



Minutes - Final
City Council

Tuesday, October 13, 2015

4:30 PM

City Hall - Council Chambers
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 Jim Swafford
Deputy Mayor Pro Tem Jorja Clemson
Council Member Jeff Copeland
Council Member Richard Fregoe
Council Member Greg Giessner
Council Member Tony Shotwell
Council Member Lila Thorn
Council Member Jeff Wooldridge

Staff Presentations

- 1 Grand Prairie ISD Bond Issue - Presented by Susan Hull, Grand Prairie ISD Superintendent

Teri Wilson, Chief of Staff, Grand Prairie ISD, explained the three-step election to be held by the school district on November 3, 2015. The ballot will include a proposition on a tax rate ratification; a \$91 million bond issue; and a \$65 million refunding bonds to achieve a lower interest rate. Ms. Wilson went through projects that would be completed if the bond issue passes as well as a raise for teachers and staff.

Council Member Shotwell asked Ms. Wilson what would happen if this bond issue does not pass, but the homestead exemption, which is on the November ballot as a constitutional amendment, does pass. Ms. Wilson said she did not have that information readily available, but would get that information for Council.

Presented
- 2 High Speed Rail Update - Presented by Walter Shumac, Transportation Director, and Megan Mahan, Assistant City Attorney

Walter Shumac, Transportation Director, stated that at this time the high speed rail project being discussed has three legs: Dallas to Houston; Dallas to Fort Worth; and Fort Worth to Dallas. He said the project is at the early stages and will affect many Metroplex cities. He said many questions are still unanswered such as the cost of the project; who will be funding the project; and will the rails be at grade or elevated. He said possible stops are Fort Worth, Dallas and Arlington. Irving and Grand Prairie are unlikely to get stops. Megan Mahan, Assistant City Attorney, said most likely the project will be funded by private or federal funds, but she said she was hesitant to rely on that as a funding source. She said that a commission would be formed to include representatives from each jurisdiction. She stressed that Grand Prairie definitely needs to have representation. Environmental studies are being done to

determine which alignment is feasible. The Regional Transportation Commission (RTC) is looking to see which private companies would be interested in funding the project. Mayor Jensen said the RTC has passed a resolution adopting a 3-stop plan: Arlington, Dallas and Fort Worth. The RTC is adamant about having a one-seat ride. Funding depends on the Houston and Dallas link. Dallas and Fort Worth would not be as privately funded. The cost is estimated at \$80 million per mile. Mayor Jensen said that Arlington and Grand Prairie are on the same page to keep the line on the southern route, however, Irving wants it on the northern route. City Manager Tom Hart said that funding may include Tax Increment Financing, but just being adjacent to the rail line with no stop will not increase Grand Prairie's financial impact.

Presented

3 Recognition of Erica Paige and Andrew Fortune, City Manager's Office Interns

Chief Dye presented a certificate of recognition to Erica Page and Andrew Fortune, interns in the City Manager's Office, for their actions in a recent domestic dispute at the Chipotle Restaurant. He said their actions most likely saved a young woman from further violence without endangering themselves or others at the restaurant.

Presented

4 Epic GrandBreaking and Re-Cap of Events - Presented by Rick Herold, Parks, Arts and Recreation Director

Erin Fralicks gave a recap of events at the Farmers Market where a special event was planned for each week. She said the Farmer's Market was named Number 1 in Texas and in the top ten in the nation. She said many events held in the Presenting Series were sold out and Ms. Fralicks thanked Mayor Ron and Mrs. Rebecca Jensen for sponsoring the Presenting Series.

Ms. Fralicks went over events for the Epic Groundbreaking, including shuttles from Dubiski from 6:00 p.m. to 10:00 p.m.; live entertainment from 7:00 p.m. to 9:00 p.m. and an Epic reveal by Mayor Jensen at 9:00 p.m. followed by fireworks at 9:30 p.m. sponsored by HKS. The VIP reception and dinner will be sponsored by Lee Lewis Construction.

Presented

5 Farmers Market Red Ribbon Kickoff - Presented by Erin Fralicks-Whitlock, Parks, Arts & Recreation Events Coordinator and Gina Alley, Assistant to City Manager

Gina Alley, Assistant to the City Manager, stated that she has partnered with Grand Prairie ISD for Impact (a program to educate youth on the harmful effects of alcohol and drug abuse) which will kick off at the Farmers Market on October 24 from 10:00 a.m. to Noon. There are events planned during the week at 20 locations where 29,000 students will receive bracelets with anti-drug slogans. When students take the bracelets to participating vendors and restaurants, they will receive a discount. City Manager Tom Hart thanked Ms. Alley for the spirit with which she has undertaken this project. He said Impact can truly change lives.

Presented

Agenda Review

Mayor Pro Tem Swafford stated that 11 of the items on the Consent Agenda had been discussed by the Finance and Government Committee and some were reviewed by the Public Safety, Health and Environmental Committee and were recommended for approval. Mr. Swafford stated that an amendment would need to be made to Consent Agenda Item #8 when the motion is made. Council Member Shotwell asked about Item 55 on the agenda (Case SU141002/S141003). Jim Hinderaker, Chief City Planner, asked that this case be tabled until November 17, 2015.

Executive Session

There was no executive session.

Recess Meeting

Mayor Jensen recessed the meeting at 5:20 p.m.

6:30 PM Council Chambers

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

Pastor Tom Watson, Bowles Baptist Church gave the invocation. The Pledge of Allegiance to US Flag and to the Texas Flag were led by Council Member Thorn.

Presentations

- 6** Recognition of White House Champions of Change - Presented by Police Chief Steve Dye

Chief Steve Dye recognized Sgt. Alex Bielawski and Indeya Smith, Police Department Intern and Youth Boxing Program Participant. Sgt. Bielawski and Ms. Smith were one of seven pairs from across the country who were selected by the White House as a Champion of Change for Building Bridges between Youth and Law Enforcement.

Mayor Jensen announced that Ikea has presented the city with plans for a 300,000 sq. ft. store at SH161 and I-20. He also announced the groundbreaking of the Epic project to be held at the Summit on Saturday, October 17 from 6:30 p.m. to 9:00 p.m.

Presented

Consent Agenda

Mayor Pro Tem Swafford moved, seconded by Deputy Mayor Pro Tem Clemson, to approve Item 7, amend Item 8 (Concentra contract for drug-testing) to include the Fire Department; approve Items 9 through 45 on the Consent Agenda. The motion carried unanimously.

- 7** Minutes of the August 21, 2015 Budget Workshop; the September 1, 2015 meeting; and the September 15, 2015 meeting

Approved on the Consent Agenda

- 8** Price agreement with Concentra Medical Centers for city-wide drug testing and pre-employment screening services for all departments except Fire for a three-year contract effective November 1, 2015 to October 31, 2018 in an estimated annual amount *up to* \$77,951 per year, totaling \$233,853 over the three-year period. This agreement provides guaranteed pricing for two one-year renewal periods (years four and five) for an estimated annual amount up to \$79,454 beginning November 1, 2018 and up to \$80,988 beginning November 1, 2019 if such extensions are exercised to total an estimated five-year contract value of \$394,294; 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 concrete supplies from Craddock Lumber (up to \$68,737.00 annually) for one year with the option to renew for four additional one year periods totaling \$343,685.00 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 for sign hardware from Centerline Supply, Inc. (up to \$15,890.00 annually) for one year with the option to renew for four additional one year periods totaling \$79,450.00 if all extensions are exercised; and authorize City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term

Approved on the Consent Agenda

- 11** Price agreement for surface sealing treatment from Crossroads Asphalt (up to \$200,000 annually) for one year with the option to renew for four additional one year periods totaling \$1,000,000 if all extensions are exercised; and award a secondary to Innovative Roadway Solutions (up to \$200,000 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 potable water storage tank inspection, cleaning, and repair services from U.S. Underwater, Inc. through an inter-local agreement with the City of Carrollton at an estimated annual cost of \$62,603.00 for one year with the option to renew for three remaining additional one year periods totaling \$250,412.00 if all remaining extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuations of up to \$50,000 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** Price agreement for overhead doors and gates maintenance and repairs from Door Tech of Texas, Inc. (up to \$73,653 annually) for one year with the option to renew for four, additional one-year periods totaling \$368,265 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

- 14** Price agreement for high performance cold laid asphalt from APAC Texas, Inc. (\$125,000 annually) through a Master Inter-local agreement with Tarrant County, for one year with the option to renew for ---two (2) additional one year periods totaling \$375,000 if all extensions are exercised, and authorize the City Manager to execute the renewal options with aggregate price fluctuations of up to \$50,000 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

- 15** Reject proposals for Pavement Management Systems

Approved on the Consent Agenda

- 16** Ratification of a multi-year contract (one year with five one-year extensions) with UMS for library debt collection 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 appropriate by the City Council to satisfy the city's obligation during the renewal terms

Approved on the Consent Agenda

- 17** Contract with Future Outdoors, LLC for Fence Construction in the amount of \$72,970.95 - Walingford Village PID (Council District 3)

Approved on the Consent Agenda

- 18** Construction contract with the apparent low bidder, Reconstruction Experts, Inc., in the bid amount of \$581,641.30 plus a 5% contingency in the amount of \$29,082.06 for a total amount of \$610,723.36 for the installation of a Gateway Monument sign at the southwest corner of IH 20 at Great Southwest Pkwy.

Approved on the Consent Agenda

- 19** Grant Trinity River Authority (TRA) Permanent Sanitary Sewer Easements and Temporary Construction Easements for the Mountain Creek Relief Interceptor, Segments MC-7 and MC-8

Approved on the Consent Agenda

- 20** Routine Airport Maintenance Program (RAMP) Grant from Texas Department of Transportation - Aviation Division (TxDOT-Aviation) in the amount of \$100,000 (\$50,000 City/\$50,000 TxDOT-Aviation)

Approved on the Consent Agenda

- 21** Annual Hardware and Software Support with Tyler Technologies, Inc. for Municipal Court software, in the amount of \$57,578.76

Approved on the Consent Agenda

- 22** Award bid for the completion of one residential reconstruction project to replace the Dalworth Police Storefront house to Johnson Construction Services in the amount of \$84,900

Approved on the Consent Agenda

- 23** Purchase of a Wanco WCT-BS-0000-6A - Portable Diesel Surveillance Trailer from Wanco Security and Surveillance Company in the amount of \$59,990.00 through funding from the previously awarded 2014 Urban Area Security Initiative (UASI) Grant through the North Central Texas Council of Governments (NCTCOG)

Approved on the Consent Agenda

- 24** Contract with Scientel Wireless, LLC for a one year maintenance agreement of the wireless communication network through an HGAC cooperative purchasing agreement at a cost of \$79,974.00 plus a 5% contingency of \$3,998.70, and \$3,185 for in-house staff time for a total cost of \$87,157.70

Approved on the Consent Agenda

- 25** Change Order/Amendment No.6 with North Texas Contracting, for the South Sector Lift Station in the amount of \$50,173.00 for pump start-up preparation

Approved on the Consent Agenda

- 26** Change Orders/Amendments Nos. 1-4 with Mart, Inc. for the Briefing Room/CMO Contract in the net amount of \$60,536.76

Approved on the Consent Agenda

- 27** Change Order No. 1 with SYB Construction in the amount of \$16,879.00 for FY15 Wastewater Replacements at various locations throughout the city

Approved on the Consent Agenda

- 28** Change Order No. 2 with SYB Construction in the amount of \$66,590.00 for FY15 Wastewater Replacements at various locations throughout the city.

Approved on the Consent Agenda

- 29** Change Order/Amendment No.2 with SJ Louis construction for the South Sector Wastewater Gravity Main Project in the total amount of \$59,932.00

Approved on the Consent Agenda

- 30** Change order No. 2 with Red the Uniform Tailor for law enforcement uniforms in the amount of \$95,000, and authorize the City Manager to execute the renewal options with aggregate price fluctuations up to \$50,000 of the original maximum price as 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

- 31** Resolution accepting a Wildlife Hazard Assessment Grant

Adopted

Enactment No: RES 4780-2015

- 32** Resolution authorizing the City Manager to execute a master inter-local purchasing agreement between the City of Grand Prairie and the City of Hurst, Texas

Adopted

Enactment No: RES 4781-2015

- 33** Resolution approving a contract between the City of Grand Prairie, American Quarter Horse Association, and Lone Star Park at Grand Prairie, for the 2015 American Quarter Horse Association in the amount of \$34,695

Adopted

Enactment No: RES 4782-2015

- 34** Resolution authorizing the resale of three tax foreclosure properties located at 2038 Fort Worth Street, 1926 Avenue A and 1821 Holland Street to the Grand Prairie Community Housing Development Organization

Adopted

Enactment No: RES 4783-2015

- 35** Resolution approving the current City of Grand Prairie Debt Management Policy without revision to become effective upon passage and approval

Adopted

Enactment No: RES 4784-2015

- 36** Resolution approving the City of Grand Prairie Investment Policy, without revision, to become effective upon passage and approval

Adopted

Enactment No: RES 4785-2015

- 37** Resolution approving the Floodplain Management Plan for the Community Rating System Program Update

Adopted

Enactment No: RES 4786-2015

- 38** Resolution approving the Floodplain and Stormwater Management Program for Public Information for the Community Rating System Program Update

Adopted

Enactment No: RES 4787-2015

- 39** Ordinance authorizing the abandonment of a 7.5-foot unneeded utility easement at 7259 Mirada

Adopted

Enactment No: ORD 9942-2015

- 40** Ordinance amending Schedule III of the Traffic Register by revising the effective times of the existing school zone for the combined campus of Lee Elementary and Uplift Lee Preparatory School on East Grand Prairie Road.
- Adopted**
- Enactment No: ORD 9943-2015
- 41** Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget; and Amendment/Change Order No. 1 with Halff Associates in the amount of \$299,600 for the eastbound IH 30 Frontage Road between NW 7th and Beltline Road
- Adopted**
- Enactment No: ORD 9944-2015
- 42** Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget; Change Order Number 1 with XIT Paving & Construction in the amount of \$23,536.41 for Intersection Improvements at the intersection of Carrier Parkway and Corn Valley Road
- Adopted**
- Enactment No: ORD 9945-2015
- 43** Ordinance amending the FY 2015/2016 Capital Improvement Projects Budget; and a price agreement for Comprehensive Disaster Recovery Management Services from Hagerty Consulting (up to \$300,000 annually) for one year with the option to renew for four (4) additional one year periods totaling \$1,500,000 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
- Adopted**
- Enactment No: ORD 9946-2015
- 44** Ordinance defining the Police Department's authorized positions in each classification for Fiscal Year 2016.
- Adopted**
- Enactment No: ORD 9947-2015
- 45** Ordinance amending 9828-2015 in regard to the Shift Differential pay amount for authorized Civil Service positions and also specifying "at least three (3) years of continuous service" for eligibility into the Lateral Entry Program
- Adopted**
- Enactment No: ORD 9948-2015

Public Hearing Consent Agenda

Mayor Pro Tem Swafford moved, seconded by Deputy Mayor Pro Tem Clemson, to approve Items 46 and 47, table Item 48, approve Items 49 through 54, and table Item 55 to the November 17 meeting. The motion carried unanimously.

- 46** SN151001 - Street Naming - Burbank Way (City Council District 5).
Consider a request for approval of a new Street Name to establish Burbank Way as the official street name of a new public road lying in a generally north-south direction and approximately 210 feet in total length as located between Gifford Street and the I-30 Frontage Road.
- Adopted**
- Enactment No: ORD 9949-2015
- 47** SN151002 - Street Naming - Garden Way (City Council District 5).
Consider a request for approval of a new Street Name to establish Garden Way as the official street name of a new public road lying in a generally north-south direction and approximately 365 feet in total length as located between Gifford Street and the I-30 Frontage Road.
- Adopted**
- Enactment No: ORD 9950-2015
- 48** SU151003/S151003 - Specific Use Permit/Site Plan - CST Corner Store (City Council District 6). Consider a request to approve a specific use permit and site plan to construct and operate a convenience store with gasoline sales. The 1.99-acre property, zoned Planned Development 283 (PD-283) District, is located at 5100 Lake Ridge Parkway, is within the Lake Ridge Corridor Overlay District. The applicant is John Measels, John Thomas Engineering and the owner is Kris Ramji, Victory @ Lake Ridge LLC. (On October 5, 2015, the Planning and Zoning Commission tabled this case by a vote of 9 to 0)
- Tabled**
- 49** S101103A - Site Plan Amendment - Crosspoint Church (City Council District 4). Approve a Site Plan for an approximate 8,400 sq. ft. expansion of the Crosspoint Church of Christ. The 9.81 acre property, zoned Planned Development (PD-140, is addressed as 3200 W. Bardin Road. The agent is Steve Elliott, CMA and the owner is Johnny Jinks, Crosspoint Church of Christ. (On October 5, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Approved

- 50** S151004 - Site Plan - Trinity Hearth and Home (City Council District 1). Approve a Site Plan for a 58,300 sq. ft. warehouse, office, and showroom building to be occupied by Trinity Hearth & Home. The 2.92 acre property, zoned Light Industrial (LI) District, is addressed as 2937 Hard Rock Road and is generally located west of S.H. 161 and north of W. Oakdale Road. The property is also located within the S.H. 161 Corridor Overlay District. The agent is Kristi Daniel and Tony Callaway, Callaway Architecture and the owner is Fredy Mize, Par-Mize LLC. (On October 5, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Scott Stone, 1207 Hampshire, Richardson, TX, submitted a speaker card in support of this case.

Approved

- 51** S151005 - Site Plan - Trinity 161 Center (City Council District 1). Approval of a Site Plan for a 266,450 sq. ft. industrial warehouse distribution center. The 15.06 acre property, split-zoned Planned Development (PD-221 & PD-221A), is generally located east of S.H. 161 and north W. Trinity Boulevard. The property is also located within the S.H. 161 Corridor Overlay District. The applicant is Dan Warfield, Halff Associates, Inc. and the owner is Audre Rapoport, Rapoport Foundation. (On October 5, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Kyle McCullah, 12221 Merit Drive, Dallas, 75251, submitted a speaker card in support of this item and was present to answer questions.

Approved

- 52** S151006 - Site Plan - Faith Fellowship Missionary Baptist Church (City Council District 6). Approval for a site plan for the expansion of an existing development, The Faith Fellowship Missionary Baptist Church. The site is about 1.6 acres and is zoned Planned Development 173 (PD-173). The property is generally located on the east side of Robinson Rd., south of Westchester Pkwy. The owner is Kim Anding, Faith Fellowship Missionary Baptist. (On October 5, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Ms. Freddy Young, 4138 Robinson Road, submitted a speaker card in support of this item.

Approved

- 53** SU151007 - Specific Use Permit - Heritage at Turner Park (City Council District 5). Approve a specific use permit to operate an assisted living facility. The 3.48-acre property, zoned General Retail (GR) District, is located at 820 and 914 Small Street. The agent is Ronald Payne, Southwest LTC-Grand Prairie, LLC and the owner is Brian Reynolds, 820 Small Street, LLC. (On

October 5, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Mr. Hinderaker stated this is a Specific Use Permit for an existing nursing home facility named Heritage at Turner Park, 820 Small Street. He said the property has changed ownership and the new owners found out it did not have an SUP. It is a legal non-conforming use, but the applicant wanted to clear up this issue.

Mark Hesse, 1518 Legacy Drive, Frisco, submitted a card in support of this case and was present to answer questions..

Lisa Almanza, 330 NE 10th Street, stated she received a letter about this hearing and asked what a "buffer" meant. Mr. Hinderaker the required notices were sent out to properties within 300' of this property to let them know of the public hearing if they had any concerns. He said the facility is not expanding. Ms. Almanza stated that the existing fencing around the facility is wooden and is in need of repair.

Mayor Jensen asked the applicant to request the owner to repair the fence.

Verlene Cooper, 331 NE 10th, stated the existing fence is in need of repair.

Carmen Cordero, 323 NE 10th Street; Maricela Chavez, 326 NE 10th Street; and Wayne Suzy, 331 NE 10th Street, submitted cards in opposition to this case.

Council Member Shotwell said this facility had been at this location for quite some time and he was glad the owners would be improving the property. He asked the neighbors to keep the city informed as to the condition of this property.

Council Member Shotwell moved, seconded by Council Member Thorn, to close the public hearing and approve Case SU151007 with a condition that the owner is to repair the existing fence. The motion carried unanimously.

Enactment No: ORD 9958-2015

54

TA151001 - Text Amendment - Drainage and Floodplain Management. Approval of a Text Amendment to Article 12, "Platting," Article 14, "Drainage," Article 15, "Floodplain Management," and Article 22, "Fee Schedule," of the Unified Development Code (UDC) for the purpose of revising text to improve consistency among the UDC and the Drainage Design Manual. The owner/applicant is Stephanie Griffin, City of Grand Prairie Engineering Department. (On October 5, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Adopted

Enactment No: ORD 9951-2015

55

SU141002/S141003 - Specific Use Permit/Site Plan - 4125 E Jefferson Street (City Council District 5). Approval of a Specific Use Permit and Site Plan to permit an Auto Salvage Yard. The 35.62-acre property, zoned Heavy Industrial (HI) District, is located immediately south of E. Jefferson Street and approximately 1,600 feet west of N. Merrifield Road (Dallas). The property is also located within the Central Business District No. 4. The agent is Adel Zantout, JEA HydroTech Engineering, Inc. and the owner is Michael Miller.

(On October 5, 2015, the Planning and Zoning Commission denied this request by a vote of 8-1).

This case is being appealed per Article 1 Section 1.11.5.9 of the Unified Development Code, City Council action is scheduled for November 17, 2015.

Tabled

Public Hearing on Zoning Applications

56

Z150901/CP150901 - Zoning Change/Concept Plan - Winding Creek Apartments (City Council District 2 AND City Council District 4). Amend the concept plan and uses for Planned Development-29 (PD-29) and Planned Development 231A (PD-231A) Districts to allow multi-family uses. The 22.98-acre property, generally located north of Sara Jane Parkway and west of Bob Smith Parkway, is split-zoned PD-29, PD-231A, and PD-265 and is within the State Highway 161 (SH-161) and Interstate Highway 20 (I-20) Corridor Overlay Districts. The applicant is Bryan Moore, DBA Architects and the owner is Sally Smith, Bob Smith Mgmt. (On October 5, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Mr. Hinderaker reviewed Case Z150901/CP150901. He said the biggest issue with this case is that the site is not very deep and this requires 100' setback on the front and similar setbacks on the sides. The applicant proposed 13 buildings and 336 units. Mr. Hinderaker said a site plan will be coming forward if this is approved. The applicant is proposing a 20' setback to 40' along the frontage on Sara Jane. The building designs are similar to the existing development adjacent to this site. He said there is a deviation on the direct access into apartments from garages.

Mr. Hinderaker reviewed requested appeals including one-bedroom units will be 650 sq. ft from the required 690 sq. ft.; two-bedroom units will be 900 sq. ft. vs. the required 980 sq. ft.; and the three-bedroom units will be 1000 sq. ft. vs. the required 1100 sq. ft. The UDC requires 90% masonry with 25% stone and the applicant is proposing 100% on the front facade and 80% masonry and 20% fiber cement on the other facades. The roof pitch is required to be a mix of 6:12 and 10:12 and the applicant is proposing 4:12 and 8:12. The UDC allows a maximum of three stories at 35' and the applicant has proposed three stories at 40 ft.

Mr. Hinderaker said the UDC requires setbacks of 100 ft. on the front and the applicant has requested 20 ft. and 40'. The side yard setback is proposed to be 30 ft.; rear yard setback will be exceeded because of the floodplain the rear of the property. He said the Planning and Zoning Commission and staff recommended approval.

Mayor Pro Tem Swafford noted that the PD allows 2" caliper trees, but asked that the trees be 3" caliper. Council Member Fregoe asked Mr. Hinderaker if the Planning and Zoning Commission had approved the case with the requested variances. Mr. Hinderaker stated that they had.

Brian Moore, 111 S. Kentucky, Suite 210, architect representing the applicant, said

they would be planting 3" caliper trees and was present to answer any questions.

Council Member Fregoe moved, seconded by Mayor Pro Tem Swafford, to close the public hearing and approve Case Z150901/CP150901. The motion carried unanimously.

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

Enactment No: ORD 9952-2015

57

SU151001/S151001 - Specific Use Permit/Site Plan - Auto Care Central (City Council District 2). Approval for Specific Use Permit to allow used auto sales. The site is about 1.3 acres and is zoned Planned Development 56 (PD-56). The property is generally located on the north side of Pioneer Pkwy., east of S Carrier Pkwy, and addressed as 520 W. Pioneer Pkwy. The agent is Rick Sala and the owner is Nader Farokhrouz, Scope Enterprises, Inc. DBA/Auto Care Central. On October 5, 2015, the Planning and Zoning Commission denied this request by a vote of 8-1).

This case is being appealed per Article 1 Section 1.11.5.9 of the Unified Development Code.

Mr. Hinderaker said this case was denied by the Planning and Zoning Commission on October 15, 2015 and the applicant has appealed the case. He said the Planning and Zoning Commission expressed concerns about an auto sales business moving east of Carrier.

Mr. Hinderaker stated the applicant wanted used auto sales and currently has an Auto Care Center with six service bays. He said the applicant wishes to pave an area and display used autos for sale on 13 spaces along the street with an additional 30 spaces as inventory spaces behind the building. There will be no inoperable vehicles. Mr. Hinderaker said staff recommended approval to the Planning and Zoning Commission but commission members did not want auto sales in this area.

Council Member Copeland asked if there were other issues at the Planning and Zoning hearing in addition to the location. Mr. Hinderaker said there was a discussion of auto sales east of Carrier, but not specifically about display of vehicles, and that it might set a precedence. Mr. Copeland asked if this was a good type of SUP so that it could be reviewed if others came forward. Mr. Hinderaker replied that this is already an auto repair facility so auto sales might be a complementary business. Mr. Copeland asked if there was anything in the SUP that prohibited flags or other items to attract customers. Mr. Hinderaker said in the SUP for the display of vehicles it did prohibit flags or having the hoods open to draw in customers.

Council Member Shotwell asked if there were any negative comments from adjacent homeowners after notices of the hearing were sent. Mr. Hinderaker replied they had not received any negative comments from those who were notified.

Rick Sala, 339 E. Sandra Lane, said he believed there is an emotional response from the Planning and Zoning Commission when used auto sales is mentioned. He said this property owner had invested a substantial amount of money in his facility and has a good track record. This is an ancillary use and this would not take away from his existing business. The PD originally allowed any use, but the overlay on Pioneer

Parkway requires an SUP. Mr. Sala said there is already auto repair at this facility and the applicant is asking to add 13 spaces for used car sales. There would be no major repair to the vehicles which will be late model cars. He said the applicant is willing to do whatever it takes to make this project happen. He added the applicant would consider any stipulations on advertising on the property. Mr. Sala asked for a provisional approval for three years to be revisited at that time.

Council Member Copeland said he was concerned about what is between the 13 spaces and Pioneer Parkway.

Nader Farokhrouz, 6951 Sea Harbor Drive, stated in 2010 he got approval for his auto repair facility on Pioneer Parkway. Council Member Showed stated that most auto repair facilities that are franchised are run by managers but Mr. Farokhrouz runs his facility. Mr. Farokhrouz asked Council what he would need to do to get this approved. He agreed there would be no flags or banners flying.

Council Member Giessner asked Mr. Farokhrouz where he planned to get his inventory. Mr. Farokhrouz said they would be newer models purchased at auctions. He said they may change tires and do oil changes but there would be no major body repairs and he did not have the facility to do major repairs.

Council Member Copeland asked Mr. Farokhrouz how he would advertise his vehicles. Mr. Farokhrouz said there is an existing sign and he would add "Auto Sales" to that sign. He said there would only be eight cars right near Pioneer Parkway; the other five would be on the side. Council Member Copeland said they had heard from several people that Mr. Farokhrouz is a fine businessman. He asked Mr. Farokhrouz if he would have a partner. Mr. Farokhrouz said he would not and that he did not want to jeopardize his business or reputation.

Mayor Jensen pointed out that the city supported Mr. Farokhrouz's current business regardless of how this vote goes. Mayor Pro Tem Swafford said he went to his business and spoke to him about this SUP and he has an outstanding business. Mr. Swafford told Mr. Farokhrouz that he thought he said all used cars would be in back. Mr. Farokhrouz said the plan that was submitted was for eight vehicles on Pioneer Parkway and the other five would be on the west side of the building.

Council Member Copeland asked about the fence with concrete that will be added for the vehicle inventory. Mr. Hinderaker replied it was in compliance. Council Member Giessner asked the vehicles under repair would be. Mr. Farokhrouz said those vehicles will be kept in the bays inside. Mr. Giessner said he wanted to make sure he was not doing away with the repair business to make it all used auto sales.

Rose Hamilton, 1302 Birchbrook Street, said she has been a client of Mr. Farokhrouz for many years and that he is very reasonable and accommodating. She said he always does a great job and his building is immaculate inside and outside. Ms. Hamilton added that his prices are very reasonable and it is a convenient location.

Reed McIntosh, 313 E. Springdale Lane, said he met Mr. Farokhrouz, in 2002 when he purchased the business behind Church's at Pioneer and Corn Valley. He said it is difficult to find a car business run by someone you can trust. Mr. McIntosh said he has been a customer of Mr. Farokhrouz since 2002. He said Mr. Farokhrouz goes out of his way to help people even when you cannot afford to pay he will arrange payments. Mr. McIntosh said Mr. Farokhrouz is an honest man and if you look at his existing business you can see what his new business will be like.

Patty Waldrup, 2632 San Sabastian Circle, said she has known Mr. Farokhrouz

since 2006 and has a 2002 Pontiac minivan with over 260,000 miles and it is because of Mr. Farokhrouz. She said he takes care of his customers and you can definitely trust him to take care of your car and be fair.

Lupe Salazar, 4416 Rosedale, said Mr. Farokhrouz was a man of character and his facility is very clean. He asked Council to give Mr. Farokhrouz the opportunity because he had already proven himself and his business.

Eric Murillo, 4634 Essez; and Linda Santos, 319 Hopewell Street, submitted speaker cards in support of this case.

Mayor Pro Tem Swafford said he was impressed with Mr. Farokhrouz and his current business and the way he treats his customers. He said he was not opposed to used car lots, but he could not support a used car operation on Pioneer Parkway.

Council Member Shotwell said this case reminded him of a car lot that wanted to locate on the west side of Carrier on Pioneer, but Lightning Motor Sports is one of the best looking businesses on Pioneer Parkway. He said there may be a problem with the SUP following the land, but it is the operator that matters. He said Mr. Farokhrouz has a good track record, but could not vote yes for denial.

Council Member Copeland stated he would like Council to table this case and take the case back to staff. He said he had a concern about the promises that there will be no flags. Mayor Jensen said if the votes to deny are in the majority tonight, that is the end of the case.

Council Member Wooldridge stated that three or four years ago there was a man who spoke during Citizen Comments because he was selling a car in front of his place of business and was cited, but this may be a trend. Council Member Shotwell said this is a specific use and each case will be looked at as each request comes in. He added that Mr. Farokhrouz has offered to have the SUP revoked if he sells the property. Council Member Thorn asked how long the SUP would be in effect. Mayor Jensen said if the motion fails, you can stipulate the amount of time.

Council Member Fregoe asked how long the SUP would be. Mr. Hinderaker said any duration could be stipulated in the motion.

Mayor Pro Tem Swafford moved, seconded by Mayor Jensen, to close the public hearing and deny Case SU151001/S151001.

The motion failed by the following vote:

Ayes: Mayor Jensen; Mayor Pro Tem Swafford; Deputy Mayor Pro Tem Clemson; and Council Members Giessner

Nays: Council Members Copeland, Fregoe, Shotwell, Thorn and Wooldridge

Council Member Shotwell moved, seconded by Council Member Fregoe, to close the public hearing and approve Case SU151001/S151001 with staff's recommendations: advertising on existing sign only (no flags, banners, or writing on cars; no salvaging or damaged vehicles; no body work; the SUP to go with the owner versus the land); one year renewal requirement. Council Member Wooldridge asked for an amendment and Council Member Shotwell accepted the amendment to keep the dealer's license in Mr. Farokhrouz's name. The motion carried by the following vote:

Nayes: 1 - Council Member Greg Giessner

Enactment No: ORD 9953-2015

Mayor Jensen called a recess at 8:00 p.m. and reconvened the meeting at 8:11 p.m.

58

SU151004 - Specific Use Permit - 309 SE 14th Street (City Council District 5). Approval of a Specific Use Permit for Major Auto Repair uses, including mechanical repairs and auto body repairs. The site is 0.3 acres and is zoned Commercial (C) within Central Business District 3 (CBD 3). The property is generally located south of Jefferson St. and east of Belt Line Rd. The owner is Vincente Duan and the surveyor is Steve Keeton, Keeton Surveying. (On October 5, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Mr. Hinderaker said this case was for a major autobody shop with paint. He said there is a building on the site and there are seven head-in parking spaces off 14th Street. He said on the back side of the property there are an additional six spaces on the adjacent residential property and the applicant is proposing additional spaces on this site. On the south side the applicant is proposing a wood fence. On the opposite side of the existing building there is no fencing proposed on the north side. The applicant is proposing to do auto body, mechanical repair and paint. Mr. Hinderaker said staff wanted to make sure all work is done inside and there would be no salvaging. There is to be no parking, storing or maneuvering vehicles on the street. Mr. Hinderaker said staff recommended approval with conditions that there would be no salvaging; use of the R-O-W is prohibited; all vehicles must be in a parking space; and the case would come back for review in one year. Also, if the detached garage is removed, the masonry screening wall must be extended.

Council Member Wooldridge asked if this would require a paint booth. Mr. Hinderaker replied that it would. Council Member Shotwell said this is a very busy street and to the north is an auto repair business that got nasty looking and staff still has to keep a close eye on it. He said he went to the businesses next door to this site (City Glass and Village Cleaners) and they are okay with this with some caveats (no cars parked outside overnight).

Council Member Shotwell moved, seconded by Council Member Wooldridge, to close the public hearing and approve Case SU151004 with the Planning and Zoning and staff recommendations; no cars are to be worked on in the front and no more than eight cars in the back; no parking in the fire lane; no overnight parking; no parking in the front; and there will be a six-month and a one-year review. The motion carried unanimously.

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

Enactment No: ORD 9954-2015

59

SU151005 - Specific Use Permit - 3318 E Jefferson Street (City Council District 5). Approval for a Specific Use Permit for used auto sales. The site is 0.34 acres and is zoned Light Industrial (LI) within Central Business District 4 (CBD 4). The property is addressed 3318 E. Jefferson St. The applicant is Juan Rodriguez, the architect is Joseph Wilkins, Design Alchemy LLC, and

the owner is John Benda. (On October 5, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

Mr. Hinderaker reviewed Case SU151005 for auto sales. He said there would be no repairs other than make ready service. The main issue addressed at the Planning and Zoning Commission hearing was that the parking lot is in bad repair and they made a recommendation to replace it with concrete but this has been resolved so staff recommends approval.

Council Member Copeland asked if there would be grass in front. Mr. Hinderaker said, yes, all operations will take place on the south side of the building. He said not many vehicles can be stored or displayed on site. Council Member Copeland asked Mr. Hinderaker if staff was comfortable with saying no parking on the grass. Mr. Hinderaker replied yes.

Council Member Shotwell asked Mr. Hinderaker to make sure all of the Auto Related Business inspectors know they cannot use the rear of the property for parking.

Council Member Shotwell moved, seconded by Council Member Copeland, to close the public hearing and approve Case SU151005. The motion carried unanimously.

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

Enactment No: ORD 9955-2015

60

SU151006 - Specific Use Permit - Import Auto Center, Inc. (City Council District 2). Approval of a Specific Use Permit for used auto sales and to codify existing non-conforming Automotive Business Related uses on the property. The site is 0.67 acres and is zoned Light Industrial (LI). The property is generally located south of Arkansas Ln. and east of Forum Dr. The owner is Hieu V Ha. (On October 5, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 8-1).

Mr. Hinderaker reviewed Case SU151006, for auto sales. He said this is an existing non-conforming autobody shop that does not have an SUP and the owner wants to codify their auto repair business to add auto sales. Mr. Hinderaker said the site does not have much room for parking. There will be three used auto sales spaces. All repairs will be done indoors and the used auto display spaces will be along the street. Vehicles are to be parked in parking spaces, there is to be no salvaging; and no parking/storing/maneuvering vehicles on the street. Mr. Hinderaker said there are 31 parking spaces required and 26 spaces are provided (the Development Review Committee has the authority to reduce by 15% to 27). He said the owner has a dealer's license. Mr. Hinderaker said staff requested a one-year renewal.

Hieu-Ha, 2808 Martsy Court, Arlington, TX 76014 and Joe Ezzell, P.E., 507 S. Durango, Irving, TX, were present to answer questions on behalf of the applicant.

Mayor Pro Tem Swafford asked that the variance for 26 parking spaces and review after one year be included in the motion.

Mayor Pro Tem Swafford moved, seconded by Deputy Mayor Pro Tem Clemson, to close the public hearing and approve Case SU151006 as recommended by staff and the addition of a one-year review and approval of

the variance for 26 parking spaces. The motion carried unanimously.

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

Enactment No: ORD 9956-2015

61

Z151002 - Zoning Change - Southgate (City Council District 4). To rezone 64.30 acres from Agriculture (A) District, Planned Development-185 (PD-185) and Planned Development-308 (PD-308) Districts to a Planned Development District for multi-family and commercial uses. The 64.30-acre property, zoned Agriculture (A) District, Planned Development-185 (PD-185) and Planned Development-308 (PD-308) Districts, is generally located south of Ragland Road between State Highway 360 (SH 360) and Day Miar Road, is within the State Highway 360 (SH 360) Corridor Overlay District. The agent is Rob Parsons, Gateway Planning and the owner is Charlie Anderson, TA Land Fund LP. (On October 5, 2015, the Planning and Zoning Commission recommended approval of this request by a vote of 6-3).

Mr. Hinderaker stated this case was for a zoning change only. The uses proposed include commercial, retail, and multi-family uses. He said this is one of the best commercial corners south of I-20. He said there are 36 acres of multi-family zoning at 30 units per acre; the balance of the property would be commercial for big box and restaurants. He explained the deviations from current standard including density increase from 24 units per acre to 35 units per acre (dropped down to 30 units per acre by the Planning and Zoning Commission); front setbacks decreased from the required 100 ft. to 10 ft.; side setback decreased from 75-110' to 20'; and rear setbacks 75-110 feet to 10 feet. The UDC requires 90% masonry on all facades of the multi-family buildings and the applicant is proposing 80%; the UDC requires a minimum of 30% of the minimum required parking to be attached garages and a minimum of 20% of the 30% must be direct access to the living unit and the applicant is requesting a reduction to 15%; fences are required between non-residential and residential uses and the applicant requests this be waived. Mr. Hinderaker said the Planning and Zoning Commission recommended approval of reduced density from 35 to 30 units per acre. At the Planning and Zoning Commission hearing, there was a split vote of 6-3 because some members thought this site should be reserved for commercial retail and not multi-family.

Mayor Pro Tem Swafford asked if the CIP budget contained Ragland and Day Miar in this year's budget. Tom Hart, City Manager, said it is in this year's CIP budget because he was trying to get a head start because some surrounding cities have infrastructure in place. He said staff decided to do an overlay around Ragland and bring it all the way around, with the final road configuration from SH360 to Ragland. Mr. Crolley the road would be from about the entrance to the church or Lynn Creek entrance. Mr. Swafford asked about Day Miar. Mr. Hart said it will be finished from the park entrance and will be converted back to asphalt and the 90 degree curve will be taken out this year. The project for Day Miar south is currently in the engineering phase.

Council Member Copeland noted that this is a request for a zoning change but specifics were being discussed. Mr. Hinderaker said the developer is requesting to codify their zoning PD and they are putting the requirements into the PD using UDC multi-family requirements. He said the developer has a completely different style of

PD than we have currently in Grand Prairie. Mr. Copeland asked if this zoning gets approved, could it go to another developer. Mr. Hinderaker replied yes, but they would have to come in with a different SUP. Mr. Hart said staff has had a lot of discussion on this case and have been candid with the developer if this had just been multi-family there was not a lot of incentive for the city. He said he was not sure that this site would ever develop entirely as commercial/retail. He added it was good to see some of these new types of developments coming to Grand Prairie and there is room on the commercial side that could attract a big box development.

Council Member Shotwell said in the staff write-up there are several items staff is not making recommendations on. Mr. Hinderaker said a lot of those were included as recommendations following the Planning and Zoning meeting where more specifics were presented by the applicant. Council Member Shotwell said he was concerned about cutting down on the garages because if they do not have garages the cars are parked outside somewhere.

Council Member Giessner said he was not comfortable voting on the zoning change with all of the requested appeals. He said until he could see solid plans he was not comfortable approving the appeals. Mr. Hinderaker said he had this same conversation with the applicant and normally we wait until the site plan to deal with these appeals, however, the applicant is concerned that funding sources would not go forward without these appeals being approved.

Bill Crolley, Executive Director for Planning, Transportation and Engineering, said a large portion of this property is already zoned commercial and this case is really adding a portion of the multi-family that is already zoned commercial.

Charlie Anderson, 4801 W. Lovers Lane, Dallas, 75209, stated this project started in 2007 for three tracts with a total of 64 acres. He said the format for retail is getting smaller, except grocery stores. He said the first phase will commence with the infrastructure to attract retail. Mr. Anderson said he believed this will be a well-received site along SH360 and Debbie Lane is a major artery from Mansfield. He said the Planning and Zoning Commission asked why grant any exceptions but to go forward and design this project, a lot of these modifications are necessary to be able to get the required density. The tuck under garages only can be built under a certain amount of units. He said there is no residential adjacency so setbacks are less impactful on this site. Mayor Jensen commented that he does not have an issue with this particular ordinance, but there are areas where he would not want a 10' setback.

Mr. Anderson said the first phase would be the site closest to the freeway. He said there is a natural draw on the property that could be a natural drainage area/retention pond as a focal point. The city could possibly create a linear park adjacent to Day Miir Road. Council Member Copeland asked what was on Loyd Park side. Mr. Anderson said he thought the campsites were further east and there is a park maintenance road south of this site. Scott Polikov, 3000 McKinnon Street, Dallas, 75201, stated there will be uniform minimum 10' yard setbacks on all frontages. Green spaces will be integrated within the multifamily project; those spaces shall be made accessible by walkable pathways. The site layout will provide for any surface parking to the side and behind buildings along the primary drive in front of the project as well as adjacent to the frontage road of SH360. Exterior materials will be 80% masonry and 20% other material (not limited to stucco to encourage design variety).

Council Member Giessner suggested that staff may need to look at the UDC to make room for these kinds of developments.

Council Member Shotwell said staff had discussed the 30% garage parking. Mr. Anderson said the Planning and Zoning Commission agreed to 15% of garages to total parking spaces. There will be garages and tucked under garages. Mr. Anderson said there will be surface and covered parking but he did not have a count yet. Council Member Shotwell asked what is accomplished if they agree to fewer garages than required. Mr. Polikov said there will be higher rent per square foot and a higher quality building project. He asked that the parking proposal be presented with the site plan because at that time there will be a site analysis; rent analysis, etc. Mr. Crolley clarified with Council that for tonight they were considering 15% of garages. There was a Council consensus to that effect.

Mayor Pro Tem Swafford asked Mr. Anderson about the final density for multi-family. Mr. Anderson said it would be 30 units per acre.

Mayor Jensen asked if all of the Council Members were clear on what they were being asked to vote on. Mr. Hinderaker said all deviations talked about are what they are asking for but other requirements are included in the ordinance.

Council Member Fregoe moved, seconded by Council Member Wooldridge, to close the public hearing and approve Case Z151002 with 10' setbacks; 30% garage parking/20% attached; 10% enclosed detached parking; reducing units per acre to 30; . The motion carried unanimously.

Enactment No: ORD 9957-2015

Items for Individual Consideration

62

Case No.A-06-14 Second reading and final adoption of an ordinance annexing a portion of Hunter Ferrell Road currently situated within the jurisdiction of Dallas County and the City of Irving and as generally located between S. Belt Line Road and MacArthur Boulevard AND to consider a request to dis-annex a separate portion of Hunter Ferrell Road currently situated within the jurisdiction of the City of Grand Prairie and as generally located between S. Belt Line Road and MacArthur Boulevard AND to further consider a request to dis-annex a portion of MacArthur Boulevard currently situated within the jurisdiction of the City of Grand Prairie generally located and starting at the intersection of Hunter Ferrell Road and MacArthur Boulevard and extending southerly along MacArthur Boulevard approximately ½ mile, the purpose of which is to establish a mutual municipal boundary line, along said section of roadways, between the City of Grand Prairie, Texas and the City of Irving, Texas. The owner/applicant is The City of Grand Prairie Planning Department.

Mr. Hinderaker said this annexation was between E. Beltline and MacArthur. He stated that Council had recently approved a Memorandum of Understanding with Irving and Dallas to annex a portion of Hunter Ferrell. Mr. Hinderaker showed a map of the portions to be annexed and disannexed. Mr. Hinderaker stated this was the first reading of the ordinance and the second and final reading would be on the November 3 Council agenda.

Deputy Mayor Pro Tem Clemson moved, seconded by Council Member Thorn, to approve Case No. A-06-14 on first reading. The motion carried unanimously.

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

63

Public hearing and a resolution regarding the rehabilitation of the Williamsburg Apartments by the Dalcro Corporation utilizing Housing Tax Credits; per the requirements delineated below as established by the Texas Government Code. 2306.67071(b) and 10204(4)(B) of the Uniform Multifamily Rules

Bill Hills, Director of Housing and Neighborhood Services, stated that this item is a tax credit rehabilitation of the Williamsburg Apartments. He said the item must come to Council for approval as a result of recent legislation requiring a public hearing and resolution. Deputy Mayor Pro Tem Swafford said he had reviewed this application with Mr. Hills. He said the company will be putting \$12.2 million in to the rehabilitation.

There were no speakers who wished to speak during the public hearing.

Mayor Pro Tem Swafford moved, seconded by Deputy Mayor Pro Tem Clemson to close the public hearing and approve a resolution regarding the rehabilitation of Williamsburg Apartments utilizing Housing Tax Credits. The motion carried unanimously.

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

Enactment No: RES 4788-2015

64

Appoint members of the Crime Control and Prevention Board for two-year terms

Deputy Mayor Pro Tem Clemson moved, seconded by Council Member Thorn to appoint Council Members Greg Giessner, Tony Shotwell, Deputy Mayor Pro Tem Swafford and Council Member Lila Thorn to the Crime Control and Prevention District for a two-year term.

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

Citizen Comments

There were no citizen comments.

Adjournment

Mayor Jensen adjourned the meeting at 9:25 p.m.