



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Minutes - Final

### City Council

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Tuesday, April 17, 2018

4:30 PM

City Hall - Briefing Room  
317 College Street

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#### Call to Order

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

**Present** 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 Update on Airhogs Baseball

*Donnie Nelson, owners of the AirHogs baseball team, updated Council on the upcoming season. He said that 80% of the team will be coming from China and will be comprised of players who hope to gain a place on the Chinese Olympic Baseball Team. He said there may be another team in the North Texas area. Council Member Copeland noted that free admission will be provided to members of the GPISD athletic teams.*

**Presented**

##### 2 Main Street Fest Update - Presented by Erin Hart, Special Events Manager

*Erin Hart, Special Projects Manager, updated Council on Main Street Fest which will take place from April 21 through April 23. Ms. Hart said all vendor booths have been sold out. Ms. Hart went over the entertainment for the three days of the festival.*

**Presented**

#### Agenda Review

*Mayor Pro Tem Wooldridge asked if Council had questions on Consent Agenda Items 3 through 13 or Public Hearing Consent Agenda Items 14 through 17. There were no questions.*

**Executive Session**

*Mayor Jensen convened a closed session at 5:05 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 5:35 p.m.*

**Recess Meeting**

**Mayor Jensen recessed the meeting at 5:35 p.m.**

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**6:30 PM Council Chambers**

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

**The Invocation was given by Josh Brown, Pastor, Overflow Church. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Giessner.**

**Consent Agenda**

**Mayor Pro Tem Wooldridge moved, seconded by Council Member Fregoe, to approve Consent Agenda Items 3 through 13. The motion carried unanimously.**

**3** Minutes of the April 3, 2018 meeting

**Approved on the Consent Agenda**

**4** Price agreement for Asbestos Survey Services not to exceed \$100,000 annually for one year with the option to renew for four additional one year periods totaling \$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

**Approved on the Consent Agenda**

**5** Price agreement for Traffic Controllers and Cabinets from Iteris (\$145,885 annually) and TrafficWare (\$109,905 annually) through a Master Inter-local agreement with the City of Arlington for one year with the option to renew for three additional one year periods totaling \$1,023,340 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**

- 6** Contract with Freese & Nichols, Inc. for Construction Phase Project Representative Engineering Services in the amount of \$68,685 and a 5% contingency of \$3,434 for a total of \$72,119
- Approved on the Consent Agenda**
- 7** Change Order/Amendment No.1 for Make It Ready for Peninsula PID Sign and Lamp Post Replacements and Repairs in the total amount of \$43,870 (Council Districts 4 & 6)
- Approved on the Consent Agenda**
- 8** Change order No. 2 with Modern Contractors in the deductive amount of (\$83,038.20) for the Charley Taylor Recreation Center Expansion and Renovation Project.
- Approved on the Consent Agenda**
- 9** Contract with Life Extension Clinics, Inc. DBA Life Scan Wellness Center for Annual Medical Evaluations for Fire Personnel in the annual amount of \$30,000 through an inter-local agreement with the City of Plano and authorize the City Manager to execute the four optional renewals 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** Developer agreement with WM SUB GT, LP for the installation of a portion of the South Sector Water Transmission Line in an amount not to exceed \$1,500,000 for Developer reimbursement of oversizing costs and Impact Fee credits for a basic 12" water line
- Approved on the Consent Agenda**
- 11** Standard Utility Agreement with the Texas Department of Transportation for TxDOT to provide full funding of utility relocation costs for the addition of a three-lane frontage road along the north side of Interstate 30 between NW 7th St. and Belt Line Road
- Approved on the Consent Agenda**
- 12** Ratification of an emergency purchase with North Texas Contracting, Inc for the repair of a water main break on Collins St (in front of the Grand Prairie Municipal

Court and Grand Prairie Housing and Neighboring Services buildings) in the amount of \$203,759, plus a 5% contingency of \$10,187.95, for a total of \$213,946.95

**Approved on the Consent Agenda**

**13**

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

**Adopted**

Enactment No: RES 4946-2018

## **Public Hearing Consent Agenda**

**Mayor Pro Tem Wooldridge moved, seconded by Council Member Clemson, to close the public hearings and table indefinitely Item 14, table Item 15, and approve Items 16 and 17. The motion carried unanimously.**

**14**

TA180401 - Text Amendment - Donation Boxes - Amendment to the Unified Development Code of the City of Grand Prairie, to amend Article 11: Performance Standards within the Unified Development Code, by adding regulations for off-premise donation collection boxes or bins. The applicant is the City of Grand Prairie.

**Tabled Indefinitely**

**Tabled Indefinitely**

**15**

S180404 - Site Plan - Forum Drive Apartments (City Council District 2). Site Plan for Forum at Robinson Apartments Phase 1 with 273 apartment units on 8.047 acres. Tract 1, Frederick Dohme Survey, Abstract 395 PG 110, City of Grand Prairie, Dallas County, Texas, zoned PD-294D, within Interstate 20 and Highway 161 Corridor Overlay District, generally located at the Northwest Corner of S. Forum Dr. and Robinson Rd. The applicant is Jeff Fulenchek, Carleton Development, Ltd. and the owner is Charles Anderson, TA Southgate Land Partners. (On April 2, 2018, the Planning and Zoning Commission tabled this case by a vote of 9-0).

**Tabled**

**16**

S180401 - Site Plan Amendment - Walmart (City Council District 6). Site Plan Amendment to add a canopy structure for online pickup customers at an existing Walmart Supercenter. Lot 1, Block B, Great Southwest Crossing Addition, City of Grand Prairie, Dallas County, Texas, 22.20 acres zoned PD-250, within Interstate 20 Corridor Overlay District and addressed 2225 W Interstate Highway 20. The agent is Carolyn Koch, Kimley-Horn & Associates, Inc. and the owner is Brian Frazier, Wal-Mart Real Estate Business Trust. (On April 2, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

**Approved**

17

Z180401 - Zoning Change - 2024 W.E. Roberts St. (City Council District 1). A request to rezone 0.1 acres of property from MF-1, Multi Family-One Residential District, to PD, Planned Development District to allow for a single family residential dwelling. Lot 15, Block 38, Dalworth Park Addition, City of Grand Prairie, Dallas County, Texas, generally located on the north side of W.E. Roberts St, approximately 230-feet west of SW 22nd Street and addressed as 2024 W.E. Roberts St. The owner/applicant is Luna Clemente. (On April 2, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

**Adopted**

Enactment No: ORD 10455-2018

**Public Hearing on Zoning Applications**

18

S180402 - Site Plan Amendment - AAA Cooper Transportation (City Council District 1). Site Plan for proposed 24K sq. ft. expansion of an existing 84K sq. ft. Warehouse/Transfer & Storage Terminal on a 32.14.22 acre lot. The proposed 60-door terminal expansion to the site consist additional employee and trailer parking primarily located on the western portion of the property. Lot 1, Block 3, Stellar Way Addition, City of Grand Prairie, Dallas County, Texas, 32.410 acres zoned Planned Development-221 (PD-221) District, located within the State Highway 161(SH-161) Corridor Overlay District and addressed 211 W. Trinity Boulevard. The agent is Jake Fears, Wier & Associates, Inc. and the owner is John Robertson, AAA Cooper. (On April 2, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

*David Jones, Chief City Planner, reviewed Case S180402 for a 24,000 sq. ft. addition. Mr. Jones said there is existing screening and there will be masonry clad metal wall panels around the addition. He said staff and the Planning and Zoning Commission recommended approval.*

*Jake Fears, 2201 E. Lamar Blvd., Arlington, stated he was the civil engineer for this project and was present to answer questions. Mr. Jones informed Council that the site plan did not show a sidewalk extension along Trinity and he would like that added to a Council motion.*

**Council Member Clemson moved, seconded by Council Member Shotwell, to close the public hearing and approve Case S180402 with the addition of a sidewalk along Trinity. 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

19

S180403 - Site Plan - Polani Office Building (City Council District 5). Site Plan for (1) one commercial building on 0.218 acre lot. The purpose for the site plan is to relocate the existing self-service ice machine on the property and reconfigure parking and driveways to accommodate the proposed building remodel. Lot 1, Block 14, Original Town of Grand Prairie, City of Grand Prairie, Dallas County, Texas, 0.218 acres zoned (CA) Central Area within the Central Business District (CBD) Overlay Corridor, Section 2 and addressed 210 S. W. 2nd Street. The owner is Muhammed Polani, DFW 2005 Inc. (On April 2, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

*Mr. Jones reviewed Case S180403 to convert an existing space to general office and reconfigure the parking lot. He said the existing building (Ice Kiosk) will be dismantled and moved. There will also be ten parking spaces. The applicant has requested a roll-out dumpster in lieu of the dumpster and dumpster enclosure requirement. A variance was also requested to provide planters in lieu of the minimum 4% landscape requirement. The final requested variance was to allow the relocation of the Ice Kiosk at the property line adjacent to the alley. Mr. Jones said the Planning and Zoning Commission recommended approval.*

*Council Member Shotwell asked about the roll-out dumpster. Mr. Jones said that could be made part of the Council motion. Council Member Del Bosque asked if the owner knew what specific tenants there would be. Mr. Jones said he was not aware but the applicant was present. Mohammed Polani, DFW 2005 Inc., said there would be an insurance business and he would be renting out the other offices.*

*Mayor Pro Tem Wooldridge asked if there would be parking in the open spot. Mr. Jones referred to the parking on the south edge of building with one handicapped space.*

**Council Member Shotwell moved, seconded by Council Member Clemson, to close the public hearing and approve Case S180403 with the stipulation that the rolling dumpster must be moved inside at closing of business each day. 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

20

S180405 - Site Plan - Wildlife Commerce Park, Phase 2 (City Council District 1). Site Plan for (5) five office/warehouse buildings on approximately 86 acres. The proposal consists of five buildings ranging from 100,000 sq. ft. to 520,000 sq. ft. Lot 4, Block 1, Wildlife Commerce Park Addition, City of Grand Prairie, Dallas County, Texas, 14.22 acres zoned Planned Development-217C (PD-217C) District, located within the Belt Line Corridor Overlay District, and addressed 2500 N. Belt Line Road. Portions of Tracts 7.1, 10, and 11, Benjamin Reed Survey, Abstract No. 1225, City of Grand Prairie, Dallas County, Texas, approximately 70.08 acres zoned Planned Development-217C (PD-217C) District, located within the Belt Line Corridor Overlay District, and addressed as 601 W Wildlife Parkway,

618 Palace Parkway, and 1225 N. Belt Line Road. The applicant is Richard Nordyke, O'Brien Architects and the owner is B. Cooper, CHI/WILDLIFE LAND, LP. (On April 2, 2018, the Planning and Zoning Commission recommended approval of this request by a vote of 9-0).

*Mr. Jones reviewed Case S180405 for industrial spec buildings ranging in size from 100,000 sq. ft. to 520,000 sq. ft. with total square footage of 1,226,980 sq. ft. He said the truck docks will not face Beltline Road. Mr. Jones referred to Building 10 which will be 524,000 sq. ft. A bridge will connect the existing cul-de-sac to the new road for fire access. The bridge is to be constructed not later than the construction of Building 10. Mr. Jones said the Planning and Zoning Commission recommended approval. Mayor Pro Tem Wooldridge asked if there was a Phase 3. Mr. Jones replied there is still some area for construction within the site.*

*Brad Cooper, 3819 Maple Avenue, Dallas, 75219, representing Crow Holdings, stated he was present to answer questions. He said Phase III has some area to build additional buildings, but at this time the focus is on Phase II and he may come back at a later time for Phase III.*

*Council Member Shotwell asked how long the development agreement was for on areas facing Beltline. Mr. Cooper said the agreement with the city was to actively promote commercial/retail on the south side. Council Member Shotwell said he thought the agreement included the north side as well. He asked Mr. Cooper if he got assistance with trying to market this site as retail. Mr. Cooper said he worked with Terry Jones in the city's Economic Development Department and had not found a retail user for this site. Marty Wieder, Economic Development Director, said Ms. Jones had worked with Crow Holdings and Council Member Clemson was part of those meetings also. He said they worked with Edge Partners but did not get any interest. Council Member Shotwell said he did not expect that it would get marketed very well and wished that it was marketed for a longer time. He said the proposed project did not fit well with the entertainment district. Council Member Del Bosque noted that the agreement had expired but asked Mr. Cooper if it could be extended. Mr. Cooper said he wished to continue with the proposed buildings. Council Member Del Bosque proposed providing Mr. Cooper with the vision for the entertainment district for the next two or three years. Mr. Cooper maintained that he wished to continue with the proposed buildings. He added that they had lived up to the terms of the agreement.*

*Council Member Swafford asked about the occupancy rate in Phase I. Mr. Cooper said it was 98%.*

*Council Member Clemson said she would like to extend the time since the new frontage roads were coming in. She added that citizens in District 1 have supported this because it was set aside as retail.*

*Council Member Giessner said he had hoped it would turn into retail and it is the entertainment district, but the agreement had expired.*

**Council Member Giessner moved, seconded by Council Member Swafford, to close the public hearing and approve Case S180405 with the stipulation that the bridge must be completed no later than Building 10. The motion carried.**

**Ayes:** 5 - Mayor Ron Jensen; Mayor Pro Tem Jeff Wooldridge; Council Member Richard Fregoe; Council Member Greg Giessner and Council Member Jim Swafford

**Nayes:** 4 - Deputy Mayor Pro Tem Jeff Copeland; Council Member Mike Del Bosque; Council Member Jorja Clemson and Council Member Tony Shotwell

## **Items for Individual Consideration**

**21**

Proposed installation of two billboards along North SH 161 near Rock Island Road.

*Steve Norwood, Director of Planning and Development, stated Mr. Albert had requested two static billboards on the northern SH161 corridor. Each billboard would be 14' x 48'. He said the applicant was present to make a presentation. Mr. Norwood said the Council Development Committee did not recommend approval and staff concurred. He added that the City had been eliminating billboards.*

*David Albert stated that he had gotten approval from County Commissioners and the Tollroad Authority and they did not object to the billboards. He said Grand Prairie annexed this location and he asked Council to consider that this is grandfathered. Mr. Albert said he had worked to get parimutuel in Texas. He said this is a great location in a heavily industrial area and the billboards would be a good deal to advertise city venues. Council Member Del Bosque asked if these would be traditional billboards. Mr. Albert stated they were not digital but agreed to make them digital.*

**Council Member Swafford moved, seconded by Mayor Pro Tem Wooldridge, to deny a request to add two billboards along SH 161 near Rock Island Road. 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**

*There were no citizen comments.*

## **Adjournment**

**Mayor Jensen adjourned the meeting at 7:07 p.m.**

*The foregoing minutes were approved at the May 1, 2018 meeting.*

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*Catherine E. DiMaggio City Secretary*