreclosure properties located at 1937 El Paso and 1810 Beaumont to the Grand Prairie Community Housing Development Organization

**Approved on the Consent Agenda**

- 11** Authorize the purchase of a Smithco Sprayer, Turfco Turbine Blower, and accessories for Prairie Lakes and Tangle Ridge golf courses from Luber Bros. via the Buy Board Discount contract # 447-14

**Approved on the Consent Agenda**

- 12** Contract with Site Landscape Development for landscape maintenance (\$297,017.39) in Westchester PID (Council Districts 3 and 6)

**Approved on the Consent Agenda**

- 13** Construction contract to Basecom Construction Services in the amount of \$70,823 for various renovations to the Public Safety Building, plus a 5% construction contingency in the amount of \$3,541, plus \$2,000 for Texas Department of Licensing and Regulation (TDLR) registration, plan review, and post construction site review for a total request of \$76,364.

**Approved on the Consent Agenda**

- 14** Application for and acceptance of the FY 2015 Assistance to FireFighters Grant (AFG) program, administered by the Federal Emergency Management Agency (FEMA), in the amount of \$164,153.80 for the purchase of Piston Driven Mechanical CPR devices with a cash match of \$24,623 (15%).

**Approved on the Consent Agenda**

- 15** Purchase of mobile video systems from L-3 Communications Mobile-Vision, Inc. at a cost of \$100,220 through an inter-local agreement with the City of Dallas.

**Approved on the Consent Agenda**

- 16** Purchase of Double Drum Compactor and Asphalt Paver (from ROMCO Equipment Co.) and a Tag-Along Trailer (from Interstate Trailers, Inc) for a total of \$209,321.60 through national inter-local agreements with Buyboard.

**Approved on the Consent Agenda**

- 17** Reject bids for purchase of State of Texas Vehicle Inspection Services.

**Approved on the Consent Agenda**

- 18** Ordinance amending the FY 2013/2014 Cemetery Operating Fund Budget by appropriating \$10,814 from Ending Resources and adding \$75,005 in revenues from increased Section Sales, Internment Fees, Burial Box Sales, and Other Sales.

**Adopted**

Enactment No: ORD 9800-2014

- 19** Ordinance amending the FY 2014/2015 Capital Improvement Projects budget and the Capital Lending and Reserve Fund; and approve a contract with Lee Lewis, Inc., Dallas, Texas in the amount of \$20,000 for pre-construction services, and approve a Construction Services Fee of 2% to be applied to the actual approved construction costs for the EPIC Recreation and Indoor Waterpark project and Central Park Improvements

**Adopted**

Enactment No: ORD 9801-2014

- 20** Ordinance amending the FY 2014/2015 Capital Improvements Projects Budget and a contract amendment with KSA Engineers to add bidding services to an existing contract for design of a taxiway and taxilane at Grand Prairie Municipal Airport

**Adopted**

Enactment No: ORD 9802-2014

- 21** Resolution allowing the City to accept a donation of a tile art piece from artist Pamela Summers

**Adopted**

Enactment No: RES 4738-2014

- 22** Resolution authorizing the City Manager to apply for and accept a grant from the Texas Department of Transportation to fund additional DWI enforcement during the Christmas, New Year, Spring Break, Independence Day and Labor Day holiday periods in the amount of \$8,000.

**Adopted**

Enactment No: RES 4739-2014

- 23** Resolution appointing Herb Rolph, Chair of the Grand Prairie Chamber of Commerce, to the Boards of Directors for three Tax Increment Financing (TIF) Zones

**Adopted**

Enactment No: RES 4740-2014

### **Public Hearing Consent Agenda**

**Mayor Pro Tem Fregoe moved, seconded by Council Member Thorn, to table Items 25 and 26 indefinitely, and table Item 27 to the January 20 meeting, and approve items 28 and 29 on the Public Hearing Consent Agenda. The motion carried unanimously.**

- 25** SU141101/S141101 - Specific Use Permit/Site Plan - 1629 E Main Street (City Council District 5). Consider approval of a Specific Use Permit for Automotive Re-Builder and Inoperable Auto Holding Yard uses in a Light Industrial (LI) District. The subject site is located at 1629 E Main St and is located within the Central Area Overlay District, Central Business District No. 2 (CBD 2). This property is generally located on the south side of E. Main St and east of S.E. 16th St. The agent is Danny Moussavi and the owner is Hamid Moussavi. (On December 1, 2014, the Planning and Zoning Commission tabled this case by a vote of 8-0.)

**Tabled**

- 26** S141103 - Site Plan - Stripe-A-Zone (City Council District 1). Consider a request for the approval of a Site Plan for the expansion of an existing Contractor Shop with Heavy Equipment and Outside Storage on 6.5 acres. The subject property, zoned Commercial Office (CO) District and within Central Business District No. 1, is located south of Jefferson Avenue and west of Cox Drive. The agent is Walter Nelson and the owner is David Sargent, Strip-A-Zone. (On December 1, 2014, the Planning and Zoning Commission tabled this case by a vote of 8-0.)

**Tabled**

- 27** S141202 - Site Plan - 4126 S Carrier Pkwy (City Council District 1). Consider a request to approve a Site Plan to construct a 6,537 sf emergency clinic. The subject property, addressed as 4126 S. Carrier Pkwy and zoned PD-173, is general located west of S. Carrier and south of I-20. The agent is Chad Suito, PMRG, the applicant is Josh Millsap, Bury, Inc., and the owner is Travis Molis, Albertson's, LLC. (On December 1, 2014, the Planning and Zoning Commission tabled this case by a vote of 8-0)

**Tabled**

- 28** S141201 - Site Plan - Timberview Ranch Apartments (City Council District 4). Approve a site plan to construct and operate a multi-family residential development. The 17.84-acre property is generally located south of S.H. 360 and west of Mirabella Boulevard (S.L. Ferrell Survey, Abstract 516 Tracts 2C02, 2A05, and 2A04A), is zoned Planned Development 346 (PD-346) and is within the S.H. 360 Overlay District. The agent is Brian Rumsey, Cross Architects and the owner is Spencer Byington, SWBC Timberview Ranch Apartments. (On December 1, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

*Adam Everett, 1255 West 15th Street, Suite 125, Plano, TX, submitted a speaker card in support of this item.*

**Approved**

- 29** S141203 - Site Plan - The Quadrangles on Interstate 20 (City Council District 4). Approve a site plan to construct and operate a multi-family residential development. The 13.89-acre property, located at 2755 W. IH-20, is zoned Planned Development District 140-B (PD140-B) and is within the IH-20 Overlay District. The agent is Ross Frankfurt, the applicant is Eric Frankfurt, Grand Prairie 20, LP, and the owner is Eric Frankfurt, E.S. Frankfurt Management Inc. (On December 1, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

*Eric Frankfurt, 5950 Sherry Lane, #205, Dallas, TX, and Ross Frankfurt, 5950 Sherry lane, #205, Dallas, TX, submitted cards in support of this item.*

Approved

## Public Hearing on Zoning Applications

30

S141204 - Site Plan - Avera (City Council District 1). Approval of a Site Plan for a 345,150 square-foot industrial warehouse distribution center. The subject properties (Joseph C Reed Abst 1729 TR 4.3, 4.5 and TR 4.6, P H Ford ABST 1711 TR 3 and TR 3.5) are located on the northwest corner of N Highway 161 and January Ln and within the SH-161 Overlay District. The applicant is Rick Kight, Park 161, LLC and the owners are David O'Connor, Series Trust, Durward Moore, Grand Prairie Series Trust 2003-1, Lauren Butler, Pooled Funds Trust, Durward Moore, 19th Street Trust, and C.M. Edwards, Daisy Field Trust. (On December 1, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

*Jim Hinderaker, Chief City Planner reviewed Case S141204, a warehouse site plan which recently went through a PD zone change. He pointed out adjacent uses. Mr. Hinderaker said this would be a fenced and gated facility with access to January Lane and SH161. There will be a 30' buffer on January Lane and a 15' buffer along the west and north property lines. He said parking, landscape and dimensional plans are in compliance with requirements. This site is in the SH161 Overlay District which requires two articulation zones at the entrance. The applicant has asked for an appeal to the articulation zones which requires 3 to 1 ratio, and the applicant is asking for 2 to 1 ratio. Another appeal is for the dumpster buffer from 50" to 35'. Mr. Hinderaker said staff and the Planning and Zoning Commission recommended approval.*

*Deputy Mayor Pro Tem Shotwell asked if there would be masonry walls on the residential sides. Mr. Hinderaker said there would be masonry on any residential side. Mr. Shotwell said when this site was rezoned, traffic was a concern. Mr. Hinderaker said there was to be no truck traffic on January Lane and no right turn westbound; trucks must go eastbound to SH161. He said staff had restriped January Lane which improves the impact to residents. Deputy Mayor Pro Tem Shotwell said drivers coming in to places like this from out of town will follow their GPS and from SH360 it may tell them to come down January Lane. Mr. Hinderaker said they can enter from January Lane and staff is looking at trying to put signage to tell them to go no further than this business. Mr. Shotwell said staff may want to make January Lane a No Truck street. Mr. Hinderaker said that the Transportation Plan initially recommended that Daja Lane would come through and connect to January Lane. As a result, there is an access easement to allow access to Daja Lane.*

*Rick Kight, 7880 San Felipe #250, Houston, TX, and Thomas Khamooshi, 3515 McFarlin Blvd, Dallas, TX, submitted speaker cards in support of this item.*

**Council Member Clemson moved, seconded by Council Member Wooldridge, to close the public hearing and approve Case S141204. The motion carried unanimously.**

**Ayes:** 7 - Mayor Ron Jensen; Mayor Pro Tem Richard Fregoe; Deputy Mayor Pro Tem Tony Shotwell; Council Member Jorja Clemson; Council Member Greg Giessner; Council Member Lila Thorn and Council Member Jeff Wooldridge

**Excused:** 1 - Council Member Jim Swafford



31

Z141201 - Zoning Change - 130 and 138 Lakeview Drive (City Council District 5). A request to rezone property from Planned Development (PD-332) District for Neighborhood Service (NS) District uses with a Mini-Warehouse Use, and a Specific Use Permit (SUP) for a Mini-Warehouse Facility to a Planned Development allowing Neighborhood Service (NS) District uses, contractor shop uses with no outside storage, and other specified service uses. The 0.87-acre property, located at 130 and 138 Lakeview Drive. The agent is Chuck Precopia and the owner is Phil Boriack, Boriack Interiors, Inc. (On December 1, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0.)

*Council Member Swafford entered the meeting at 7:20 p.m.*

*Mr. Hinderaker reviewed Case Z141201, a PD for mini-storage on .87 acres/2 lots. He said the Planning and Zoning Commission approved uses in the SUP category. Staff was concerned about contractor activity at this location. The owner said there would be no outside storage and any vehicles left overnight would be screened. Mr. Hinderaker said staff has now changed position and recommended all uses.*

*Ronald Storm, 622 San Pedro, said he had spoken with neighboring businesses and homeowners and no one had any objections. He thanked staff for their assistance.*

*Chuck Precopia, 2774 Bardin Road, thanked the Planning and Zoning Commission, staff and Council for their support during this process.*

*Deputy Mayor Pro Tem Shotwell said he had met with the property owner, Mr. Hinderaker and Mr. Precopia and worked out the list of uses. Hours will be 7:00 a.m. to 10:00 p.m. and vehicles will be kept behind a fence.*

**Deputy Mayor Pro Tem Shotwell moved, seconded by Council Member Giessner, to close the public hearing and approve Case Z141201 as presented by staff. The motion carried unanimously.**

**Ayes:** 8 - Mayor Ron Jensen; Mayor Pro Tem Richard Fregoe; Deputy Mayor Pro Tem Tony Shotwell; Council Member Jorja Clemson; Council Member Greg Giessner; Council Member Jim Swafford; Council Member Lila Thorn and Council Member Jeff Wooldridge

Enactment No: ORD 9804-2014

32

SU141103 - Specific Use Permit - 301 N. Belt Line Road (City Council District 5). Approval for a Specific Use Permit for Quick Lube and Tune services and Tire Sales and Installation with Outside Display within a General Retail (GR) District. The subject site is located at 301 N. Belt Line Rd at the northwest corner of Small Hill St. and N. Belt Line Road. The agent is Joel Downs, Texas Horse Stalls and the owner is Mohammad Ghanim, Belal Investment, Inc. (On December 1, 2014, the Planning and Zoning Commission recommended approval of this request by a vote of 7-1.)

*Mr. Hinderaker reviewed Case SU141103 an SUP for Car Zone on the northwest corner of Beltline and Small Hill. He said there is an existing auto repair business including state inspections. The applicant will be making a significant expansion and will be adding quick lube and tune service. There are several issues as far as Code*

*Enforcement on this property and staff has some reservations about the use at this site. Mr. Hinderaker said the applicant maintains that the expansion will correct some of the code issues. The expansion will consist of 2400 sq. ft and an additional three bays for a total of six and some additional new concrete. The applicant is proposing to close the access on Small Hill. The applicant has requested outdoor display of tires, but staff is not in favor of this. The applicant has also requested 40 sq. ft. of outside storage next to building. Mr. Hinderaker stated at the Planning and Zoning Commission hearing, the property owner said there are proposals to clean up the existing building to match the new portion. He said there are no appeals. Mr. Hinderaker went over code violations including outdoor storage of wheels and tires and working on cars outside the bays; storage of tires; and parking several cars on property. The SUP will need to be reviewed in one year. Mr. Hinderaker said there is also an issue with underground storage tanks which were removed, but paperwork was not filed; staff is requiring paperwork from TCEQ to determine the tanks were properly removed.*

*Aladdin Hamed, 301 N. Beltline Road, stated that he had run the business for nine years and was available to answer questions. Mohammed Ghanim, 301 N. Beltline, and Amer Mostfa, 301 N. Beltline, submitted speaker cards in support of this item.*

*Deputy Mayor Pro Tem Shotwell asked if the proposed expansion was to the west. Mr. Hinderaker replied that it was. Mr. Shotwell asked if staff was recommending only one curb cut on Small Hill and one on Beltline. Mr. Hinderaker replied that was correct. Mr. Shotwell asked about the property behind the expansion and wanted to ensure that this area was not full of tires, cars, and trash. Mr. Hinderaker said Code would keep an eye on that property. Mr. Shotwell asked if would be agreeable for outdoor display if it was kept at 40 sq. ft and it stayed within 15 ft. of the building. Mr. Hinderaker said staff did not have a lot of concern about the 40 sq. ft against the building, but the applicant did not have a good track record and that is why staff recommended against outside display. Mr. Shotwell said if the applicant did not keep storage where it belongs, this would be a good reason not to approve the SUP in a year. Mr. Shotwell asked if the one year timeline started with approval of the case. Mr. Hinderaker said it would, however, if the expansion had not started within six months, the SUP could be extended. Mayor Jensen said if violations continued, it would be difficult to get the SUP renewed in a year.*

**Deputy Mayor Pro Tem Shotwell moved, seconded by Council Member Clemson, to close the public hearing and approve as presented by staff with the exception that outside display from 10 ft. of the building is not to exceed 40 sq. ft. The motion carried unanimously.**

**Ayes:** 8 - Mayor Ron Jensen; Mayor Pro Tem Richard Fregoe; Deputy Mayor Pro Tem Tony Shotwell; Council Member Jorja Clemson; Council Member Greg Giessner; Council Member Jim Swafford; Council Member Lila Thorn and Council Member Jeff Wooldridge

Enactment No: ORD 9803-2014

**33**

USP141101 - Unified Signage Plan - Goodyear Signage (City Council District 4). Approval of a Unified Signage Plan allowing for the placement of an approximately 58 square foot static pole sign approximately 26 feet in total height from grade. The 0.91 acre property, zoned PD-36 and located within the I-20 Corridor Overlay District, is located at 2810 W. Interstate 20. The owner is Chan Lee, Goodyear Property.

*Mr. Hinderaker reviewed Case USP141101, 2810 I-20 Frontage Road in the I-20 Overlay District. He said the applicant was asking for a 58 sq. ft. pole sign which*

would be 26' from grade. Mr. Hinderaker pointed out that just down the street the Dairy Queen sign had been allowed. He said staff recommended denial of the request because of concerns about other corridors and opening the door for pole signs.

Bernard Morin, 2810 W I-20, said that he understood that staff preferred monument signs, but they are not visible from I-20 and trees are growing up in front of the store so the sign on the storefront is not visible. Mr. Morin said that Firestone, Care Now, and Northern Tool have pole signs.

Mayor Pro Tem Fregoe commented that there are a significant number of pole signs in that area. Mr. Hinderaker said that many of those mentioned by the applicant were put in before the I-20 Overlay District was put in place. Mr. Fregoe said it would be a hindrance not to grant the pole sign to this business.

Mayor Jensen said he had maintained being against pole signs, but along this corridor there are many pole signs.

Deputy Mayor Pro Tem Shotwell asked how the other pole signs were put in place. Mr. Hinderaker said that Golden Corral was there after the Overlay District. Some newer businesses got them because there was a pole sign before and they simply replaced it with their sign. The Golden Corral was denied the pole sign with their site plan. Mr. Shotwell pointed out there was a lot of undeveloped land in the I-20 Overlay District and asked whether it would be a good idea to amend the Overlay District. Mr. Hinderaker said this could be reviewed with the Council Development Committee. Mr. Crolley said staff would look at undeveloped areas and discuss with the Council Development Committee.

**Mayor Pro Tem Fregoe moved, seconded by Council Member Swafford, to close the public hearing and approve Case USP141101. The motion carried unanimously.**

**Ayes:** 8 - Mayor Ron Jensen; Mayor Pro Tem Richard Fregoe; Deputy Mayor Pro Tem Tony Shotwell; Council Member Jorja Clemson; Council Member Greg Giessner; Council Member Jim Swafford; Council Member Lila Thorn and Council Member Jeff Wooldridge

## **Citizen Comments**

Hamilton Eh Imiica, 1325 Daja Lane, stated that he left Arlington and had paid \$3000 in cash to towing Ex Calibur for towing fees. He said he asked his apartment manager about their towing policy and was shown parking places where he could park anytime. However, a month later he received a notice that a new towing company Ex Calibur was being hired by the apartment complex. Mr. Imiica said after his car was towed his drivers license and laptop were gone. Towing fees of \$220/day accrued while he got his drivers license replaced. He said the apartment complex has now changed the policy to duration of stay rather than 7 days for parking.

## **Adjournment**

Council Member Clemson thanked everyone for their prayers and God's grace these past months and wished everyone a Merry Christmas and Happy New Year.

**Mayor Jensen adjourned the meeting at 8:00 p.m.**

*The foregoing minutes were approved at the January 6, 2015 Council Meeting.*

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*Catherine E. DiMaggio, City Secretary*