



City of Grand Prairie

City Hall
317 College Street
Grand Prairie, Texas

Minutes - Final

City Council

Tuesday, September 19, 2017

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 Jeff Wooldridge
Deputy Mayor Pro Tem Jeff Copeland
Council Member Mike Del Bosque
Council Member Jorja Clemson
Council Member Richard Fregoe
Council Member Greg Giessner
Council Member Tony Shotwell
Council Member Jim Swafford

Staff Presentations

- 1** Flight of the Monarch - Presented by Mae Smith, Parks, Arts and Recreation Department
- Erin Hart, Parks, Arts and Recreation, updated Council on activities to be held during Flight of the Monarch on September 23, 2017, from 10:00 a.m. to 4:00 p.m.*

Presented

Agenda Review

Council Member Fregoe introduced Greg Petrey, from Tarrant County 9-1-1 District Board. Mr. Petrey was present to answer questions regarding the Tarrant County 9-1-1 budget (Consent Agenda Item 10). Mayor Jensen thanked Council Member Fregoe for serving on the Tarrant County 9-1-1 District Board.

Mayor Pro Tem Wooldridge asked if Council Members had questions on Consent Agenda Items 5 through 35. There were no questions. Mr. Wooldridge referred to Planning Public Hearings Items 36-45 and noted that the first three items were to be tabled and the rest were to be considered for approval.

Mayor Jensen recessed the meeting at 4:45 p.m.

Executive Session

Deputy Mayor Pro Tem Copeland reconvened the meeting and convened a closed session at 4:53 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Jensen adjourned the closed session 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.

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

Presentations

- 2** Presentation of Special Olympics Check with Proceeds of the 2017 Spring Classic Motor Cycle Rodeo - Presented by Chief Steve Dye
- Chief Steve Dye presented a check in the amount of \$8,000 from the 2017 Motorcycle Rodeo Spring Classic to Special Olympics.*
- Presented**
- 3** Eagle Scout Dillon Pryde Recognition - Presented by Mayor Ron Jensen
- Council Member Giessner congratulated Tyler Angerbauer and Dillon Pryde for achieving the rank of Eagle Scout. Mayor Jensen presented Mr. Angerbauer and Mr. Pryde with Certificates of Achievement.*
- Presented**
- 4** Blood Cancer Awareness Proclamation - Presented by Mayor Ron Jensen
- Council Member Del Bosque read a proclamation for Blood Cancer Awareness Month.*
- Presented**

Consent Agenda

Mayor Pro Tem Wooldridge moved, seconded by Council Member Fregoe, to approve Items 5 through 35 on the Consent Agenda. The motion carried unanimously.

5 Minutes of the September 6, 2017 Meeting

Approved on the Consent Agenda

6 Price agreement for armored car services from Trinity Armored Service (up to \$94,271.55 annually) for one year with the option to renew for four, additional one-year periods totaling \$471,357.75 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

7 Price agreement for Pest Control Services from Charles Pest Control Services, Inc. (up to \$11,985.00 annually) for one year with the option to renew for four additional one year periods totaling \$59,925.00 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

8 Change order with BrandEra for the 2017 Live Life Grand advertising campaign, promoting Grand Prairie as a tourist destination, as well as a great place to live, work and play, in conjunction with the city's Marketing Department in the amount of \$125,000

..Presenter

Amy Sprinkles, Marketing/Library Director

Approved on the Consent Agenda

9 Contract with Terry Briggs for one-year in the amount of \$56,000 plus mileage for personal services for the creation of video programs for GPTV and the city's YouTube channel in conjunction with the city's Marketing Department; and authorize a one-year extension, if funded

..Presenter

Amy Sprinkles, Communications, Marketing, Library Director

Approved on the Consent Agenda

- 10 Tarrant County 9-1-1 District FY 2017-18 Budget

Approved on the Consent Agenda

- 11 Contract with the Grand Prairie Arts Council for promotion and facilitation of arts in the community from Oct. 1, 2017, through September 30, 2018, in exchange for \$74,000 from the FY 2017/2018 Hotel Motel Fund as approved in the budget

Approved on the Consent Agenda

- 12 Emergency Mosquito Control Interlocal Agreement with Dallas County

Approved on the Consent Agenda

- 13 Interlocal Agreement with the City of Fort Worth for the collection and disposal of household hazardous waste at the Environmental Collection Center at a cost of \$50.00 per household, based on utilization, and not to exceed a total cost of \$81,000 for FY 2017

Approved on the Consent Agenda

- 14 Renew a five-year interlocal agreement with the North Central Texas Council of Government (NCTCOG) for Regional Storm Water participation and planning

Approved on the Consent Agenda

- 15 Interlocal Agreement with Dallas County for Health Services in FY 2017/2018 at an annual cost of \$38,854

Approved on the Consent Agenda

- 16 Trinity River Authority Laboratory Services contract for analysis of water and wastewater in an amount not to exceed \$273,000

Approved on the Consent Agenda

- 17 Purchase of one (1) generator and a one (1) month rental generator from Holt Cat through a national inter-local agreement with NJPA in the amount of \$104,051.06 for the generator purchase with a 5% contingency of \$5,202.55, a one (1) month rental generator in the amount of \$2745.67, and fuel for the new and rental equipment in the amount of \$948 for a total cost not to exceed \$112,947.28

Approved on the Consent Agenda

- 18 Kitchen remodel and bathroom repairs at Fire Station #5 located at 3202 S Great Southwest Pkwy through Home Depot utilizing US Communities Master Co-operative agreement at a total cost of \$65,985

Approved on the Consent Agenda

- 19** Assignment of Lease Agreement - Chad Ferrell, Aviator Air, LLC to Nataly Vivero Alvarez & Jorge Barrios Martinez, Radial Engine Restaurant, LLC.

Approved on the Consent Agenda

- 20** Purchase of fitness equipment for the EPIC Recreation Center in the amount of \$112,612.00 from Marathon Fitness

Approved on the Consent Agenda

- 21** Professional engineering and surveying services contract with Halff Associates, Inc. for Palace Parkway paving, Drainage and Water and Wastewater improvements between Beltline Road and IH-30 Frontage Road in the amount of \$127,800 plus a 5% contingency of \$6,390, for a total of \$134,190

Approved on the Consent Agenda

- 22** Authorize the City Manager to accept a 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).

- 23** Resolution granting 380 Incentive Agreement with Dolabi Family LTD, doing business as National Autobody Parts, granting a 75% rebate on real property improvements for nine years

Adopted

Enactment No: RES 4908-2017

- 24** Resolution establishing a policy concerning City property along creeks and drainage ways that are to be left in their natural state

Adopted

Enactment No: RES 4909-2017

- 25** Resolution authorizing the City Manager to enter into an Interlocal Agreement with North Central Texas Council of Governments (NCTCOG) for the implementation of a Traffic Signal Data Sharing Program

Adopted

Enactment No: RES 4910-2017

- 26** Resolution authorizing the City Manager to enter into an Interlocal Agreement with North Central Texas Council of Governments (NCTCOG) for the procurement and installation of low-cost operational improvements at signalized intersections along SH

161 Frontage Roads

Adopted

Enactment No: RES 4911-2017

27

Resolution authorizing the City Manager to enter into an Interlocal Agreement with North Central Texas Council of Governments (NCTCOG) for implementation of the 511DFW/WAZE Data Sharing Program

Adopted

Enactment No: RES 4912-2017

28

Ordinance amending the FY 2017/2018 Red Light Safety Fund; Purchase of twenty five (25) Uninterruptable Power Supply Systems (UPS) from Paradigm Traffic Systems, Inc. in the amount of \$115,000 using the national inter-local agreement with BuyBoard (this includes a discount of \$10,000)

Adopted

Enactment No: ORD 10329-2017

29

Ordinance amending the FY 2017/2018 Red Light Safety Fund; Purchase of twenty eight (28) Illuminated Street Name Signs from Consolidated Traffic Controls, Inc. through an HGAC cooperative purchasing agreement in the amount of \$90,168.

Adopted

Enactment No: ORD 10330-2017

30

Ordinance amending the FY 2017/2018 Capital Improvement Projects Budget; Street Maintenance Sales Tax Program as outlined for Grand Prairie streets, alleys, seal coating, pavement markings and pavement leveling, utilizing approved price agreements and service contracts

Adopted

Enactment No: ORD 10331-2017

31

Ordinance conveying an easement and right-of-way to Oncor Electric Delivery for water pump station (near SH360 and Davis Drive in Mansfield)

Adopted

32

Ordinance amending Schedule III of the Traffic Register by establishing a new 20 mph reduced speed school zone on South Carrier Parkway at Queens Way.

Adopted

Enactment No: ORD 10332-2017

- 33** Ordinance amending the Police Department's authorized positions in each classification for Fiscal Year 2018
- Adopted**
- Enactment No: ORD 10333-2017
- 34** Ordinance amending the Code of Ordinances, Chapter 13, "Health and Sanitation" by increasing various fees
- Adopted**
- Enactment No: ORD 10334-2017
- 35** Ordinance amending the FY 2016/2017 Capital Improvement Projects Budget and authorizing the city to enter into an interlocal agreement for aerial spraying for mosquitoes
- Adopted**
- Enactment No: ORD 10335-2017

Public Hearing Consent Agenda

Mayor Pro Tem Wooldridge moved, seconded by Council Member Copeland, to table Items 36, 37, and 38, and approve Items 39 through 45 on the Public Hearing Consent Agenda. The motion carried unanimously.

- 36** S170801 - Site Plan - West Polo Road Retail (City Council District 6). Consider a request to approve a Site Plan to construct a retail commercial development. The 3.416-acre property is zoned Planned Development-136 (PD-136) and addressed as 4700 S. Carrier Parkway. The agent is Daniel Dewey, JBI Partners, Inc. and the owner is William Pohl. (On September 11, 2017, the Planning and Zoning Commission tabled this case by a vote of 8-0).
- Tabled**
- 37** S170903 - Site Plan - Grand Estates of Grand Prairie (City Council District 6). A Site Plan for a 406-unit multi-family development that includes 11 multi-family residential buildings and one mixed use building with leasing, retail, and restaurant uses on the ground floor and residential units above. The subject property is addressed as 7500 Lake Ridge Parkway, zoned Planned Development-297C (PD-297C) District, and within the Lakeridge Overlay District. The agent is Robert K. Manaois, RKM & Associates, Inc. and the owner is Matthew Hiles, WRIA. (On October 2, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).
- Tabled**

- 38** Z170902 - Zoning Change - Prairie Hills (City Council District 1). A request to rezone 5.42 acres in a MF-1, Multi Family-One Residential District to MF-3, Multi Family-Three Residential District to allow for an apartment development. The 5.42 acre property is zoned MF-1, Multi Family-One Residential District and is located within the Highway 161 Corridor Overlay. The property is located on the West side of S. Carrier Parkway, approximately 530 feet north of W. Marshall Drive. The applicant is Eduardo Vidargas and the owner is Farrokh Azim, Land Link Realty, LLC. (On September 11, 2017, the Planning and Zoning Commission tabled this case by a vote of 8-0).

Tabled

Enactment No: ORD 10336-2017

- 39** SU150502C - Specific Use Permit Renewal - 1519 E Main Street (City Council District 5). A request to renew specific use permit -830B for used auto sales within a Light Industrial (LI) District and within Central Business District No. 3 (CBD 3). The agent is Alfonso Lopez and the owner is Ricardo Flores. (On September 11, 2017, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 8-0).

Maria Lopez-Jones, 1519 E. Main Street, submitted a speaker card in support of this item.

Adopted

Enactment No: ORD 10337-2017

- 40** SU151002A - Specific Use Permit Renewal - Gables at Green Oaks (City Council District 1). A request to renew specific use permit-895 and site plan to construct and operate a restaurant with drive-through. The 1.05-acre property, zoned Multi-Family-2 (MF-2) District, is located at 2150, 2351, and 2375 N. State Highway 360 (SH 360), is within the State Highway 360 (SH 360) Corridor Overlay District. The owner is Gables Realty, LP, the applicant is Goodwin and Marshall, Inc., and the agent is Conifer Real Estate. (On September 11, 2017, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 8-0).

Adopted

Enactment No: ORD 10338-2017

- 41** SU151101A - Specific Use Permit Renewal - 2000 E Pacific Ave (City Council District 5). A request to renew Specific Use Permit-983 permitting the operation of small trucking company w/ fleet truck maintenance (including major truck repair) AND permitting the operation of major truck repair of non-fleet vehicles. The 0.55375 acre property, zoned Light Industrial (LI) District and located within the Central Business District No. 3 (CBD-3). The property is located at the northeast

corner of E. Pacific Avenue and Industrial Avenue. (On September 11, 2017, the Planning and Zoning Commission recommended approval to renew this SUP by a vote of 8-0).

Adopted

Enactment No: ORD 10339-2017

42

SU170901/S170901 - Specific Use Permit/Site Plan - 2434 NW Dallas Street (City Council District 1). A request to approve a site plan to construct and operate a one story, 4,500 square foot commercial building for storage purposes. The 0.305-acre property, generally located southwest of N.W. 24th Street and N.W. Dallas Street. The property is zoned Light Industrial (LI) district and is within the Central Business Corridor Overlay District, Section 1- Dalworth Hills Addition, Block 3, Lot 32R. The agent is E.D. Hill and the owner is Paul Upchurch. (On September 11, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Adopted

Enactment No: ORD 10340-2017

43

SU170903 - Specific Use Permit - Salem Auto (City Council District 1). Approve a Specific Use Permit to allow for used Auto Sales. The 0.345 acre property is zoned LI, Light Industrial District and lies within the Central Business (CBD) Corridor Overlay District. The property is generally located on the North side of W. Main Street, approximately 300 feet west of SW 23rd Street. The property is addressed at 2326 W. Main Street and is in Council District 1. The agent is Amer Bani Mustafa, the applicant is Adel Elhindawi, Salem Auto, and the owner is Hassan Aboukarr. (On September 11, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Adel Elhindawai, 2326 W. Main Street; and Amer Bani Mustafa, 1801 Blue Danube Street, Arlington, submitted a speaker card in support of this item.

Adopted

Enactment No: ORD 10341-2017

44

SU170904/S170904 - Specific Use Permit/Site Plan - Champion Collision Repair Center (City Council District 2). Specific Use Permit for Major Auto Repair and Auto Body and Paint Shop and Site Plan for Champion Collision Repair, an approximately 18,400 square foot industrial facility. Lot 1, Three Sixty Place Addition, Addressed as 2975 Eagle Dr and zoned LI, Light Industrial district. The agent is Jessica Kilgore, AME Engineering Inc. and the owner is Sam Amer. (On September 11, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Adopted

Enactment No: ORD 10342-2017

45

RP170902 - Replat - Lot 11R, Block 13, Wildwood Oaks Addition (City Council District 1). A replat of Lot 11, Block 13, Wildwood Oaks Addition and a 2.449 acre portion of a tract addressed as 2211 N. Carrier Parkway, for the purpose of creating one 2.742 acre single-family residential lot addressed as 2017 Rock Creek Dr. The agent is Timothy Mankin, Peiser & Mankin Surveying, LLC and the owner/applicant: Stephen R. Newby, Reorganized Church of Jesus Christ of Latter Day Saints. (On September 11, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Adopted

Public Hearing on Zoning Applications

46

S170905 - Site Plan - Epic West Towne Crossing Phase I (City Council District 2). A request to approve a Site Plan for Epic West Towne Crossing Phase I. The proposal includes six buildings, totaling 258,800 square feet, for restaurants, retail, and related uses on 26.41 acres. The subject property is generally located west of State Highway 161 between Mayfield Road and Kirby Creek, zoned Planned Development-364 (PD-364) District, and within the SH 161 Overlay District. The agent is Michael Davis, Bannister Engineering, the applicant is William Winkelmann, Winkelmann & Associates, and the owner is John Weber, Epic West Towne Crossing LP. (On September 11, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

David Jones, Chief City Planner, reviewed Case S170905, for EPIC West Towne Crossing Phase I, a 258,000 sq. ft. development. He said the case met density and dimensional requirements as well as landscape and screening requirements. The facade will be texture coated concrete; brick; stone; with architectural panels on exterior building materials. Mr. Jones said the applicant had not requested appeals and the Planning and Zoning Commission and staff recommended approval.

John Weber, 16000 Dallas Parkway, Suite 300, Dallas, TX, submitted a speaker card in support of this case and stated that the architect and engineer were present to answer questions.

Gerald Luecke and Mark Davis, 16000 Dallas Parkway, Suite 300, Dallas, Texas, submitted speaker cards in support of this case and stated they were present to answer questions.

Council Member Swafford moved, seconded by Council Member Clemson, to close the public hearing and approve Case S170905. The motion carried unanimously.

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

47

SU170905 - Specific Use Permit - Restaurant with Drive-Through at Epic West Towne Crossing (City Council District 2). A request to approve a Specific Use Permit for a restaurant with a drive-through on 1.179 acres. The subject property is generally located on the northwest corner of Mayfield Road and State Highway 161, zoned Planned Development-364 (PD-364) District, and within the SH 161 Overlay District. The agent is Michael Davis, Bannister Engineering, the applicant is William Winkelmann, Winkelmann & Associates, and the owner is John Weber, Epic West Towne Crossing LP. (On September 11, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Council Member Swafford moved, seconded by Council Member Fregoe, to close the public hearing and approve Case SU170905. The motion carried unanimously.

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

Enactment No: ORD 10343-2017

48

SU170803/S170802 - Specific Use Permit/Site Plan - Race Trac (City Council District 2). A request to approve a Specific Use Permit and Site Plan authorizing the construction and operation of a convenience store with gasoline sales. The 2.847-acre property is located on the NWC of State Highway 161 and Mayfield Road, zoned Planned Development-266 (PD-266), and within the SH 161 Overlay District. The agent is David Bond, Spiars Engineering and the owner is John Weber, Weber & Company. (On September 11, 2017, the Planning and Zoning Commission recommended approval of this request, motion failed by a vote of 3 to 5).

Mr. Jones reviewed Case SU170803/S170802, for a Race Trac gas station/convenience store in the SH161 Overlay District. He said the case met density and dimensional and landscape and screening requirements. The applicant requested an appeal for the canopy which requires a sloped roof and the applicant proposed cornice elements to match the building architecture and staff supported that appeal. Mr. Jones said staff had a concern with the back of the building which will be visible from SH161 because of the rollup door where all electrical panels are located. As a compensating measure the applicant proposed planting Holly shrubs along the back of the building. Mr. Jones said if one shrub dies, they would be required to replace it in one week, weather permitting. Mr. Jones said the Planning and Zoning Commission motion to approve failed by a vote of 3-5, but staff recommended approval with the recommendation that the north façade to be revised to eliminate the rollup door, however, the applicant proposed to plant hollies along the north facade to screen the rollup door.

Laura Hoffman, 2728 N. Harwood, Dallas, TX, stated she was representing the applicant. She said the use is appropriate for this location and meets or exceeds many of the building requirements. Ms. Hoffman said the building is oriented on Mayfield and this store will be more of a neighborhood market than a gas station with an entrance on SH161. She showed the new RaceTrac store concept which uses the

same type of building materials in the entire development. Ms. Hoffman said the applicant has focused on the appearance of the building from SH161 by repeating the elements from the front to the back.

Drew Cunningham, 200 Galleria Parkway, Suite 800, Atlanta, GA, said Race Trac is a privately owned company which had won many awards across the convenience store market. He said he was present to answer any operational questions.

Mayor Pro Tem Wooldridge said he did not see any kind of signage. Mr. Cunningham said there would be a 60 sq. ft. and 10 ft. high sign on SH161 and Mayfield. Deputy Mayor Pro Tem Copeland asked about entryways. Mr. Cunningham said there would be an entrance on the SH161 frontage road and Mayfield. Council Member Shotwell noted that there was ingress and egress on Mayfield but there didn't appear to be a median cut. Mr. Cunningham said driveways had already been approved by TXDOT. Council Member Shotwell stated you could not go east on Mayfield. Mr. Cunningham said drivers would take a left on the internal road and go back to Mayfield and there would be signage to that effect. Mayor Pro Tem Wooldridge asked if the sign was part of the PD. Mr. Crolley stated that signage was not part of the approval tonight. Mr. Cunningham said signage would be part of the PD. Council Member Swafford said he would have preferred an orientation that would put the front of the building along SH161 but the applicant wanted the building facing south to Mayfield Road to allow more room for traffic.

Council Member Swafford moved, seconded by Deputy Mayor Pro Tem Copeland, to close the public hearing and approve Case SU170803/S170802 to include the roll-up door with holly plants as screening along the back of the building. The motion carried unanimously.

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

Enactment No: ORD 10344-2017

49

Z170901/CP170901 - Zoning Change/Concept Plan - Avilla Heritage (City Council District 2). Zoning Change from SF-2, Single-Family Residential to PD, Planned Development and Concept Plan for the development of 140 single-story homes with a mixture of detached and attached units on a single 12.63 acre common lot. 12.63 acres located east-northeast of the intersection of Forum Drive and Waterwood Drive in the SH 161 Overlay District. The agent is Joshua A. Lincoln, HP Civil Engineering, the applicant is Jazon Flory, NexMetro Communities, and the owner is Leland Gjetley & Tommy Joe Winn. (On September 11, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Mr. Jones reviewed Case Z170901/CP170901 to rezone 13 acres for 140 units of detached and attached housing with 1, 2, and 3 bedroom units for lease only. He said the common areas would be managed by a management company. Mr. Jones said 30% of the units would be 1-bedroom; 39% would be 2-bedroom; and 31% would be 3-bedroom with fenced back yards. There will be an internal trail system to the amenities and to the outside of the site. The applicant has proposed masonry and masonry with wrought iron on the east side. On the Forum side there will be a 4 ft.

masonry fence with wrought iron. None of the units have attached garages but each unit has covered parking. 20% of the units will have garages available. There are six architectural styles that meet masonry requirements. Mr. Jones said staff and the Planning and Zoning Commission recommended approval. He added that the density is in line with instances where multi-family transitions to single family.

Council Member Shotwell said there was some parking along the street. Mr. Jones said all parking would be internal to the development with no parking on the public street. Council Member Del Bosque questioned the number of parking spaces for the 3-bedroom units which may have 3-4 cars. Jason Flory, 6688 N. Central Expressway, Suite 275, Dallas, said parking requirements for multi-family had been met and was exceeded by 17 spaces. Council Member Shotwell asked about entry and exit points and whether one would be gated with a Knox Box or Opticom. Mr. Jones said the applicant had met Fire Department requirements for the gates. Deputy Mayor Pro Tem Copeland asked about the carports and detached garages. Mr. Flory pointed out the carports and detached garages on the site plan. Council Member Copeland noted if a visitor is driving through, there is not a street to park on, so there are not any spaces on the street for visitors. Mr. Flory said this was a unique concept for single story detached homes for lease with affordable luxury; maintenance free; privacy; and indoor/outdoor living.

Deputy Mayor Pro Tem Copeland asked if this development was considered multi-family. Steve Norwood, Planning Director, said this was hybrid housing. Deputy Mayor Pro Tem Copeland asked if this had been reviewed through the police department multi-housing program. Mr. Norwood replied that it had. Deputy Mayor Pro Tem Copeland asked if staff applied any multi-family concerns to this project (PD recommendations). Mr. Norwood replied they did.

Council Member Swafford moved, seconded by Council Member Shotwell, to close the public hearing and approve Case Z170901/CP170901 as recommended by the Planning and Zoning Commission. The motion carried unanimously.

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

Enactment No: ORD 10345-2017

50

Z170203/CP170202 - Zoning Change/Concept Plan - Platinum Storage (City Council District 1). A request to create a Planned Development District for commercial and retail uses and adopt a concept plan for an indoor self-storage facility. The 3.14-acre property, located at 1701 and 1891 N. State Highway-360 (SH-360), zoned MF-1 and LI Districts, is within the SH-360 Corridor Overlay District. The agent is Maxwell Fisher, Masterplan Consultants, the applicant is Shawn Valk, Platinum Storage, and the owner is Mark Caffey, Lodge Realty Partners, LLP. (On September 11, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Mr. Jones reviewed Case Z170203/CP170202, for a 152,000 sq. ft. self storage building. He said the site is located in both the City of Arlington and Grand Prairie where the city limits bi-sect the building. Because of this, the applicant would need

both cities' approvals. Mr. Jones said the 3-story mini-storage building met all masonry and articulation standards for the SH161 Overlay; and staff and the Planning and Zoning Commission recommended approval.

Maxwell Fisher, 900 Jackson Stre, Suite 640, Dallas, stated he was representing Platinum Storage. He stated this site was not amenable for retail. Mr. Fisher said all storage would be inside and would have access from inside.

Council Member Clemson moved, seconded by Council Member Shotwell, to close the public hearing and approve Case Z170203/CP170202 subject to City of Arlington approval. The motion carried unanimously.

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

Enactment No: ORD 10346-2017

51

TA170901 - Text Amendment - Article 8: Landscape and Screening, Exhibit 5 - Recommended Varieties (Large and Medium Trees) to include Washington Filifera, Trachycarpus Fortunei, Butia Capitata, and Sabal Mexicana; and Article 11: Performance Standards, Section 12 - Requirements for On-Premise Sale and Consumption of Alcoholic Beverages, 11.12.1, Standards, E. - Allow as incidental use in hotel, resort casino hotel and motel equipped with Walk-Up Service, On-Site Restaurant, and I. - "Allowed as an incidental use at the following City of Grand Prairie parks, recreation, entertainment and conference center facilities..." to add Former Fire Station 1, 321 E. Main Street, the Epic, 2960 Epic Place, and Epic Waters, 2970 Epic Place. The owner/applicant is the City of Grand Prairie Planning Department. (On September 11, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

Mr. Jones reviewed Case TA170901, to add the use of four species of palm trees but they would not count for landscape requirements. This amendment would also change requirements by adding walk-up restaurants within hotels to serve alcohol. The amendment would also allow three city facilities to sell and serve alcohol: former FS1; Epic; and Epic Waters. Mr. Jones said the Planning and Zoning Commission recommended approval.

Council Member Swafford moved, seconded by Deputy Mayor Pro Tem Copeland, to close the public hearing and approve Case TA170901. The motion carried.

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

Nayes: 1 - Council Member Tony Shotwell

Enactment No: ORD 10347-2017

Items for Individual Consideration

52

Ordinance Amending the FY 2016/2017 Operating Budgets

Council Member Swafford moved, seconded by Deputy Mayor Pro Tem Copeland, to approve an ordinance amending the FY2016/17 Operating Budgets. The motion carried unanimously.

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

Enactment No: ORD 10348-2017

53

Second Public Hearing and adoption of the FY 2017/2018 Operating Budgets

Mayor Jensen opened a public hearing on the adoption of the FY2017/18 Operating Budgets. There were no speakers.

Council Member Swafford moved, seconded by Council Member Clemson to close the public hearing and adopt the FY2017/18 Operating Budgets. The motion carried unanimously.

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

Enactment No: ORD 10349-2017

54

Second Public Hearing and adoption of the FY 2017/2018 Capital Improvement Projects Budgets

Mayor Jensen opened a public hearing on the FY2017/18 Capital Improvement Project Budgets. There were no speakers.

Council Member Swafford moved, seconded by Council Member Clemson to close the public hearing and adopt the FY2017/18 Capital Improvement Project Budgets. The motion carried unanimously.

55

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

Council Member Shotwell stated with the increase in the water and wastewater rates, the minimum bill would be close to \$50. He said this was getting too expensive for those on a fixed income and added that Council and staff need to look at ways to cut costs.

Council Member Swafford moved, seconded by Council Member Fregoe, to adopt the water and wastewater rates. The motion carried unanimously.

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

Enactment No: ORD 10350-2017

56 Resolution authorizing the City Manager to negotiate and acquire right-of-way for the FY 2017/2018 Capital Improvement Projects

Council Member Swafford moved, seconded by Council Member Fregoe, to authorized the City Manager to negotiate and acquire right-of-way for FY2017/18 Capital Improvement Projects. The motion carried unanimously.

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

57 Resolution Accepting the FY 2019-2022 Capital Improvements Plan

Council Member Swafford moved, seconded by Council Member Giessner, to accept the FY2019-2022 Capital Improvements Plan. The motion carried unanimously.

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

Enactment No: RES 4914-2017

58 Ordinance adopting and levying the ad valorem tax for the Fiscal Year (FY) 2017-2018 at a rate of \$0.669998 per \$100 of assessed value on all taxable property within the corporate limits of the city on January 1, 2017, not exempt by law; providing revenues for payment of current municipal expenses for interest and sinking fund on outstanding City of Grand Prairie debt; providing for enforcement of collections; providing for a severability clause; and providing an effective date

Council Member Swafford moved, seconded by Council Member Clemson, to adopt a tax rate of \$0.669998 per \$100 of assessed value.

Council Member Swafford moved, seconded by Council Member Clemson, to amend the previous motion to state that the property tax rate be increased by adoption of a tax rate of \$0.669998, which is effectively a 7.72% increase in the tax rate. The motion carried unanimously.

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

59 Ordinance approving the 2017 tax roll resulting in a tax levy in the amount of \$89,688,553 based on the Certified Appraisal Rolls approved by the Dallas, Tarrant, and Ellis County Appraisal Districts.

Council Member Swafford moved, seconded by Council Member Fregoe, to approve the 2017 tax roll resulting in a tax levy in the amount of \$89,688,553. The motion carried unanimously.

Enactment No: ORD 10352-2017

60 Public hearing and an ordinance amending the Code of Ordinances, Chapter 26, "Utilities and Services" relating to fees for stormwater utilities

Mayor Jensen opened a public hearing on stormwater utility fees. There were no speakers.

Bonita Spillman, 2947 Ladoga Drive, submitted a speaker card to speak on this item but was not present when called to the podium.

Council Member Swafford moved, seconded by Council Member Fregoe, to close the public hearing and approve FY2017/18 Stormwater Utility fees. The motion carried unanimously.

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

61 Ordinance amending Chapter 26, "Utilities and Services," Section 26-113 of the Code of Ordinances, for a residential solid waste rate increase

Council Member Swafford moved, seconded by Council Member Giessner, to approve a residential solid waste increase. The motion carried unanimously.

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

62 Public Hearing and adoption of the FY 2017/2018 Crime Control and Prevention District (CCPD) Budget

Mayor Jensen opened a public hearing but there were no speakers.

Council Member Swafford (President of the Crime Control and Prevention Board) stated that the board had met twice to hold public hearings and to discuss the budget and had approved the FY2017/18 CCPD Budget.

Council Member Swafford moved, seconded by Council Member Fregoe to close the public hearing and adopt the FY2017/18 Crime Control and Prevention District Budget. The motion carried unanimously.

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

Mayor Jensen opened a public hearing on Items 63 through 78 to hear public input on Public Improvement Districts service plans, assessment roll and rates, and board membership.

Gary LaGray, 4508 Westbriar Lane, submitted a speaker card in support of Item 63 Westchester PID.

Carlos Perez, 2943 Ladoga Drive, submitted a speaker card in opposition to Item 70 Peninsula PID.

Mike Morales, 2059 Hope Trail, submitted a speaker card in opposition to Item 78 Lone Star Meadows PID.

Sandra Lopez, 7640 Town Lake Drive, stated that she was in opposition to the Peninsula PID because the assessment was additional taxes. She said PIDs are not as advantageous for citizens as they are for the city. She said she thought maintenance should be included in the city budget.

Council Member Swafford moved, seconded by Mayor Pro Tem Wooldridge, to close the public hearings on Public Improvement Districts and approve Items 63 through 78. The motion carried unanimously.

63

Westchester PID (City Council District 6)

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

Adopted

Enactment No: ORD 10355-2017

64

Whispering Oaks PID (City Council District 2)

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

Adopted

Enactment No: ORD 10356-2017

65

Fairway Bend PID (City Council District 1).

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

Adopted

Enactment No: ORD 10357-2017

66

Brookfield PID (City Council District 2)

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

Adopted

Enactment No: ORD 10358-2017

67

Forum Estates PID (City Council District 4)

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

Adopted

Enactment No: ORD 10359-2017

68

Walingford Village PID (City Council District 3)

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

Adopted

Enactment No: ORD 10360-2017

69

Lake Parks PID (City Council Districts 4 and 6)

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

Adopted

Enactment No: ORD 10361-2017

70

Peninsula PID (City Council Districts 4 and 6)

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

Adopted

Enactment No: ORD 10362-2017

- 71** High Hawk PID (City Council District 6)
- a. Public Hearing - Service Plan - Assessment Roll and Rate;
 - b. Adoption of the High Hawk PID 5-year Service Plan;
 - c. Ordinance approving the assessment roll and rate;
 - d. PID Advisory Board Membership
- Adopted**
- Enactment No: ORD 10363-2017
-
- 72** Silverado Springs PID (City Council District 2)
- a. Public Hearing - Service Plan - Assessment Roll and Rate;
 - b. Adoption of the Silverado Springs PID 5-year Service Plan;
 - c. Ordinance approving the assessment roll and rate;
 - d. PID Advisory Board Membership
- Adopted**
- Enactment No: ORD 10364-2017
-
- 73** Monterrey Park PID (City Council District 3)
- a. Public Hearing - Service Plan - Assessment Roll and Rate;
 - b. Adoption of the Monterrey Park PID 5-year Service Plan;
 - c. Ordinance approving the assessment roll and rate;
 - d. PID Advisory Board Membership
- Adopted**
- Enactment No: ORD 10365-2017
-
- 74** Country Club Park PID (City Council District 2)
- a. Public Hearing - Service Plan - Assessment Roll and Rate;
 - b. Adoption of the Country Club Park PID 5-year Service Plan;
 - c. Ordinance approving the assessment roll and rate;
 - d. PID Advisory Board Membership
- Adopted**
- Enactment No: ORD 10366-2017
-
- 75** Parkview PID (City Council District 1)
- a. Public Hearing - Service Plan - Assessment Roll and Rate;
 - b. Adoption of the Parkview PID 5-year Service Plan;
 - c. Ordinance approving the assessment roll and rate;
 - d. PID Advisory Board Membership
- Adopted**
- Enactment No: ORD 10367-2017

- 76** Southwest Village PID (City Council District 1).
- a. Public Hearing - Service Plan - Assessment Roll and Rate
 - b. Adoption of the Southwest Village PID 5-year Service Plan;
 - c. Ordinance approving the assessment roll and rate
 - d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10368-2017

- 77** Oak Hollow/Sheffield Village PID (City Council Districts 4 and 6)
- a. Public Hearing - Service Plan - Assessment Roll and Rate;
 - b. Adoption of the Oak Hollow/Sheffield Village PID 5-year Service Plan;
 - c. Ordinance approving the assessment roll and rate;
 - d. PID Board Membership

Adopted

Enactment No: ORD 10369-2017

- 78** Lone Star Meadows PID (City Council District 2)
- a. Public Hearing - Service Plan - Assessment Roll and Rate;
 - b. Adoption of the Lone Star Meadows PID 5-year Service Plan;
 - c. Ordinance approving the assessment roll and rate;
 - d. PID Advisory Board Membership

Adopted

Enactment No: ORD 10370-2017

- 79** Board and Commission Appointments

Council Member Shotwell moved, seconded by Deputy Mayor Pro Tem Copeland, to appoint Ruben Morales to the Housing and Community Improvement Commission; Max Coleman to the Planning and Zoning Commission, and Stacy White to the Zoning Board of Adjustments. The motion carried unanimously.

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

Citizen Comments

Anthony Goodson, 7347 Dorsena, submitted a card to speak under Citizen Comments, but was not present when called to the podium.

Adjournment

Mayor Jensen adjourned the meeting at 8:19 p.m.

The foregoing minutes were approved at the October 17, 2017 meeting.

Catherine E. DiMaggio, City Secretary