



# City of Grand Prairie

City Hall  
317 College Street  
Grand Prairie, Texas

## Minutes - Final

### City Council

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Tuesday, October 17, 2017

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**

Grand Prairie ISD/Dallas Promise Bachelor's Degree Program for 2018 Graduates  
- Presented by Teri Wilson, Grand Prairie ISD Chief of Staff

*Teri Wilson, Chief of Staff, Grand Prairie ISD, introduced members of the Grand Prairie ISD staff. Adams Middle School will receive a grant award of \$1.5 million for redesigning the middle school. Winston Minnick gave an update on the CTE IT Genius Bar which will receive Apple Customer Service Certification. He is currently working to get a \$150,000 grant. Dallas County Promise will provide up to 60 hours for GPISD graduates from a Dallas County Community College. If these students maintain a 2.0 grade point average, they can transfer to UNT Dallas tuition free. Students must sign up by January 21 to sign the pledge.*

*Approximately 500 students are currently participating in early college high school. One hundred students in early college are juniors at Mountain View College as full-time college students. There will also be a Nursing Academy with a TEA Grant Partnering with El Centro College and Baylor, Scott and White. Students will receive an associate of nursing and can sit for the RN exam.*

*There are 2,714 in Texas who graduate in computer science and there are open jobs of 37,580. Ipads and Mac Books are made available to the various grades. All teachers all receive a MacBook Air and iPads. Texas Tech University is partnering with the school district for a 2+1 Program for teachers who have an Associates in teaching. They will work for one year and get a bachelor's degree from Texas Tech.*

**Presented**

- 2** National Recreation and Park Association 2017 Gold Medal Award Winner and CAPRA Designation as a Certified Agency - Presented by Rick Herold, Parks, Arts, and Recreation Director

*Rick Herold, Parks, Recreation and Arts Director, introduced Mariana Espinosa, who had just accepted the position of Park and Recreation Director at Dripping Springs Texas. Mr. Herold then introduced new Epic staff.*

*Mr. Herold announced the department's CAPRA Accreditation. The department also received the NRPA Gold Medal Award. Mr. Herold showed a film of the actual award ceremony. BJ Nichols, Park Board Member, said staff had worked on CAPRA accreditation for two years to meet the 152 requirements for certification. He thanked the Mayor and Council for their support during this process.*

*Mayor Jensen announced that Lynn McGinley would be retiring from the Chamber of Commerce at the end of the year.*

**Presented**

- 3** Status Update for Great Southwest Parkway and Fish Creek Road Paving, Drainage and Utility Improvements - Presented by Romin Khavari, City Engineer

*Romin Khavari, City Engineer, updated Council on the Great Southwest Parkway improvements from Sara Jane to Mayfield Road. Mr. Khavari showed the lane widening projects and water line improvements. He said sidewalks will be constructed with new developments. Mr. Khavari went through the traffic pattern during the segments of roadway construction. The overall total cost of the project is \$15.6 Million.*

*Mr. Khavari then updated Council on the Fish Creek and Dechman project from Beltline to I-20. A new school will be opening in August 2018 and it is estimated this project will be completed by that time. Mr. Khavari went over alternatives for the corner of Fish Creek and Dechman. He said staff is looking at shutting down sections of the roadway from Beltline to Holly, then in the second phase shut down at Dechman Drive. The total construction cost is \$6.5 million excluding right-of-way. He said the construction company has been offered incentives to finish early. Deputy Mayor Pro Tem Copeland said the Council Development Committee had spent a lot of time discussing this project, and this will be a mess until the frontage roads are in.*

**Presented**

## **Agenda Review**

*Council Member Swafford asked to have Items 39 and 40 removed from the Consent Agenda for individual consideration. Council Member Shotwell referred to Item 24 (Software and Maintenance Agreement for the city's GIS system) and asked if that price also included updating maps and pictures. Keshnel Penny, IT Director, said it only covered the software license. Council Member Shotwell stated there were \$628,000 in maintenance agreements for software and maintenance on the agenda. Mr. Penny stated that the total for all software maintenance is \$1.7 million.*

*Council Member Shotwell referred to Item 42 (Case SU141101B/S141101B) and asked if the applicant paid for the appeal. David Jones, Chief City Planner, said the applicant has requested that this item be tabled. Mayor Pro Tem Wooldridge referred to the Planning and Zoning Consent Agenda and said that Items 41 and 42 are to be tabled*

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and Items 43 through 45 were to be approved. There were no questions.

### **Executive Session**

*Mayor Jensen convened a closed session at 5:35 p.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.072 "Deliberation Regarding Real Property" and Section 551.087 "Deliberations Regarding Economic Development Negotiations." Mayor Jensen adjourned the closed session at 5:52 p.m.*

### **Recess Meeting**

**Mayor Jensen recessed the meeting at 5:52 pm.**

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### **6:30 PM Council Chambers**

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

**Samuel Hendricks, Pastor, Full Gospel Word of Faith, gave the invocation. The Pledge of Allegiance to the US Flag and to the Texas Flag were led by Council Member Greg Giessner.**

### **Presentations**

- 4** Recognition of "Live Life Epic" Winners - Presented by Michael Hays, General Manager, Epic Waters; and Richard Coleman, Principal, American Resort Management

*Michael Hays announced winners of the Live Life Epic Contest. Each will receive four annual passes to Epic Waters and Epic. He announced the "First Slide Campaign" where contestants will tell why they should be the first to slide down.*

**Presented**

- 5** Dwarfism Awareness Month Proclamation - Presented by Mayor Ron Jensen

*Mayor Jensen read a proclamation for Dwarfism Awareness Month and presented it to Noah Avila.*

*Council Member Giessner read a proclamation for the recognition of the Bicentennial Birthday of the Founder of the Baha'i Faith.*

*Mayor Jensen announced that Stephanie Moreno was the head of the local cancer awareness campaign and he will be wearing something pink every day during the month.*

**Presented**

## Consent Agenda

**Mayor Pro Tem Wooldridge moved, seconded by Council Member Fregoe to approve Consent Agenda Items 6 through 13, Table Item 14, approve Items 15 through 38 and remove Items 39 and 40 for individual consideration. The motion carried unanimously.**

- 6** Minutes of the September 19, 2017 meeting

**Approved on the Consent Agenda**

- 7** Price agreement for Dental PPO and Dental HMO insurance from Cigna effective January 1, 2018 in an amount up to \$951,362 annually for one year with the option to renew for four additional one-year periods totaling \$4,756,812 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** Price Agreement for Tire Recycling Services from All American Tire Recycling (up to \$23,375 annually) for one year with the option to renew for four additional one year periods totaling \$116,875 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**

- 9** Price agreement contract for an EMS field data collections and EMS Billing software from sole-source vendor ESO Solutions Inc., of Austin, TX at a cost of \$21,695 annually with the option to renew for four additional one year periods totaling \$86,780 if all renewal options are exercised and authorize the City Manager to execute up to four renewals with the 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 with Vigilant Solutions for the Investigative Data Platform through a national Interlocal Agreement with HGAC at a cost of \$89,975

**Approved on the Consent Agenda**

- 11** Price agreement for AMI Materials including gaskets, risers, bolts and

miscellaneous components from Core & Main, LP in an amount not to exceed \$30,459.70 annually for one year with the option to renew for four (4) additional one year periods totaling \$152,298.50 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**

- 12** Change Order/Amendment No.2 with A&M Construction and Utilities, Inc. in the net negative amount of -\$17,943.00 for Miscellaneous Water Replacements Projects

**Approved on the Consent Agenda**

- 13** Amendment/Change Order No. 6 with Gra-Tex Utilities, Inc. for miscellaneous water replacements in the amount of \$126,650

**Approved on the Consent Agenda**

- 14** Contract Change Order/Amendment #8 with Itron, Inc. for the City-Wide Automated Metering System installations in the amount of \$2,000,000

**Tabled**

- 15** Right-of-Way Acquisition for Cottonwood Creek Drainage Improvement Project, Robinson Road at Marshall Drive, 1.850 acres for \$40,287 from Texas Midstream

**Approved on the Consent Agenda**

- 16** Purchase of one (1) 2018 CATERPILLAR INC Model: D8T-T4 track dozer for Landfill and one (1) 2017 CATERPILLAR INC Model: 836K compactor for Landfill through a national, interlocal agreement with Buyboard from Holt Cat in the amount of \$2,105,537

**Approved on the Consent Agenda**

- 17** Purchase six (6) replacement Power Pro Cots with Power-load compatibility from sole-source vendor Stryker EMS Equipment of Portage, MI at a total cost of \$109,637.28

**Approved on the Consent Agenda**

- 18** Purchase and prepayment to replace four (4) fire engines, one (1) air truck from Siddons-Martin of Denton, TX and one (1) Skeeter brush truck from Siddons-Martin of Denton, TX through Chastang Dodge of Angelton, TX using the Buy Board price agreement at a total cost of \$3,348,241 after prepayment discounts of \$106,601, multi-truck discount \$15,000 and dealer discount \$2,910;

communications equipment through HGAC price agreement from Motorola of Schaumburg, IL and related hoses, nozzles, loose equipment and make ready at an estimated cost of \$257,198

**Approved on the Consent Agenda**

- 19** Purchase four (4) 2018 Dodge Ram 4500 Diesel cab and chassis 4x4 at a cost of \$193,864 through HGAC contract from Freedom CDJR of Duncanville, TX ; Type I ambulance boxes to be mounted on the 2018 Dodge 4500's at a cost of \$553,673.86 through the HGAC contract from Frazer through the licensed franchised dealer, Mac Haik Dodge Chrysler Jeep of Houston, TX; 4 Stryker Power-load systems from sole-source vendor Stryker EMS Equipment of Portage, MI at a cost of \$98,996; and an estimated cost of \$123,630 for related replacement equipment including 4 dual head radios through the HGAC contract from Motorola Solutions

**Approved on the Consent Agenda**

- 20** Purchase of seven (7) Portable Surveillance Trailers from Wireless CCTV, LLC in the amount of \$211,699.22

**Approved on the Consent Agenda**

- 21** Purchase of audio/video equipment from Ford Audio-Visual, LLC (Ford AV) through a national Interlocal Agreement with BuyBoard in the amount of \$122,796.02

**Approved on the Consent Agenda**

- 22** Interlocal Agreement with the Grand Prairie Independent School District (GPISD) for the reimbursement of the cost of a School Resource Officer (SRO) K9, an SRO Handler Police Tahoe "vehicle," and related equipment to be utilized at the GPISD facilities for an initial term of three (3) years with the City Manager authorized to execute any renewal options for successive three (3) year terms

**Approved on the Consent Agenda**

- 23** Interlocal Agreement with the City of Irving to share the services of the contracted consultant "FitForce, Inc." to provide a physical fitness criterion study to be utilized during the physical fitness entrance exam for police officers (the equal shared responsibility of the City is in the amount of \$57,840.60)

**Approved on the Consent Agenda**

- 24** Annual Software and Maintenance Agreement with the sole source provider, ESRI, in the amount of \$61,359.00 for the City's enterprise Geographic Information System software used by Public Works, Planning, Engineering, Transportation, and other departments

**Approved on the Consent Agenda**

- 25** Annual hardware and software support and maintenance to North Central Texas Council of Governments (NCTCOG) for Lawson Financial and Human Resources applications in the amount of \$186,732

**Approved on the Consent Agenda**

- 26** Annual software maintenance agreement with Ramundsen Superior Holdings, DBA Superion LLC in an amount not to exceed \$229,589.37

**Approved on the Consent Agenda**

- 27** Annual hardware and software support with Tyler Technologies, Inc. for Municipal Court software, in the amount of \$63,153.60

**Approved on the Consent Agenda**

- 28** Contract for architectural services with Rouch Architects in the amount of \$51,100 for architectural design services, approved reimbursable expenses in the amount of \$1,500 for a total request of \$52,600, for the Police Department's Detention Center plumbing repair project

**Approved on the Consent Agenda**

- 29** Oncor Facilities Extension Agreement in the amount of \$51,577.31 to bring power down to the Southwest Sector Pump Station

**Approved on the Consent Agenda**

- 30** Change Order/Amendment No. 2 with Modern Contractors in the amount of \$4,549,562 for the Charley Taylor Recreation Center Expansion and Renovation Project; approve a contract with Farmer Environmental Group, in the amount of \$62,840; and approve a 3.3% contingency in the amount of \$150,000, for a total amount of \$4,762,402

**Approved on the Consent Agenda**

- 31** Change Order/Amendment No. 3 with Freese and Nichols, Inc. for professional engineering services relating to landfill levee remediation services in the amount of \$93,569

**Approved on the Consent Agenda**

- 32** Change order #2 in the amount of \$17,851.42, with Hansen Design Build & Development, Inc. for asbestos survey, demolish, and haul off of two exiting restroom/shower facilities at Lynn Creek Park.

**Approved on the Consent Agenda**

- 33** Change order/ Amendment No. 3 with KSA Engineers for additional professional engineering services for Main Street and Jefferson Street Area Storm Drain Improvements in the amount of \$99,900  
**Approved on the Consent Agenda**
- 34** Change Order/Amendment No. 9 with Lee Lewis Construction, Inc. in the amount of -\$120,918 for alcoves for moveable basketball goals, aquatics revisions and additions, lightning protection savings, sanitary sewer elevation resolution, wave pool capacity control provisions, mechanical and electrical savings, sanitary sewer bore under communication vault, natural gas piping installation, electrical service #5 provisions, power provisions to amphitheater, corrected percentage for construction cost overhead amount on previously executed change orders, damproofing at Grand Central trail restroom building, glazing revisions, library kiosk allowance credit and addition of necessary interior and exterior power locations for operational needs  
**Approved on the Consent Agenda**
- 35** Professional design services contract with Rouch Architects in the amount of \$1,788,245 for complete programming, planning, design, documentation and construction administration services for all elements associated with the new civic campus master plan including the architectural connection of City Hall with the Development Center  
**Approved on the Consent Agenda**
- 36** Ordinance amending the FY 2017/2018 Capital Improvements Projects Budget; Change Order/Amendment No. 3 with SYB Construction in the net amount of \$41,384.62 for Clean Water State Revolving Fund (CWSRF) Wastewater Rehabilitation project  
**Adopted**  
Enactment No: ORD 10372-2017
- 37** Ordinance amending the FY 2017/2018 Red Light Safety Fund; Purchase of five (5) Portable Changeable Message Signs (CMS) in the amount of \$87,029.85 from Solar Technology, Inc. a sole source provider  
**Adopted**  
Enactment No: ORD 10373-2017
- 38** Second reading and adoption of an ordinance for a ten (10) year non-exclusive franchise agreement between SiEnergy and the City of Grand Prairie for a franchise fee of 5% of gross revenues, with the option to extend the franchise for two additional terms of five years



**Approved on First Reading****39**

Ordinance authorizing the issuance of City of Grand Prairie, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2017; providing for the payments of said obligation by the levy of an ad valorem tax upon all taxable property within the city; providing the terms and conditions resolving all matters incident and relating to the issuance, payment, security, sale and delivery of said certificates of obligation

*Council Member Swafford stated that each council member received a book summarizing the bond sale. He said the Finance and Government Committee met earlier that day with the financial advisory and reviewed the bond sale. The first sale is for \$36,515,000 CO's Series 2017 with a 20-year issue at a 2.61% rate. Bond rating companies gave the city AAA rating on both issues. The second sale of Water/Sewer bonds in the amount of \$2,755,000 for 16 year bonds were issued at a 2.7% rate. Council Member Swafford said staff did an outstanding job of presenting the city's financial picture to the bond companies.*

**Council Member Swafford moved, seconded by Council Member Clemson, to approve Item 39. 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 10374-2017

**40**

Ordinance authorizing the issuance and sale of City of Grand Prairie, Texas, Water and Wastewater System Revenue Bonds, New Series 2017A; pledging the net revenues of the City's combined water and wastewater system to the payment of the principal of and interest on said Bonds; specifying the terms and conditions of such Bonds; resolving other matters incident and related to the issuance, payment, security, sale, and delivery of said Bonds

**Council Member Swafford moved, seconded by Council Member Clemson, to approve Item 40. 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 10375-2017

## **Public Hearing Consent Agenda**

**Mayor Pro Tem Wooldridge moved, seconded by Council Member Fregoe, to close the public hearings and table Items 41 and 42 and approve Items 43, 44 and 45 on the Public Hearing Consent Agenda. The motion carried unanimously.**

- 41** SU171002/S171002 - Specific Use Permit/Site Plan - QuikTrip, QT 953 Addition Revised, Block A, Lot 1R (City Council District 1). A request to approve a Specific Use Permit and Site Plan to allow for more parking to an existing convenience store with gasoline sales. The 2.58 acre property is zone PD-217, Planned Development-217 District and lies within the Belt Line Corridor Overlay District. The property is generally located on the East side of N. Belt Line Rd. The property is address as 1110 N. Belt Line Rd. The owner/applicant is John Pimentel, QuikTrip. The property is address as 1110 N. Belt Line Rd. The owner/applicant is John Pimentel, QuikTrip.

**City Council Action: November 21, 2017**

**Tabled**

- 42** SU141101B/S141101B - Specific Use Permit Renewal - 1629 E. Main St (City Council District 5). A request to extend the deadline for improvements related to Specific Use Permit No. 973A and Ordinance No. 10196-2016. The property is described as Lot 1, Block 2, D.W. Klein Addition, located at 1629 E Main St and zoned Light Industrial (LI) District within Central Business District, No. 3. The owner and applicant is Hamid Moussavi. (On October 2, 2017, the Planning and Zoning Commission recommended denial of the request for an extension, by a vote of 8-0). (The applicant is requesting to be tabled to the November 21, 2017 City Council meeting).

**Tabled**

- 43** SU171004 - Specific Use Permit - CarPick (City Council District 1). A Specific Use Permit for CarPick to operate Retail Auto Sales (used) within an existing industrial building at 3275 W. Trinity Blvd. with no outdoor or indoor display area or on-site customer sales. The applicant is Dan Miller. (On October 2, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

*Dan Miller, 1460 Broadway, New York, NY, submitted a speaker card in support of this item.*

**Adopted**

Enactment No: ORD 10376-2017

- 44** MTP171001 - Master Transportation Plan Amendment. Amendment to the Master Transportation Plan to remove from the plan a collector road (C2U) not currently built but shown running west to east between S Great Southwest Parkway and Fall Drive, north of Warrior Trail and south of Arkansas Lane. The applicant is Fresh Express. (On October 2, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Adopted**

Enactment No: ORD 10377-2017

**45**

TA171001 - Text Amendment - Temporary Concrete Batch Plants - Article 4: Permissible Uses, Section 4.12.4 - Public Notice, to include sending surrounding property owner notices in the same manner as a zoning case; and Article 22: Fee Schedule, Section 22.2.29 - Permit/Advertisement Fees for Temporary Concrete Batch Plants, to establish a fee covering the cost of such notices. The applicant is the City of Grand Prairie. (On October 2, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

**Adopted**

Enactment No: ORD 10378-2017

**Public Hearing on Zoning Applications****46**

SU151004C - Specific Use Permit Amendment - 309 SE 14th Street (City Council District 5). A Specific Use Permit to revise SUP-978 to include Tire Sales and Installation with Outdoor Display in an existing commercial building at 309 SE 14th Street. The property is described as Lots 5, 6, 7 & the north 1/2 of Lot 8, Penman Addition, City of Grand Prairie, Dallas County, Texas, zoned C, Commercial District in the Central Business District, No. 3 and located at 309 SE 14th Street. The agent is Oscar Hernandez and the owner is Vincente Duan. On October 2, 2017, the Planning and Zoning Commission recommended approval of Tire Sales and Installation with No Outdoor Display per staff's recommendation, with all work, display, and storage to be conducted indoors).

*David P. Jones, Chief City Planner, reviewed Case SU151004C. He said the applicant had some code issues and needs an amendment to allow tire sales and installation with no outdoor display, with all work, display and storage to be conducted indoors. He said the Planning and Zoning Commission recommended to delete the original uses.*

*Council Member Shotwell said the CO issues in November 2016 include tire sales and installation, and the CO was granted in error. This is the second CO given to this property that was given in error. He said staff needs to stop giving CO's when zoning does not allow it. Council Member Shotwell said there have been repairs being done outside and the applicant was cited and that same afternoon the cleaners nextdoor could not hear because of the impact wrenches being used outside.*

*Vincent Duan, 2812 Montell Court, Plano, TX, said he had the SUP three years ago for auto repairs and body shop.*

*Council Member Shotwell said there is a history of code violations and asked Megan Mahan, City Attorney, if the CO was granted in error, does that vest the owner. Bill Crolley, Assistant City Manager, said in the past we have rectified the situation. Council Member Shotwell said when the SUP comes up for renewal in January 2018, staff and Council can look at code violations.*

*Mayor Jensen said staff will need to get with the owners to see what they need to do and what rights they have for renewal in January.*

**Council Member Shotwell moved, seconded by Mayor Pro Tem Wooldridge, to close the public hearing and deny Case SU151004C and leave the current SUP as is, with no tire sales or installation. The motion carried unanimously.**

**47**

SU171005 - Specific Use Permit - Continental BestDrive Tire Service and Retreading (City Council District 5). A Specific Use Permit to operate a Tire Retreading operation in an existing industrial building in association with commercial truck tire center for sales and tire related service, addressed as 4003 Grand Lakes Way. The owner/applicant is Jeff Thornton, Duke Realty, L.P. (On October 2, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

*Mr. Jones reviewed case SU171005. He stated that operating hours would be Monday through Friday 8:00 a.m. to 5:00 p.m. and on Saturday from 8:00 a.m. to noon. There would be nine to eleven truck trips per day and there would be on site service. Mr. Jones said the existing building was recently completed. The Planning and Zoning Commission and staff recommended approval.*

*Council Member Shotwell asked which direction the bays face. Mr. Jones replied they face east and west and the applicant would be adding bays on the north side. Council Member Shotwell asked which direction trucks would be entering. Mr. Jones replied they would most likely drive in the north side. Council Member Shotwell asked if all work would be done inside. Mr. Jones replied that it would.*

*Joe Steinberg, 200 Crescent Court, Suite 1600, Dallas, TX and Steve Postel, 855 Tyre Drive, Fort Mill, SC, were present to answer questions.*

*Randy Wood, 14241 N. Dallas Parkway, submitted a speaker card in support of this item.*

*Council Member Shotwell expressed concerns about truck drivers reading their GPS and may drive through the neighborhood to the south. He asked the applicant about how they would address this issue. Mr. Postel said there would be about three trucks leaving and one or two bringing in products. He said all work would be done inside and 95% is fleet business and they will go to their facility to do the work onsite. He added that not many trucks would be searching for this location and they will be directed to I-30. Council Member Shotwell clarified that the trucks that come in and pull into the bay would be directed to go out the service road to I-30. Council Member Shotwell asked if there would be outside storage. Mr. Postel said there would be no outside storage.*

**Council Member Shotwell moved, seconded by Council Member Del Bosque, to close the public hearing and approve Case SU171005. The motion carried unanimously.**

Enactment No: ORD 10379-2017

**48**

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).

*Mr. Jones reviewed Case S170903 and stated the case conforms to the concept plan for multi-family buildings with one retail building. He said the buildings will be 2, 3 and 4-story. Building materials consist of stone and stucco, and the applicant is adding more stone than required. The applicant has requested an appeal for 10' wide doors. Mr. Jones said the Planning and Zoning Commission recommended approval with requested exceptions.*

*James Hiles, 2505 N. S. Hwy 360, submitted a speaker card in support of this item.*

**Mayor Pro Tem Wooldridge moved, seconded by Council Member Fregoe, to close the public hearing and approve Case S170903. 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

49

S171004 - Site Plan - T-Mobile Store (City Council District 1). A Site Plan to construct a 3,080-square foot T-Mobile retail building in a C, Commercial District. The 0.481 acre property is currently zoned C, Commercial District and is located within the Highway 161 Corridor. The property is located on the west side of South Carrier Parkway, approximately 460-feet south of West Jefferson Street. The agent is Clay Cristy, Clay Moore Engineering and the owner is Kelly Hampton, Life in the Fast Food Lane. (On October 2, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

*Mr. Jones reviewed Case S171004 for a T-Mobile Store. He said the applicant is proposing to build a retail building in the 161 Overlay District. The applicant requested exception to the horizontal articulation and exception to sod and staff had no objections to these variances. Mr. Jones said there was a minor change from the Planning and Zoning Commission meeting on the south elevation to increase the size of windows on the Carrier Parkway side. He said the applicant exceeded the landscape requirements. The Planning and Zoning Commission and staff recommended approval.*

*Kelly Hampton, 260 Miron, Southlake, TX, and Matt Moore, 1903 Central Drive, Bedford, TX, were present to answer questions.*

*Council Member Giessner noted that the rear of the building would face Carrier Parkway which is a very heavily traveled road. He asked what the rear of the building would look like. Mr. Hampton said since it is in the SH161 Overlay District, all four sides would be finished out.*

*Council Member Del Bosque asked why not put the front doors on the north or south side of the building to have more room for parking. Mr. Moore said the west elevation*

*faces the bulk of parking and T Mobile has some security concerns so having a door on the side would present some security issues.*

*Council Member Shotwell asked if there was a cross access easement between the building and parking. Mr. Moore replied there was on both sides.*

**Council Member Clemson moved, seconded by Council Member Giessner, to close the public hearing and approve Case S171004. 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

**50**

Z171003 - Planned Development Request - Fresh Express (City Council District 2). A Rezoning to expand a Planned Development District (PD-241) to include an adjoining 15.185 acre property. The property is currently zoned LI, Light Industrial District and located north of W. Warrior Trail and approximately 645 feet east of S. Great Southwest Parkway (2370 W. Warrior Trail). The applicant is Eric Wigger, Fresh Express and the owner is Nancy Dugan, Fresh Express. (On October 2, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

*Mr. Jones reviewed Case Z171003. He said this site was originally developed on 29 acres. The applicant is proposing to expand the existing building to the west to put all of the land under one PD. The original PD allowed them to use an insulated panel. Along Warrior Trail they are showing a 30' landscape buffer where there will be some bays and there is an elevation difference of 5'. The applicant has exceeded requirements for landscaping of the truck docks. He said the applicant has shown a 50' building but some equipment would require 65' in height but only 50' is allowed in industrial zoning. There is a 700' buffer between the north side of the building and the neighborhood adjacent so there is no significant visual impact to those in the Silverado development.*

*Council Member Swafford asked about the street closing request. Mr. Jones said that was requested on the Consent Agenda to close the road in the Transportation Plan.*

*Cliff Mycoskie, 200 E. Abram St., Arlington, TX, submitted a speaker card in support of this case.*

*Jason Kurian, 2370 W. Warrior Trail, stated he was present to answer questions. Mr. Kurian said the automated retrieval equipment has a stacking height of 65' and this expansion is a long-term investment and they did not want to tear the roof off in a few years to retrofit the equipment.*

*Douglas Cooper, 200 E. Abram, Fresh Express, stated that a letter had been sent out to adjacent neighbors and he received a phone call from a neighbor with regard to drainage.*

*Ahmad Khammash, 2411 Garden Park Court, Arlington, TX, stated he was owner of the property on the west side at the corner of Great Southwest Parkway and Warrior Trail. He said he was not against the development. but had concerns about the*

*drainage and that there was not a preliminary drainage plan. He said the existing stormwater system is undersized and the platting did not address this for the original construction.*

*Steve Norwood, Planning Director, said this items amend the PD and approves the site plan but drainage would be considered during platting. Mayor Jensen told Mr. Kamash he would be welcome to attend the platting meetings.*

*Mr. Crolley said the design manual says a site must be able to accept all water coming to it and both sites will be reviewed with regard to drainage at platting and staff would communicate that.*

*Theresa Khammash, 2411 Garden Park Court, Arlington, TX, stated she had no problem with the development, but there was a drainage issue and there was no mechanism that they would be contacted again when this is platted. Mr. Crolley said they would communicate with them regarding drainage.*

*Council Member Swafford said Fresh Express has been a very good industrial neighbor and it is commendable those chose to stay in Grand Prairie.*

**Council Member Swafford moved, seconded by Council Member Fregoe, to close the public hearing and to approve Case Z171003. 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 10380-2017

**51**

S171003 - Site Plan - Fresh Express (City Council District 2). A Site Plan for a 187,000 square foot industrial building. The 44.52 acre property is located north of Warrior Trail and approximately 645 feet east of S. Great Southwest Parkway. The property is zoned Planned Development district (PD-241) and LI, Light Industrial district. The applicant is Eric Wigger, Fresh Express and the owner is Nancy Dugan, Fresh Express. (On October 2, 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 to approve Case S171003. 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 10381-2017

**52**

SU171001 - Specific Use Permit - 2916 E. Main Street (City Council District 5). A Specific Use Permit for Used Auto Sales use to operate within an existing

building. The property is located north of E. Main Street and approximately 110 feet east of N.E. 28th Street. The 0.506 acre property is zoned Commercial and lies within the Central Business District, No. 4. The agent is Michael Stanley, EmJay Consult Group and the owner/applicant is David Varela. (On October 2, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 8-0).

*Mr. Jones reviewed Case SU171001 for used retail auto sales. He said this site was previously used for auto repair uses. Mr. Jones said the applicant would update the façade. There will be a showroom and a make ready component and outside display of automobiles with parking on the east side of the building. There will be no major auto repairs. The Planning and Zoning Commission and staff recommend approval with the stipulation that if the property is expanded, it will require that the plat be amended accordingly to Burbank Gardens Addition.*

*Council Member Shotwell noted that on the south side of Exh. A on the site plan facing Main Street, it says five spaces but it shows six spaces. Mr. Jones said one of the spaces would be for customers. Council Member Shotwell said the fire lanes are not marked. Mr. Jones said the fire lane is on the east side of the building and would need to be kept clear and be marked as such. Council Member Shotwell asked about loading and unloading in fire lanes. Mr. Jones said they would not be able to park vehicles in the fire lane and they are showing a 24' fire lane and would have to unload outside of that fire lane. Mayor Jensen asked where they could load and unload. Council Member Shotwell said this is not the greatest use, but there is an issue when the fire lane is 24' wide and they have to unload and load outside of the fire lane. He asked if they were to knock out one of the drives and expand the other would they need TXDOT approval. Mr. Jones replied they would and that could be made part of the motion.*

*Michael Stanley, MJ Consultants, 2669 Claremont, agent for the applicant, said the eastern parking spot is not going to be there. He said they would take the 7,000 sq. ft building and re-face it and will sell high-end cars which will be driven in individually; there will be no flatbed trucks. Mr. Stanley said there would be no outside storage and the fire lane will be marked marked where no trucks will be entering. Council Member Shotwell asked if that could be made part of the SUP because the current SUP states they can bring in medium size transport trucks. Mr. Stanley said there may be an instance where one car is brought in on a flatbed truck.*

*Council Member Shotwell asked if they could move the display closer to Main instead of next to the building. Mr. Stanley said they would like to keep the nice cars closer to building for security reasons but they could go either way if Council has a preference. Mr. Jones said staff did not want cars double stacked and will put something in the SUP to that effect.*

*David Varela, 2916 E. Main Street, applicant for the case, submitted a speaker card in support.*

*Council Member Shotwell said the building takes up a large portion of this footprint and had a concern of where the product would be.*

**Council Member Shotwell moved, seconded by Deputy Mayor Pro Tem Copeland, to close the public hearing and approve Case SU171001, with no double-stacking; the required parking spaces are to be striped or marked differently from display spaces; one-car flatbed delivery truck is the largest**



truck for car drop-off; and if TXDOT does not approve the driveway as shown on the SUP, this SUP will have to come back to Council for 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 10382-2017

**53**

Z171002 - Zoning Change - Austin Street Townhomes (City Council District 5). A Rezoning of approximately 0.34 acres from Central Area (CA) District to Single Family-Townhouse (SF-T) District. The property is a portion of Lots 5, 6, 7, Bairds Dallas Addition, City of Grand Prairie, Dallas County, Texas, within the Central Business District, No. 2 and located at 516, 522, and 524 Austin Street. The owner and applicant is Victor Reyes. (On October 2, 2017, the Planning and Zoning Commission denied this request by a vote of 8-0. This case is being appealed per Article 1 Section 1.11.5.9 of the Unified Development Code).

*Mayor Pro Tem Wooldridge declared a conflict of interest on this case and was not present during discussion and vote on this case.*

*Mr. Jones reviewed Case Z171002 ( Austin Street Townhomes) which was denied at the Planning and Zoning Commission hearing and applicant is appealing. The applicant has proposed a rezoning for five townhouse units. Mr. Jones said staff had concerns that this is spot zoning for residential within the Central Area District, therefore staff did not support this rezoning and recommended denial to the Planning and Zoning Commission..*

*Victor Reyes, 2809 McPherson, Flower Mound, stated the city has not shown why this was not approved. He said this is a big project for him. Mr. Reyes asked Council to consider what is best for the city. He said this property has been vacant for many years and he wanted to make this property beautiful. He said there are homeless living in the bushes near this property and they need housing here.*

*Deputy Mayor Pro Tem Copeland said when Mr. Reyes bought the property 15 years ago that was zoned industrial. He asked Mr. Reyes what he wanted to do with the property back then. Mr. Reyes said he did not have the money when he bought it to do a project. He was not able to do the project he wanted to do a few years ago because he wanted to use the back lanes for parking, but this was not allowed. Mr. Reyes said this project would bring more houses and more taxes to the city.*

*Jim Wooldridge, 934 Our Lane, stated he was the owner of the property to the north of this property. He said that for any future development, they would have to build a masonry wall, observe building setbacks and landscape requirements. He asked Council to follow staff recommendation and the Planning and Zoning Commission vote for denial. Mr. Wooldridge said most all of the property on the north side of Austin are used for commercial or are vacant. He added there has been some development on Jefferson.*

*Council Member Del Bosque asked about the reason for the wall. Mr. Wooldridge said if residential is built adjacent to a commercial, then during the site plan process he*

would have to have a masonry wall if he expands. Council Member Del Bosque asked if wording could be added that he would take the expense of the masonry wall. Mayor Jensen said if Council approves residential zoning, we could waive the wall or have the residential build the wall at his expense. Steve Norwood, Planning Director, said this is spot zoning. He added this is a great project, but it is the location that is the issue. This would dictate any future projects on this block if the residential zoning is allowed.

Council Member Shotwell stated there is one zoning case that was spot zoning in the downtown area and there are residences on the south side of Austin. This is a lot of product on a small piece of land and he agreed with staff and the Planning and Zoning Commission. It is completely surrounded by commercial and there could be noise complaints and environmental problems for those who would live there.

**Council Member Shotwell moved, seconded by Deputy Mayor Pro Tem Copeland, to close the public hearing and deny Case Z171002. The motion carried unanimously.**

**Mayor Pro Tem Wooldridge did not vote because of a conflict of interest.**

**Ayes:** 8 - Mayor Ron Jensen; 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

**Excused:** 1 - Mayor Pro Tem Jeff Wooldridge

## **Items for Individual Consideration**

54

Board and Commission Appointments

**Council Member Clemson moved, seconded by Deputy Mayor Pro Tem Copeland, to appoint David Baker as an alternate 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**

*Emmanuel Obi, 1910 Pacific Avenue, Suite 11700, stated he was representing his parents. He said his father lives in a retirement facility and on September 4 an emergency call placed regarding his father who had a spike in blood sugar and needed to be taken to the hospital. Mr. Obi said there were deficiencies in the equipment brought to the scene. He said he would like to continue to work with staff to see what happened. Mr. Obi said there needs to be a comprehensive cataloging and inventory of life saving equipment to make sure that the equipment is in good shape. He added that the 9-1-1 system needs to do better.*

*VanDella Meniffee, 5431 Childress Drive, submitted a card to speak during Citizen Comments but did not speak.*

## **Adjournment**

**Mayor Jensen adjourned the meeting at 8:32 p.m.**

*The foregoing minutes were approved at the November 7, 2017 Council Meeting.*

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*Catherine E. DiMaggio, City Secretary*